

# EXECUTIVE SUMMARY



## HIGHLIGHTS:

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- Approx 130 Feet of Windowed Frontage on La Cienega Blvd
- 55k Cars/Day Signalized Corner
- 2 Blocks from 10 Freeway on/off Ramp
- Next to 265 Bed Kaiser Permanente West LA Hospital
- 3 Brand New HVAC Units and Completed Renovated Interior Space
- 12 On-site Parking Spaces behind the Building
- 11-Foot High Ceilings
- 200 Amp Single Phase Power

**OFFERING SUMMARY:** 2000 S. La Cienega offers a tenant a completely renovated stand alone building with abundant natural light and 130 feet of windowed frontage. Located on the signalized corner of S. La Cienega and Guthrie with over 55k Cars/day passing by, the building offers excellent signage 2 blocks from the 10 Freeway on/off ramps and next to Kaiser Permanente.

**DEMOGRAPHICS:** Affluent Neighborhood with Average Household Income in excess of \$120,000 within 2-mile radius. The dense area with a population of over 146,000 residents within 3 miles continues to increase rapidly currently growing at over two times faster than the national rate.

**LEASE RATE: \$13,500/Mth + NNN for 4,139 SF Building. NNN estimated at \$0.20/SF**



# PROPERTY PICTURES

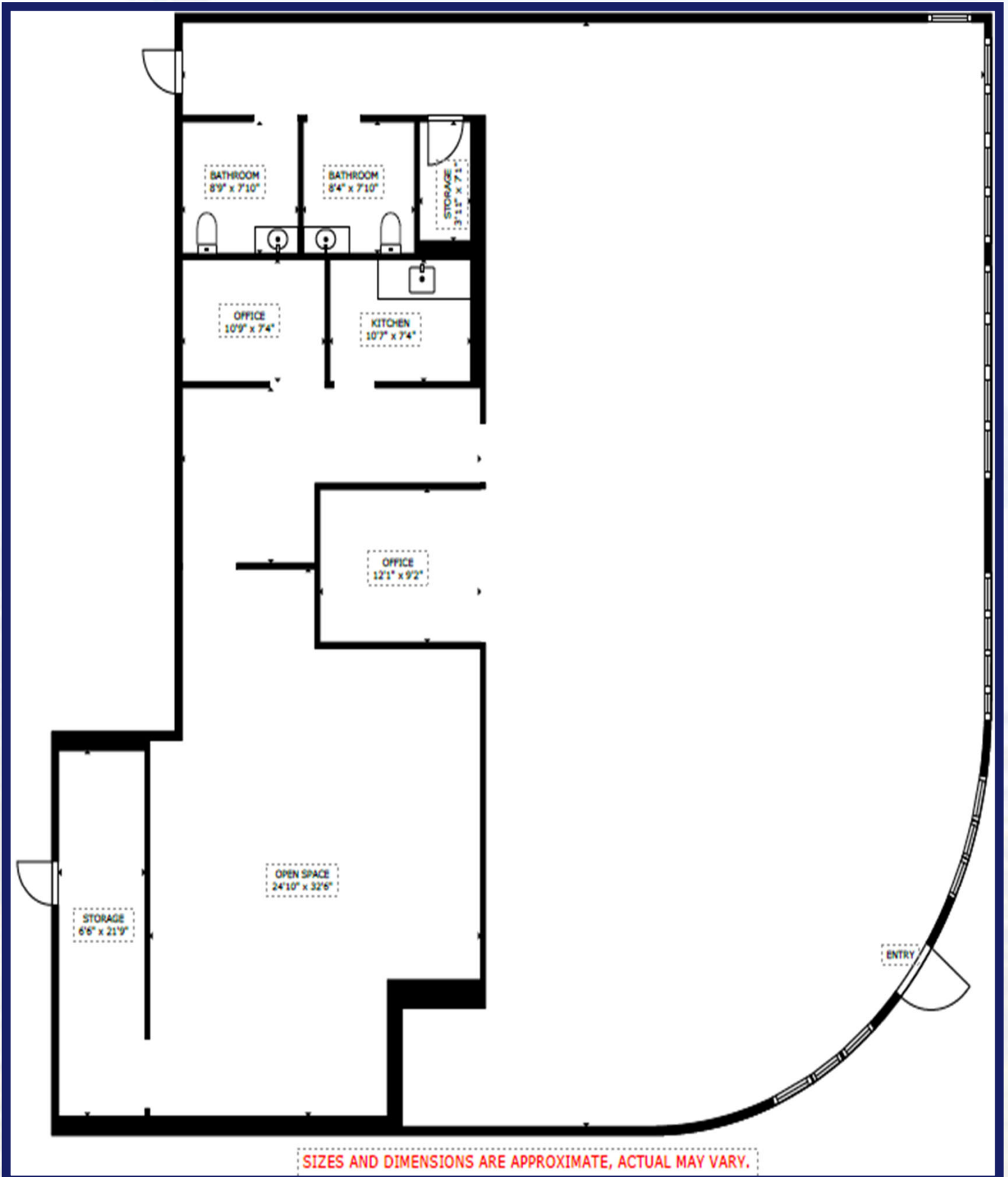




# PROPERTY PICTURES



# FLOOR PLAN



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



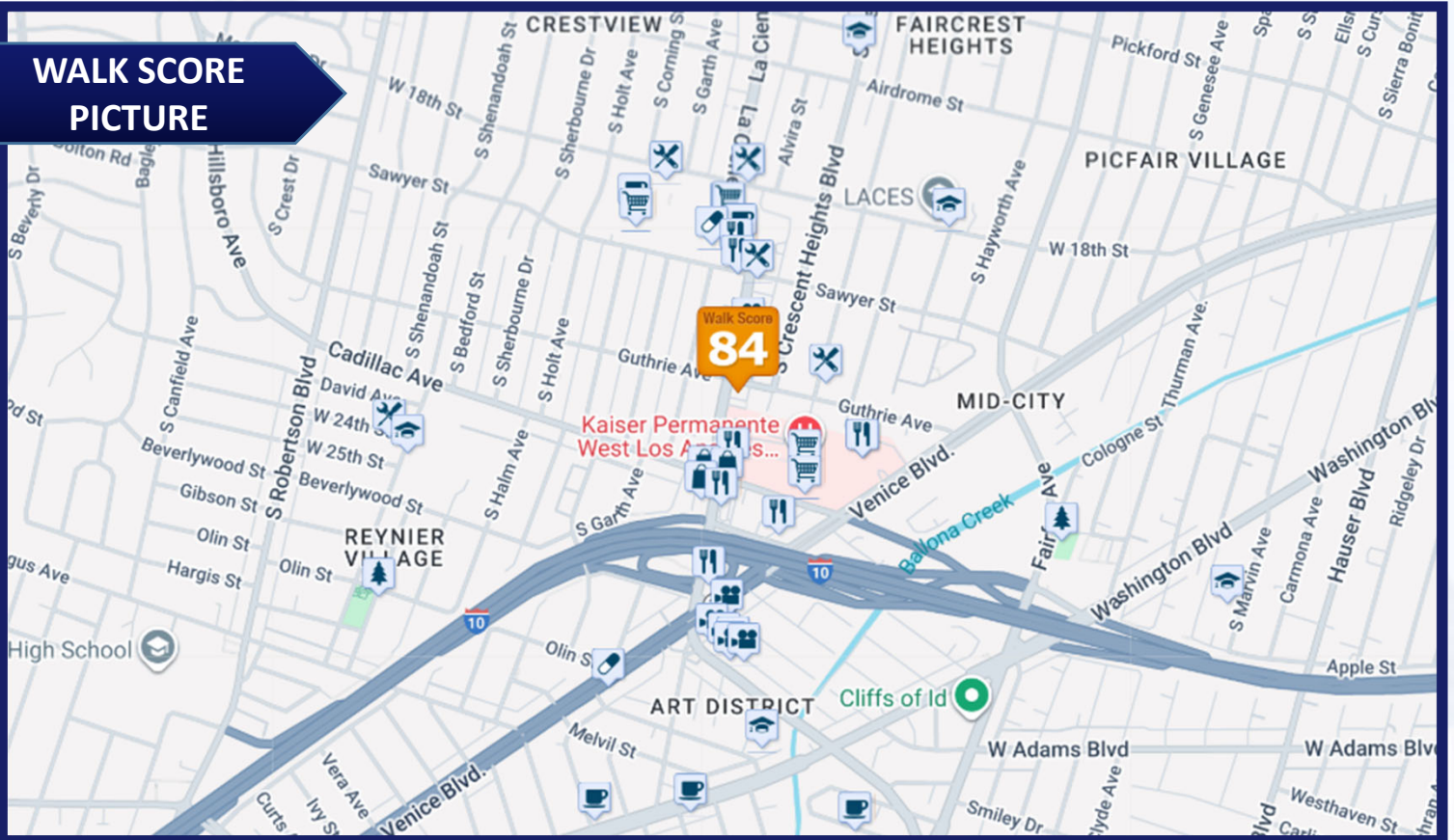
# PROPERTY PICTURES





# PROPERTY PICTURES

## WALK SCORE PICTURE



## WALK SCORE SUMMARY

Walk Score  
**81**

Transit Score  
**63**

Bike Score  
