

# 923 sqft **Retail** space

313 N. Virgil Ave, Los Angeles, CA 90004

**301 N. Virgil**

## **FOR LEASE**

**5 intersection Corners of  
Beverly Blvd, Virgil Ave, Silver  
Lake Blvd, & Temple Street**

**Great Street Visibility  
Signalized Intersection**



### PROPERTY PROFILE & FEATURES

- **Size:** 923 SF
- **Lot Size:** 16,772 SF
- **Year Built:** 1985
- **Zoning:** LAC2
- **Corner of Virgil, Beverly, Silver lake, and Temple**
- **Great street visibility**
- **Silver Lake neighborhood**

### DEMOGRAPHICS

2019 ESTIMATES	1MILE	3MILE	5MILE
<b>POPULATION</b>	98,169	608,221	1,189,942
<b>HOUSEHOLDS</b>	35,817	238,643	450,478

### AREA DESCRIPTION

- **One of the highest density Population**
- **Heavy Traffic area**
- **Signalized intersection**
- **Over 98,000 population in 1 mile radius**
- **Close to Vermont Beverly Metro Station**
- **Easy access to freeway 101**

### INCOME

2019 ESTIMATES	1MILE	3MILE	5MILE
<b>MEDIAN INCOME</b>	\$40,808	\$41,593	\$44,447
<b>AVERAGE INCOME</b>	\$57,605	\$66,634	\$70,317

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For Information, please contact:

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**8746 Holloway Dr**

**West Hollywood, CA 90069**

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## **313 N. Virgil Ave**



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## ***Pylon Signage***

***5 Streets  
intersect at  
this signalized  
intersection***



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**THE REAL ESTATE AGENCY**

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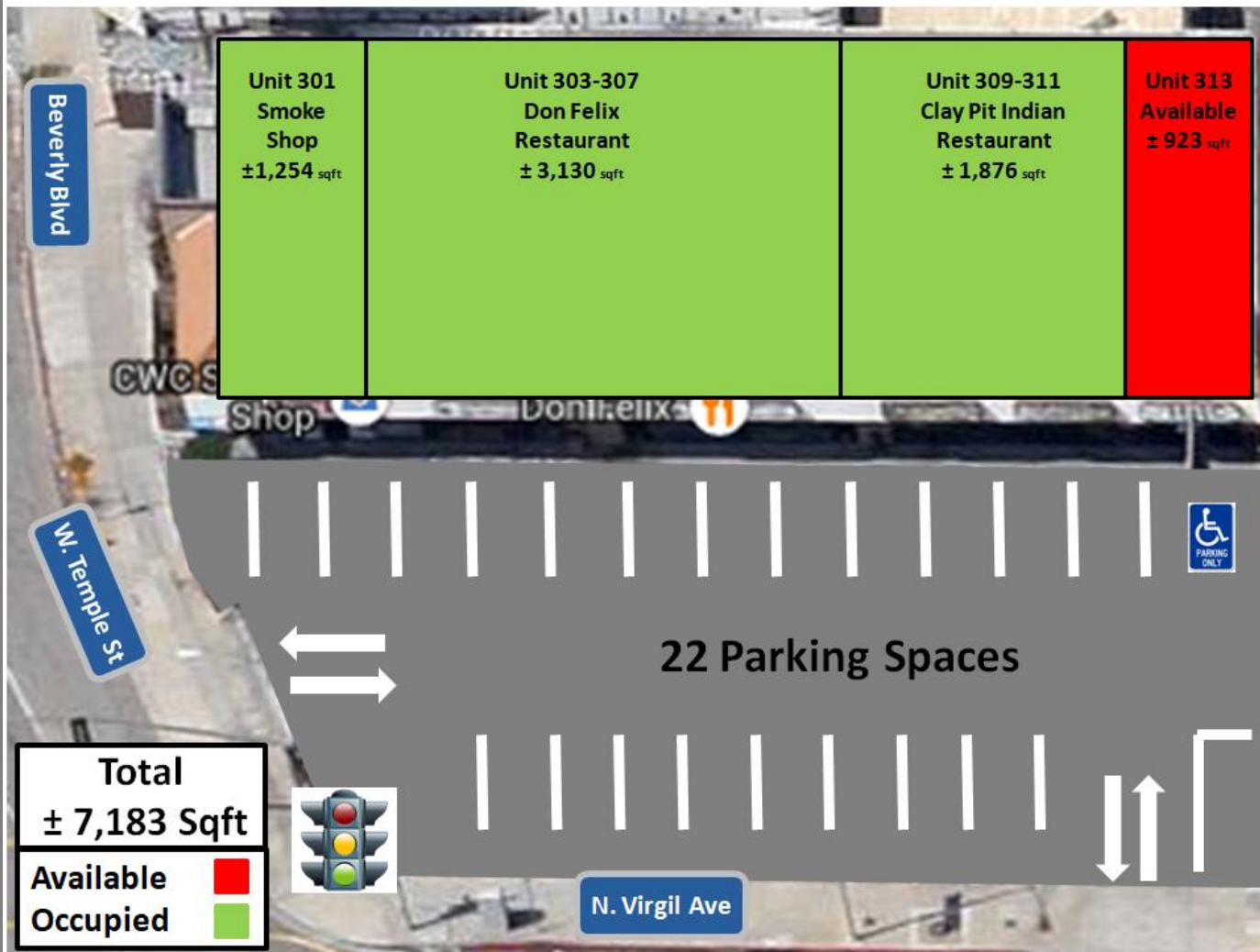
## Site Plan

Unit 301 ± 1,254 sqft – Smoke Shop

Unit 303-307 ± 3,130 sqft – Don Felix Restaurant

Unit 309-311 ± 1,876 sqft – India's Clay Pit Restaurant

Unit 313 ± 923 sqft – Available



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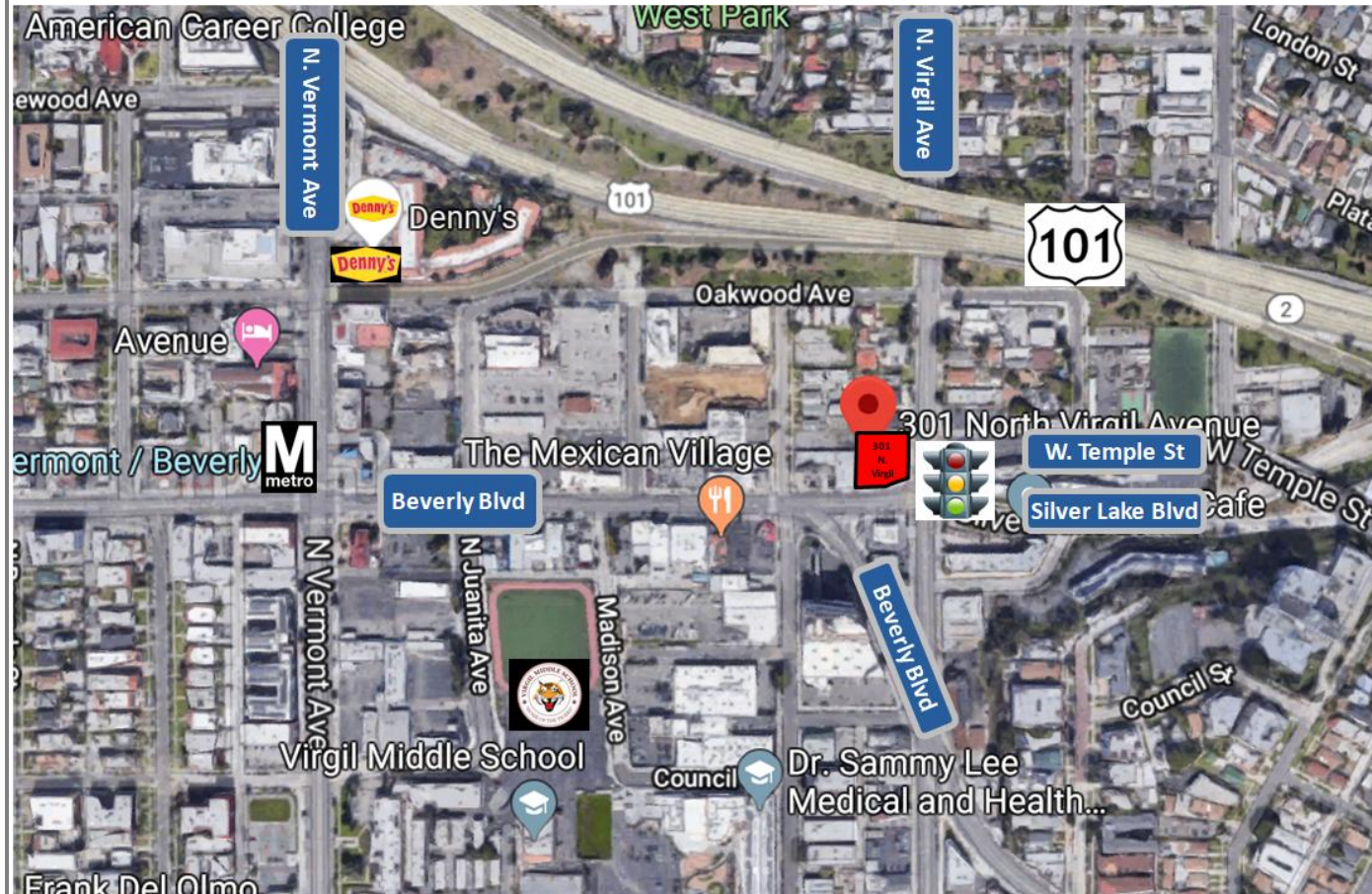
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## *Area Map*

