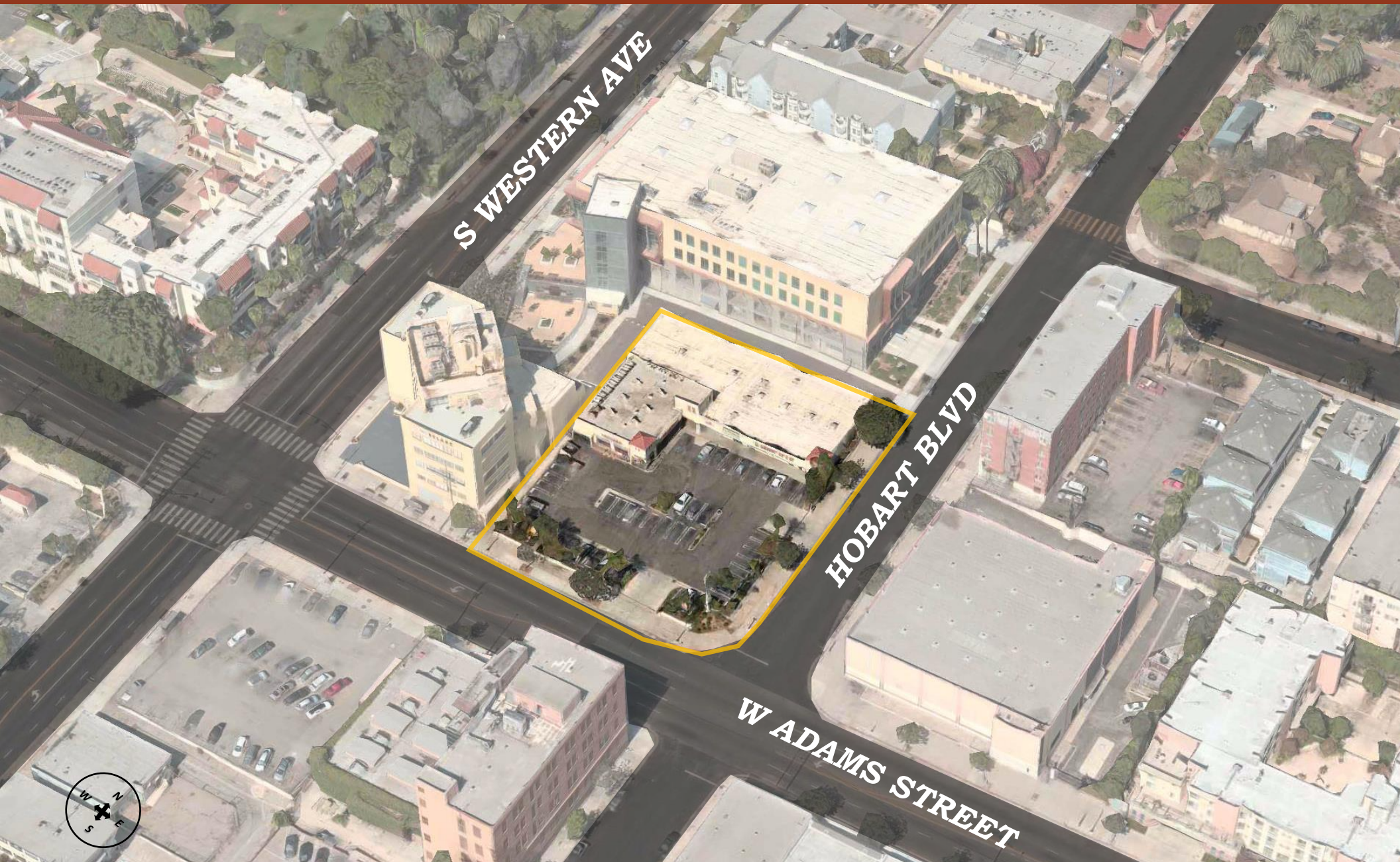


**1985 W ADAMS ST (WESTERN AVE)
LOS ANGELES, CA 90018**

**MULTI-TENANT SHOPPING CENTER
- FOR LEASE**



KORUS
REAL ESTATE
www.korusre.com

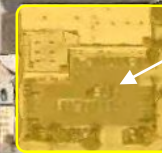
MARK HONG
DRE #: 01067529

Office: (213) 251-9000
Mobile (213) 700-6780
markhong@korusre.com



S WESTEN AVE (+ 37,225 CPD)

