

LEASED INVESTMENT FOR SALE

CORNER LOCATED RETAIL BUILDING

1000 NORTH FAIRFAX AVE., WEST HOLLYWOOD, CA 90046



OFFERING SUMMARY

PRICE:	UNPRICED
YEAR BUILT:	1971
RENOVATED:	2025
BUILDING SF:	1,220
LOT SIZE:	2,377 SF
PARKING:	On-Site & Street
ZONING:	R3C-C
APN:	5530-012-023
CURRENT LEASE:	5 years NNN

PROPERTY HIGHLIGHTS

- 1,220 +/- SF OF IMPROVEMENTS.
- APPROX. 2,377 SF R3C-C ZONED CORNER LOT.
- LOCATED BETWEEN SANTA MONICA BLVD. & MELROSE AVE.
- SITUATED WITHIN WEST HOLLYWOOD; JUST EAST OF BEVERLY HILLS.
- GOOD FRONTAGE; OVER 40 FEET ALONG FAIRFAX AVE. & 65 FEET ALONG ROMAINE ST.
- EXCELLENT CAR TRAFFIC COUNTS; OVER 30,000 CARS PER DAY AT THIS INTERSECTION.
- OUTSTANDING WALKING SCORE OF 97!!!
- JUST NORTH OF FAIRFAX HIGH SCHOOL.
- CURRENTLY OCCUPIED BY A BEAUTY SALON WITH A LEASE THRU 2029
- GREAT DEMOGRAPHICS; APPROX. 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & APPROX. 275,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS

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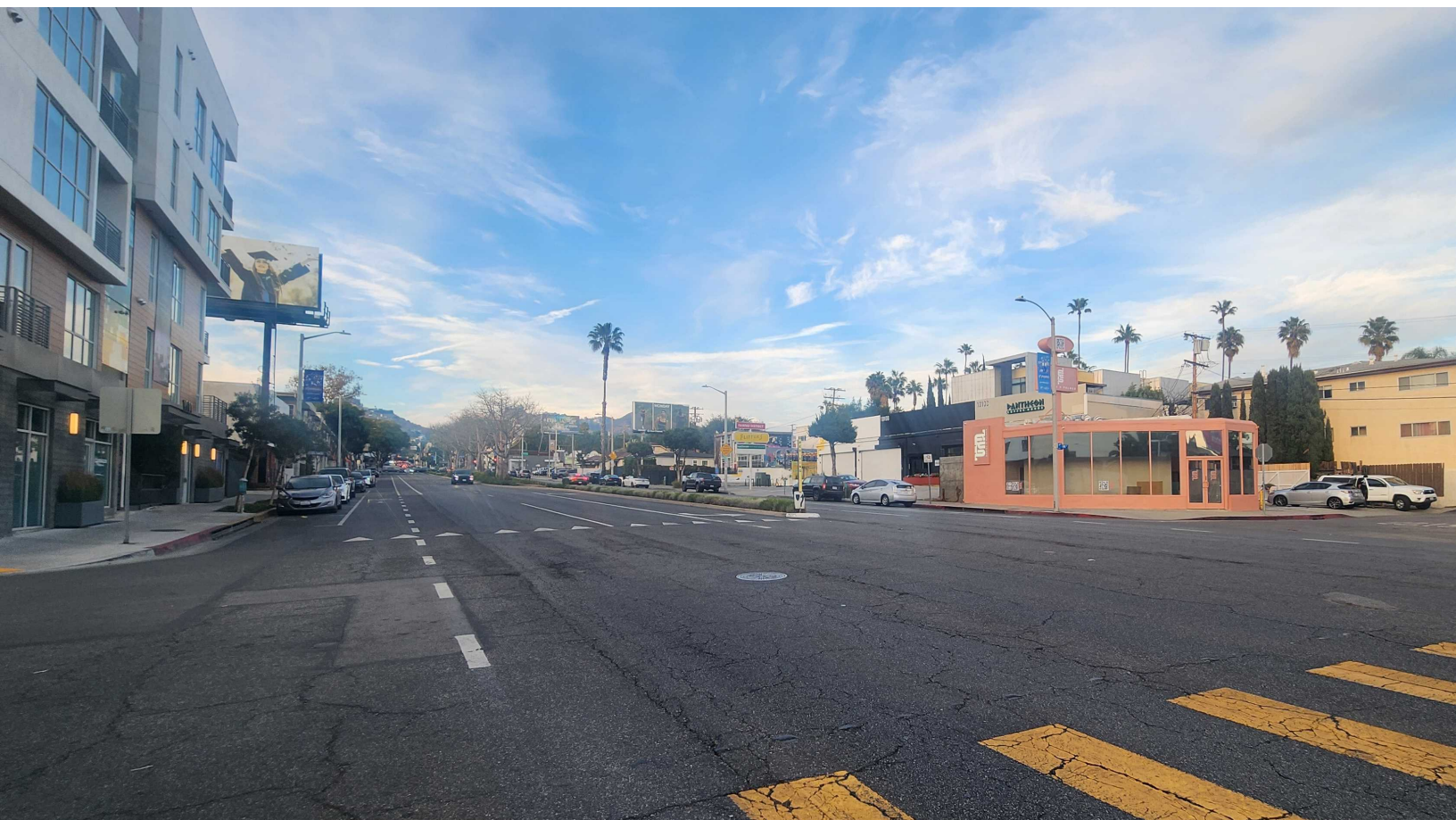
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PROPERTY PHOTOS