In the immediate area of:

- Freeway 101
- Metro Station



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## *Population around 301 N. Virgil Ave*

**1 Mile Radius ± 98,000**

**3 Mile Radius ± 608,000**

**5 Mile Radius ± 1,200,000**

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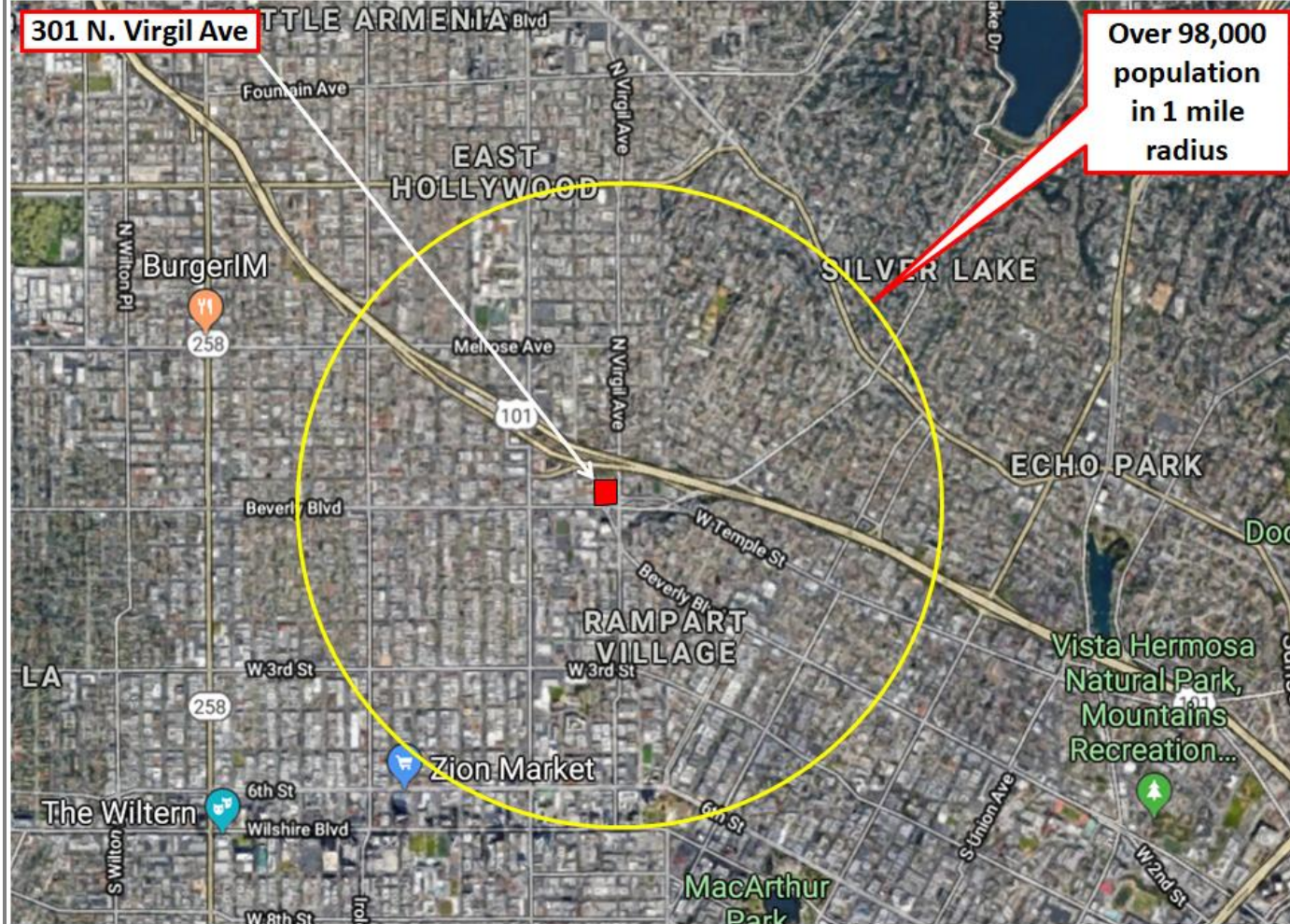
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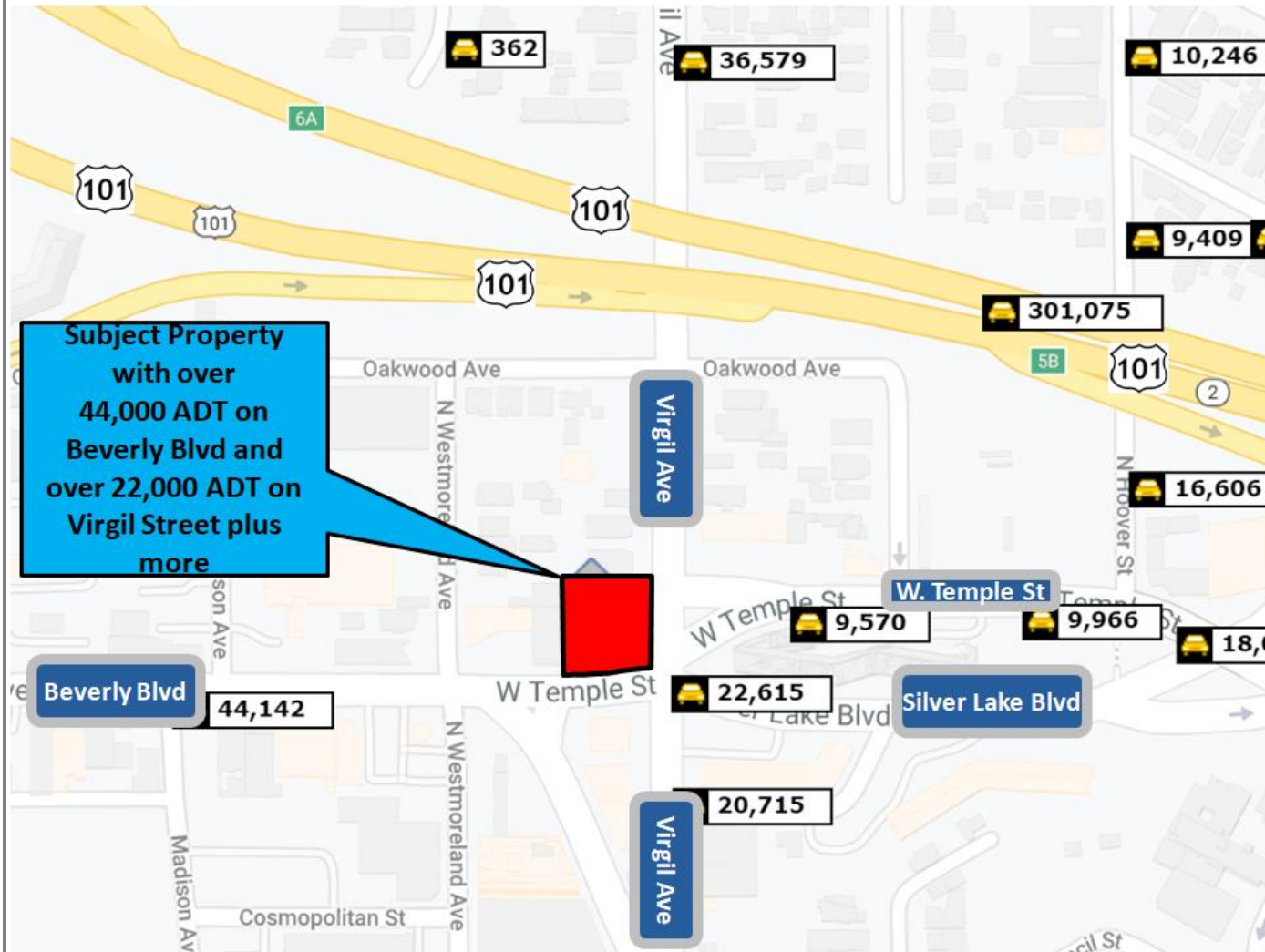
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**Traffic Count**

