



FOR LEASE

1330 N Highland Ave,
Los Angeles, CA 90028



real

POWERED BY



PROPERTY AERIAL MAP



 **ROSS**
DRESS FOR LESS

 **Wendy's**

 **Mobil**

 **BURGER KING**

 **IN-N-OUT**
BURGER

 **IHop**

OVATION
HOLLYWOOD

 **HOLLYWOOD**
HILLS

 **HOLLYWOOD**
HIGH SCHOOL
Home of the Stars

 **Chick-fil-A**

SUBJECT



PILETES PLATINUM

HIGHLAND AVE

1330



PROPERTY OVERVIEW



TYPE

Retail



SIZE

Available - 2,000 SF



RATE

\$4.00 PSF + \$1.00 NNN



TERM

Negotiable



YEAR BUILT

1959



ZONING

LAC2



PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP

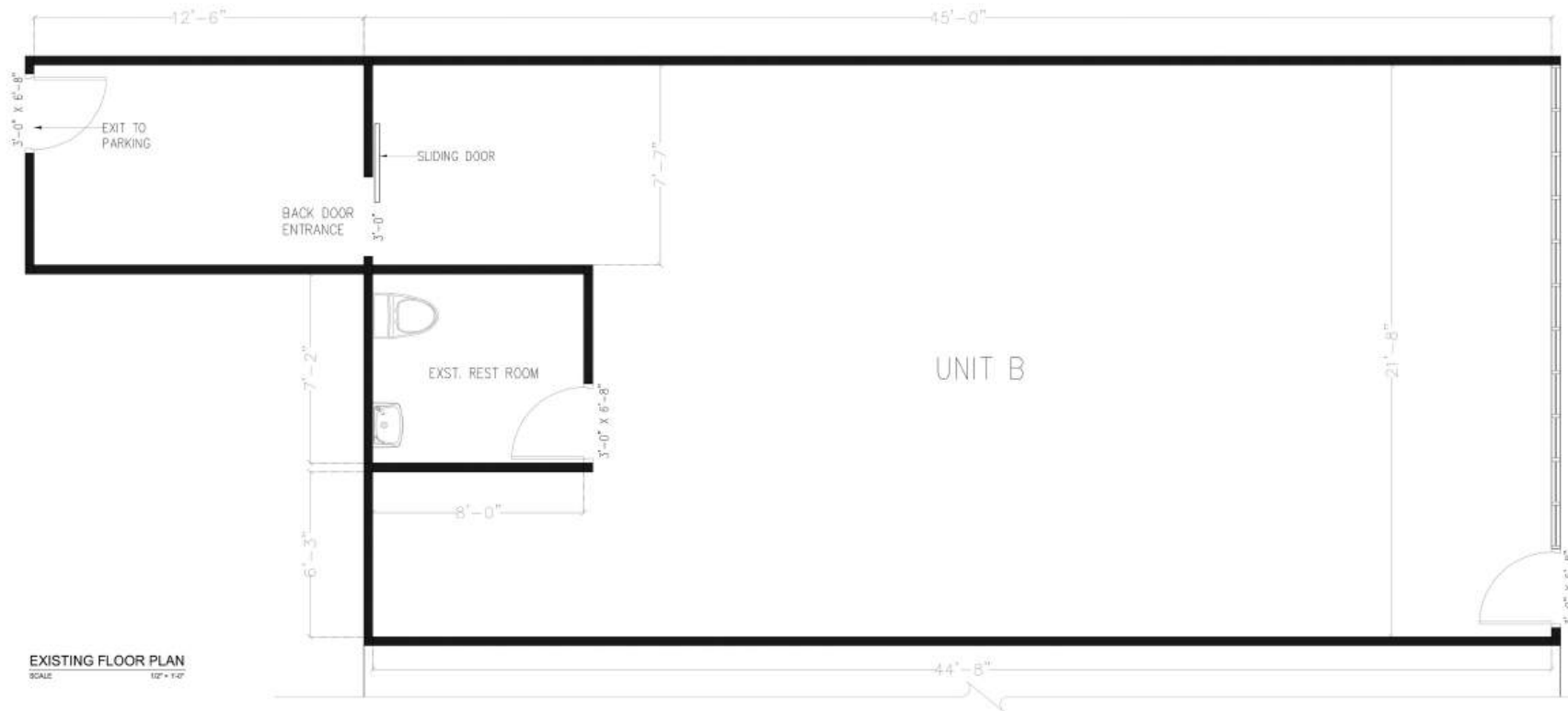
SITE PLAN



PAUL ASSOCIATES
4953 Glen Ely Ave.
Los Angeles, CA 90041
(323) 202-6899
Email: paul@paulassoc.com

