



FOR LEASE

5520 Santa Monica Blvd,  
Los Angeles, CA 90038

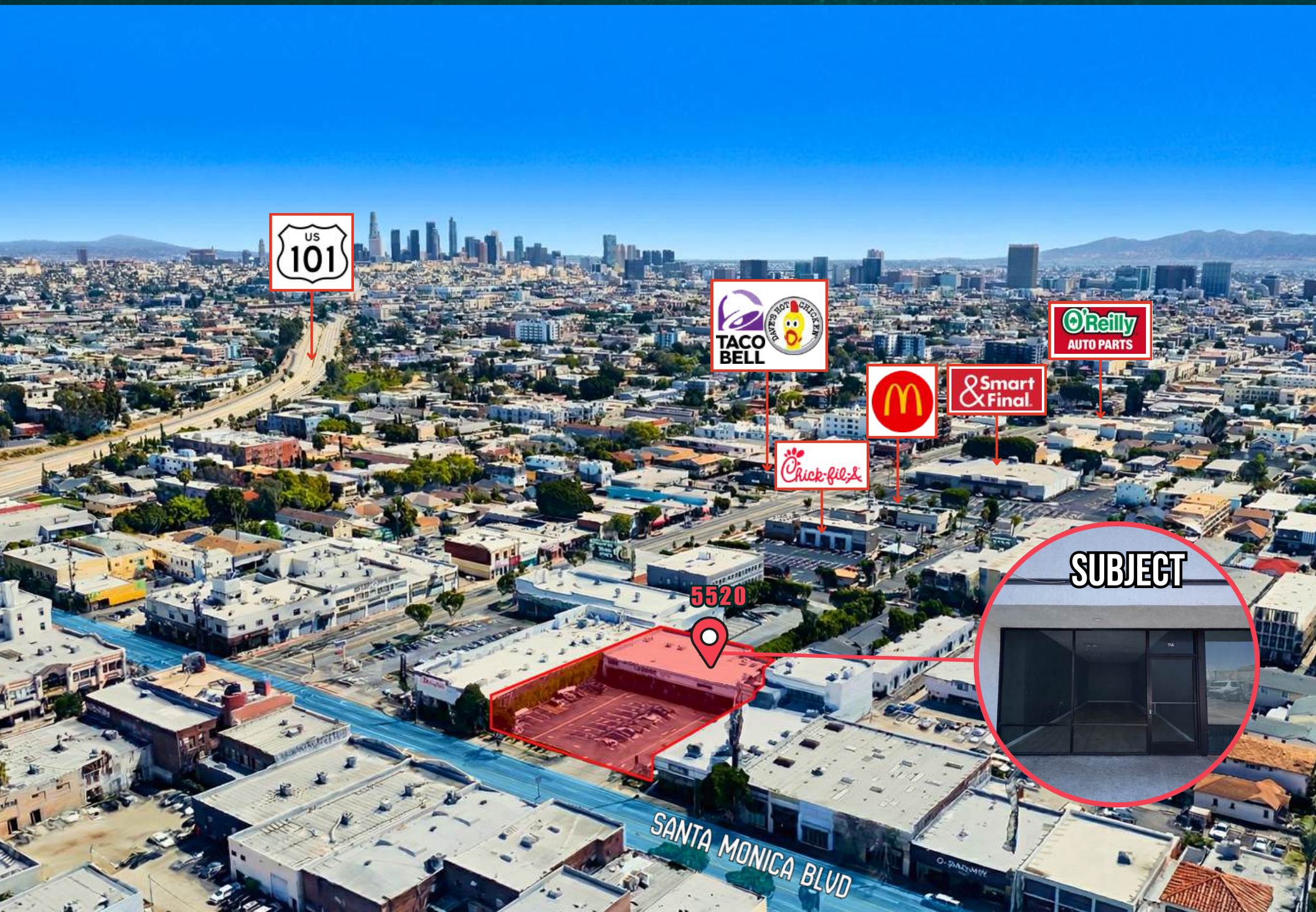


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# PROPERTY AERIAL MAP



5520



SANTA MONICA BLVD

# PROPERTY OVERVIEW



## TYPE

Retail



## SIZE

Unit 114 1,008 SF

Unit 112 1,008 SF



## RATE

\$3,450/month  
including NNN.