**5 Intersections  
Signalized  
Corner**

**Over  
75,000 total  
Average Daily  
Traffic at this  
intersection**



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## **DEMOGRAPHICS**

### *Population*

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	98,169	608,221	1,189,942
2024 Population:	98,628	620,196	1,212,366
Pop Growth 2019-2024:	0.47%	1.97%	1.88%
Average Age:	36.70	37.60	37.40

### Households

2019 Total Households:	35,817	238,643	450,478
HH Growth 2019-2024:	0.25%	2.11%	1.98%
Median Household Inc:	\$40,808	\$41,593	\$44,447
Avg Household Size:	2.70	2.50	2.50
2019 Avg HH Vehicles:	1.00	1.00	1.00

### Housing

Median Home Value:	\$680,629	\$804,369	\$736,757
Median Year Built:	1962	1964	1961

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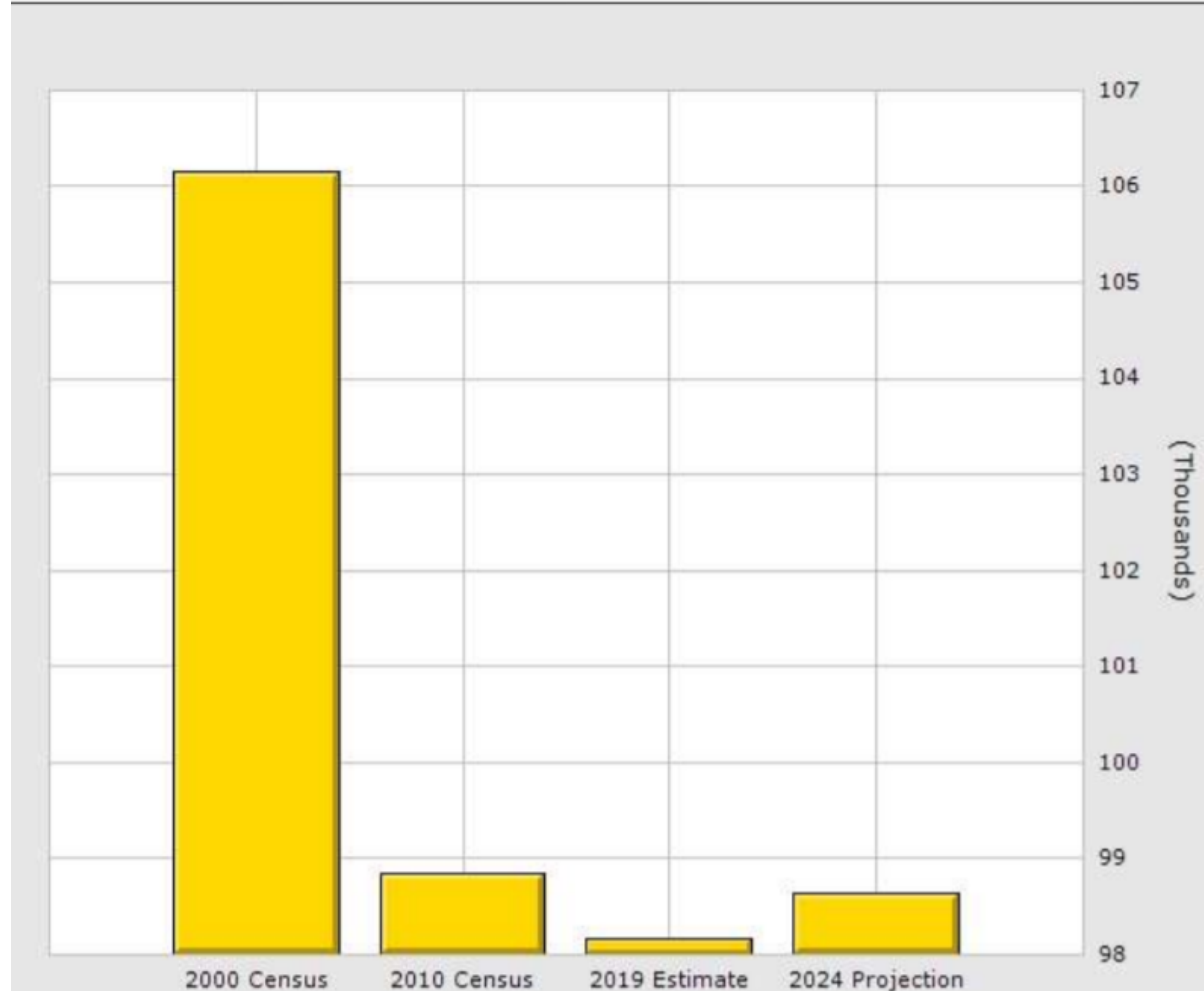
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## **DEMOGRAPHICS**

