

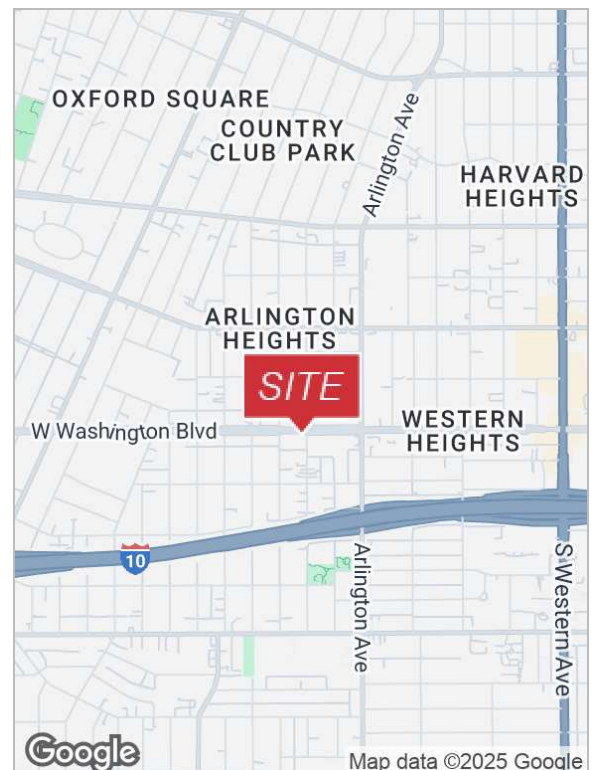


3300 W Washington Blvd

Los Angeles, California 90018

Lease Highlights

- ±875 SF of ground-floor retail at The Arlington.
- Brand-new mixed-use development with 84 affordable housing units above.
- High visibility along W. Washington Blvd. with strong vehicular and pedestrian traffic.
- Ideal for neighborhood-serving food, service, wellness, or lifestyle concepts.
- Flexible buildout options available.
- Surrounded by a dense, diverse, and growing residential population.
- Convenient access to 10 & 110 Freeways; minutes to DTLA, Culver City, and West Adams.
- Estimated delivery: Late 2025 - Early 2026.
- Three (3) parking spots are provided for retail space.



For more information

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For Lease 3300 W Washington Blvd



Property Summary

Available SF:	875 SF
Lease Rate:	\$3.20 SF/month (NNN)
Lot Size:	22,650 SF
Building Size:	875 SF
Zoning:	LACM

Property Overview

Now pre-leasing ±875 SF of retail space at The Arlington — a brand-new, apartments development with 84 residences above. Located on bustling West Washington Blvd., your storefront will serve a vibrant, growing community hungry for neighborhood essentials. Ideal for food, services, wellness, and lifestyle concepts. Flexible buildout options. Delivering late 2025, early 2026.

Location Overview

Located in the centrally positioned Arlington Heights neighborhood of Los Angeles, this retail space offers excellent visibility and accessibility. Just minutes from the 10 and 110 Freeways, the site provides seamless connectivity to Downtown Los Angeles, Culver City, West Adams, Koreatown, and the Mid-City area — making it an ideal location for businesses seeking broad reach and strong foot traffic.

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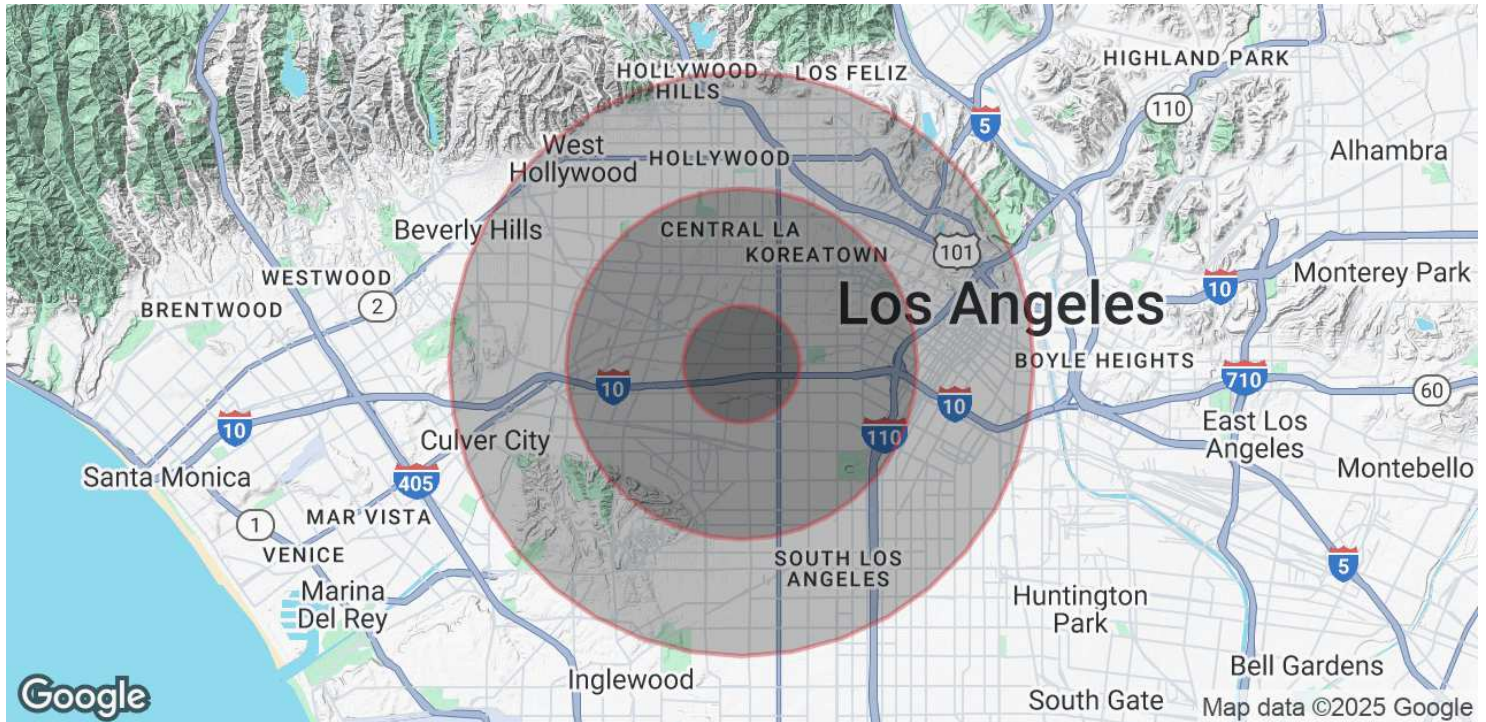
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	52,589	529,668	1,259,199
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	18,484	204,651	497,782
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$80,377	\$84,702	\$91,466
Average House Value	\$1,267,472	\$1,095,605	\$1,074,920

