

4000 - 4060 W WASHINGTON BLVD  
LOS ANGELES, CA 90018

WASHINGTON SQUARE  
SHOPPING CENTER - FOR LEASE



SANTA MONICA FWY (+323,506 CPD)



AVAILABLE



10TH AVE (+4,154 CPD)

AVAILABLE

W WASHINGTON BLVD (+27,504 CPD)



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# WASHINGTON SQUARE MARKET



## PROPERTY INFORMATION

<b>Address:</b>	4000-4060 W Washington Blvd Los Angeles, CA 90018
<b>Lease Price:</b>	\$2.50 - \$3.00 per sq. ft. + NNN
<b>Availability:</b>	2,124 – 33,672 sq. ft.
<b>Property Size:</b>	95,306 sq. ft.
<b>Land Size:</b>	334,105 sq. ft.
<b>Parking:</b>	435 Surface Spaces

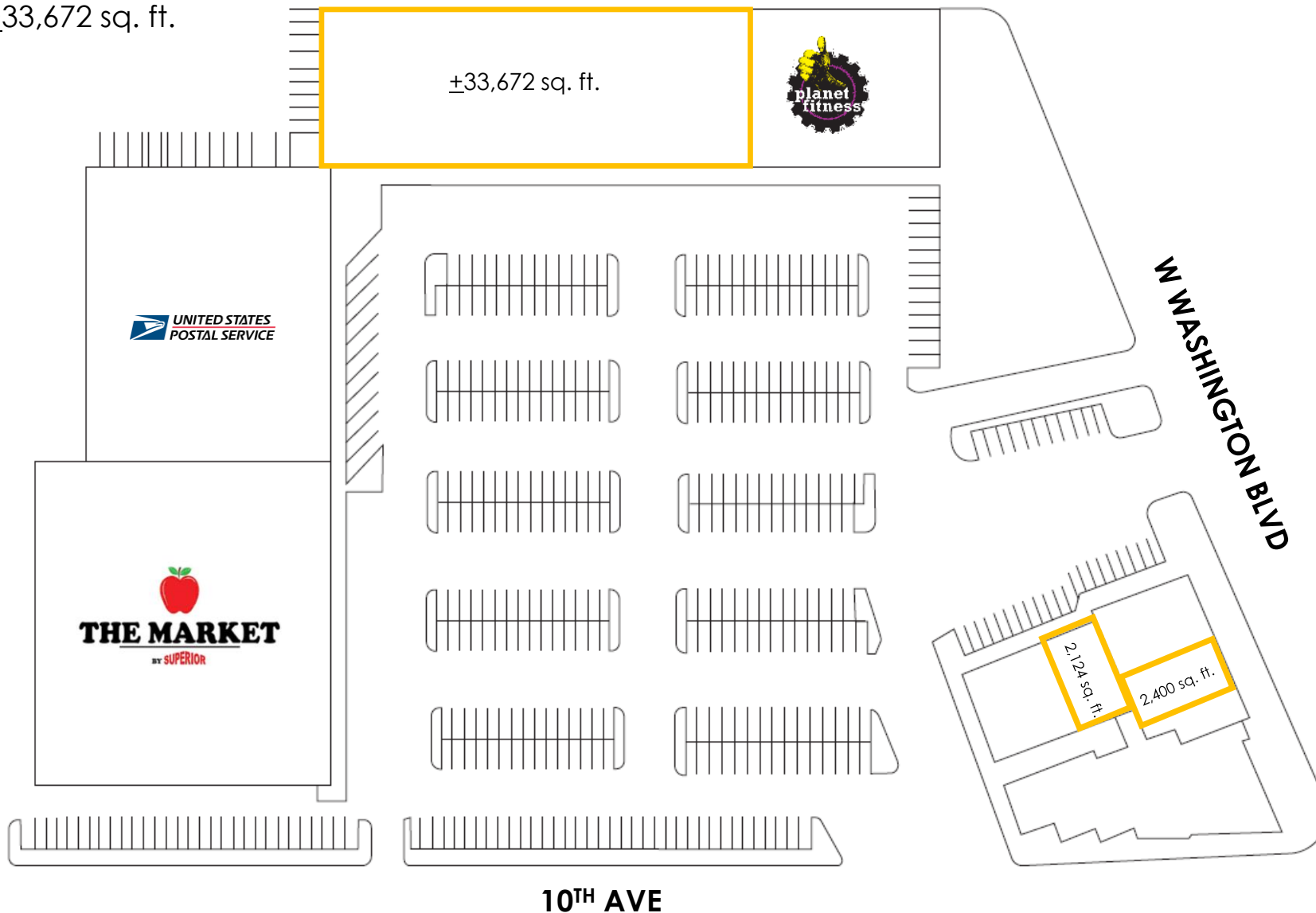
## PROPERTY HIGHLIGHTS

-  Anchored Center
- SWC Washington Blvd and 10<sup>th</sup> Ave
- Convenient access to the 10 Freeway (Crenshaw Blvd)
- Dense Population Demographics
- Mid-City Area of Los Angeles
- ±526,229 HH Population within a 3-mile radius

# SITE PLAN - WASHINGTON SQUARE MARKET

## AVAILABILITY:

- $\pm 2,124$  –  $2,400$  sq. ft.
- $\pm 33,672$  sq. ft.