**74**

### Walk Score

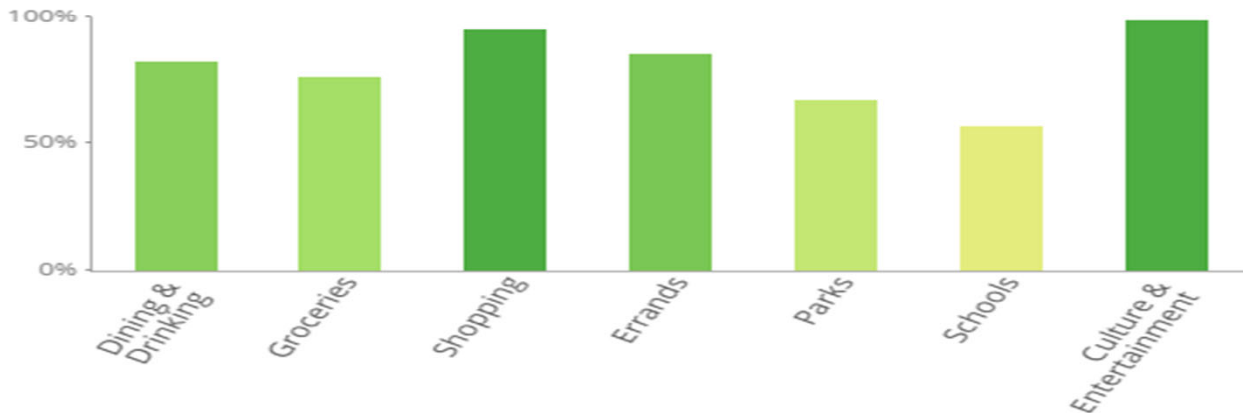
### Transit Score

### Bike Score

#### Score Details

#### What is Walk Score

The Walk Score for 206 South La Cienega Boulevard is based on the following categories.



# DEMOGRAPHIC SUMMARY

## DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

**\$108,059**



POPULATION

**986,580**



HOUSEHOLDS

**420,901**



OWNER-OCCUPIED  
HOUSING

**116,738**



RENTER-OCCUPIED  
HOUSING

**294,755**



BUSSINESSES

**85,194**

POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	149,173	973,058	2,924,640
2024 POPULATION	149,704	986,580	2,878,287
2029 POPULATION PROJECTION	146,181	965,663	2,799,927
ANNUAL GROWTH 2020-2024	0.1%	0.3%	-0.4%
ANNUAL GROWTH 2024-2029	-0.5%	-0.4%	-0.5%
MEDIAN AGE	38.6	38.4	38

