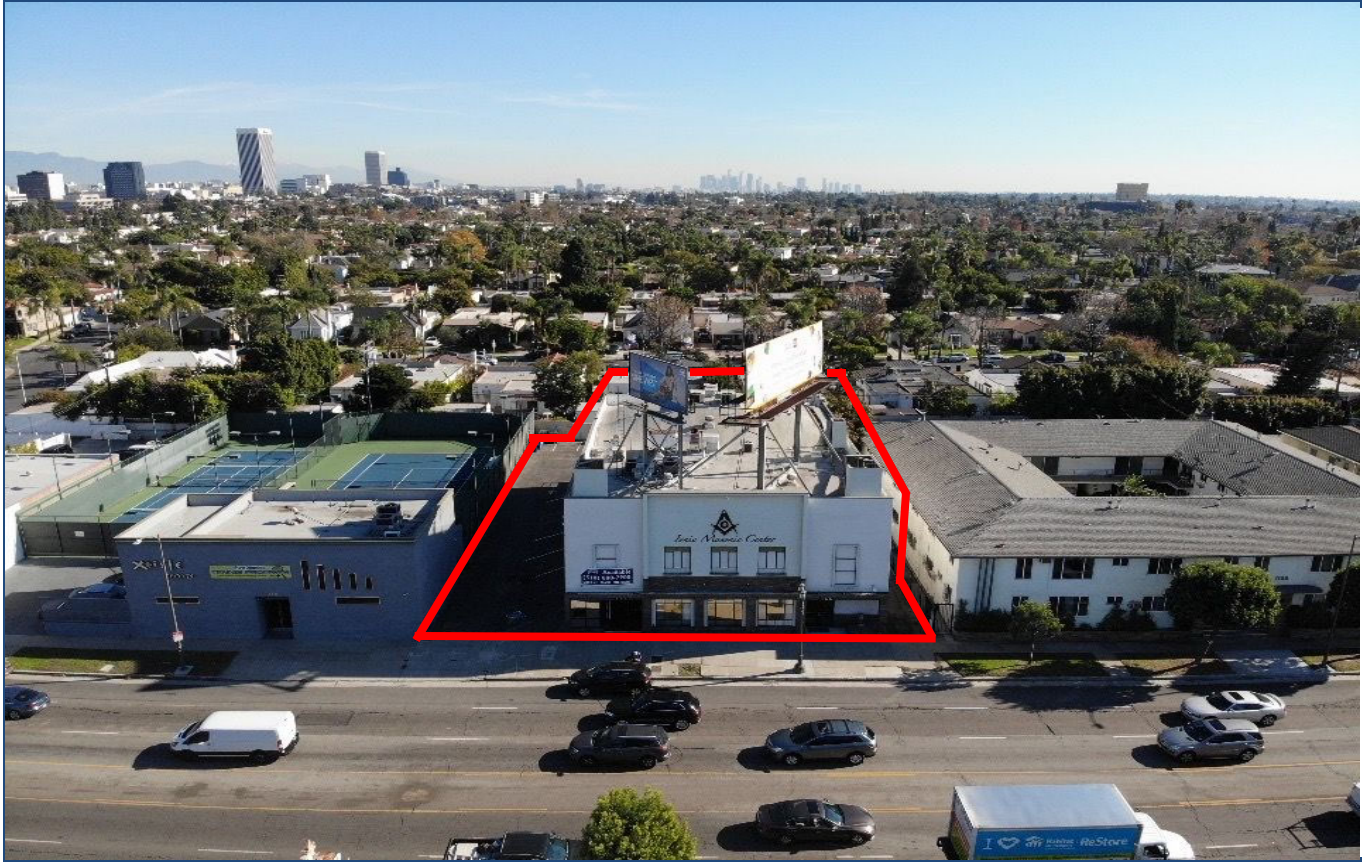


1122 S LA CIENEGA BLVD, LOS ANGELES

## EXECUTIVE SUMMARY



### HIGHLIGHTS:

- Approximately 5,640 SF Ground-Floor Office (Build to Suit)
- Building Signage Available
- Excellent Exposure on 53,700 cars/day Street
- Walk Score: 85 - Close to all Amenities & Restaurants
- Close to the 10 Fwy, Mid-Wilshire and Miracle Mile
- Ample Parking- 20 Free on Site Parking Spaces

**OFFERING SUMMARY:** 1122 S La Cienega Blvd, offers tenant the opportunity to lease 5,640 SF ground floor office space for lease. The property's benefits from excellent traffic and exposure. Located on La Cienega close to Pico, the property has easy walking access to all amenities & restaurants.

**DEMOGRAPHICS:** The population within a 1 mile radius was estimated at over 41,000 as well as over 340,745 within a 3 mile radius, and this population is expected to grow at 1.25% annually. The average household income was estimated at approximately \$106,941 within a 3 mile radius.