DESIGN:
PAUL MONGOLUK

Revisions:	Descriptions	Date
Δ 1		



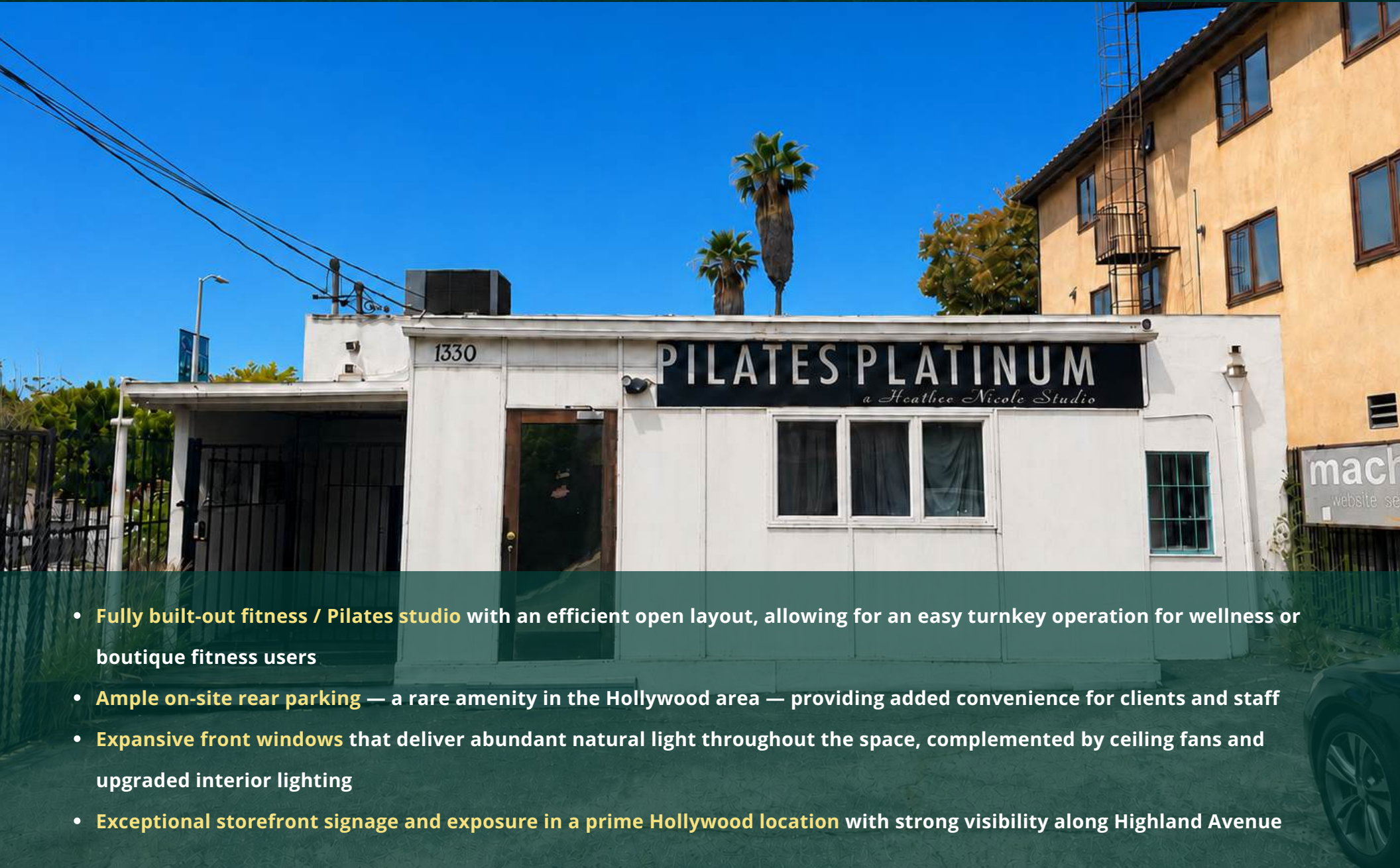
Owner:
1330 HIGHLAND AVE.

