

5403 West Sunset Boulevard

Los Angeles, California 90027

Property Highlights

- 38 Surface Parking Spaces
- Signalized Intersection
- Walk Score - 91
- Transit Score - 69
- Low NNNs
- Short Term Lease Available
- Traffic Count Approximately 35,000 CPD Western Ave/Sunset Blvd E/W

Property Description

Completely built-out former animal hospital, Co-tenants: Van Bakery, Freestyle Photo & Imaging, Ocha Thai-Chinese Restaurant

OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Lease Rate: | \$2.75 SF/month (NNN) |
| Available SF: | 2,900 SF |
| Lot Size: | 0.68 Acres |
| Building Size: | 12,870 SF |

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|-------------------|----------|----------|----------|
| Total Households | 35,162 | 100,788 | 201,023 |
| Total Population | 70,743 | 201,634 | 402,510 |
| Average HH Income | \$60,092 | \$78,056 | \$82,879 |



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FOR LEASE



STRIP CENTER



2,900 SF



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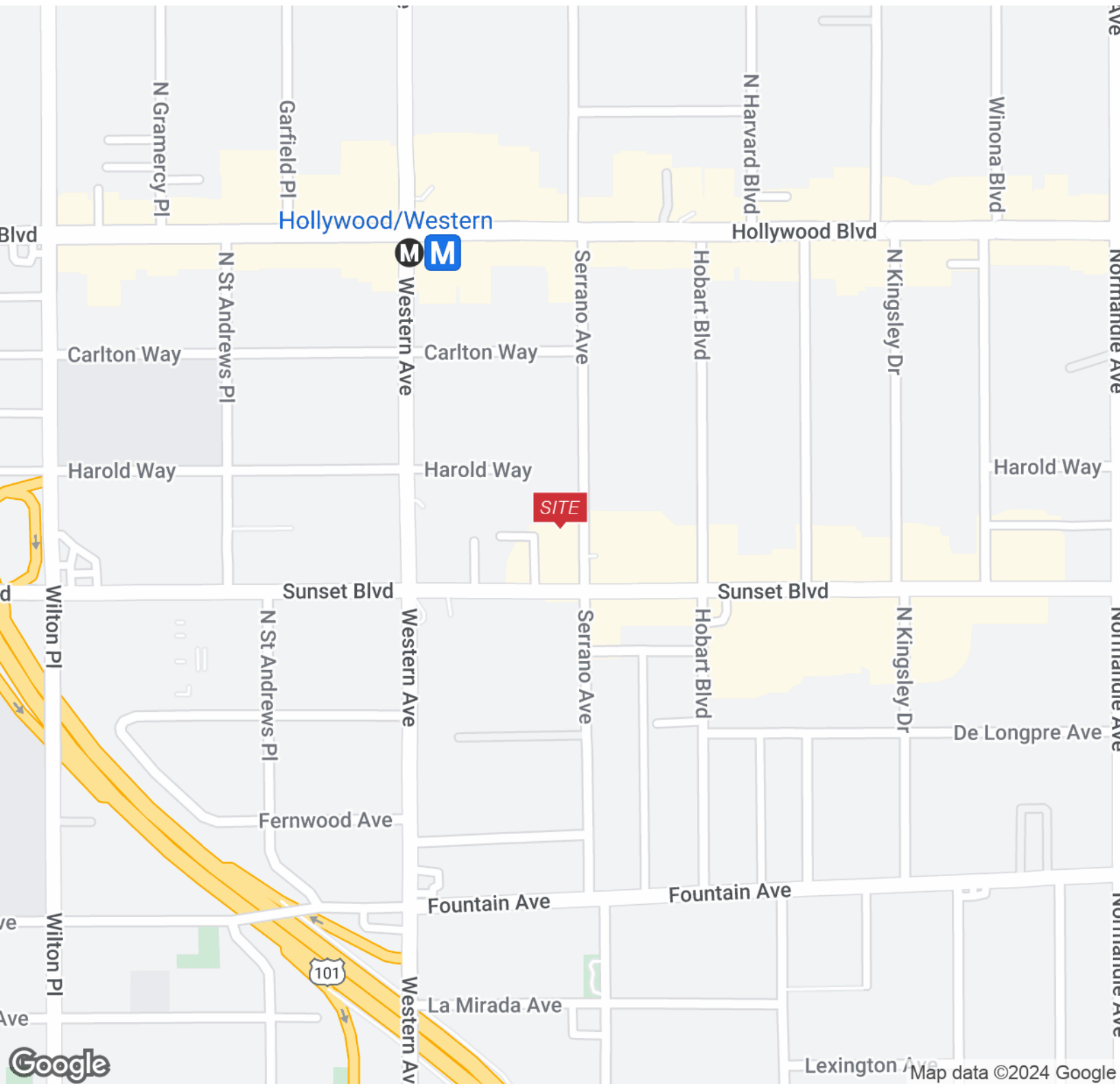
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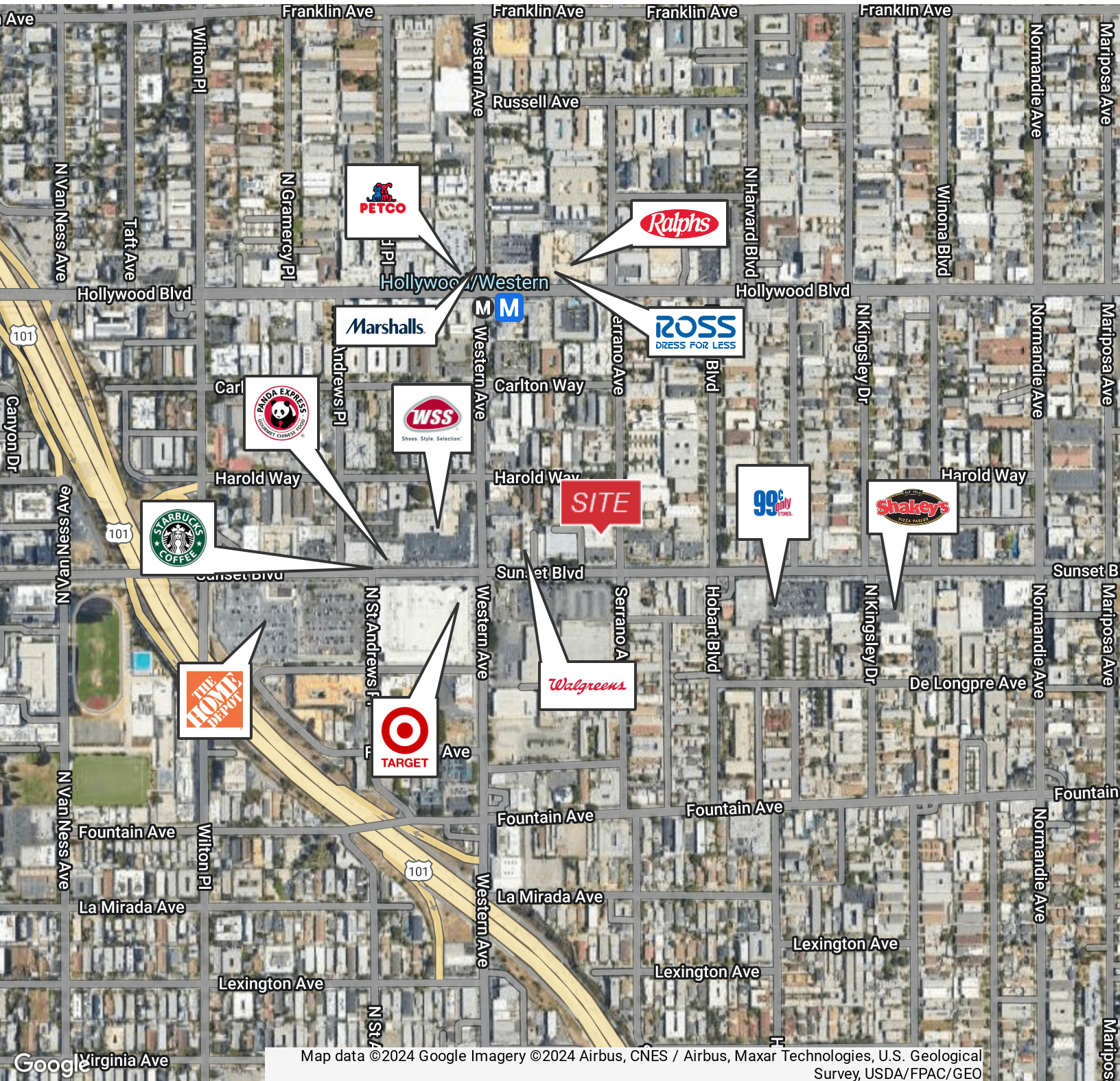
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