### *Population*

## Population for 1 Mile Radius

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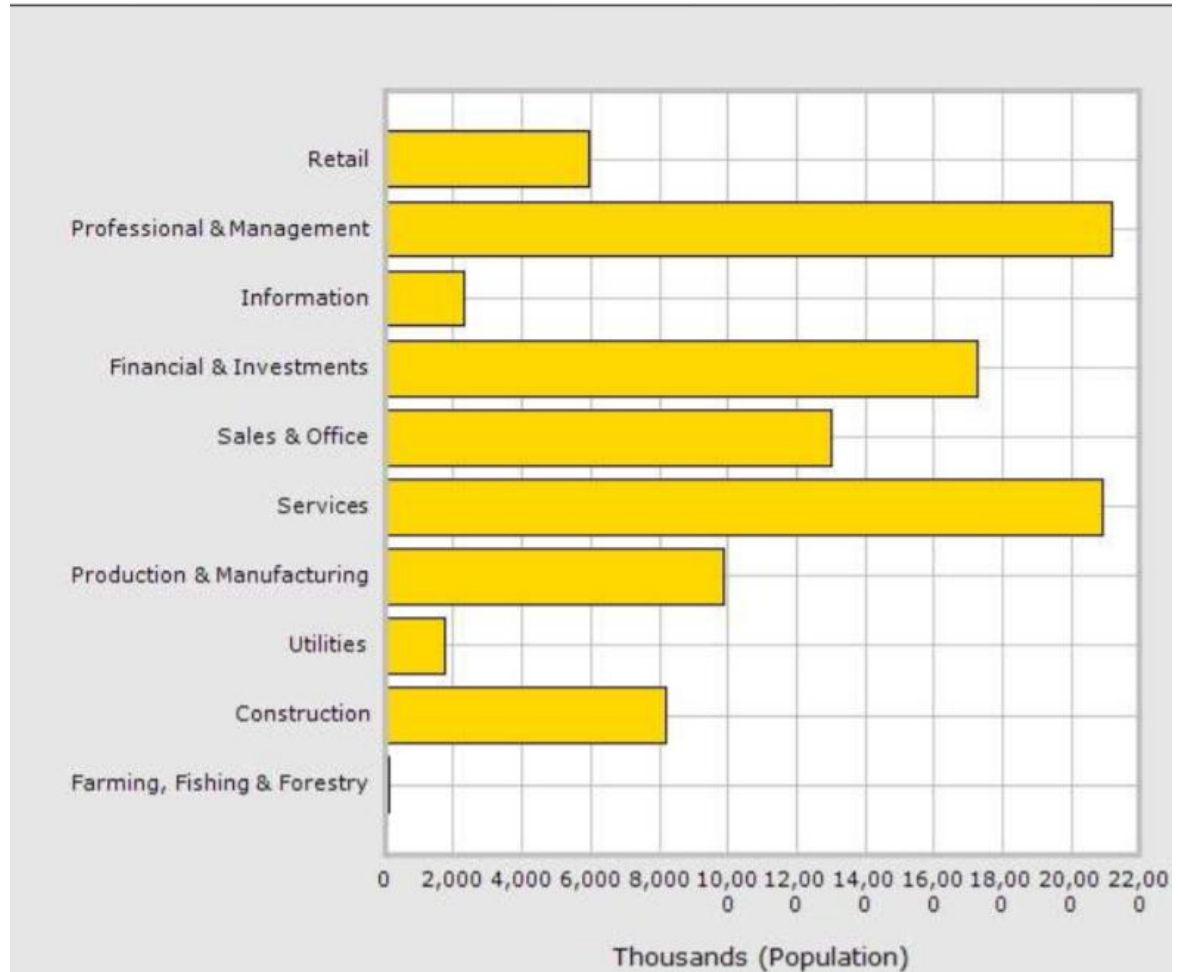
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## **DEMOGRAPHICS**

### *Civilians Employed by Occupation*

## Civilians Employed by Occupation for 1 Mile Radius

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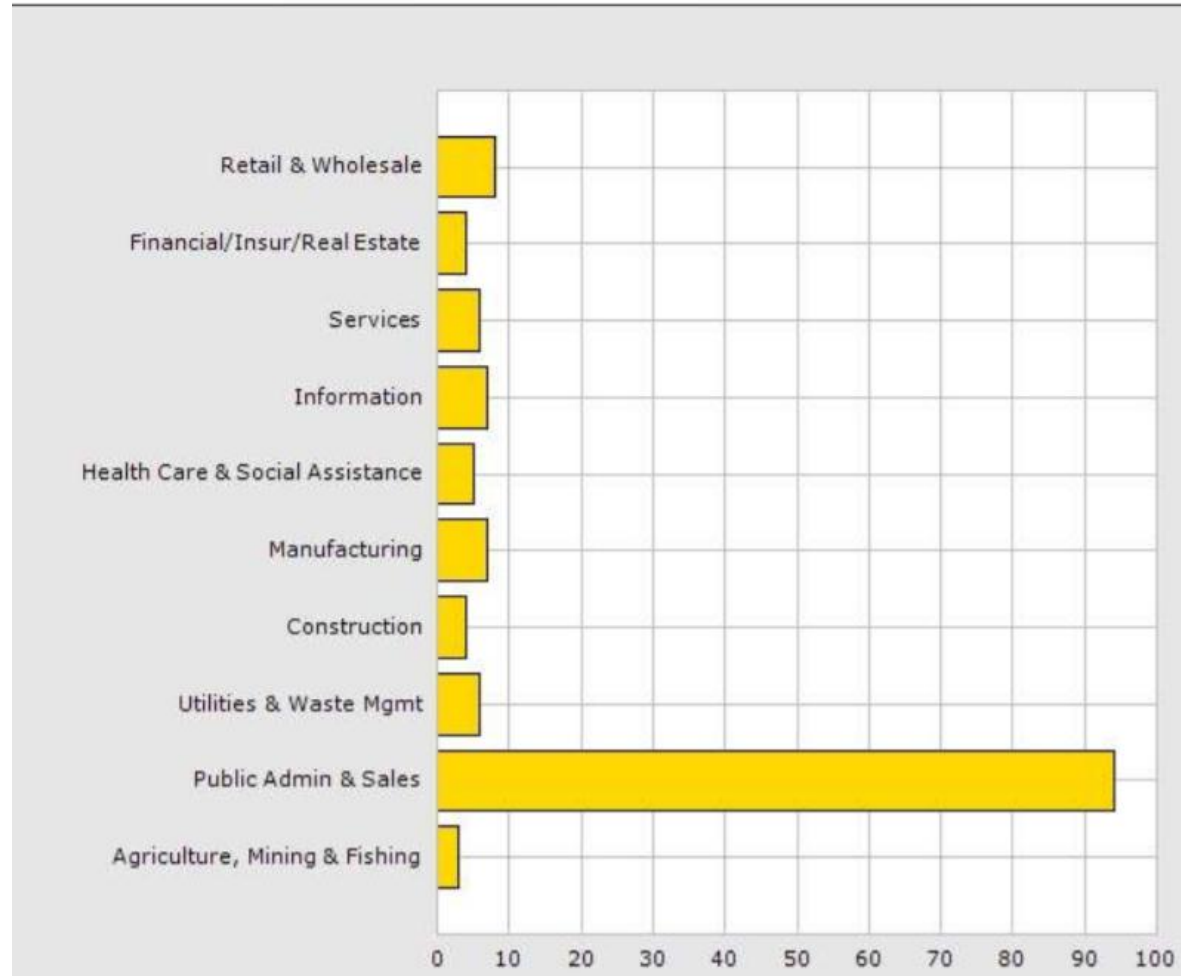
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## **DEMOGRAPHICS**