**LEASE RATE:** 5,640 SF approx space offered at \$10,500/mth. Contact listing broker for access.

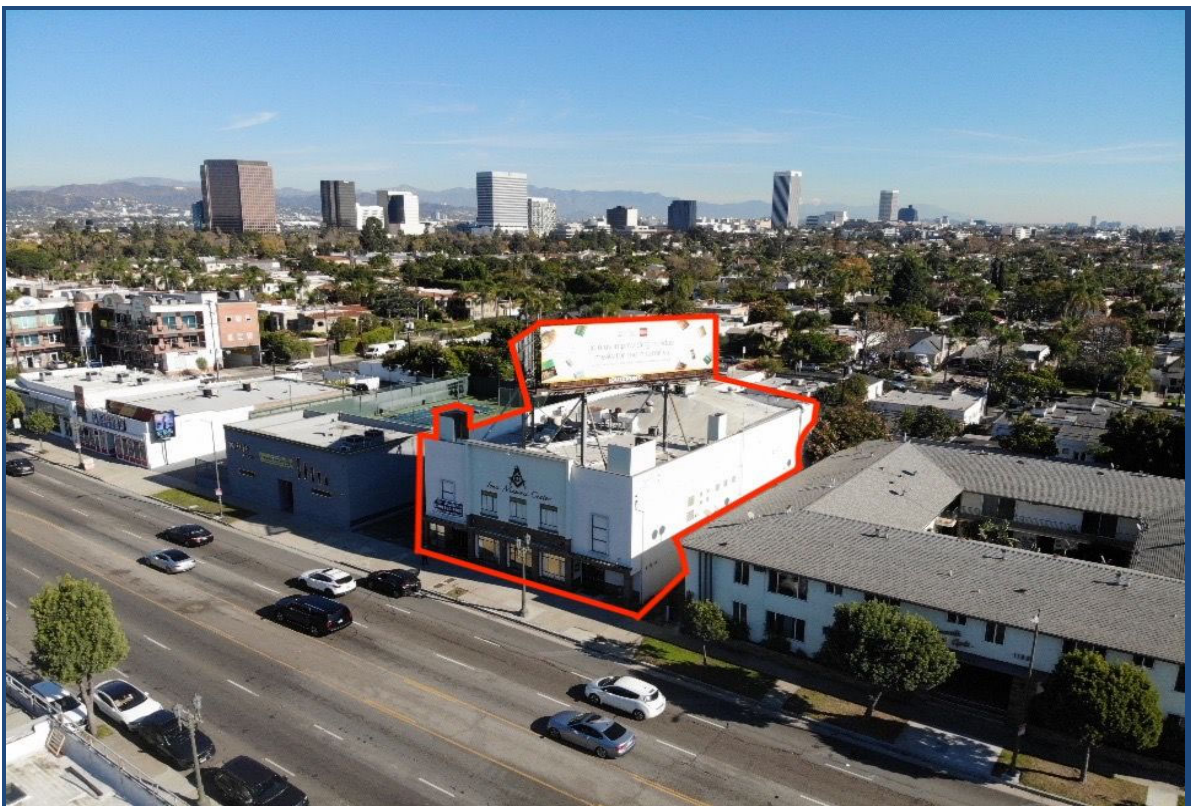
