

Retail/Fitness/Restaurant Spaces for Lease

KENNEDY WILSON

The Huxley · SEC of La Brea & Fountain Avenues

1234 N. La Brea Avenue, West Hollywood, CA 90038

Lee Shapiro

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310-887-6226

DRE: 00961769



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Property Description

Suite B	±3,610 SF
Suite C	±2,300 SF
Suite D	±1,676 SF
Rent:	\$3.25 PSF/Mo., NNN
NNN:	±\$1.15 PSF/Mo.
Parking:	50 spaces on-site

Property Highlights

- Hard corner mixed-use property on La Brea and Fountain Avenues
- Exceptional signage and visibility in high traffic location; over 46,000 CPD at LaBrea and Fountain
- 50 on-site retail parking spaces
- Population within 1 mile: 58,874
- *Do not disturb existing tenants*

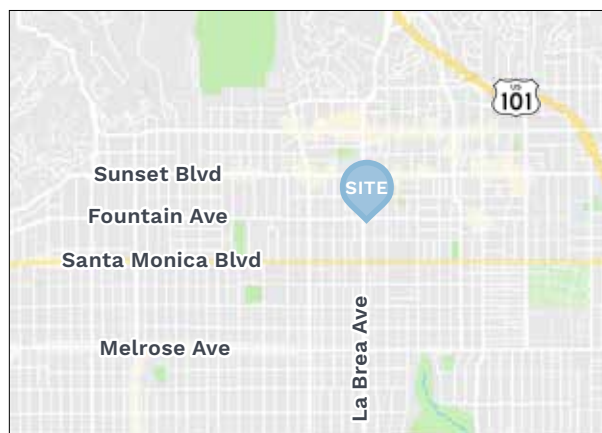
*Prospective tenants are hereby advised that all uses are subject to City approval

Hollywood Trade Area

A larger-than-life symbol of the entertainment business, Hollywood beckons tourists with landmarks like TCL Chinese Theatre and star-studded Walk of Fame. Highlights include Paramount Pictures, historic music venues like the Hollywood Bowl, and Dolby Theatre, home of the Oscars.



Location



Neighboring Tenants



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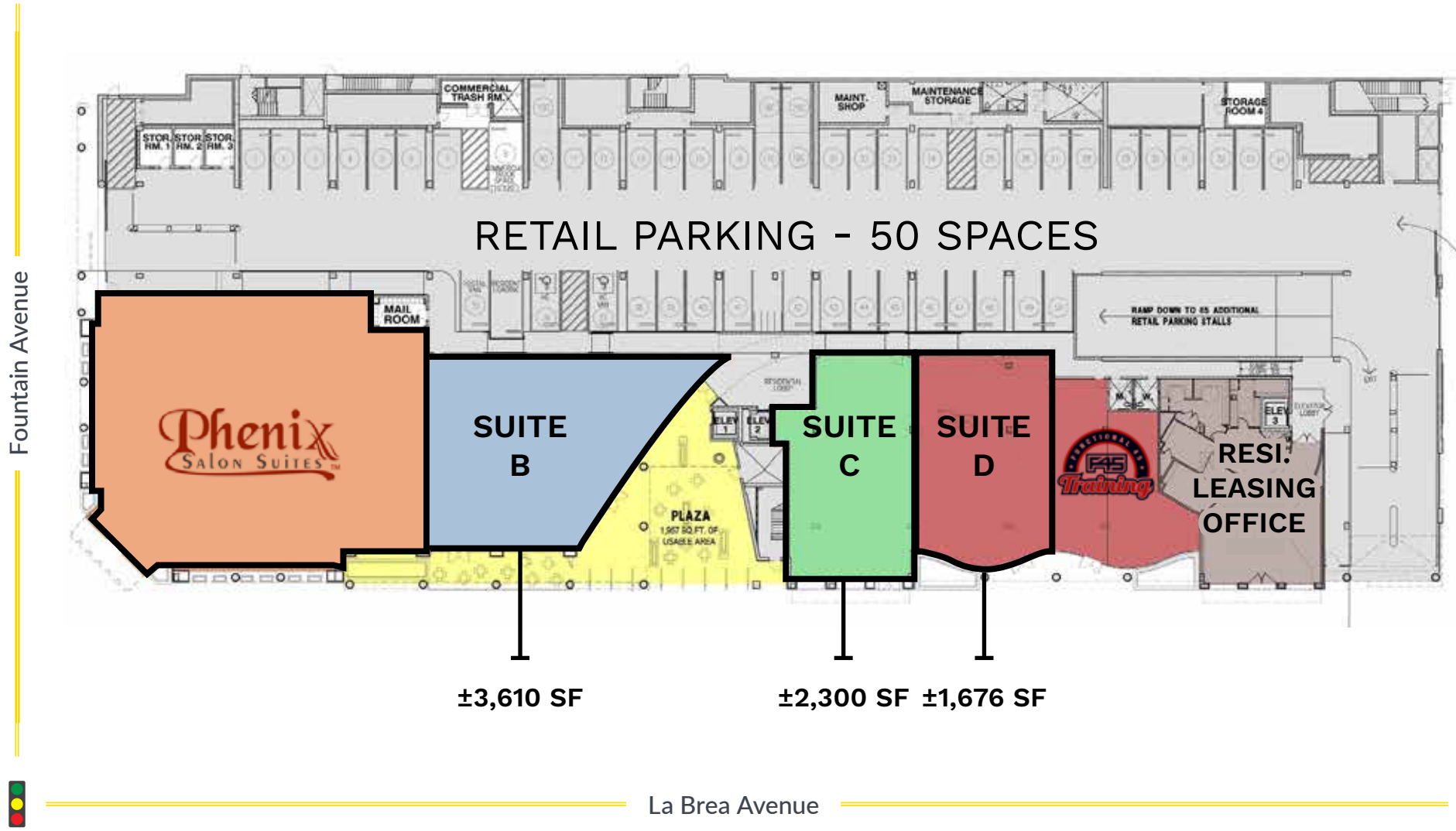
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Floor Plan