### **Daytime Employment (Empl/Bus)**

## **Daytime Employment (Empl/Bus) for 1 Mile Radius**

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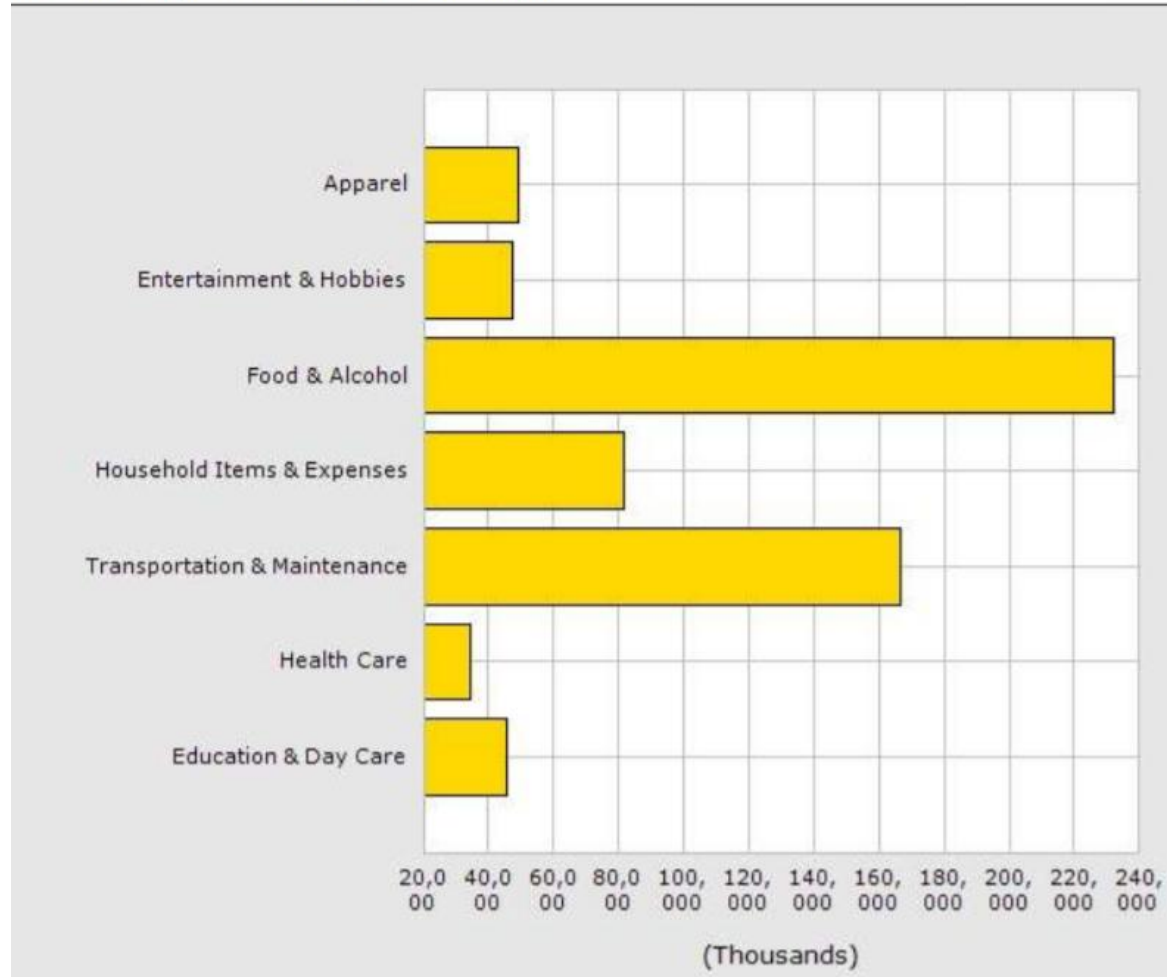
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## **DEMOGRAPHICS**

### **Consumer Spending Totals**

## **Consumer Spending Totals for 1 Mile Radius**

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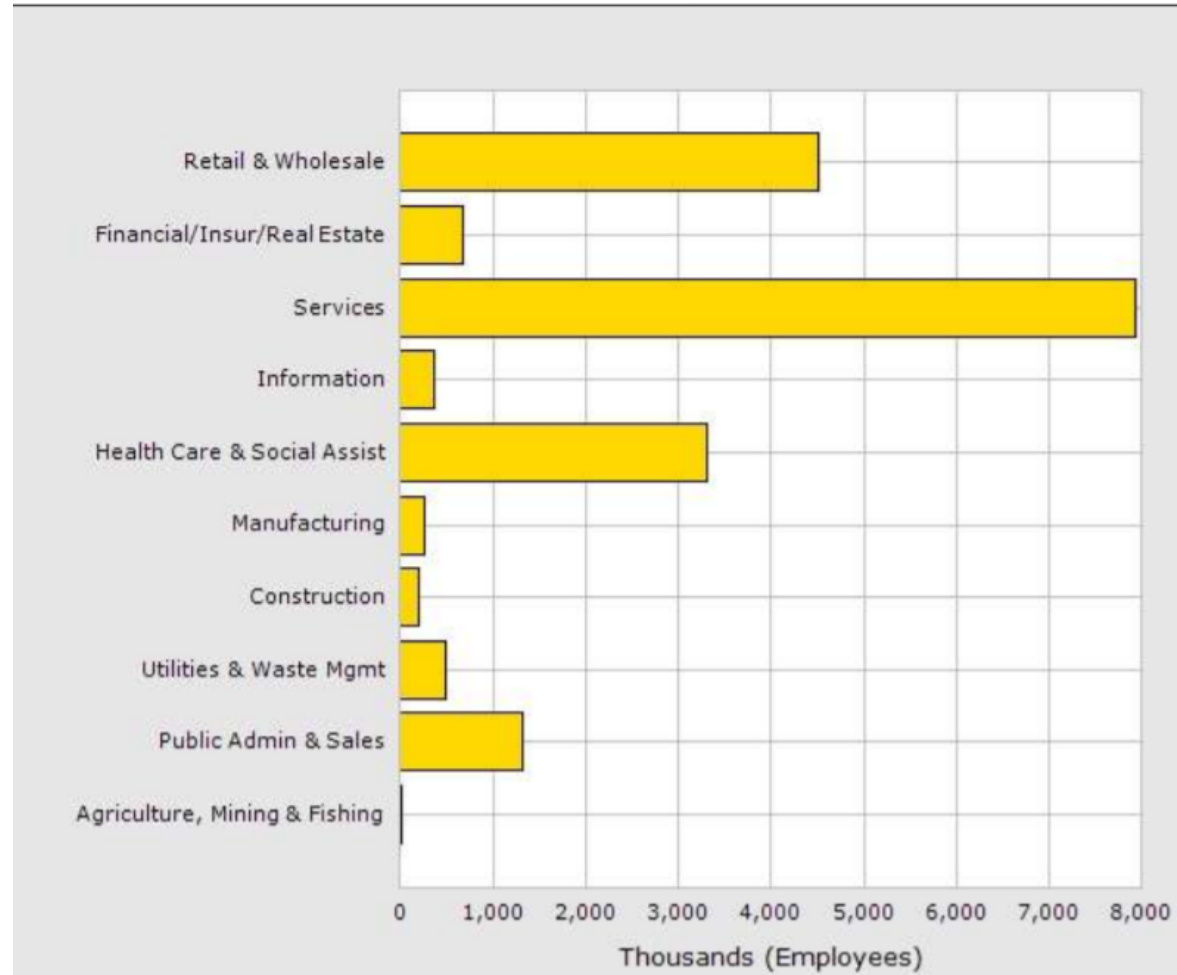
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## **DEMOGRAPHICS**

### *Daytime Employees*

## Daytime Employees for 1 Mile Radius

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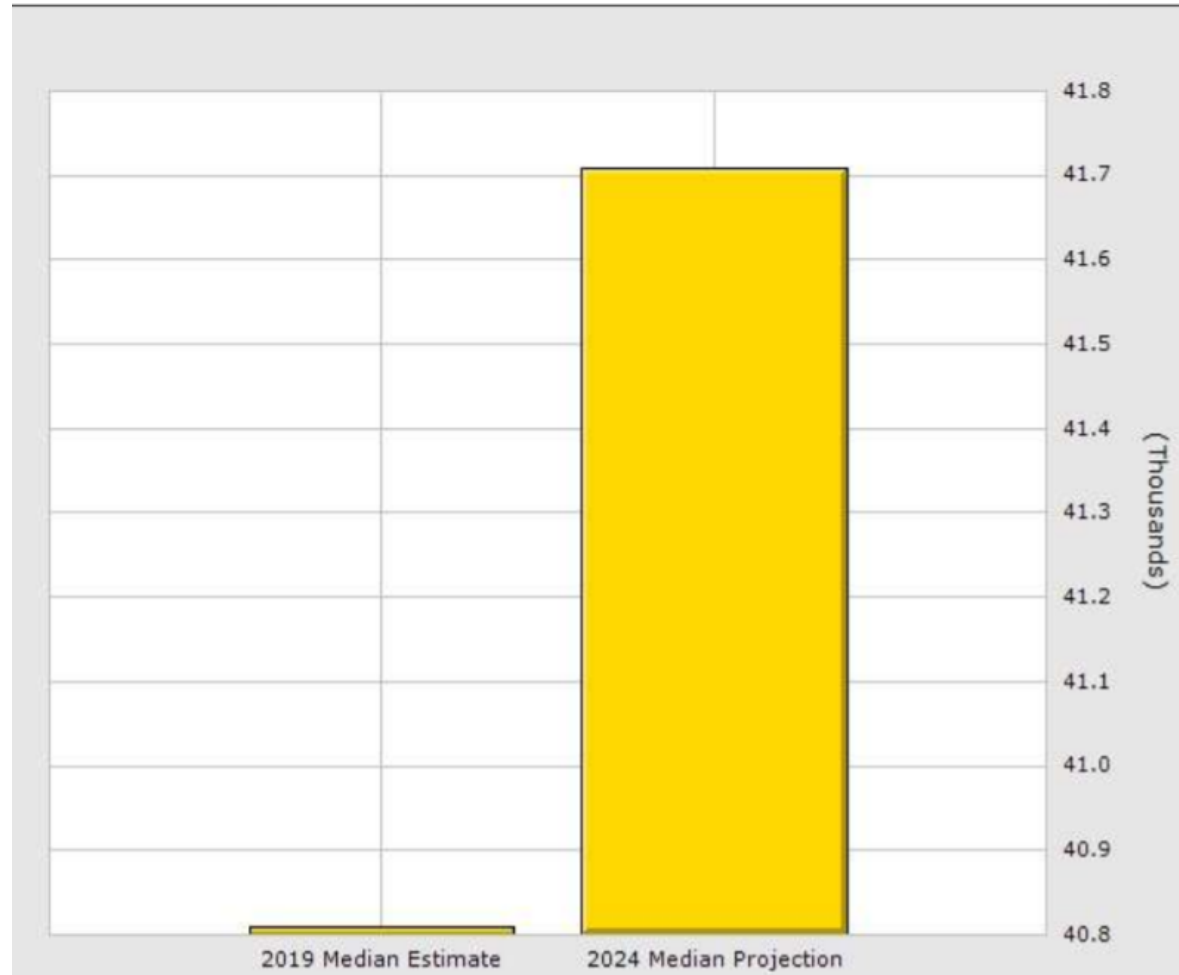
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## **DEMOGRAPHICS**

