# **±1,200 SF AVAILABLE** | OFFICE BUILDING

# 2ND FLOOR SPACE FOR LEASE

1801 S. LA CIENEGA BLVD | LOS ANGELES, CA





For leasing, please contact:

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### **PROJECT HIGHLIGHTS**

- ±1,200 SF office unit on the 2nd floor available for lease
- Located at the signalized intersection of La Cienega Blvd and 18th Street (approx. 80,000 CPD)
- Located adjacent to high traffic, major shopping center anchored by Target, Ross, LA Fitness, Smart & Final Extra!, CVS and more
- Ample parking
- · Kitchenette included in most units
- Close proximity to the 10 freeway

### **DEMOGRAPHICS**



#### **POPULATION**

**1 MILE** | 39,445 **2 MILE** | 156,260 **3 MILE** | 328,237



#### **AVG. HOUSEHOLD INCOME**

**1 MILE** | \$165,530 **2 MILE** | \$163,456 **3 MILE** | \$161,763



### **DAYTIME POPULATION**

**1 MILE** | 27,564 **2 MILE** | 155,335 **3 MILE** | 354,426







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### PROPERTY DESCRIPTION

Office space for lease on busy La Cienega Blvd in prime Los Angeles.  $\pm 1,200$  SF office suite available on the 2nd floor in a 3-story office building. The site is adjacent to a well-patronized shopping center with an impressive roster of A+ credit tenants, including Target, Ross, LA Fitness, Smart & Final Extra!, CVS and more. Most of the available suites include kitchenettes. And the building offers ample parking in an onsite lot. Situated at the signalized intersection of La Cienega Blvd and 18th Street. Soaring traffic counts, with approximately 72,000 cars per day. Less than two blocks from the nearby 10 freeway.

#### **NEIGHBORING RETAILERS**









# **FLOOR PLAN**

### **SECOND LEVEL**

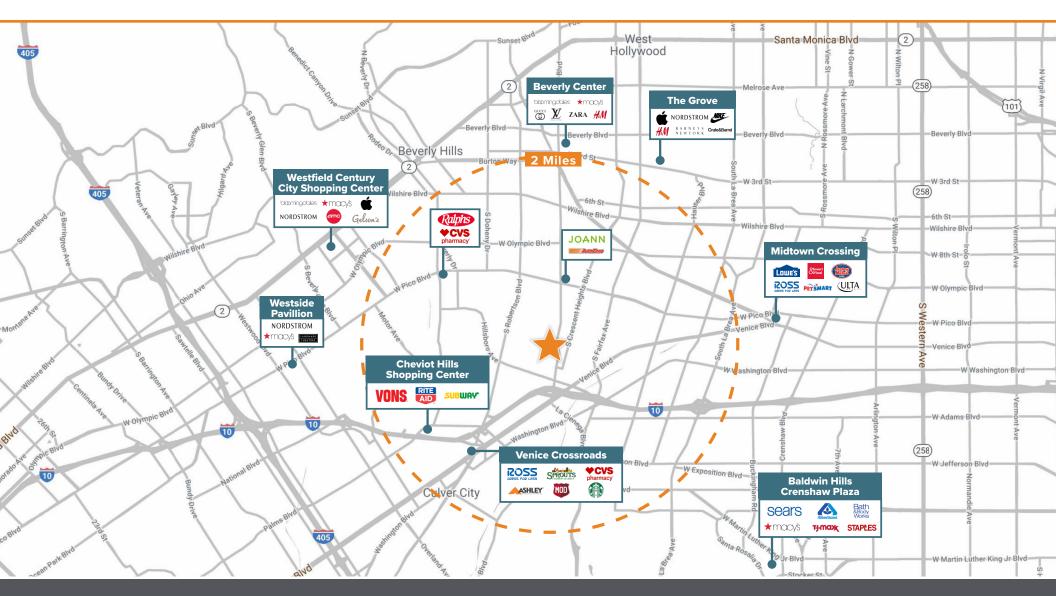


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