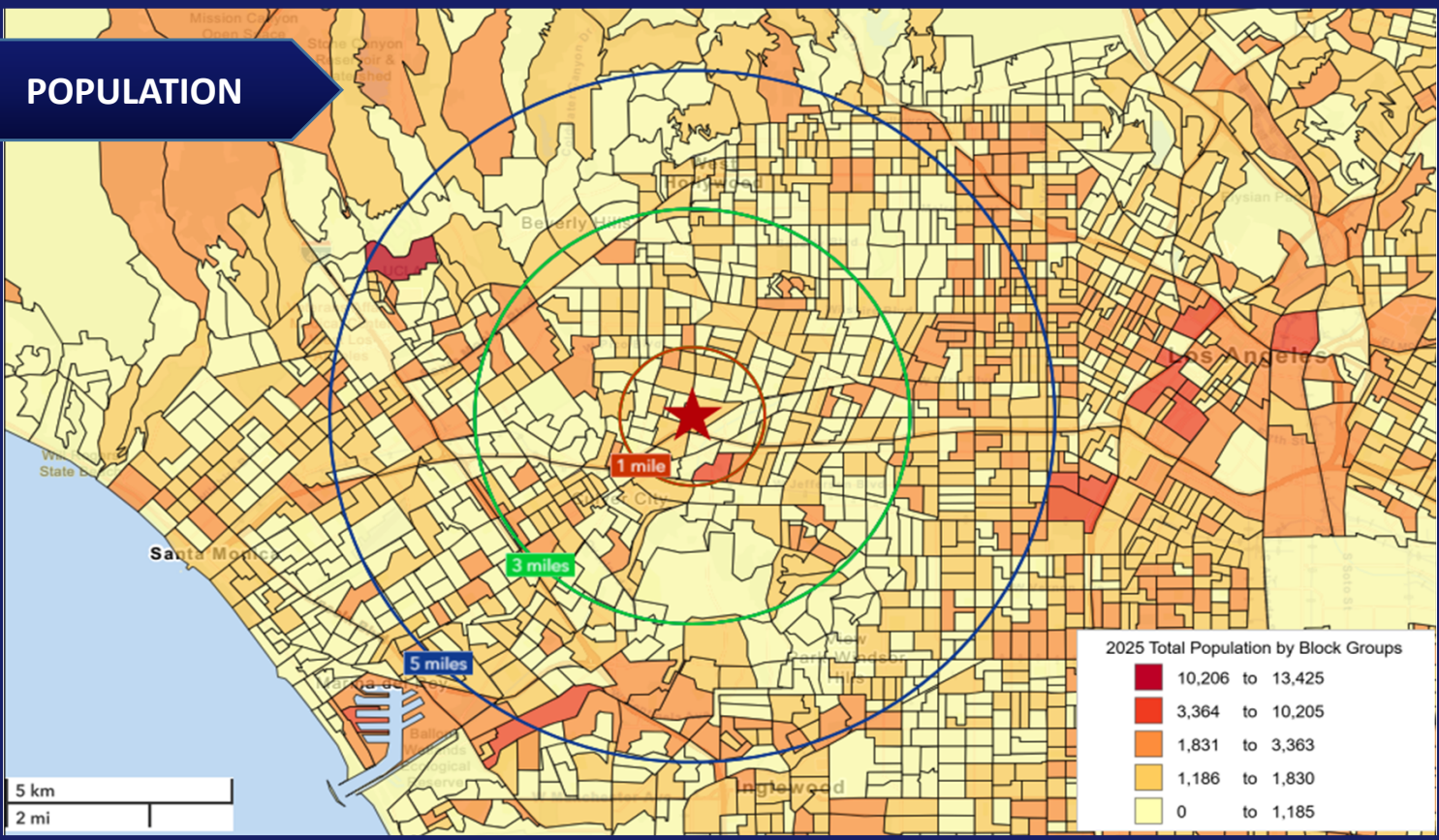
INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$119,552	\$108,059	\$103,718
MEDIAN HH INCOME	\$90,007	\$76,396	\$72,620

HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	61,972	415,706	1,146,134
2024 HOUSEHOLDS	61,563	420,901	1,133,259
2029 HOUSEHOLDS	59,959	411,492	1,102,641

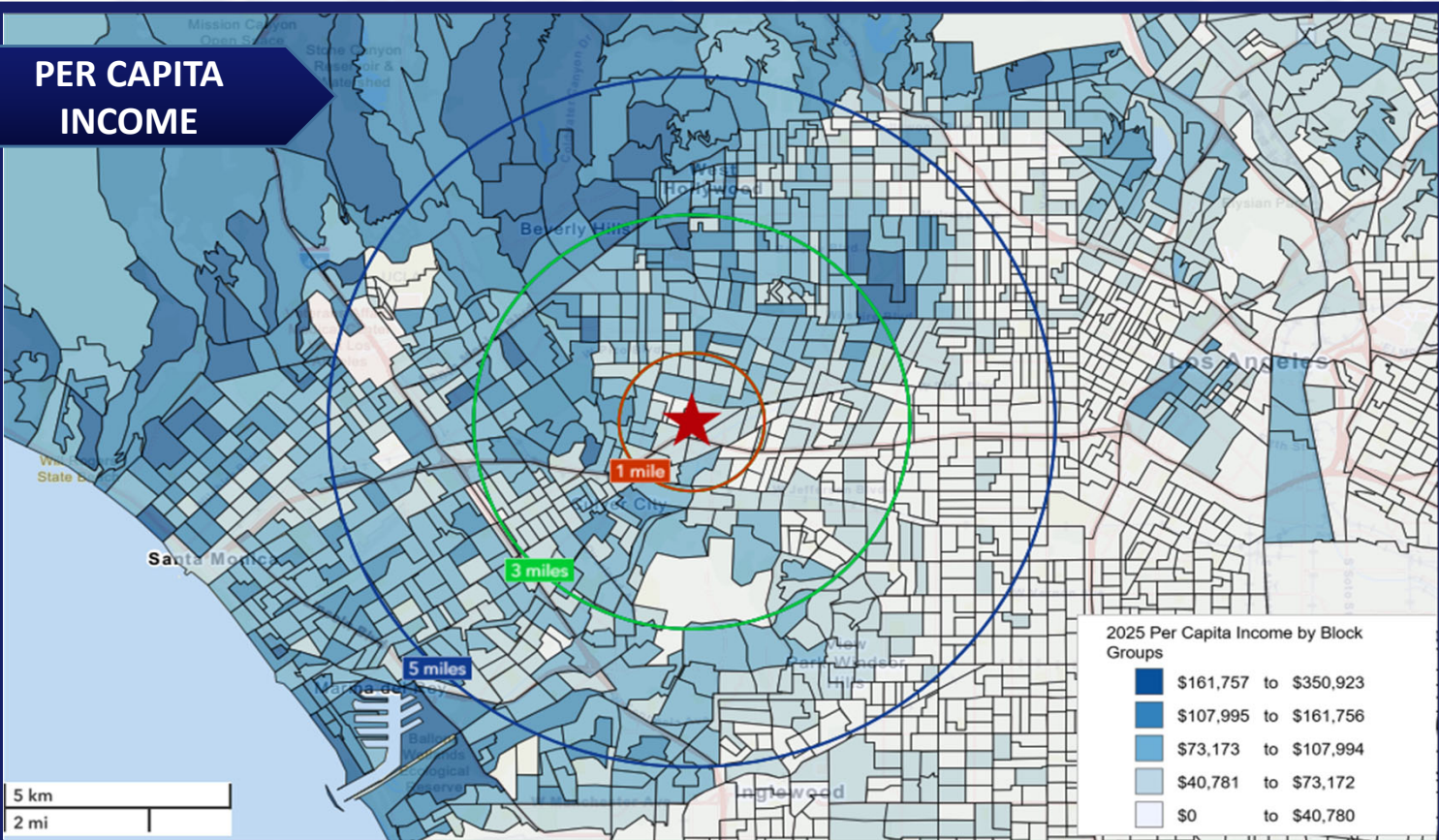


# DEMOGRAPHICS

## POPULATION