1122 S LA CIENEGA BLVD, LOS ANGELES

## PROPERTY PICTURES

Property  
Picture



Property  
Picture



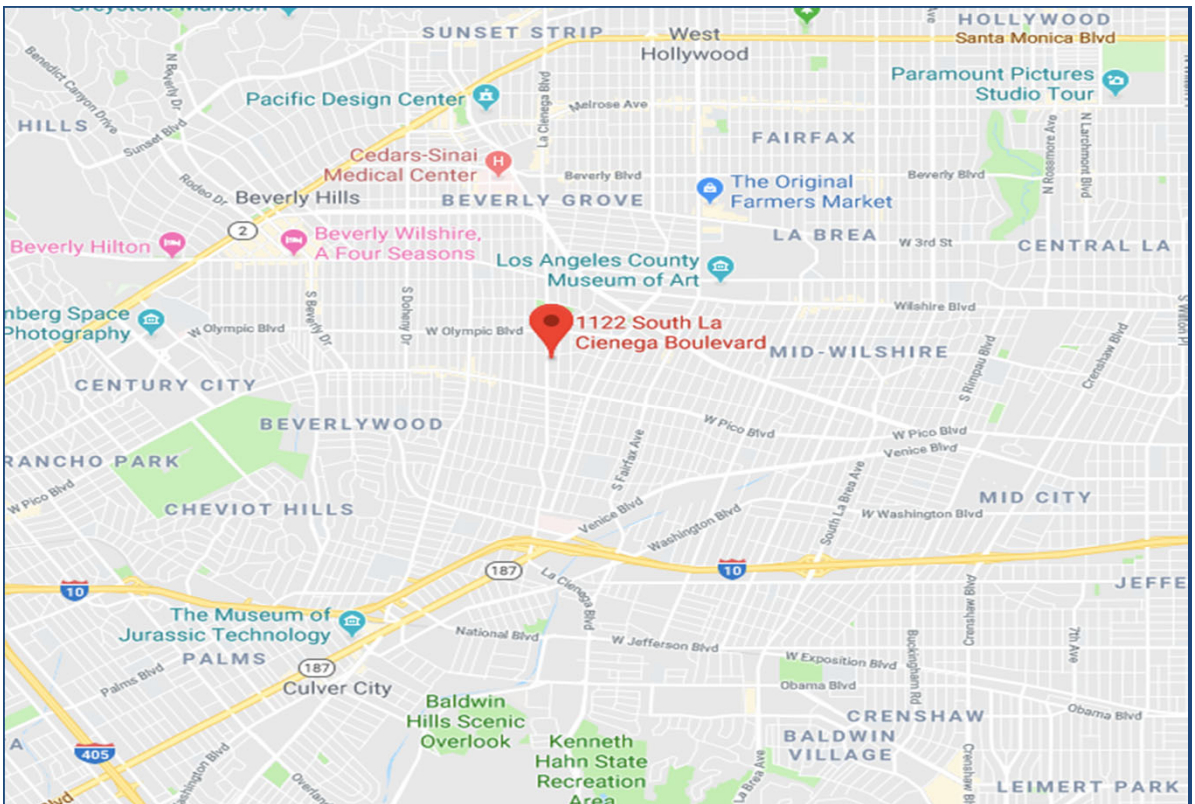
