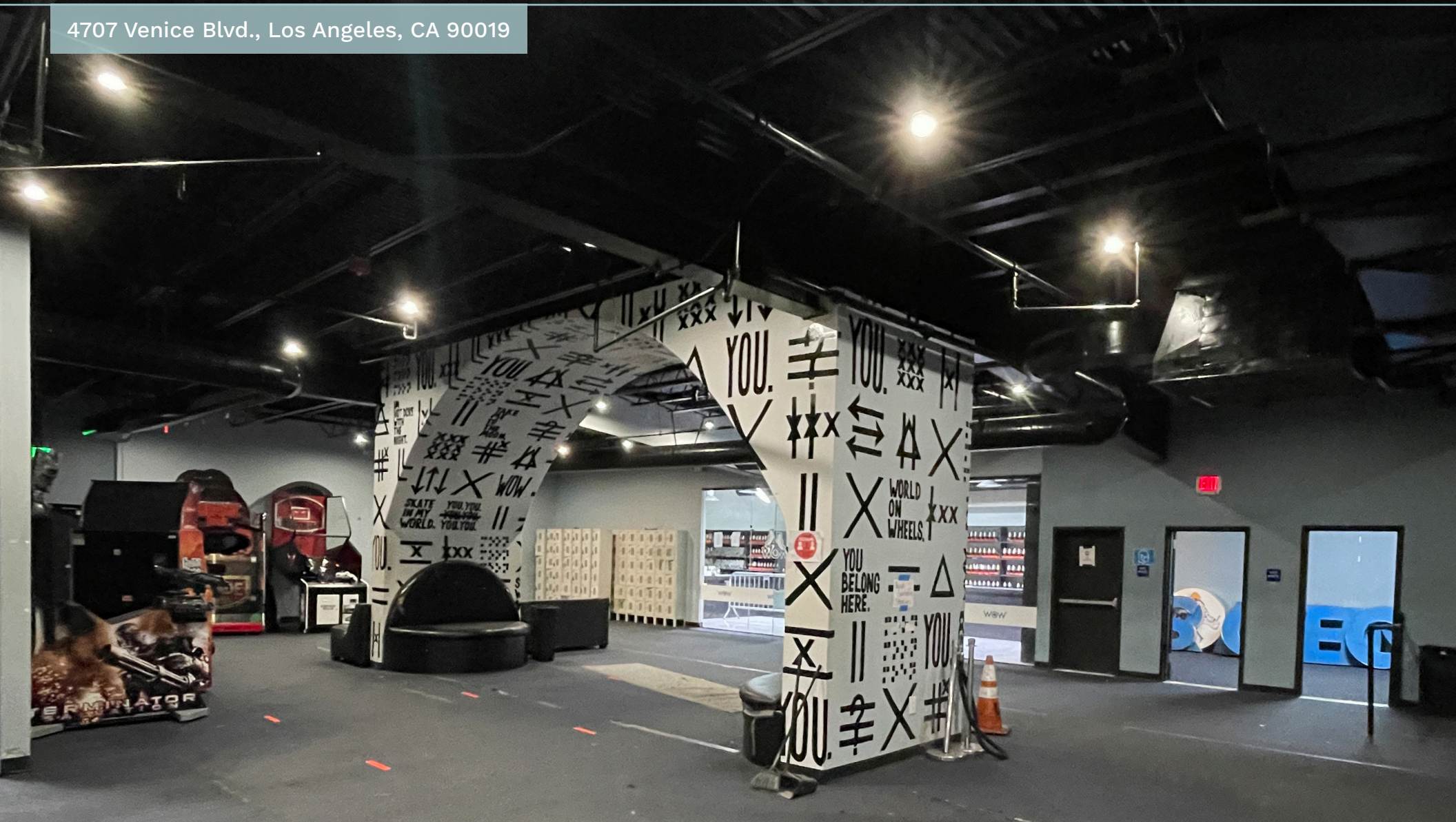


LOCATED IN PROMINENT SHOPPING CENTER

Multi-Use Basement Space For Lease



4707 Venice Blvd., Los Angeles, CA 90019



LEE SHAPIRO · 310.887.6226 · lee.shapiro@kwprealestate.com · DRE #00961769

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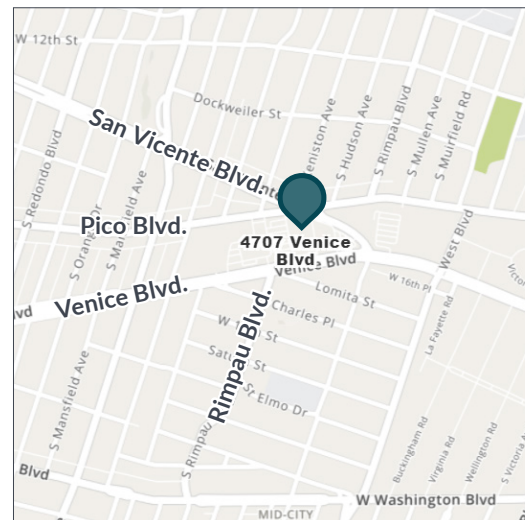
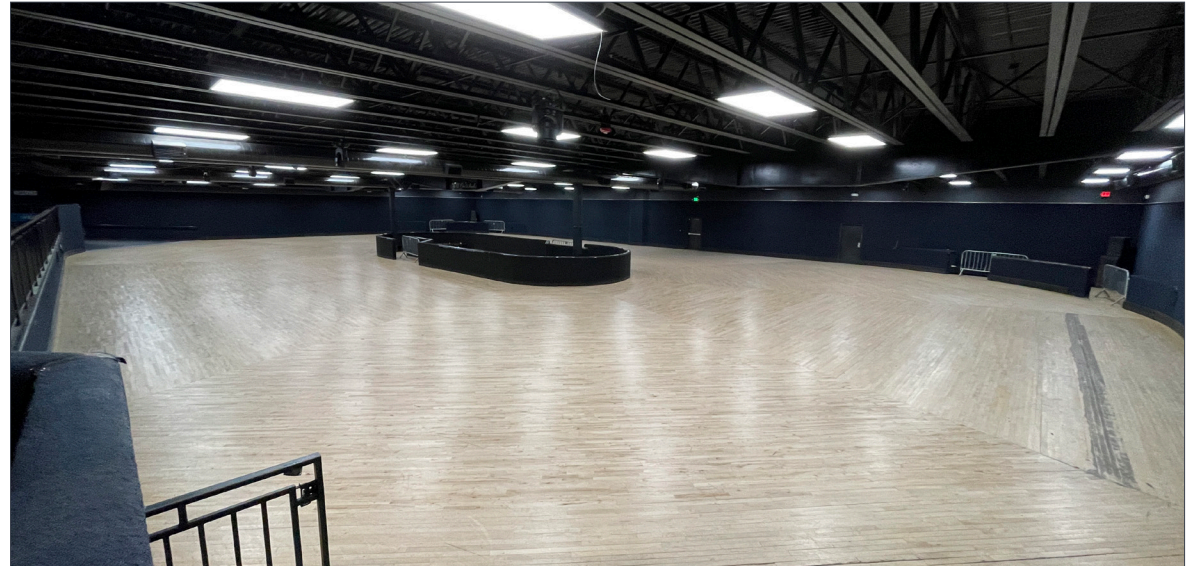
AVAILABLE

Size: ±22,500 SF
Rent: \$1.15 PSF/Mo., NNN (±\$0.91 PSF/Mo)
Parking: Abundant customer parking

PROPERTY HIGHLIGHTS

- Large, open basement space easily convertible for a variety of uses
- Great for experiential, entertainment or storage tenants
- Fully fixtured kitchen
- Superior visibility along two major thoroughfares (31,000+ daily traffic count)
- High-density area - approximately 201,300 people and 71,400 daytime employees within a 2-mile radius
- Less than a mile from Los Angeles High School
- Surrounded by major retailers, including Ralphs, CVS, Living Spaces, Lowe's, PetSmart and more
- Located between Pico and Venice Blvd.