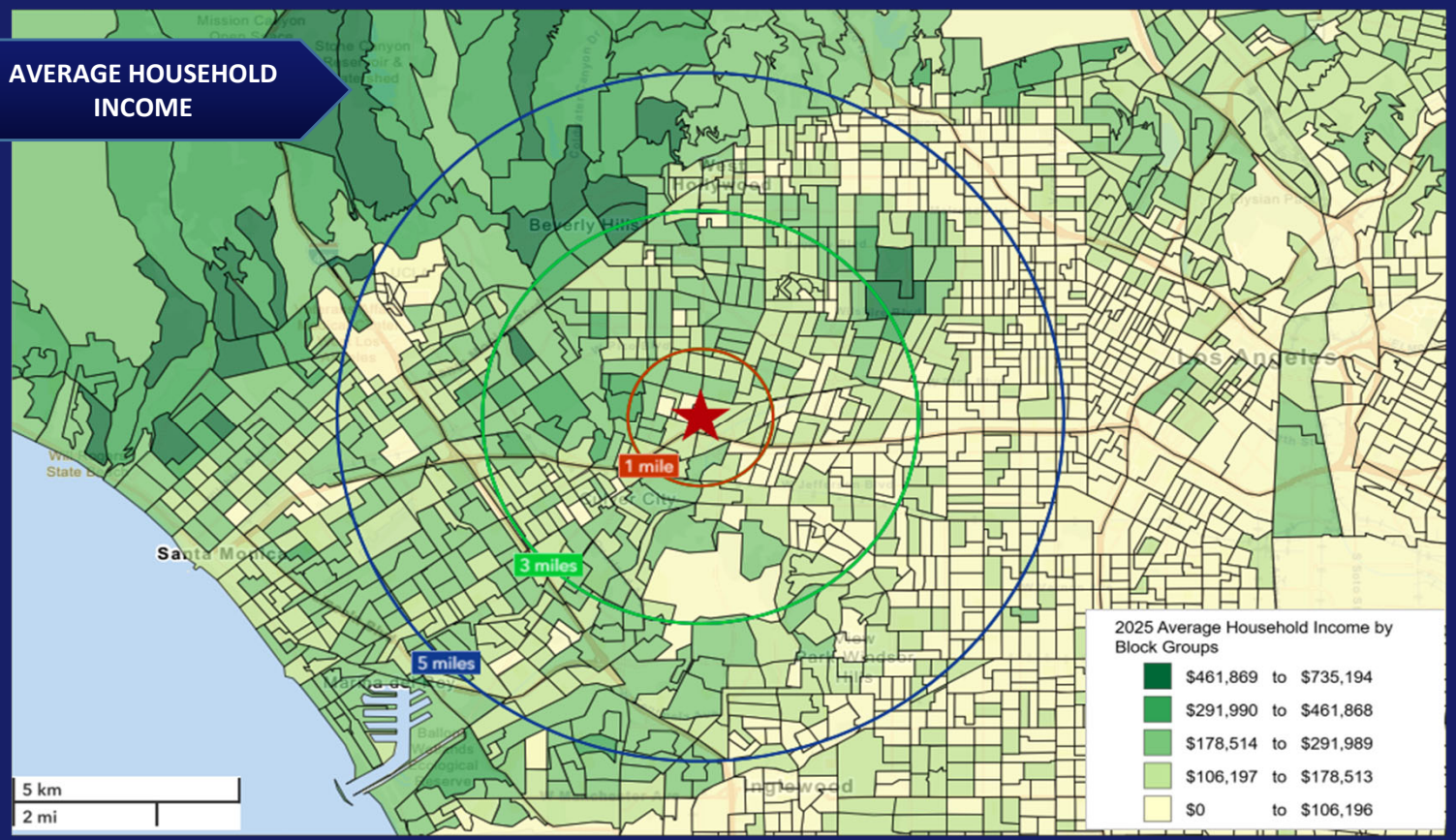
## PER CAPITA INCOME



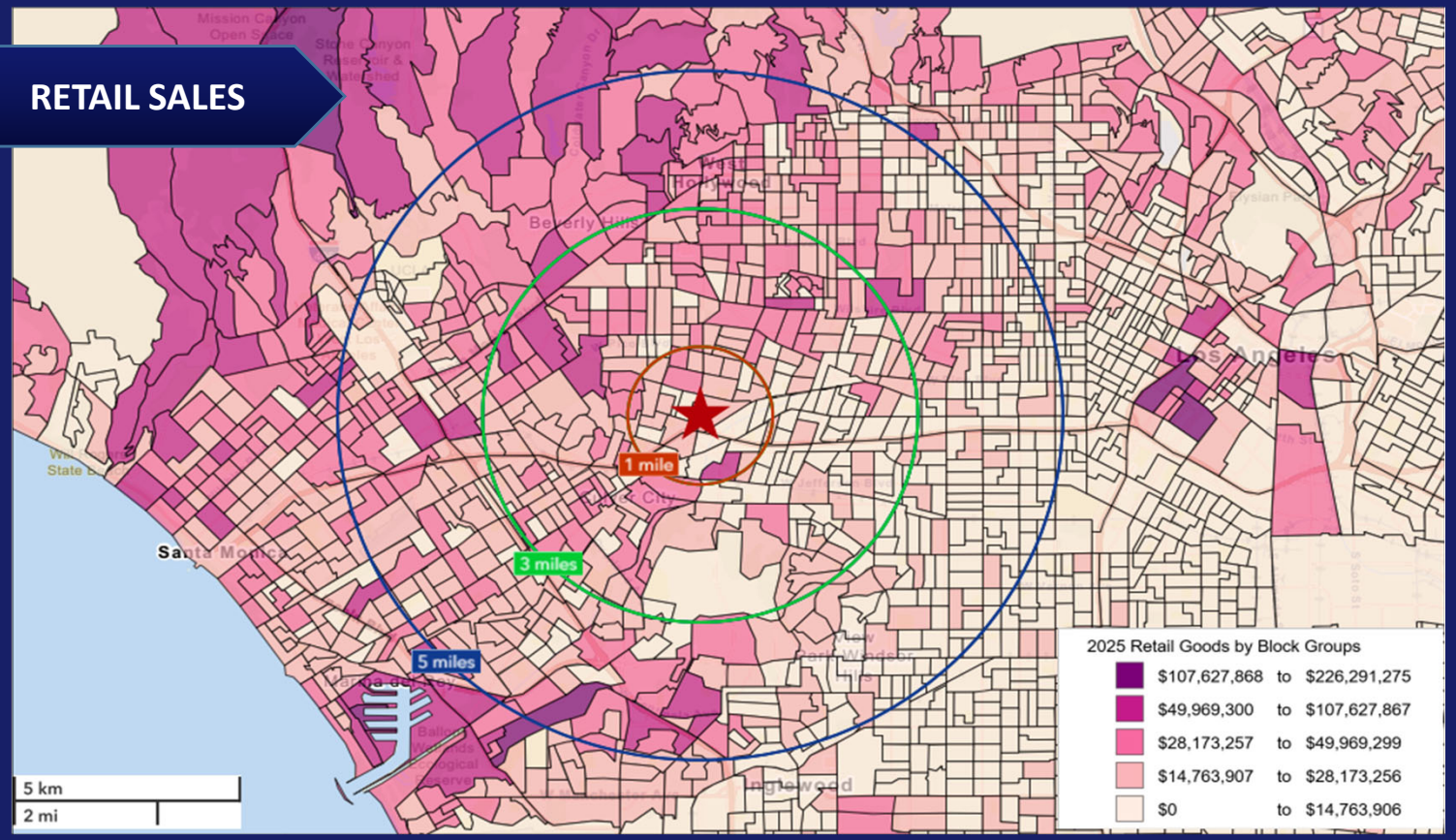


# DEMOGRAPHICS

## AVERAGE