1122 S LA CIENEGA BLVD, LOS ANGELES

## PROPERTY PICTURES

Aerial Map

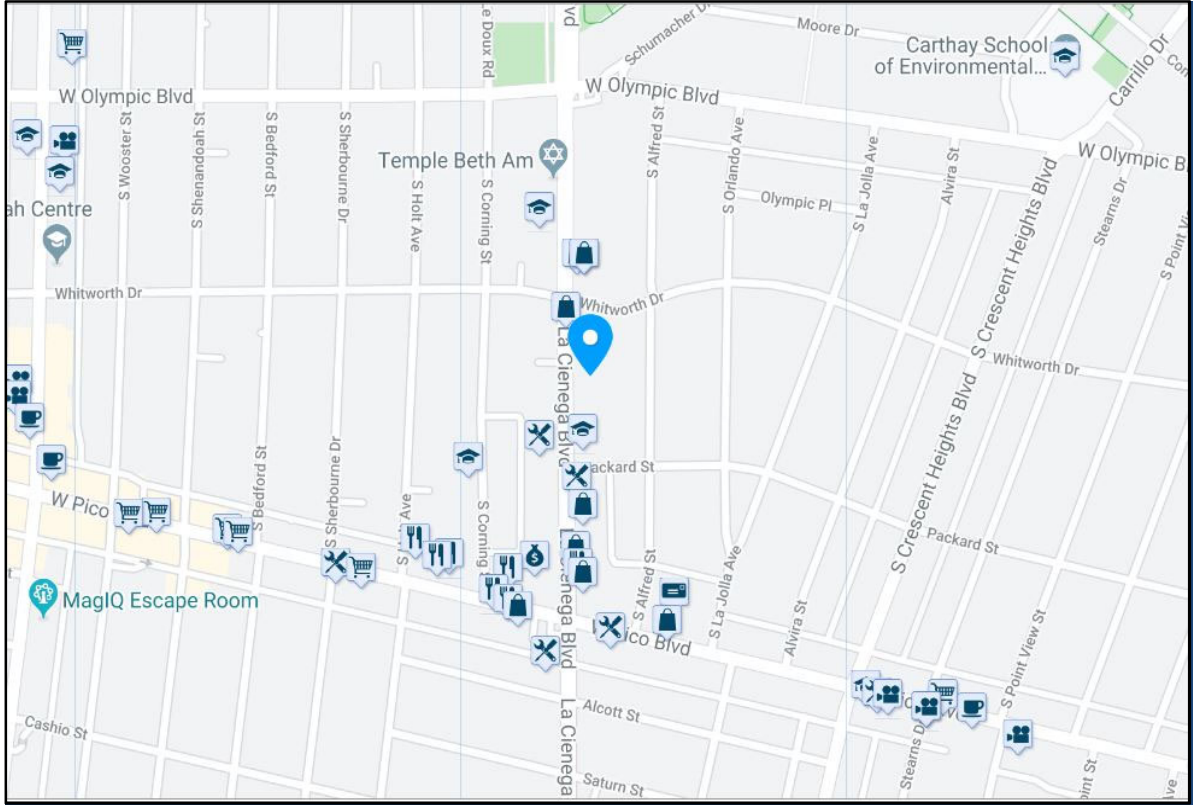


Local Area Map

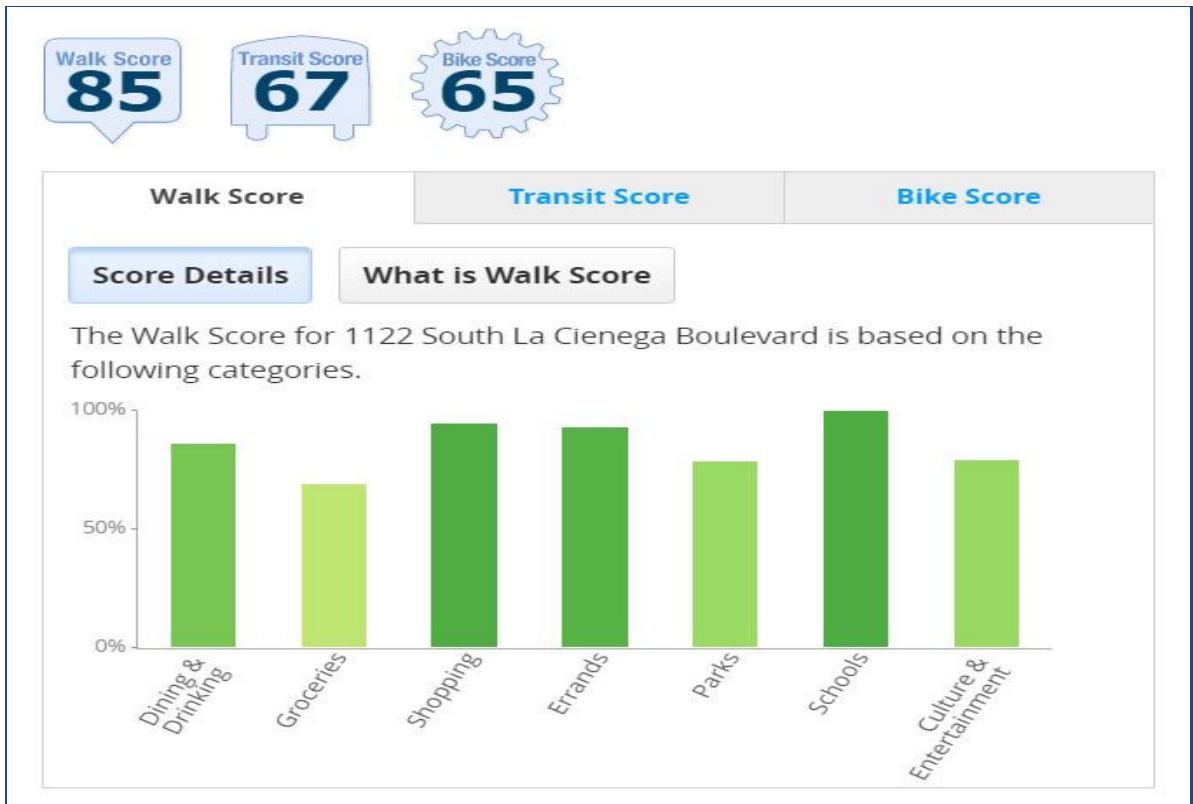