**Prospective tenants are hereby advised that all uses are subject to City approval*



TRADE AREA



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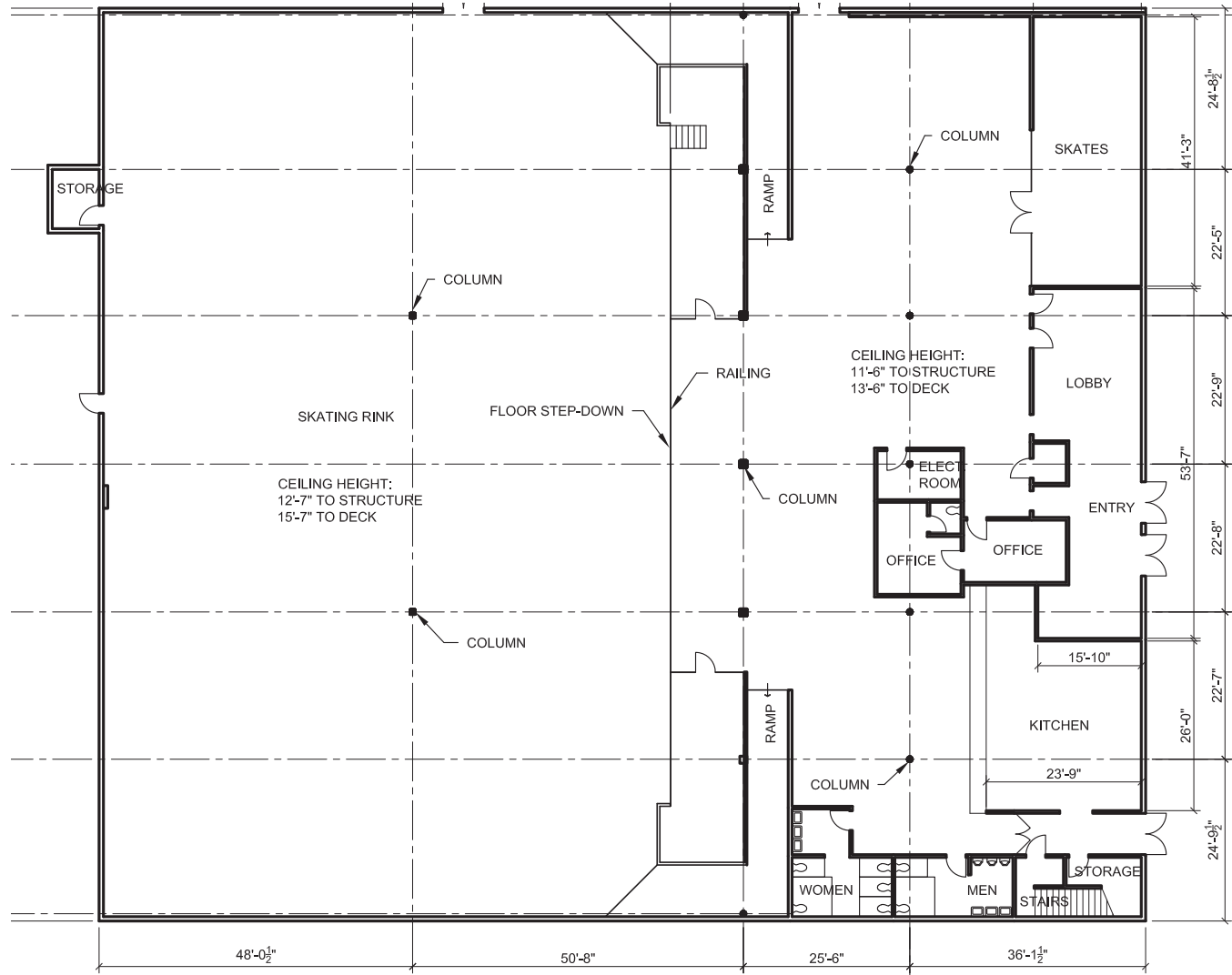
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Floor Plan