**4000 - 4060  
 W WASHINGTON BLVD  
 LOS ANGELES, CA**

**W WASHINGTON BLVD (+27,504 CPD)**

**PICO BLVD(+20,896 CPD)**

**VENICE BLVD(+41,782 CPD)**

**CRENSHAW BLVD (+46,0154 CPD)**

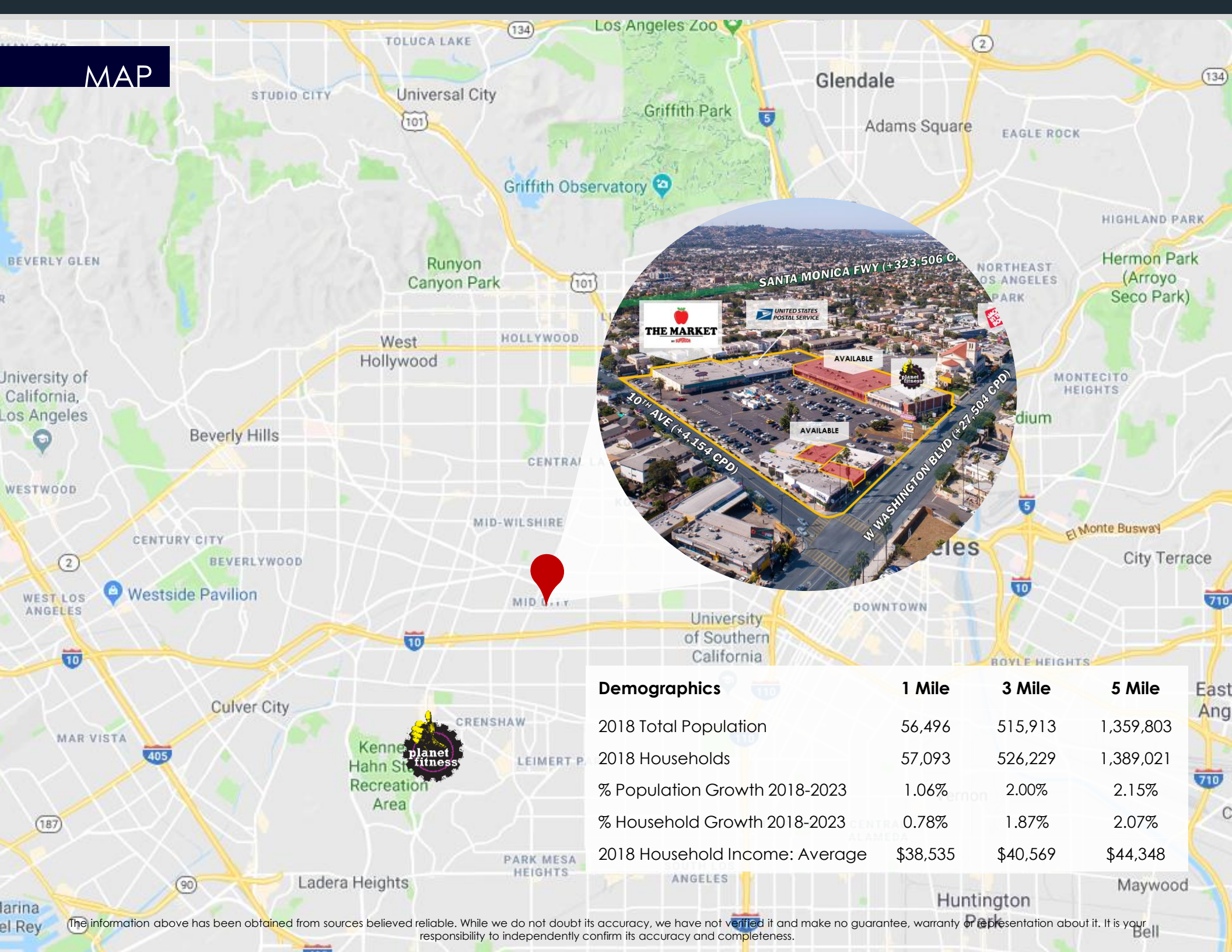
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



# MAP



Demographics	1 Mile	3 Mile	5 Mile
2018 Total Population	56,496	515,913	1,359,803
2018 Households	57,093	526,229	1,389,021
% Population Growth 2018-2023	1.06%	2.00%	2.15%
% Household Growth 2018-2023	0.78%	1.87%	2.07%
2018 Household Income: Average	\$38,535	\$40,569	\$44,348

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