## WALK SCORE

### Walk Score Picture

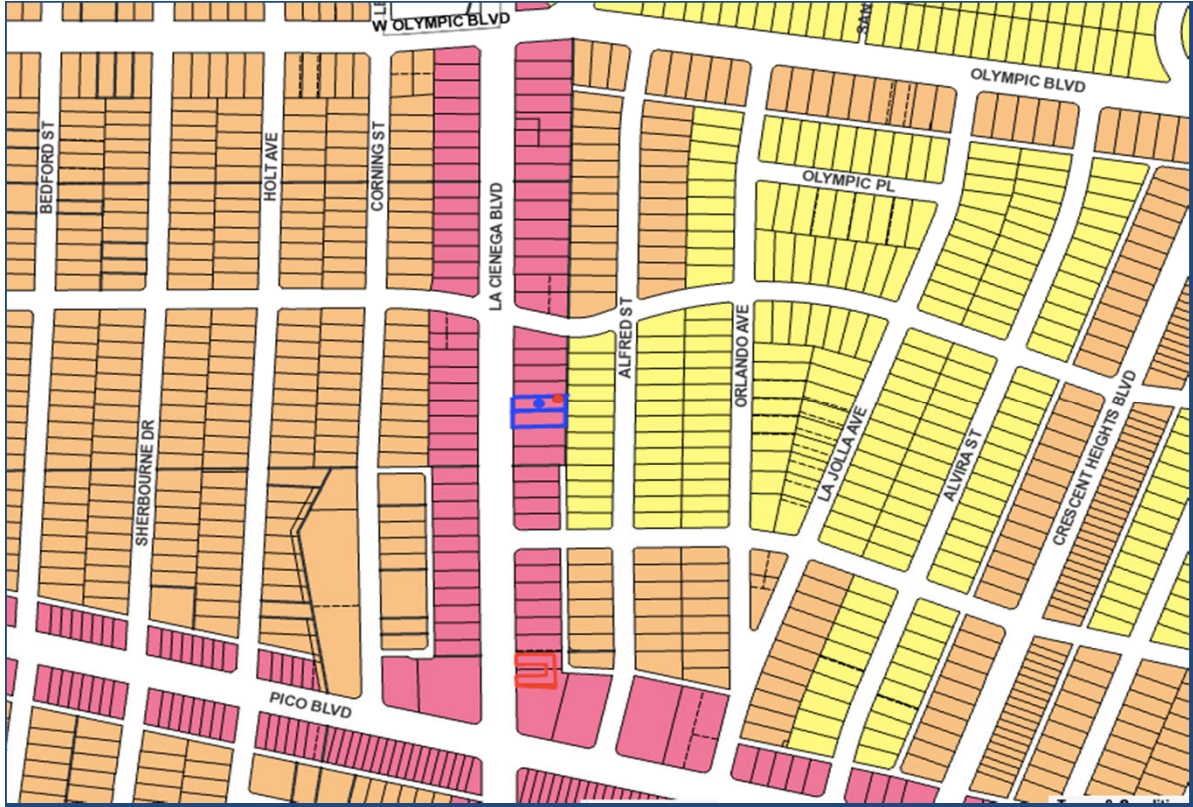


### Walk Score Summary

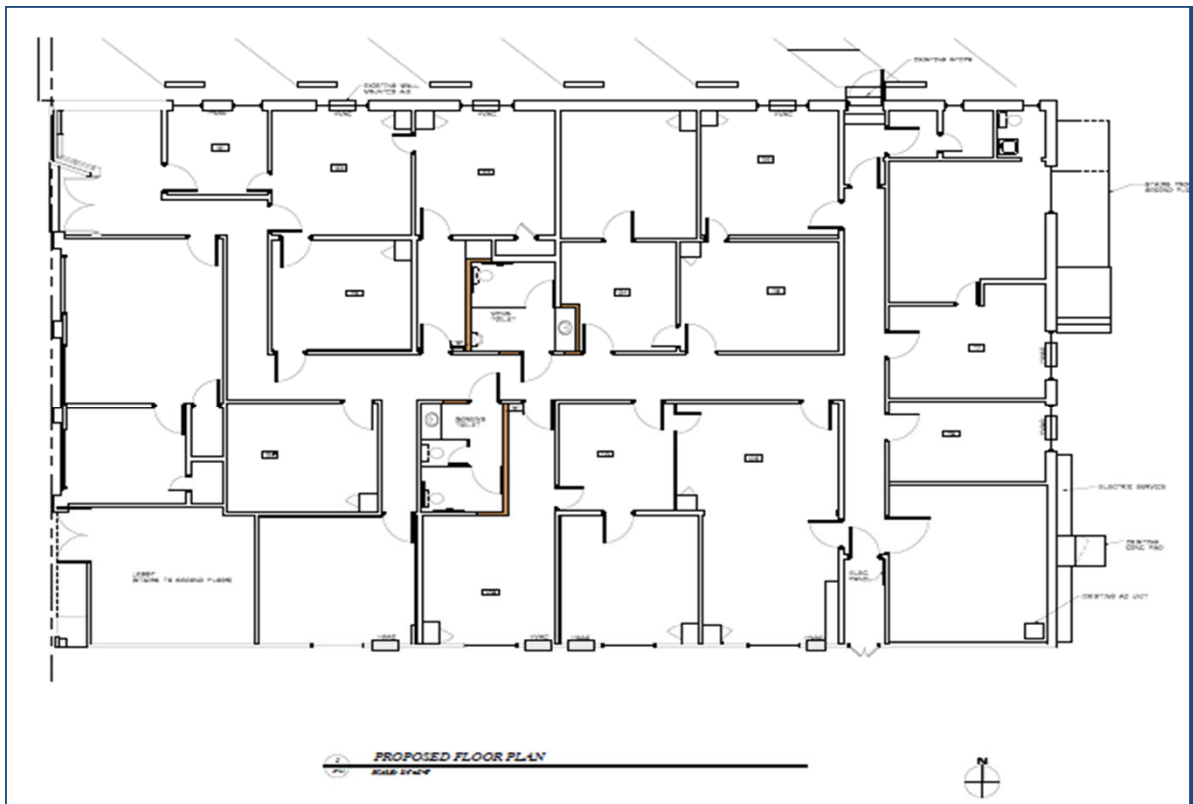