NOT TO SCALE



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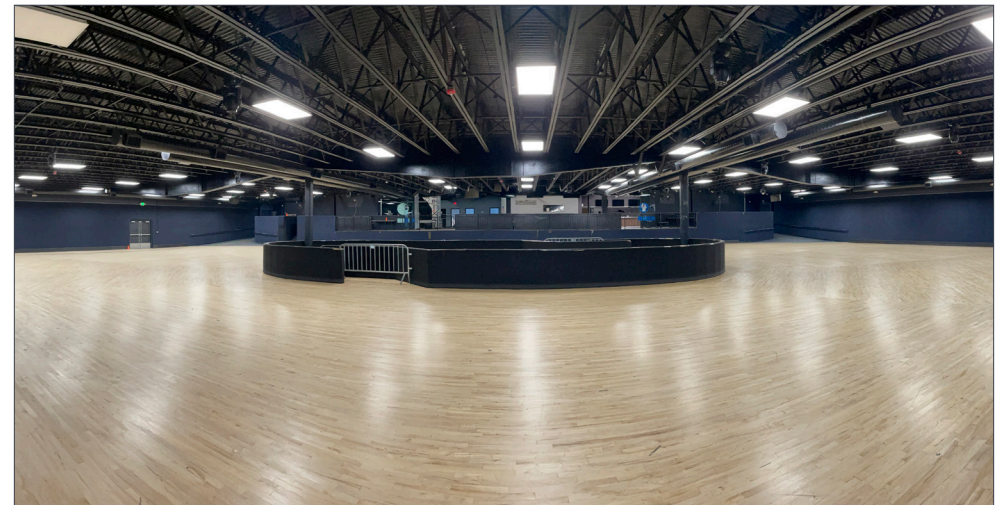
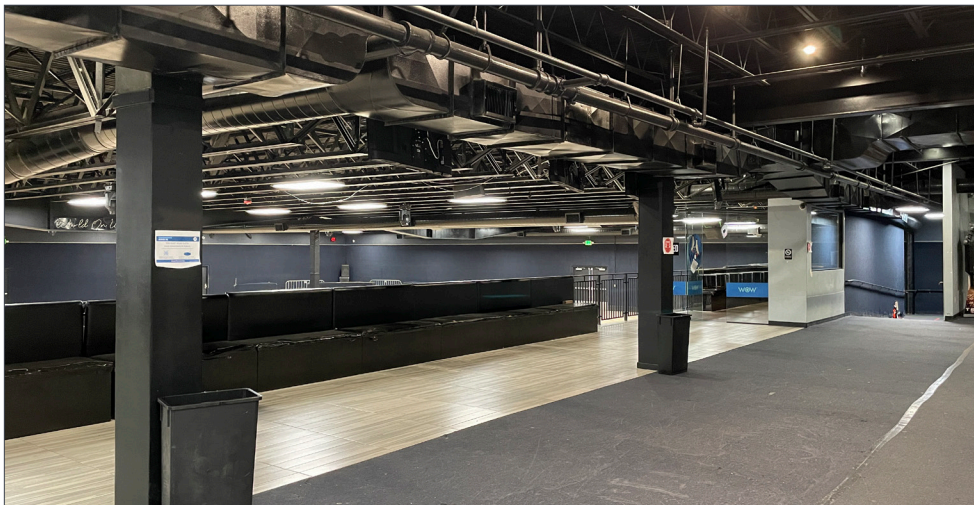
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LOCATED IN PROMINENT SHOPPING CENTER

Multi-Use Basement Space For Lease



Interiors



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LOCATED IN PROMINENT SHOPPING CENTER

Multi-Use Basement Space For Lease



Aerials



Midtown Shopping Center

Midtown Crossing

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Multi-Use Basement Space For Lease



Area Demographic



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2020 Estimated Population	14,028	49,286	201,305
2025 Projected Population	14,080	49,354	200,667
2010 Census Population	13,625	47,573	192,767
2000 Census Population	14,091	48,627	191,184
Projected Annual Growth 2020 to 2025	-	-	-
Historical Annual Growth 2000 to 2020	-	-	0.3%
2020 Median Age	35.4	36.7	36.6
HOUSEHOLDS			
2020 Estimated Households	4,825	18,313	79,439
2025 Projected Households	5,052	19,116	82,455
2010 Census Households	4,503	16,989	72,792
2000 Census Households	4,558	17,118	71,196
Projected Annual Growth 2020 to 2025	0.9%	0.9%	0.8%
Historical Annual Growth 2000 to 2020	0.3%	0.3%	0.6%
RACE & ETHNICITY			
2020 Estimated White	29.6%	30.0%	34.1%
2020 Estimated Black or African American	25.3%	26.6%	21.5%
2020 Estimated Asian or Pacific Islander	7.8%	12.0%	17.6%
2020 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.7%
2020 Estimated Other Races	36.3%	30.5%	26.0%
2020 Estimated Hispanic	55.5%	46.8%	41.2%
INCOME			
2020 Estimated Average Household Income	\$73,344	\$94,894	\$97,487
2020 Estimated Median Household Income	\$56,624	\$66,230	\$70,222
2020 Estimated Per Capita Income	\$25,379	\$35,357	\$38,579
EDUCATION			
2020 Estimated High School Graduate	17.6%	19.0%	18.4%
2020 Estimated Some College	18.6%	18.5%	17.3%
2020 Estimated Associates Degree Only	5.8%	6.3%	5.7%
2020 Estimated Bachelors Degree Only	19.8%	23.2%	26.2%
2020 Estimated Graduate Degree	11.1%	11.5%	13.3%
BUSINESS			
2020 Estimated Total Businesses	414	1,677	9,181
2020 Estimated Total Employees	4,075	11,261	71,363
2020 Estimated Employee Population per Business	9.8	6.7	7.8
2020 Estimated Residential Population per Business	33.9	29.4	21.9

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