### *Household Income*

### Household Income for 1 Mile Radius

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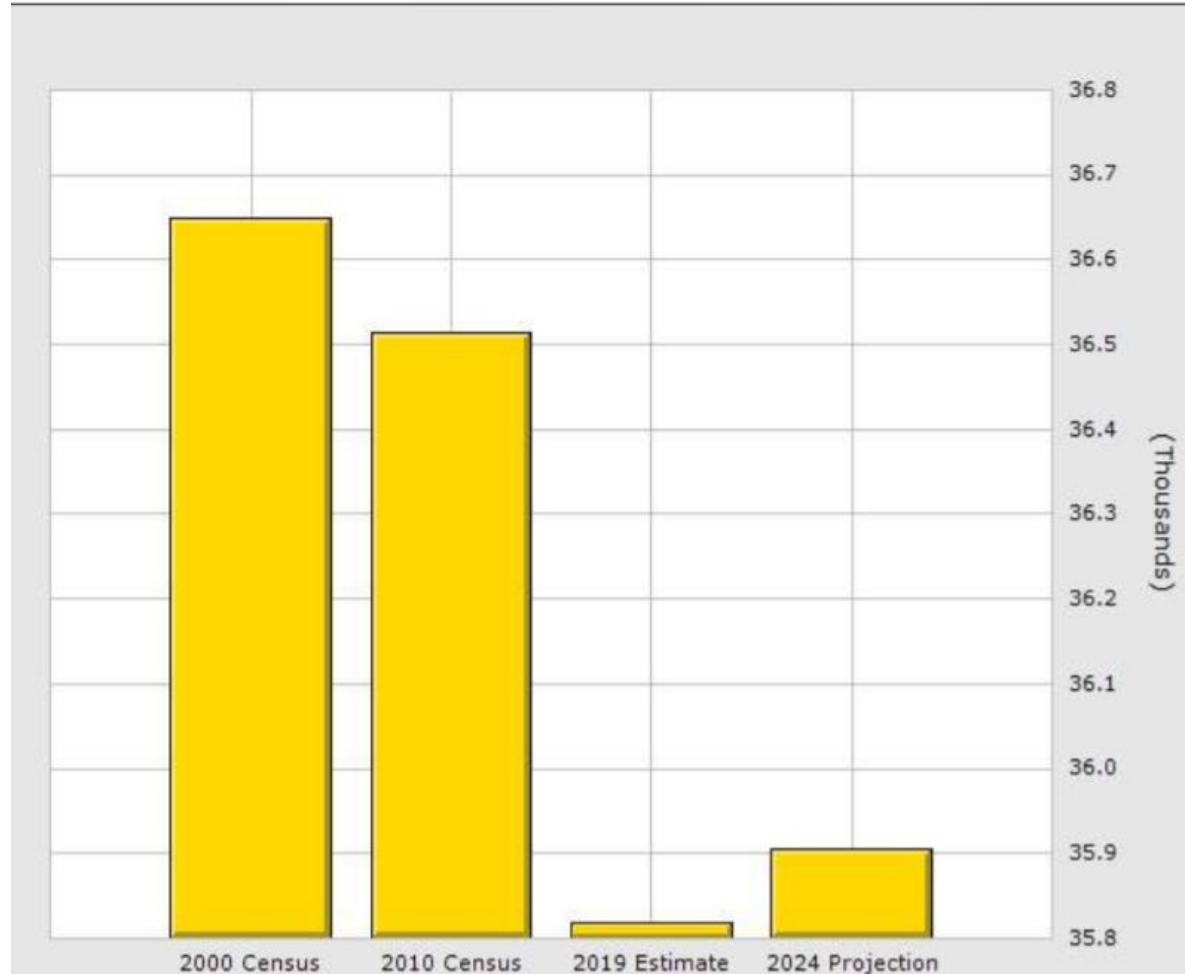
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## ***DEMOGRAPHICS***

### ***Households***

### **Households for 1 Mile Radius**

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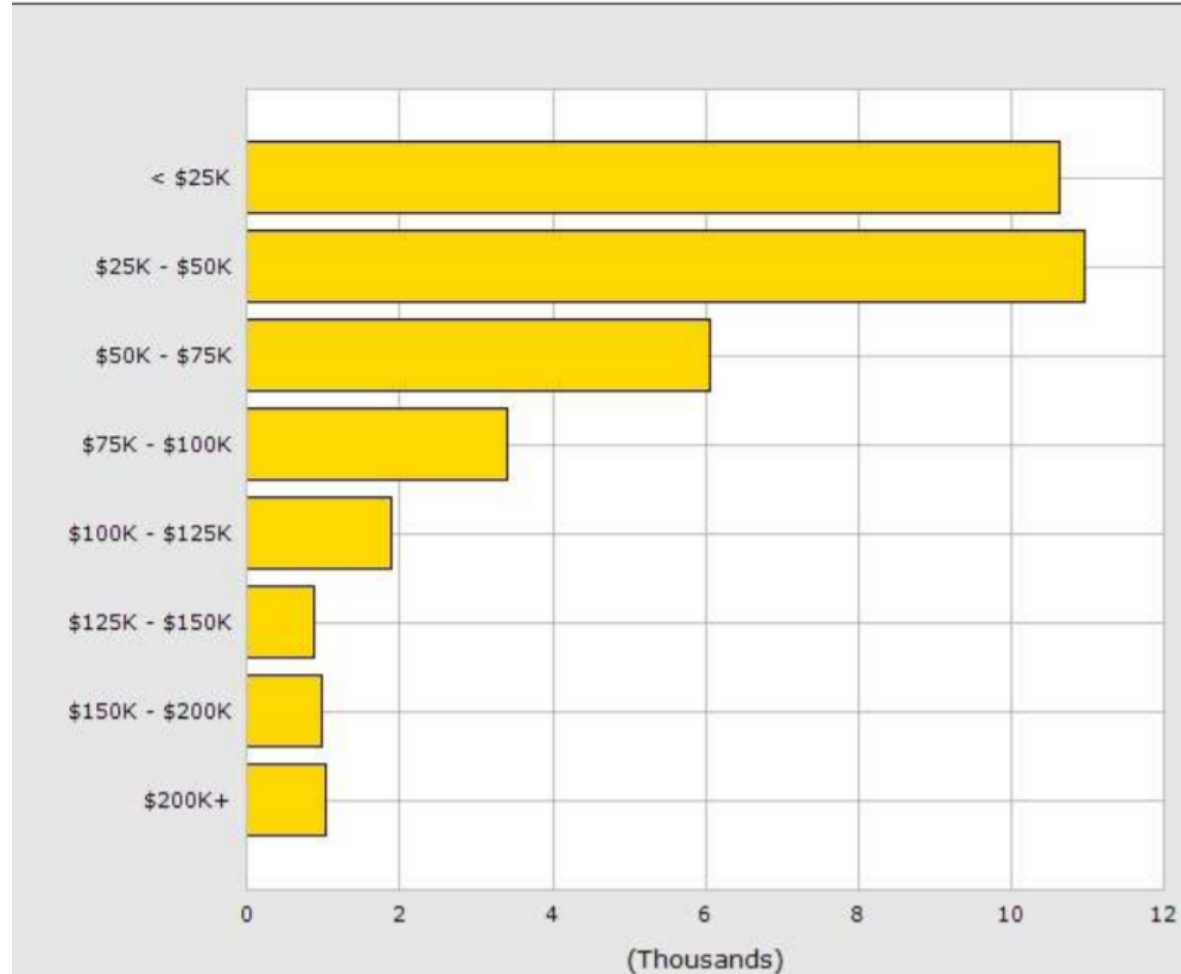
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## **DEMOGRAPHICS**

