



PROPERTY DESCRIPTION

Vibrant Larchmont neighborhood, steps from Larchmont Village's boutiques and eateries. This prime commercial space, located on Larchmont Blvd & Rosewood Ave in posh Hancock Park, offers an ideal setting for a variety of companies.

Perfect for a boutique retail showroom, entertainment firms, small production companies, talent agencies, lawyers, professionals, or creative users looking to be in this sought-after and exclusive neighborhood.

PROPERTY HIGHLIGHTS

- Signalized Corner - 501 N Larchmont Blvd
- Showroom, Private Office, Conference Room,
- Kitchenette with Refrigerator and Sink
- Private Bathroom and Separate Storage/Utility Room
- 3 Parking Spaces Free of Charge
- One (1) Block from beautiful Larchmont Village with popular restaurants, coffee shops, and stores
- Three (3) Blocks from world-famous Paramount Studios and near Raleigh Studios

OFFERING SUMMARY

Lease Rate:	CALL BROKER FOR RATE
Address;	501 N Larchmont Blvd
Number of Units:	1
Available SF:	1,100 SF
Lot Size:	6,984 SF
Building Size:	3,700 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,613	3,870	17,267
Total Population	3,095	7,769	38,790
Average HH Income	\$166,297	\$154,470	\$117,448

Dave Maldonado

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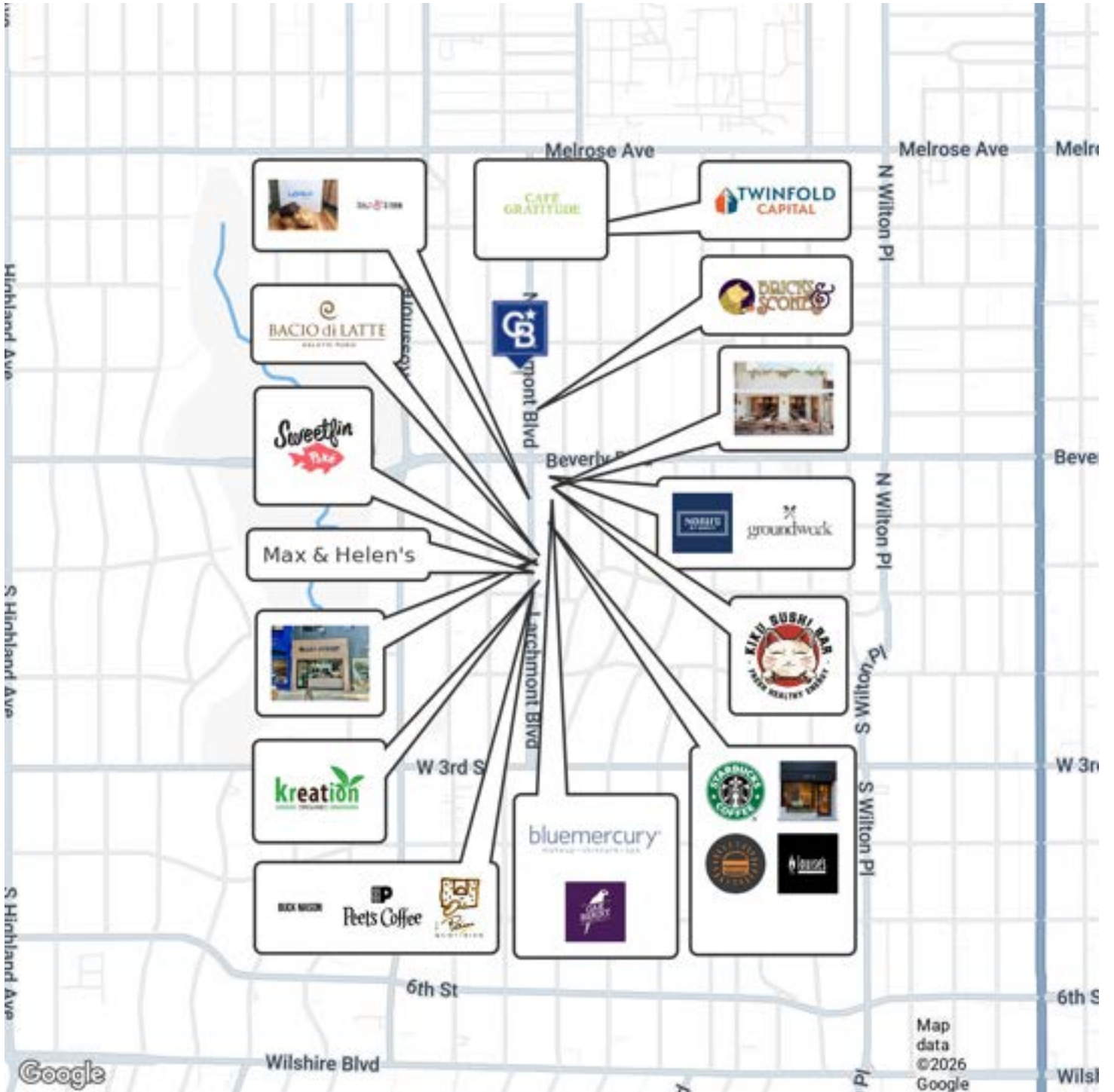


