

1088 S LA BREA AVE  
LOS ANGELES, CA 90019

2<sup>ND</sup> FLOOR OFFICE SPACE  
- FOR LEASE



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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.





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## PROPERTY INFORMATION

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<b>Address:</b>	1088 S La Brea Ave Los Angeles, CA 90019
<b>APN:</b>	5084-013-009
<b>Building Size:</b>	±8,247 sq. ft.
<b>Land Size:</b>	±15,190 sq. ft.
<b>Stories:</b>	2 Levels
<b>Built:</b>	1948
<b>Zoning:</b>	C2-1
<b>Parking:</b>	17 Surface Spaces

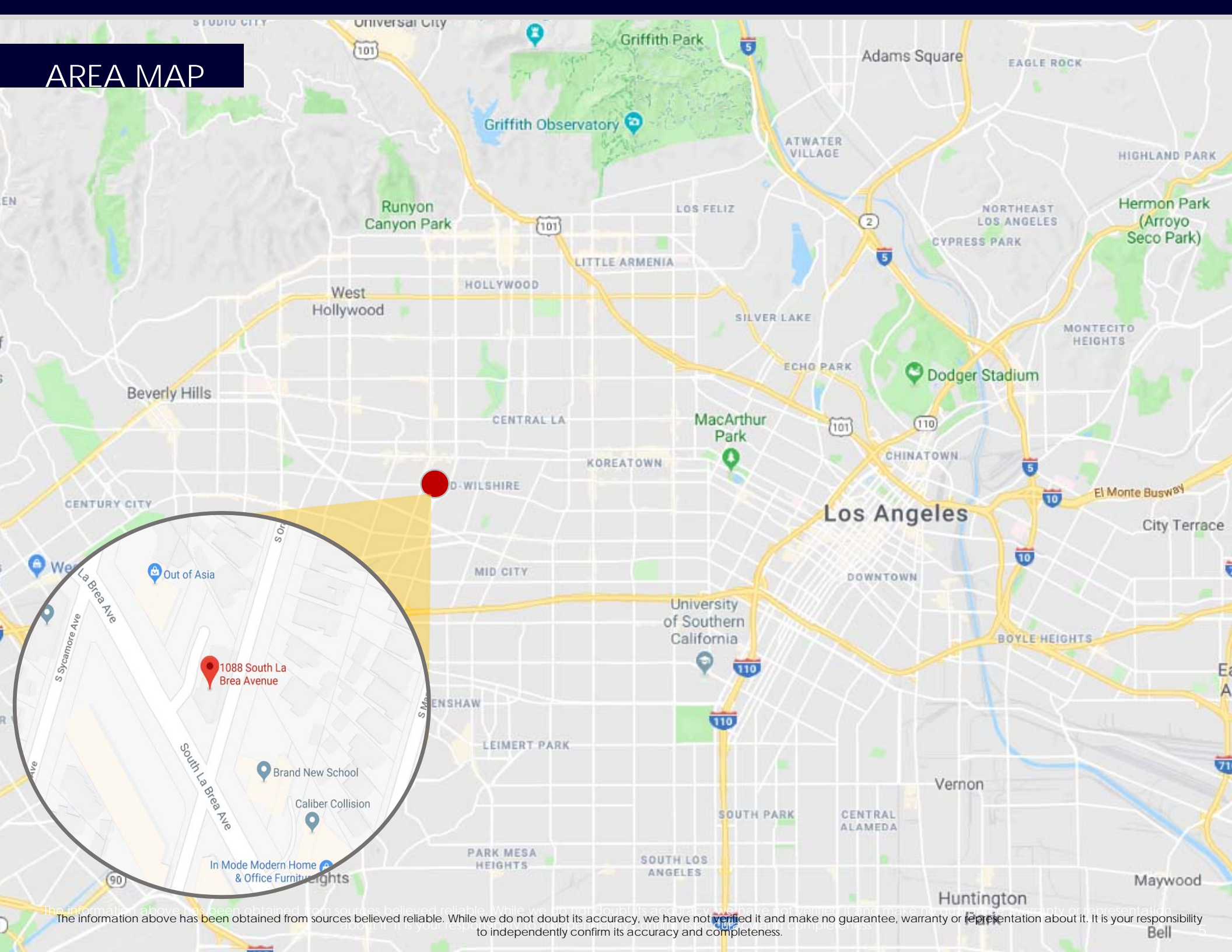
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## PROPERTY HIGHLIGHTS

