

Prime Retail Space For Lease with Courtyard
744 NORTH LA CIENEGA BLVD.
LOS ANGELES, CA 90069 | WEST HOLLYWOOD





744 N. LA CIENEGA BLVD. LOS ANGELES, CA 90069

- Prime Los Angeles retail flagship opportunity with facade signage.
- Prominent location just 5 buildings north of Melrose shops and dining
- Space features a rare common courtyard private to this property and increased-height ceilings with skylights that let in ample natural light.
- Each building is adjacent to ample street and metered parking in the building front, along N. La Cienega Blvd.
- The property has excellent visibility, access and is in a high-traffic and densely populated area with excellent demographics.
- Central LA location near Melrose, The Grove, Beverly Grove, WeHo N. Roberston, the Golden Triangle of Beverly Hills & the famous Sunset strip.
- Join LA's top retail, clothing, furniture, salon/ service uses & more.
- Please contact agent to tour as access is by appointment only during business hours with minimum 24 hours' advance scheduling only.

LISTING OVERVIEW

Address:	744 N. La Cienega Boulevard Los Angeles, CA
Space Available:	744 N. La Cienega: 2,364 sf
Rental Rate:	Negotiable + NNN (\$0.75/SF)
Date Available:	January 1, 2025
Space Type:	Freestanding Retail with Courtyard
Lease Term:	3 - 10 Years

*** PLEASE DO NOT DISTURB CURRENT TENANT, CALL TO TOUR**

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PROPERTY PHOTOS



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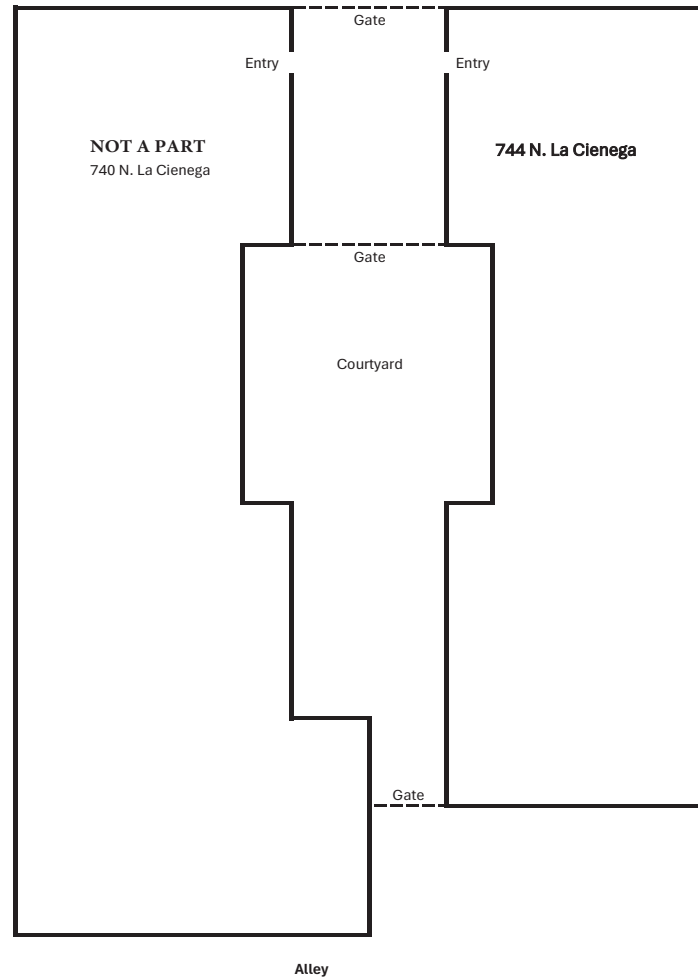
INTERIOR PHOTOS