**1985 W ADAMS ST
LOS ANGELES, CA 90018**



W ADAMS BLVD (+ 23,121 CPD)



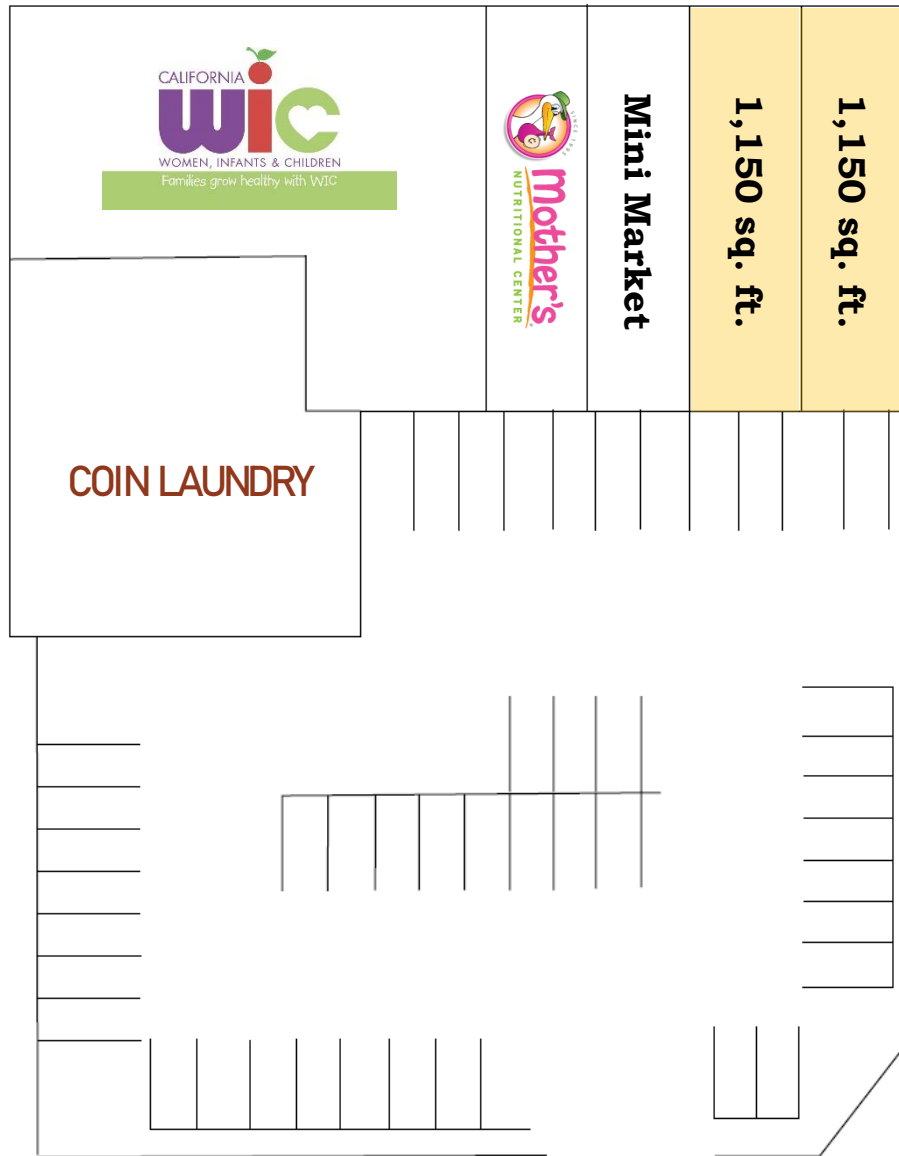


Site Summary

Address:	1985 W Adams Blvd Los Angeles, CA 90018
APN:	5058-015-006
Lease Price:	\$2.25 + NNN per sq. ft.
Availability:	1,150 – 2,300 sq. ft.
Gross Building Sq Ft:	±11,480 sq. ft.
Land Sq Ft:	±33,252 sq. ft.
Built:	1995
Parking:	Forty Six (46) Spaces