## PROPERTY PICTURES

Zoning  
Picture

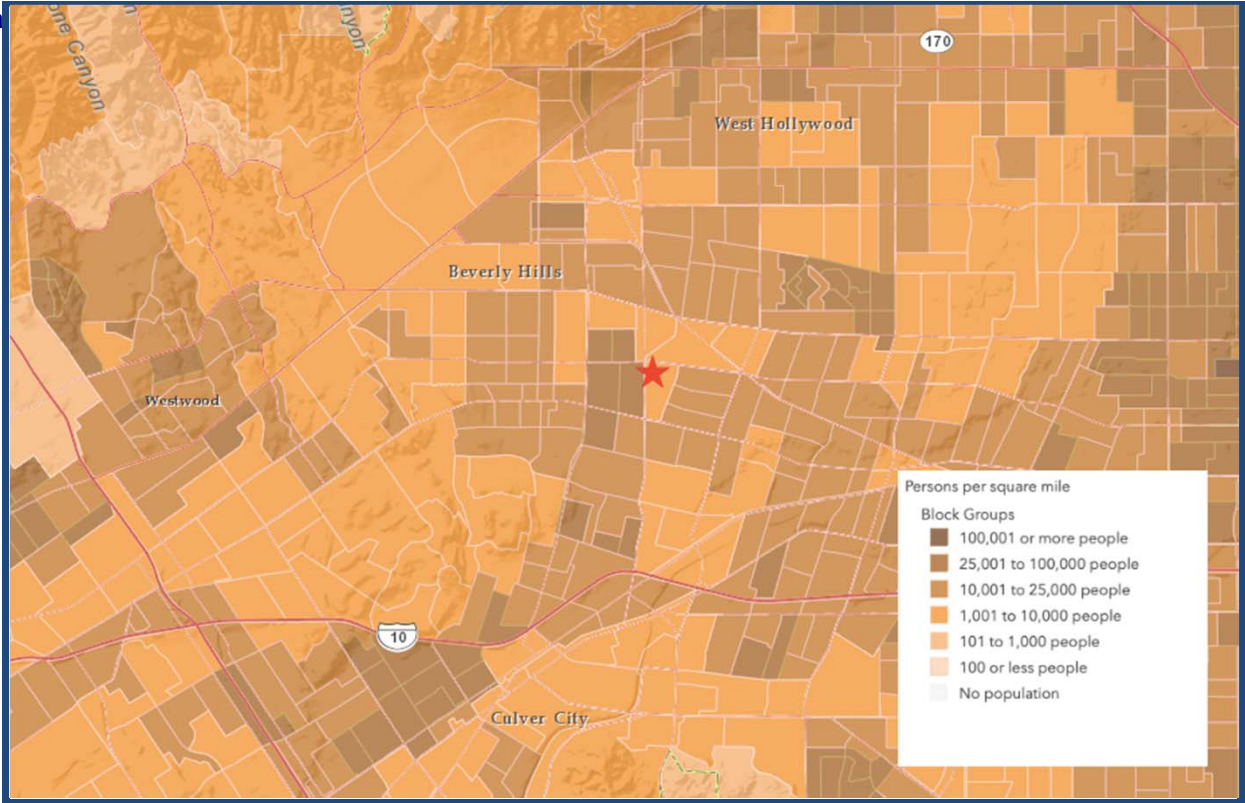


Layout

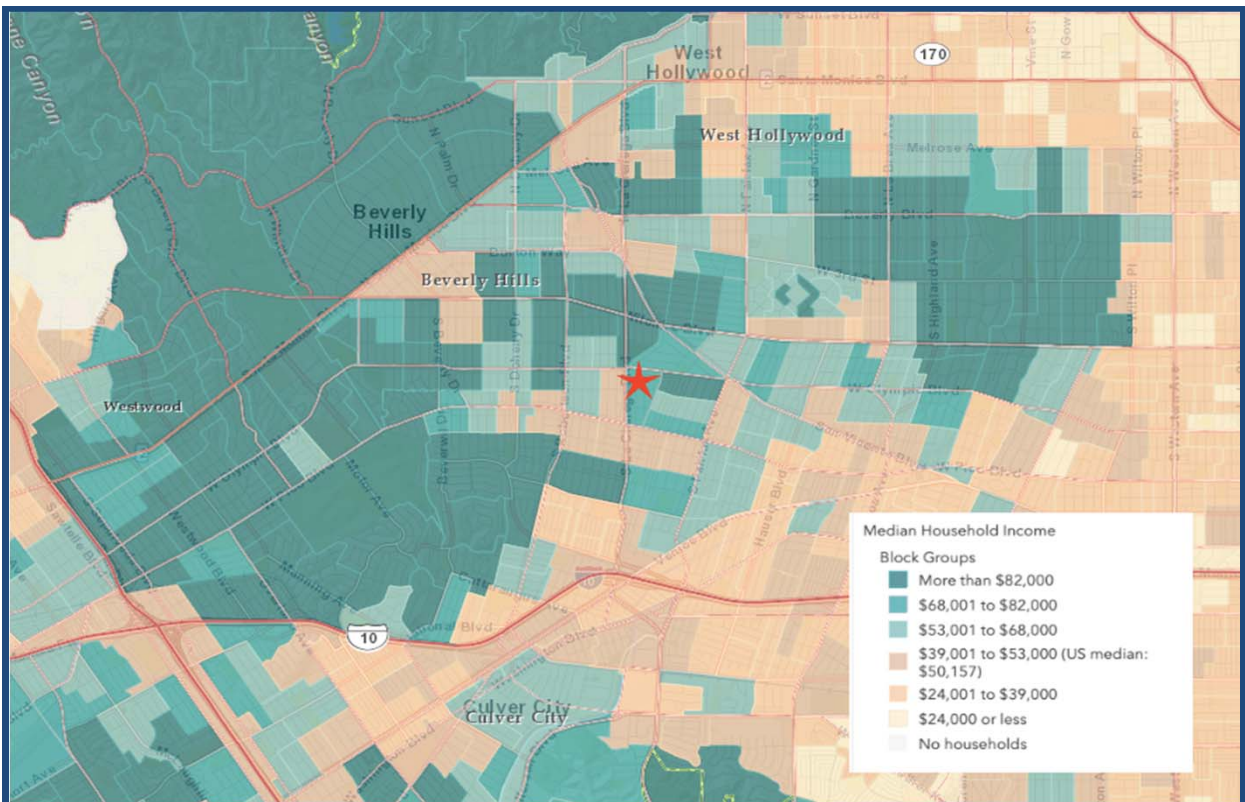