COLDWELL BANKER
COMMERCIAL
REALTY

SIGNALIZED CORNER

LARCHMONT VILLAGE

501 N Larchmont Blvd



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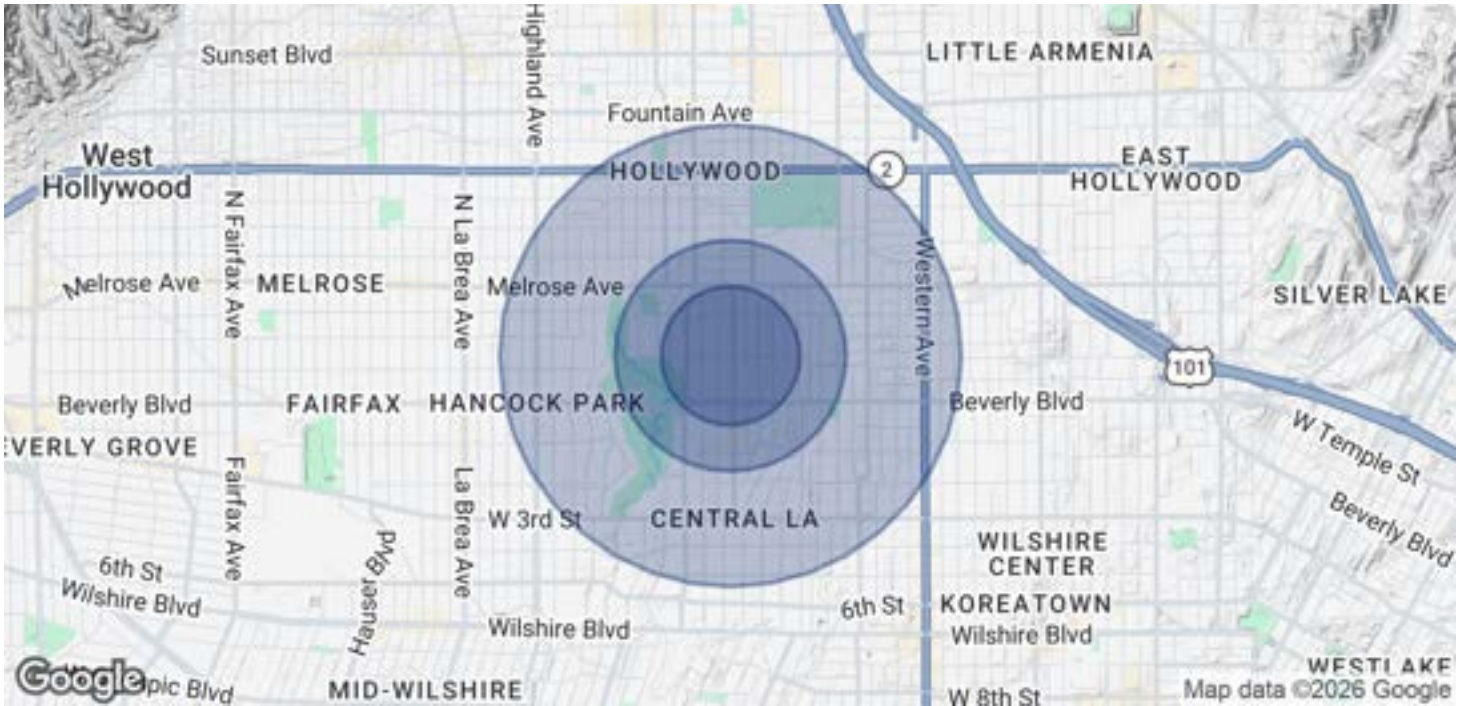


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501 N Larchmont Blvd



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,095	7,769	38,790
Average Age	44	43	41
Average Age (Male)	44	43	40
Average Age (Female)	44	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,613	3,870	17,267
# of Persons per HH	1.9	2	2.2
Average HH Income	\$166,297	\$154,470	\$117,448
Average House Value	\$1,678,888	\$1,617,989	\$1,431,910

Demographics data derived from AlphaMap

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"Corner"



LARCHMONT BLVD

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