### *Households by Income*

## Households by Income for 1 Mile Radius

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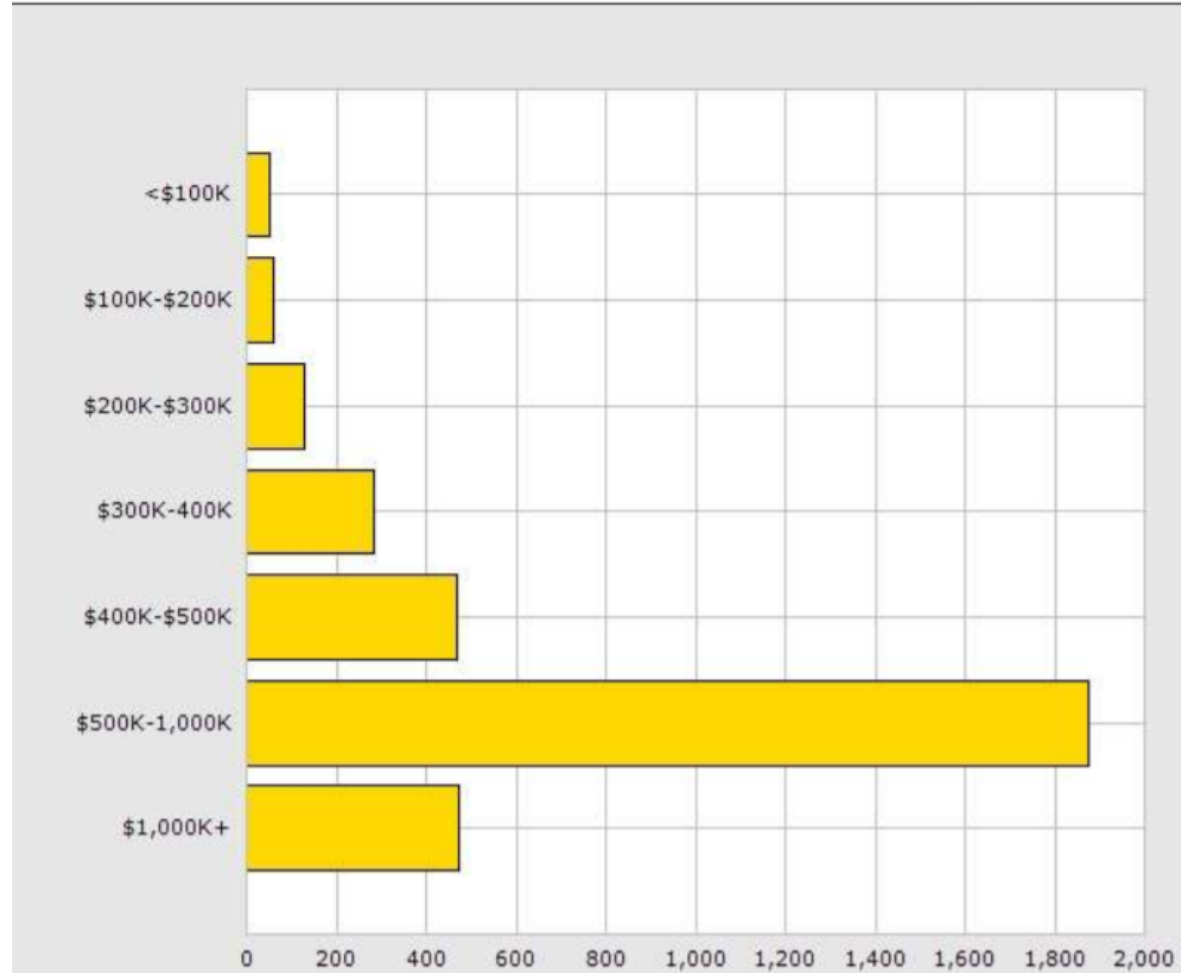
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## **DEMOGRAPHICS**

### *Housing Values*

### Housing Values for 1 Mile Radius

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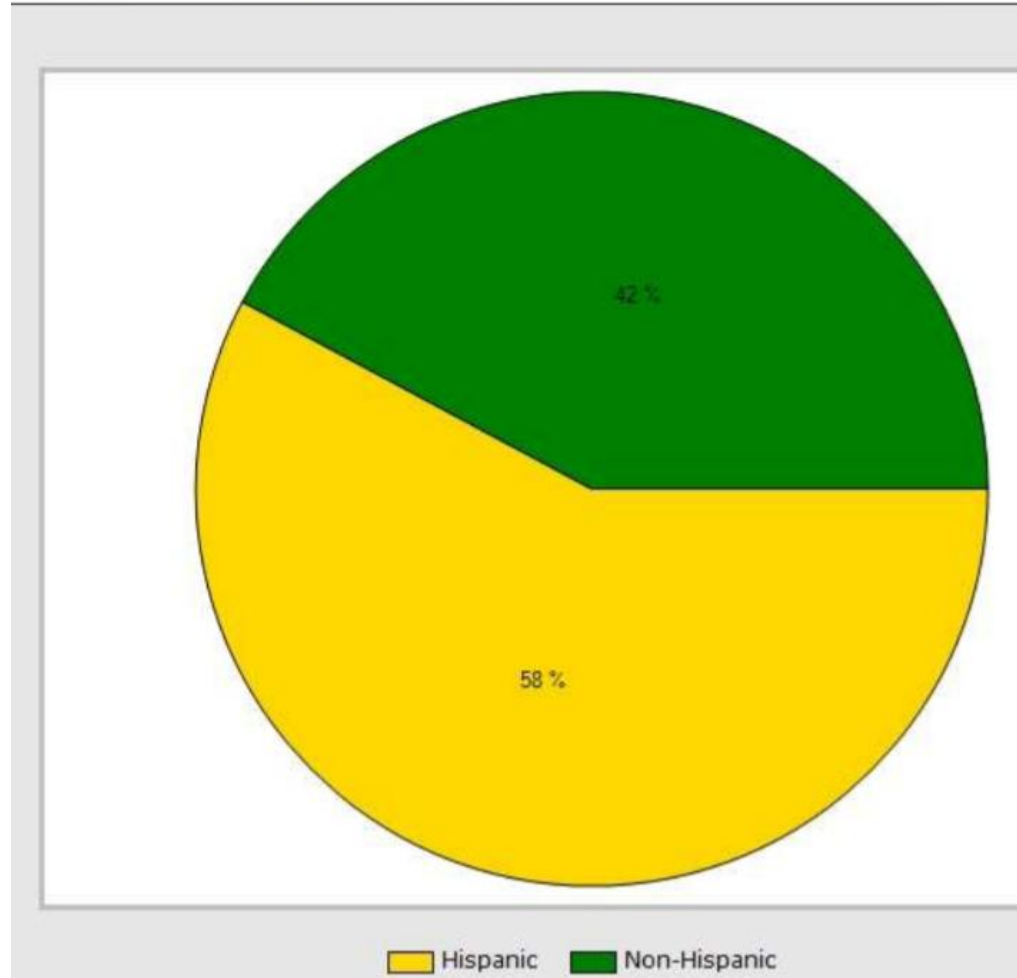
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## **DEMOGRAPHICS**