Demographics data derived from AlphaMap

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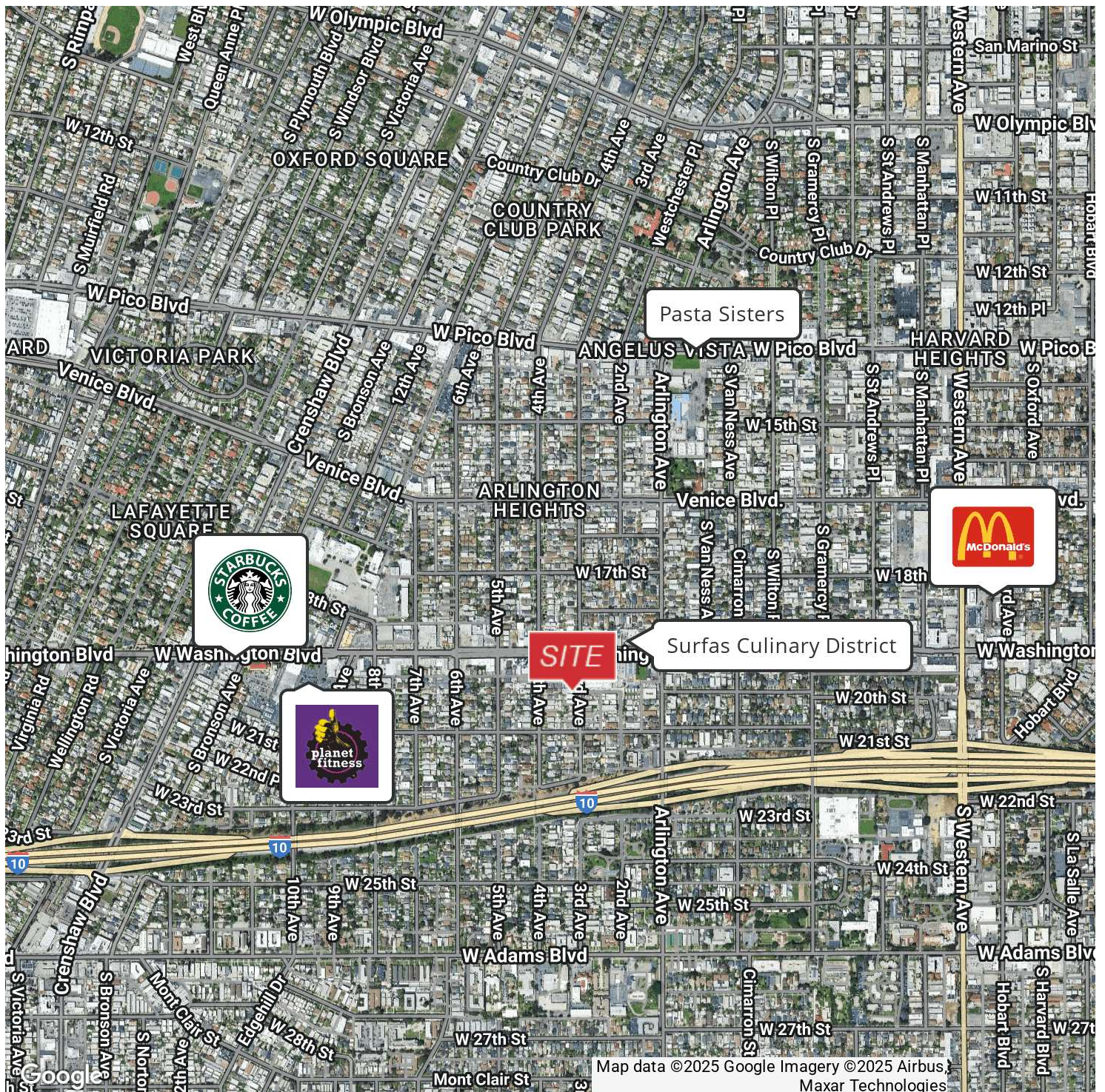
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