Property Highlights

- Ideal for Food Use, Retail, or Office.
- Multi-Tenant Shopping Center
- WIC (Women, Infants, and Children) Anchored Center.
- Cannabis use accepted
- Convenient On-Site Parking
- Close Proximity to Santa Monica (10) Freeway.
- Demographics of 619,819 Population in a 3-mile radius.



Hobart Blvd

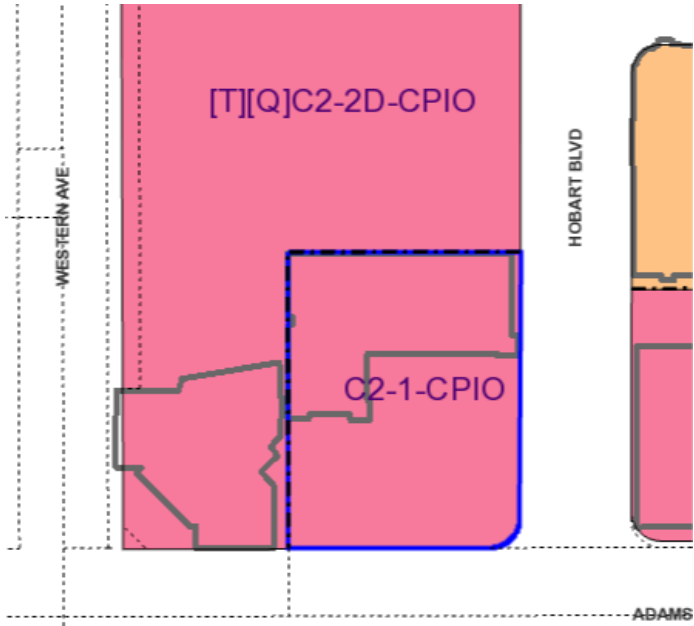
Availability:
1,150 sq. ft. – 2,300 sq. ft.

W Adams Blvd

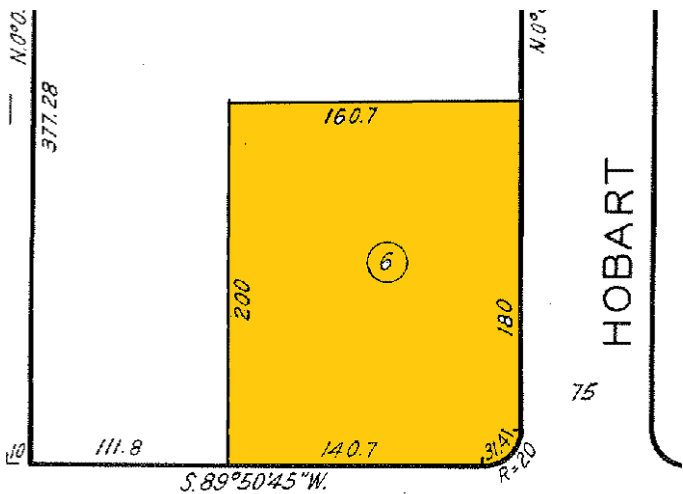
Property Images



Zoning: C2-1-CPIO



APN: 5058-015-006



Demographics

	1 Mile	3 Mile	5 Mile
2019 Total Population	60,022	619,819	1,340,837
2019 Households	17,487	207,745	469,910
% Population Growth 2019-2024	0.39%	1.77%	1.58%
% Household Growth 2019-2024	0.15%	1.77%	1.58%
2019 Household Income: Average	\$38,141	\$37,404	\$43,910

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.