## TERM

3-5 years



## YEAR BUILT

1986



## ZONING

LAC2

**Rose & Co.**  
COMMERCIAL GROUP



# PROPERTY PHOTOS

UNIT 114



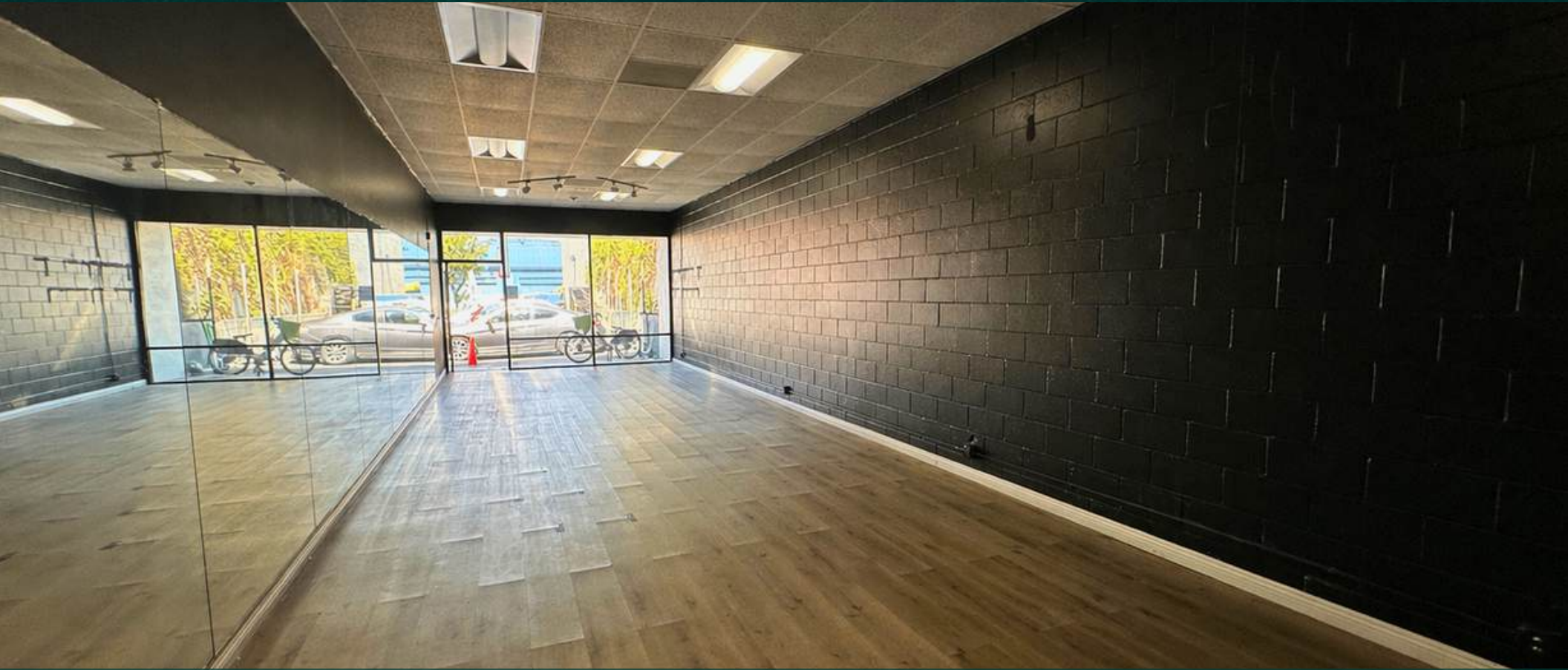
Rose & Co.  
COMMERCIAL GROUP

# PROPERTY PHOTOS

UNIT 112



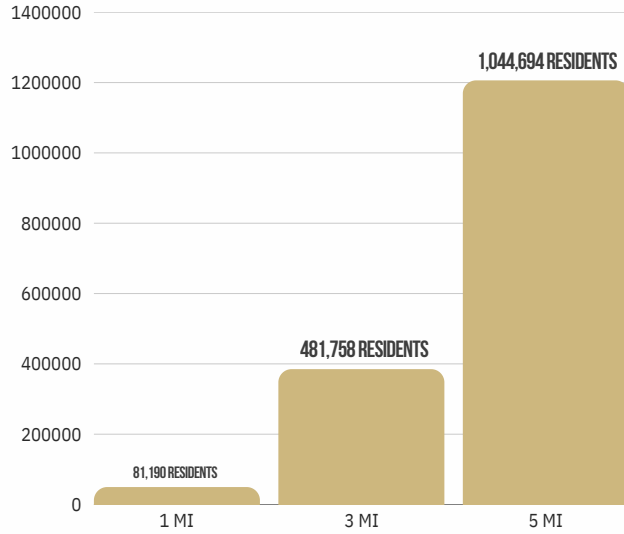
# PROPERTY SHOWCASE



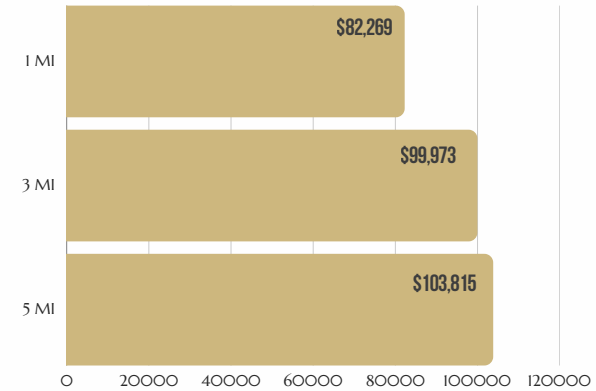
- **Prime East Hollywood Location & Visibility:** Situated along high-traffic Santa Monica Boulevard with excellent street presence and exposure.
- **Strong Traffic & Signage Opportunity:** Benefit from heavy pedestrian and vehicle traffic, complemented by prominent pylon signage
- **Convenient & Secured Parking:** Ample on-site, secured parking for both customers and employees.
- **Dense Demographics & Versatile Use:** Surrounded by a large residential population and established businesses—ideal for retail, service, or office users.

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Santa Monica Blvd	N Western Ave	42,399 vehicles/day	.03miles
Santa Monica Blvd	N Western Ave	43,276 vehicles/day	.03miles
2	N Western Ave	42,855 vehicles/day	.03miles
N Western Ave	Santa Monica Blvd	43,451 vehicles/day	.07miles
N Western Ave	Santa Monica Blvd	43,853 vehicles/day	.07miles
Santa Monica Blvd	N Western Ave	44,434 vehicles/day	.07miles
Santa Monica Boulevard	N Western Ave	43,109 vehicles/day	.07miles
Santa Monica Boulevard	N Western Ave	43,322 vehicles/day	.07miles
North Western Avenue	Virginia Ave	40,120 vehicles/day	.07miles
Western Avenue	Virginia Ave	56,742 vehicles/day	.08miles



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### ARIE ROSE

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Founder | DRE 02226762




-  424.421.4241
-  arie@roseandcogroup.com
-  roseandcogroup.com



### ALEX URENA

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Commercial Agent | DRE 02227366

-  661.547.7224
-  alex@roseandcogroup.com
-  roseandcogroup.com