Project & Address:
1330 HIGHLAND AVE.

SITE PLAN
FLOOR PLAN
(UNIT 2)

DATE: 02-01-2020
DRAWN BY: CHANIPA
SCALE: AS SHOWN

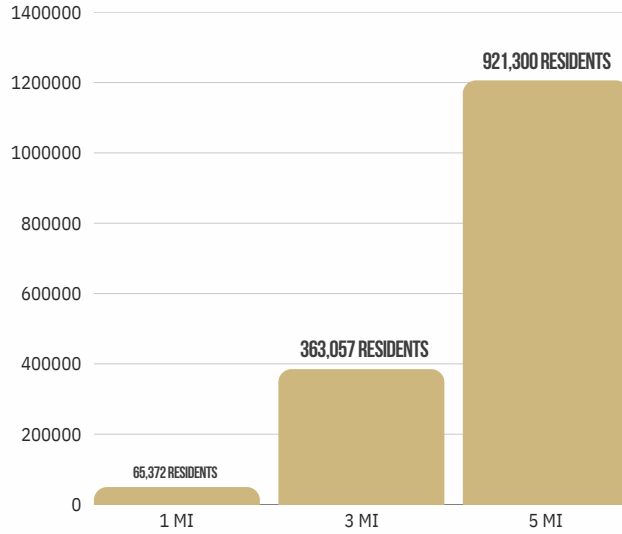
Sheet No.
1.0



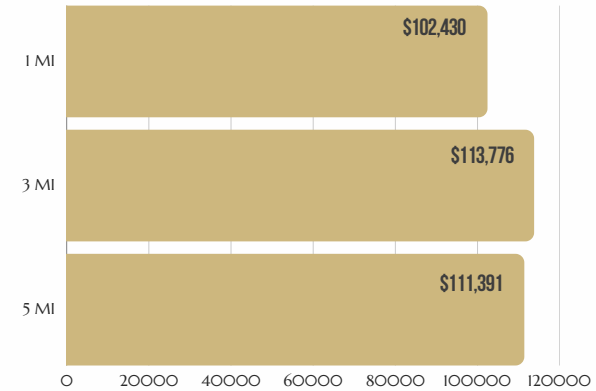
- **Fully built-out fitness / Pilates studio** with an efficient open layout, allowing for an easy turnkey operation for wellness or boutique fitness users
- **Ample on-site rear parking** — a rare amenity in the Hollywood area — providing added convenience for clients and staff
- **Expansive front windows** that deliver abundant natural light throughout the space, complemented by ceiling fans and upgraded interior lighting
- **Exceptional storefront signage and exposure in a prime Hollywood location** with strong visibility along Highland Avenue

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
N Highland Ave	Fountain Ave	44,647 vehicles/day	.02miles
N Highland Ave	Fountain Ave	43,951 vehicles/day	.02miles
N Highland Ave	de Longpre Ave	52,945 vehicles/day	.09miles
N Highland Ave	de Longpre Ave	52,047 vehicles/day	.09miles
de Longpre Ave	N Las Palmas Ave	5,585 vehicles/day	.10miles
de Longpre Ave	N Las Palmas Ave	5,550 vehicles/day	.10miles
N McCadden Pl	Fountain Ave	1,966 vehicles/day	.11miles
N McCadden Pl	Fountain Ave	1,992 vehicles/day	.11miles
Fountain Ave	N Citrus Ave	21,310 vehicles/day	.12miles
Fountain Ave	N Citrus Ave	21,115 vehicles/day	.12miles



POWERED BY






Specializing in Commercial Sales & Leases throughout Southern California



ARIE ROSE

Founder | DRE 02226762

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