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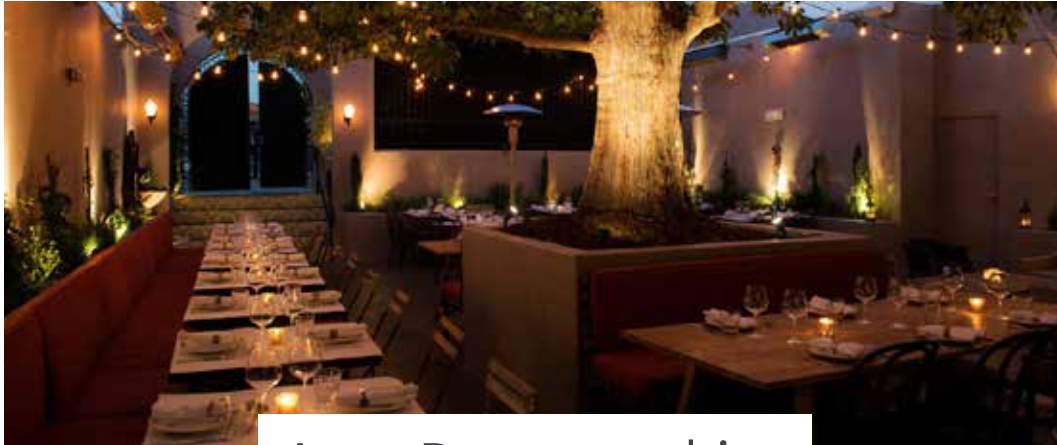
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Area Demographics



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2019 Estimated Population	16,240	58,874	177,359
2024 Projected Population	16,379	59,444	179,144
2010 Census Population	13,823	53,349	162,002
2000 Census Population	15,646	57,495	166,465
Projected Annual Growth 2019 to 2024	0.2%	0.2%	0.2%
Historical Annual Growth 2000 to 2019	0.2%	0.1%	0.3%
2019 Median Age	35.5	36.2	36.3
HOUSEHOLDS			
2019 Estimated Households	9,589	35,029	96,592
2024 Projected Households	9,887	36,186	99,801
2010 Census Households	7,914	30,708	85,453
2000 Census Households	8,136	30,807	85,127
Projected Annual Growth 2019 to 2024	0.6%	0.7%	0.7%
Historical Annual Growth 2000 to 2019	0.9%	0.7%	0.7%
RACE & ETHNICITY			
2019 Estimated White	70.8%	71.3%	67.6%
2019 Estimated Black or African American	5.9%	5.9%	5.3%
2019 Estimated Asian or Pacific Islander	9.2%	9.2%	11.7%
2019 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
2019 Estimated Other Races	13.5%	13.1%	14.9%
2019 Estimated Hispanic	21.0%	21.5%	25.1%
INCOME			
2019 Estimated Average Household Income	\$70,047	\$80,891	\$96,592
2019 Estimated Median Household Income	\$60,983	\$62,304	\$72,348
2019 Estimated Per Capita Income	\$41,453	\$48,313	\$52,803
EDUCATION			
2019 Estimated High School Graduate	11.1%	12.5%	13.0%
2019 Estimated Some College	18.2%	17.5%	16.4%
2019 Estimated Associates Degree Only	6.8%	6.9%	5.8%
2019 Estimated Bachelors Degree Only	41.6%	41.2%	39.7%
2019 Estimated Graduate Degree	17.8%	15.8%	17.1%
BUSINESS			
2019 Estimated Total Businesses	1,314	5,228	13,285
2019 Estimated Total Employees	9,076	35,229	105,149
2019 Estimated Employee Population per Business	6.9	6.7	7.9
2019 Estimated Residential Population per Business	12.4	11.3	13.4

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