



**DOWNTOWN  
LOS ANGELES**



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*



**HARBOR FWY**

**AVAILABLE** 

**MALVERN AVE**

**VENICE BLVD**

**S HOOVER ST**

**RETAIL SPACE FOR LEASE IN LOS ANGELES**  
1325 Venice Blvd., Los Angeles, CA 90006



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# PROPERTY FEATURES

1325 Venice Blvd., Los Angeles, CA 90006







## APPROX. 600 SF

RETAIL SPACE AVAILABLE

- ✓ Empty shell space ready for any tenant
- ✓ 12 ft clear height
- ✓ Excellent access to Metro E Line (Expo Line) and major bus routes
- ✓ Located in a dense high-population trade area adjacent to Pico-Union and Koreatown

## AREA AMENITIES

- ✓ Close proximity to major demand drivers including University of Southern California and Downtown LA
- ✓ Strategic access to Loyola Law School acting as a major student and staff population driver for the area
- ✓ Positioned near Los Angeles Trade-Technical College ensuring a consistent daytime population and steady workforce traffic

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	77,930	632,154	1,258,559
 Avg. HH Income	\$59,669	\$81,145	\$91,153
 Daytime Pop	74,427	623,137	1,227,876
 Traffic Count	± 19,875 CPD ON VENICE BLVD		

RETAIL SPACE  
LOS ANGELES, CA

# INTERIOR PHOTOS

1325 Venice Blvd., Los Angeles, CA 90006





**AVAILABLE**



**AERIAL MAP**



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