## DEMOGRAPHICS

### Population

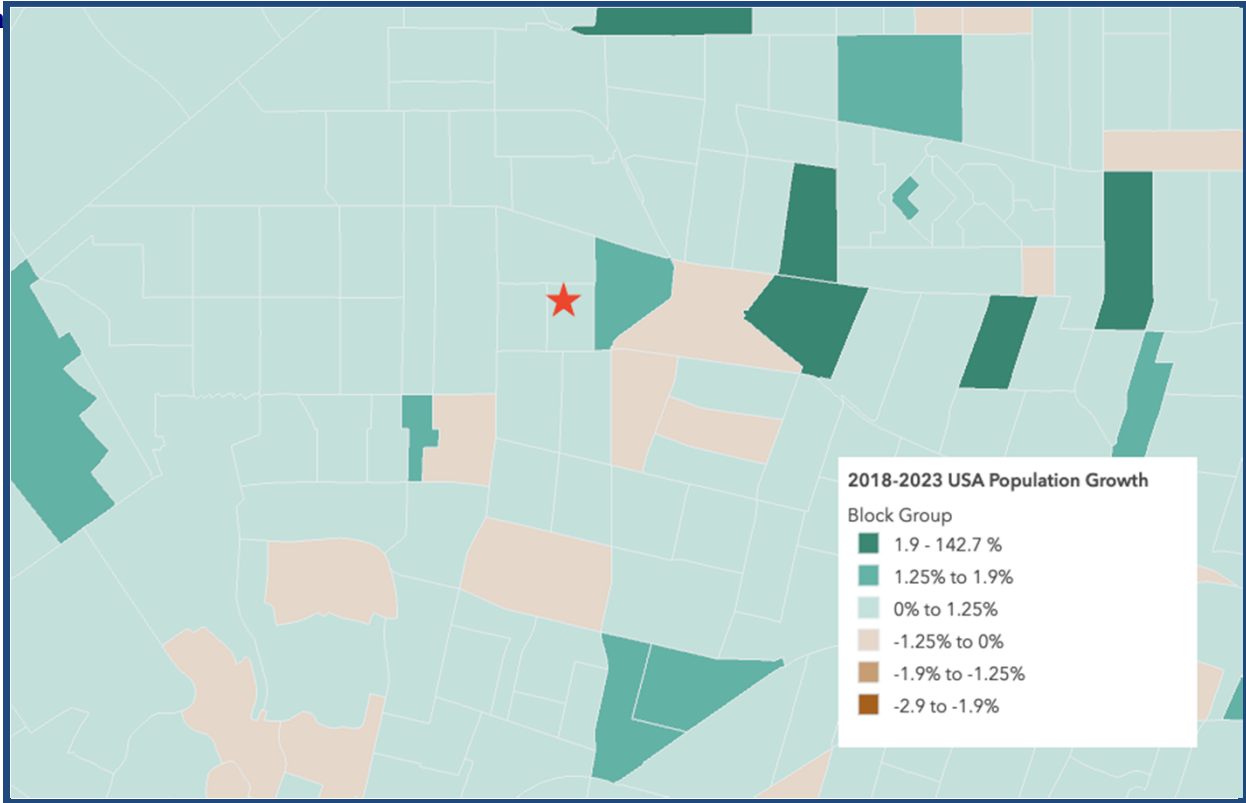


### Income

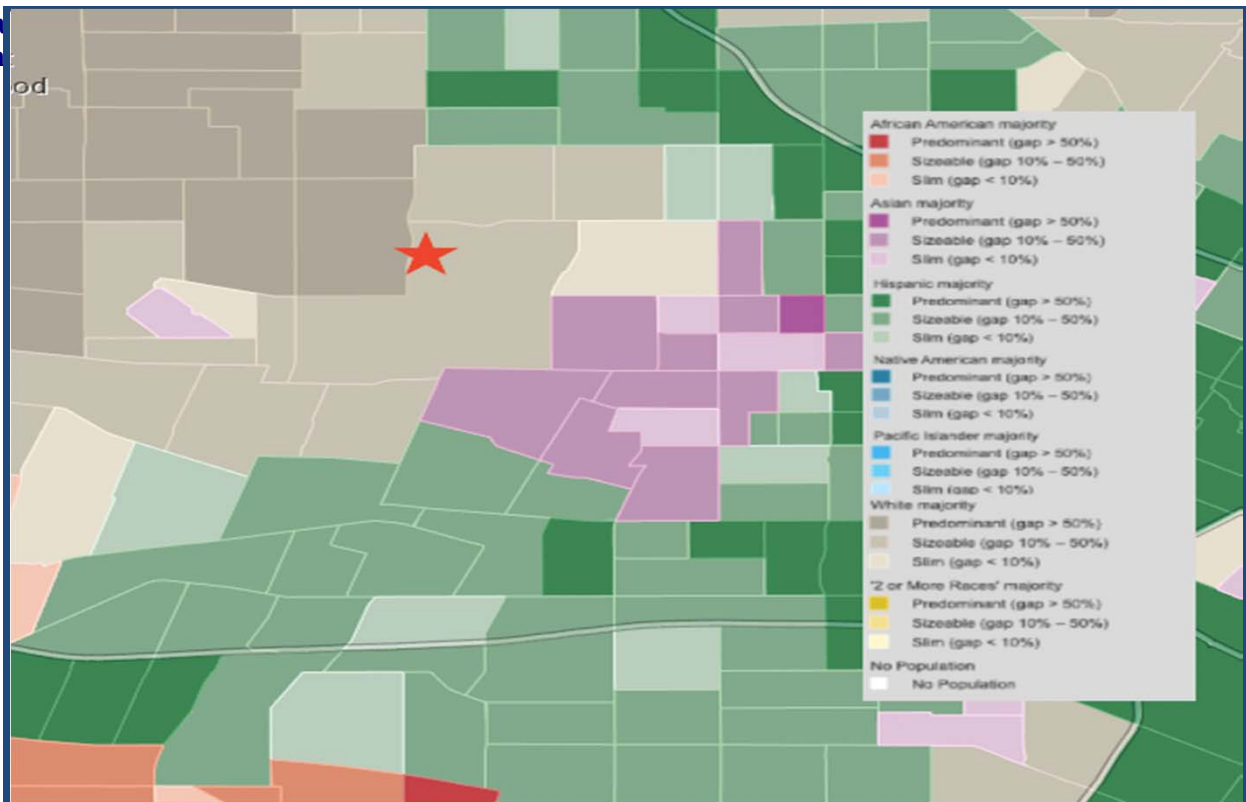