### *Population by Hispanic Origin*

### Population by Hispanic Origin for 1 Mile Radius

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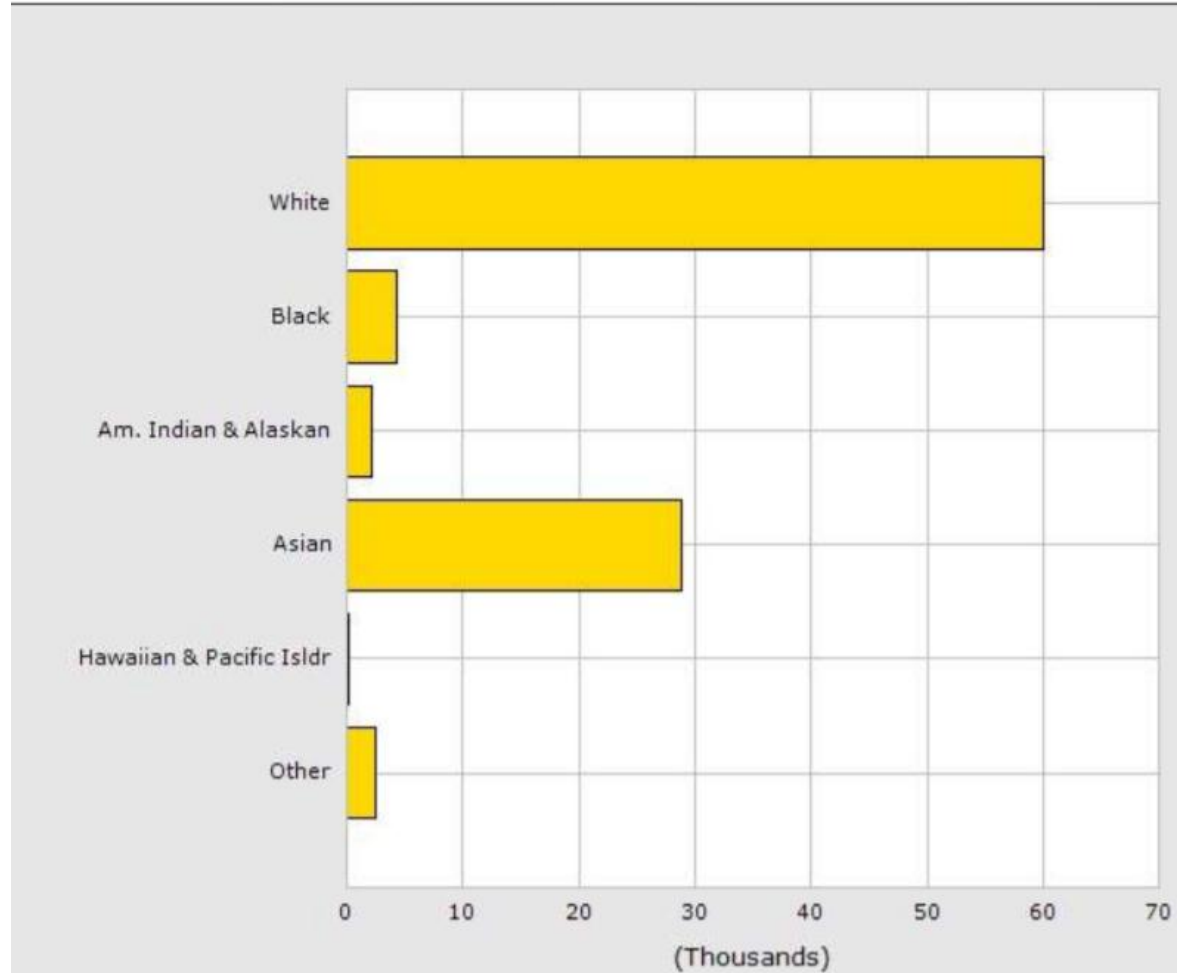
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## **DEMOGRAPHICS**

### *Population by Race*

### Population by Race for 1 Mile Radius

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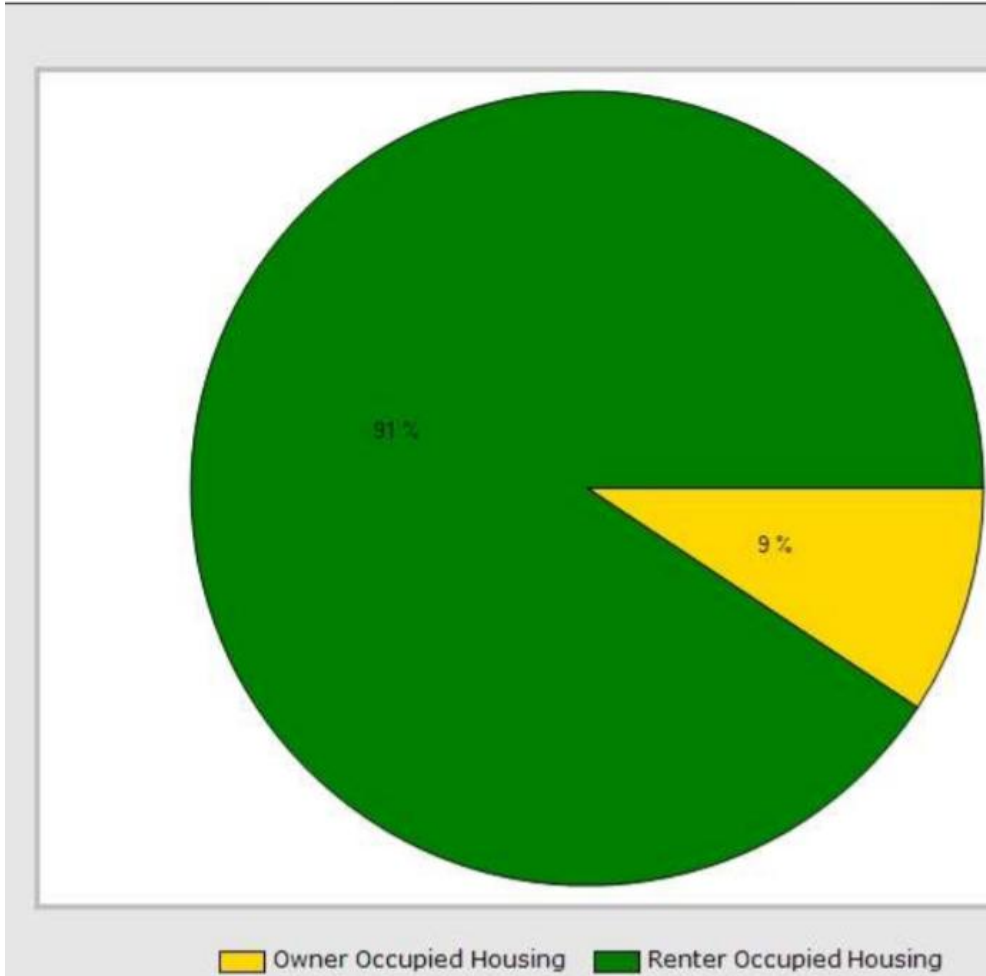
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## **DEMOGRAPHICS**

### *Tenure of Occupied Housing*

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