HOUSEHOLD INCOME



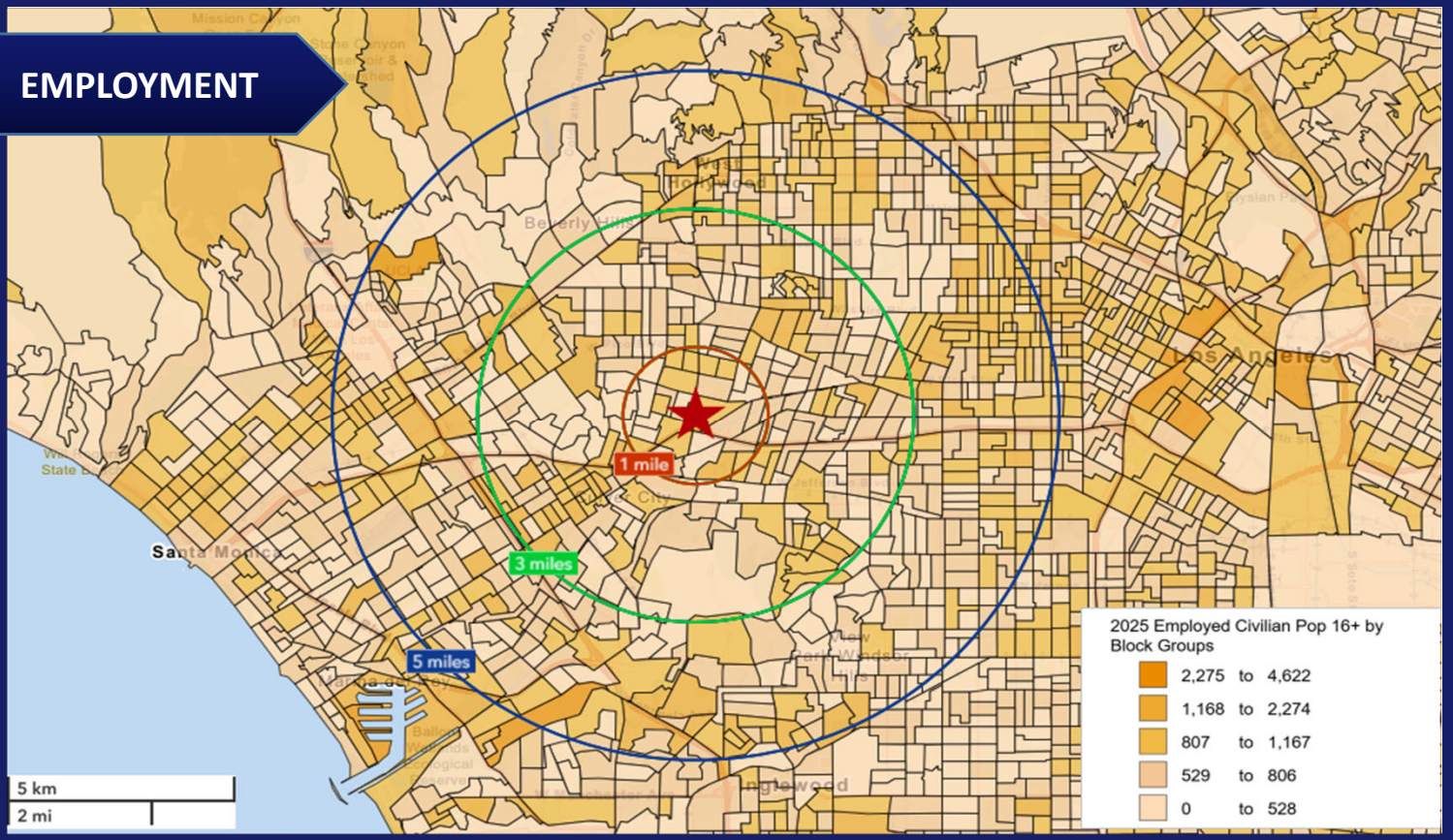
## RETAIL SALES





# DEMOGRAPHICS

## EMPLOYMENT



## CRIME INDEX