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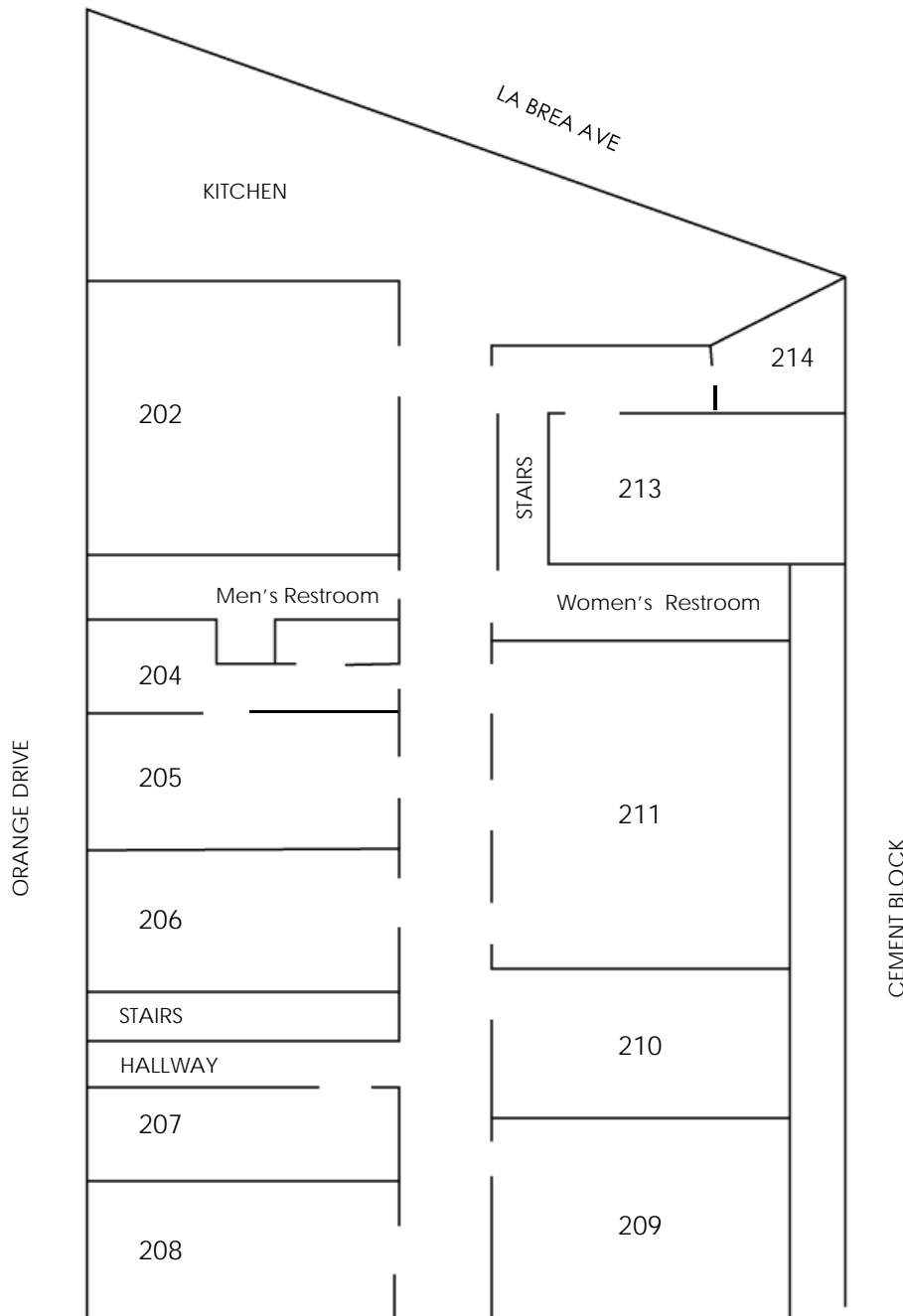
- Ideal for Non-Profit, Churches, and Executive Suites
- Month-to-Month Tenancy possible
- Entire 2<sup>nd</sup> Floor Available
- On-Site Parking
- Convenient Mid-City Location
- On La Brea, One Block South of Olympic Blvd