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SITE PLAN



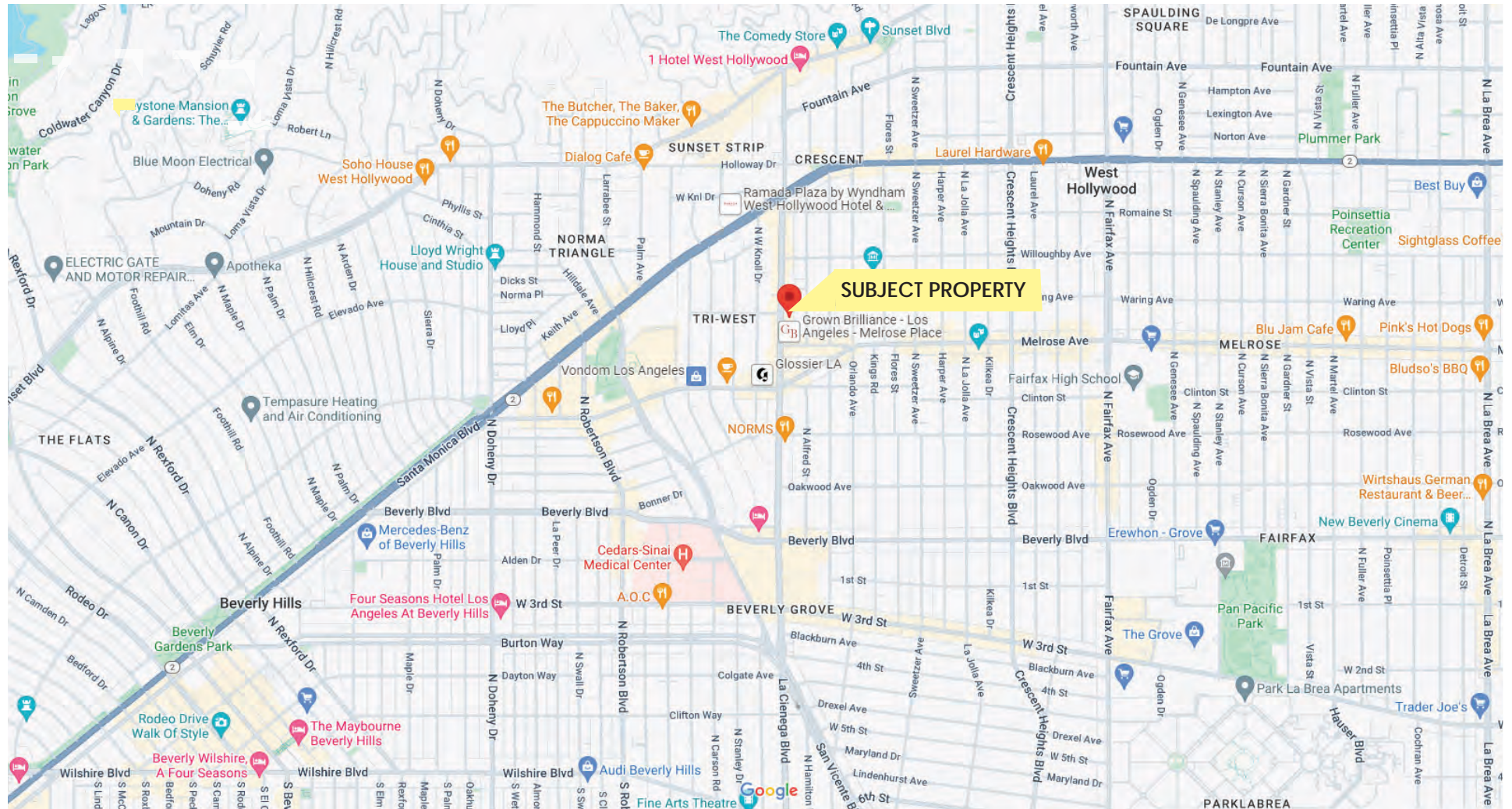
*Not to scale, Lessee to Verify.



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STREET LOCATOR MAP



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DEMOGRAPHICS

Rings: 1, 3, 5 mile radii

Latitude: 34.08478

Longitude: -118.37613

	1 mile	3 miles	5 miles
Population			
2010 Population	42,425	251,464	794,300
2020 Population	43,503	260,411	805,316
2024 Population	42,373	257,172	795,697
2029 Population	41,712	256,949	798,906
2010-2020 Annual Rate	0.25%	0.35%	0.14%
2020-2024 Annual Rate	-0.62%	-0.29%	-0.28%
2024-2029 Annual Rate	-0.31%	-0.02%	0.08%
2020 Male Population	54.3%	50.2%	49.5%
2020 Female Population	45.7%	49.8%	50.5%
2020 Median Age	40.4	38.6	37.1
2024 Male Population	54.5%	50.8%	50.2%
Median Household Income			
2024 Median Household Income	\$104,650	\$100,385	\$84,731
2029 Median Household Income	\$119,949	\$114,491	\$100,284
2024-2029 Annual Rate	2.77%	2.66%	3.43%
Average Household Income			
2024 Average Household Income	\$160,604	\$154,181	\$135,345
2029 Average Household Income	\$185,789	\$176,337	\$155,762
2024-2029 Annual Rate	2.96%	2.72%	2.85%
Per Capita Income			
2024 Per Capita Income	\$102,239	\$82,254	\$63,082
2029 Per Capita Income	\$121,487	\$96,665	\$74,772
2024-2029 Annual Rate	3.51%	3.28%	3.46%





FOR LEASE: EXCEPTIONAL RETAIL OPPORTUNITY
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FOR MORE INFORMATION:

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