## DEMOGRAPHICS

Population Growth

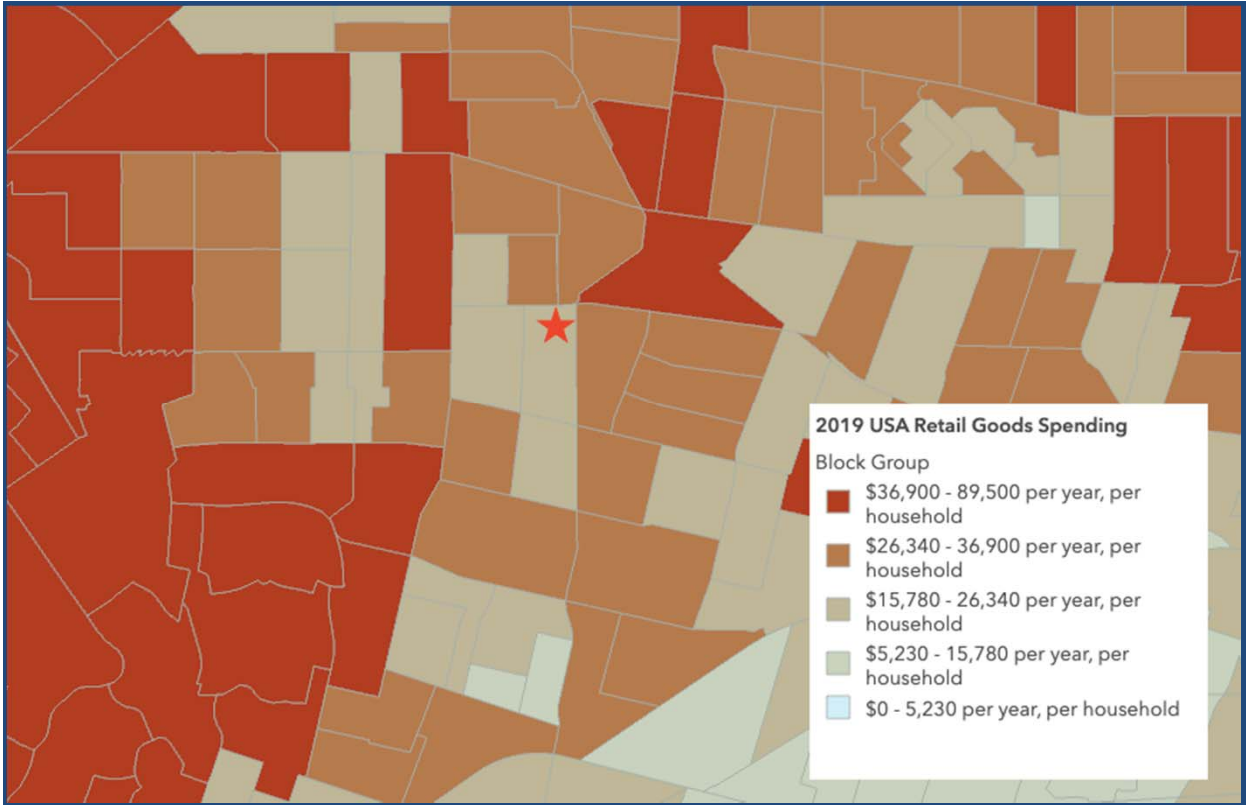


Predominant Population



## DEMOGRAPHICS

Retail Spending



Crime Index