# AREA MAP



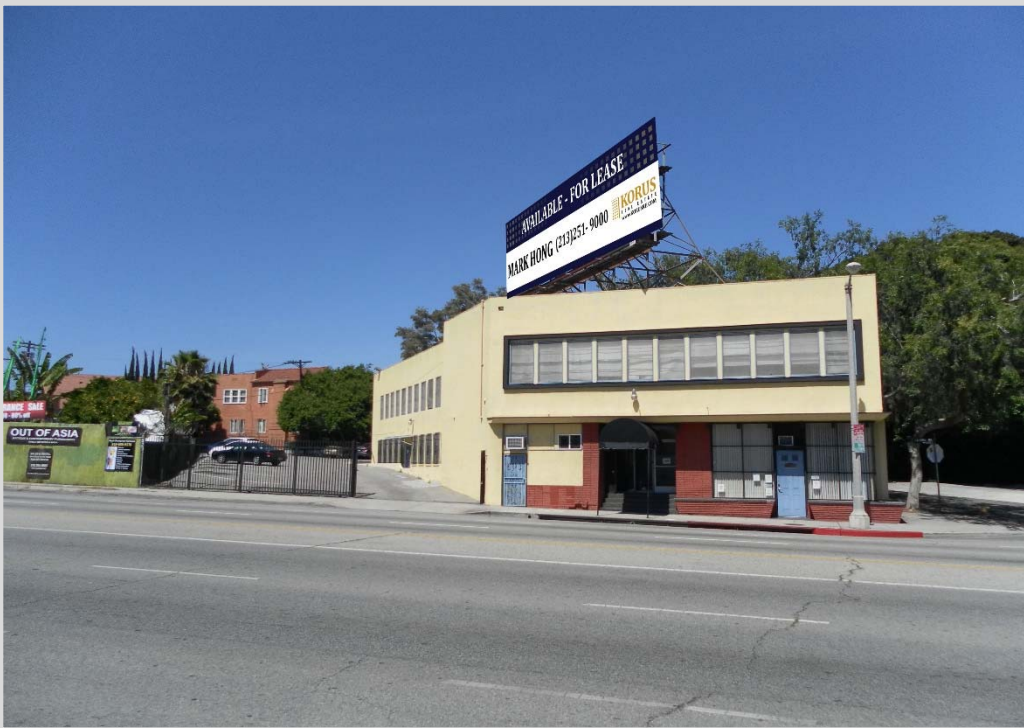
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# SITE PLAN - 1088 S LA BREA



