

ERPZ

OFFERING MEMORANDUM

metro
cleaners
PARKING

METRO
CLEANERS

Alterations
& Repairs

OPEN

1437 N La Brea Ave

1437 N La Brea Ave Los Angeles CA 90028

PEAK
COMMERCIAL

THE SPACE

Location	1437 N La Brea Ave Los Angeles, CA, 90028
County	Los Angeles
APN	5548-017-033
Square Feet	1,550
Monthly Rent PSF	\$5.00
Lease Type	NNN

Notes \$0.70/SF Net Charges for 3-10 years, Terms acceptable to Owner

PROPERTY FEATURES

TOTAL TENANTS	1
BUILDING SF	1,550
LAND ACRES	0.13
YEAR BUILT	1977
ZONING TYPE	C4
BUILDING CLASS	C
PARKING RATIO	2.67/1,000 SF



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
55,349	316,786	883,541



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$104,984	\$129,357	\$119,931



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
32,749	162,480	400,057

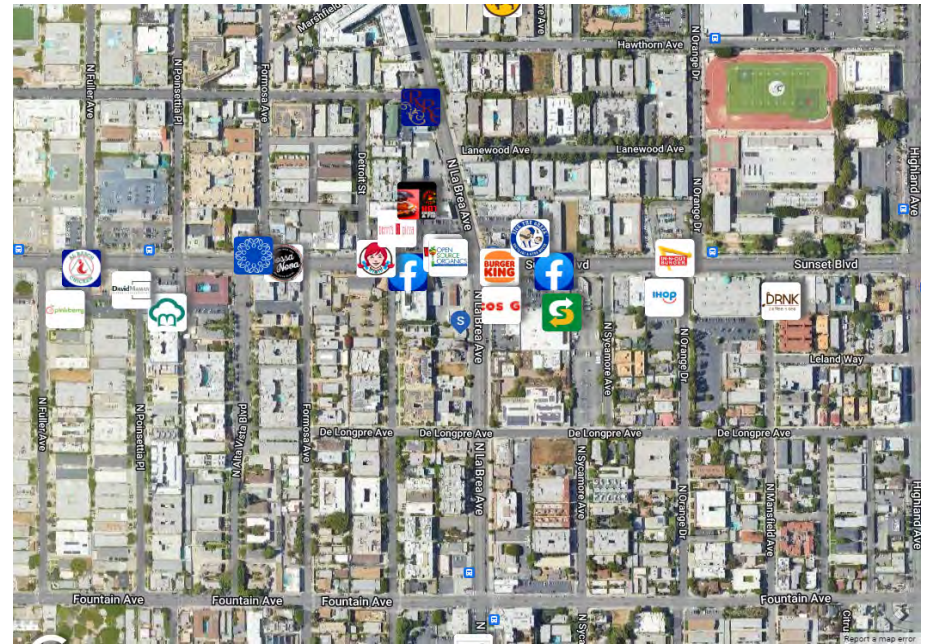


Highlights

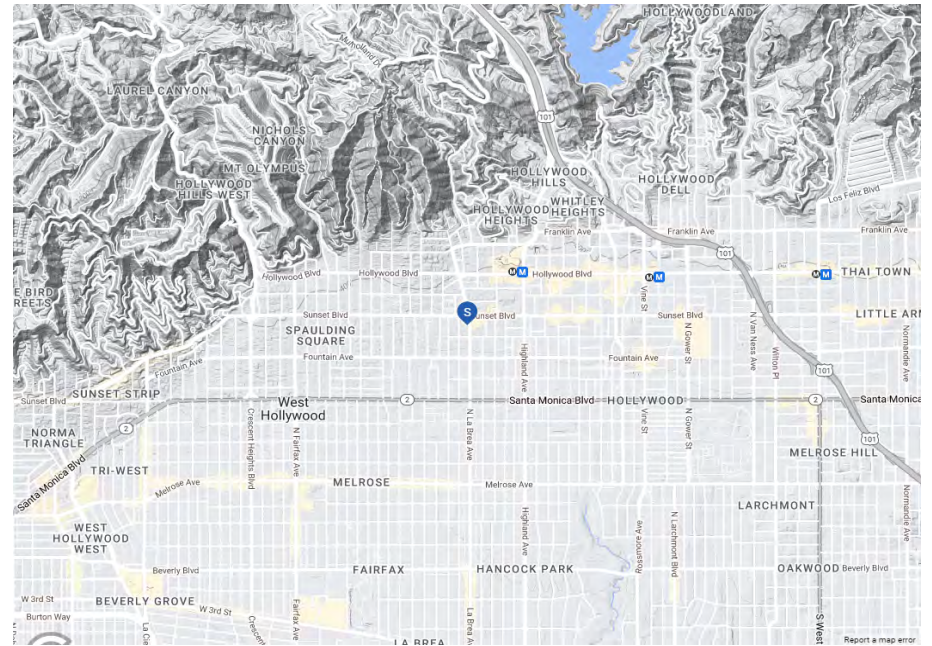
- Prime Los Angeles Submarket
- Private Parking Lot Located in Rear | 15 Parking Spaces
- Located on Two Major Thoroughfares
- High Traffic Count | 100,000 VPD
- Strong Foot Traffic



Locator Map



Regional Map







1437 N La Brea Ave

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Exclusively Marketed by:

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