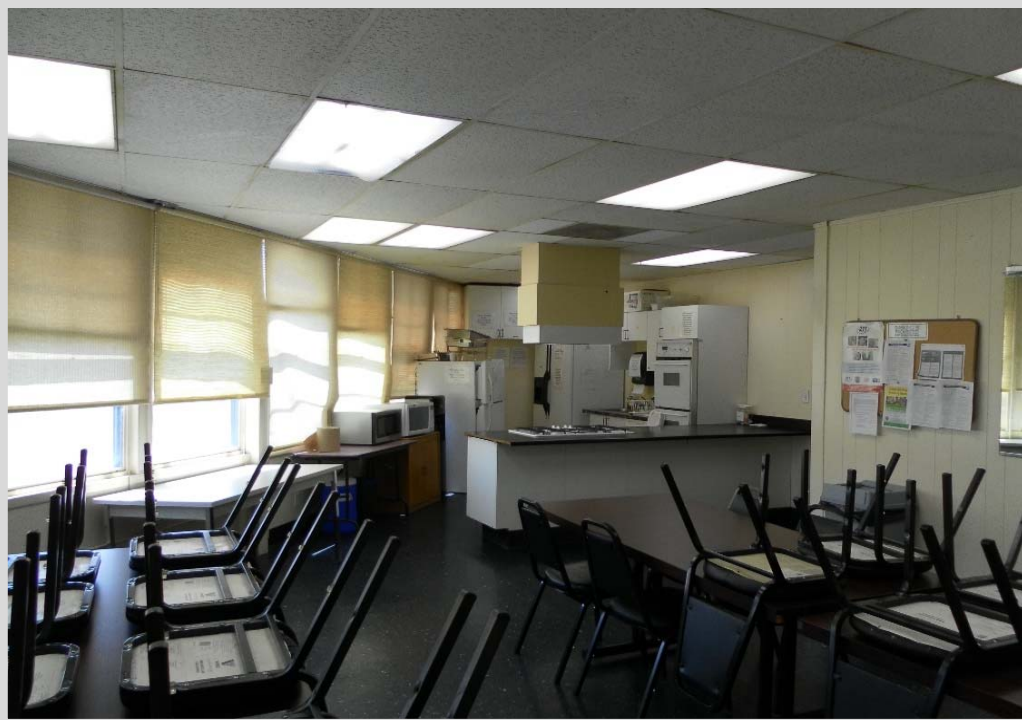
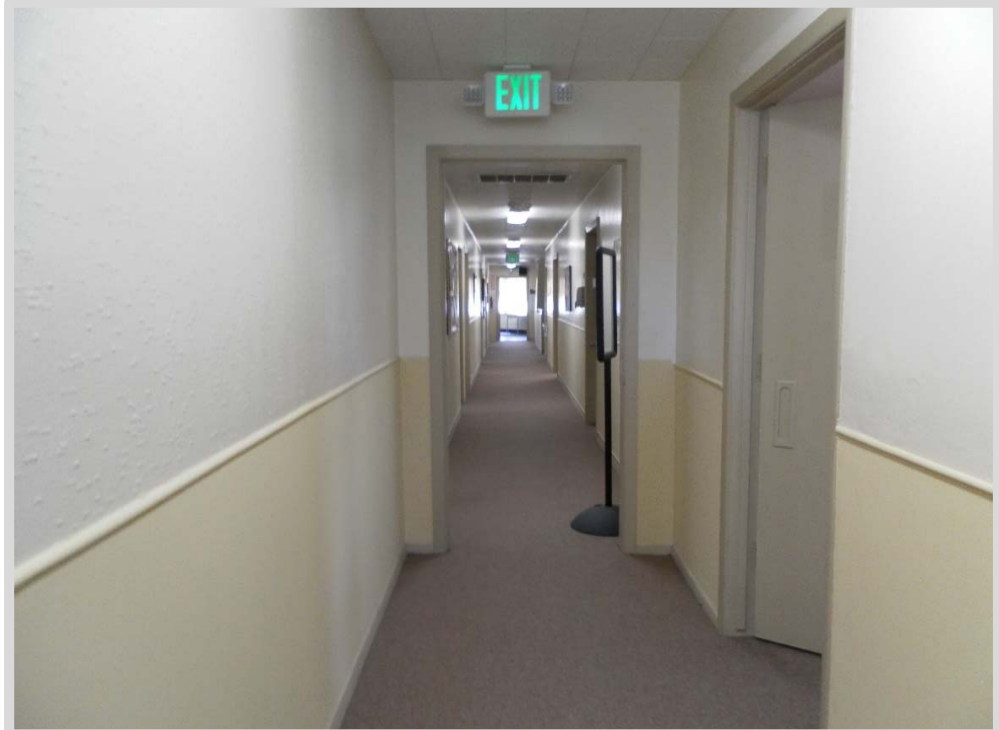
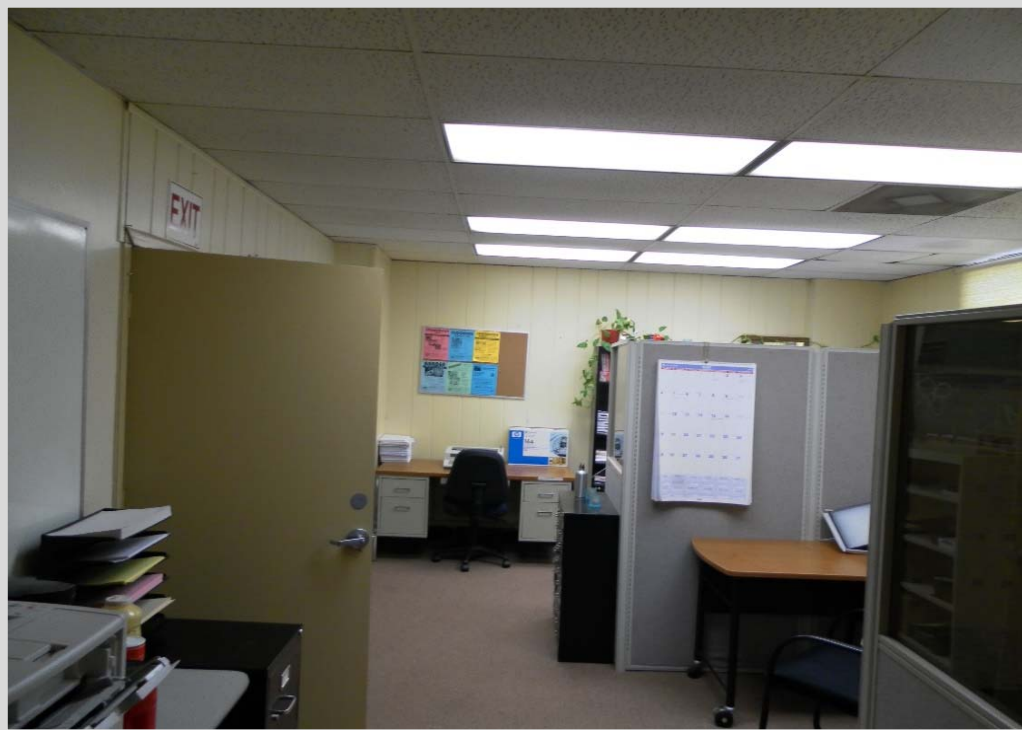
AVAILABILITY		
Unit	Tenant	SQ FT
202	Available	332





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## DEMOGRAPHIC SUMMARY

	1 mile	3 mile	5 mile
2018 Total Population	51,009	500,757	1,182,256
2018 Households	22,351	204,377	471,608
2018 Household Income: Average	\$97,547	\$79,206	\$78,509
2018 Household Income: Median	\$67,653	\$50,588	\$48,741

## DEMOGRAPHIC MARKET COMPARISON

	1 Mile		County
Population Growth			
Growth 2010 – 2018	6.01%		3.76%
Growth 2018-2023	2.18%		1.79%
Employed	29,035	96.38%	4,992,565 71.03%
Unemployed	1,092	3.62%	254,903 4.86%
Household Growth			
Growth 2010 -2018	5.26%		3.72%
Growth 2018-2023	2.07%		1.80%
2018 Median Household Inc	\$67,653		\$63,189
2014 Median Age	36.60		36.00