Corner Located Retail Building
1000 North Fairfax Avenue | West Hollywood, CA 90046



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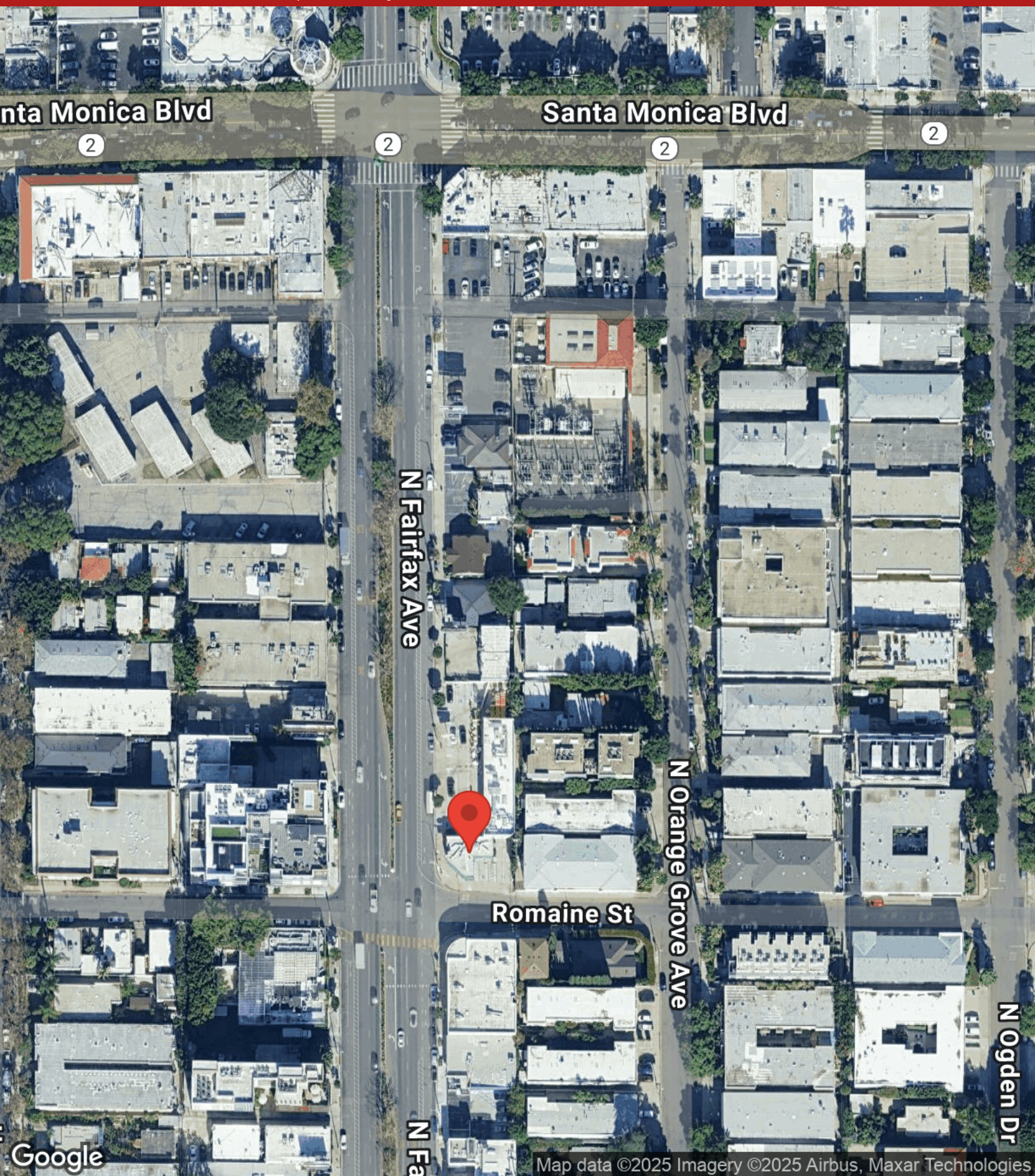
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AERIAL MAP

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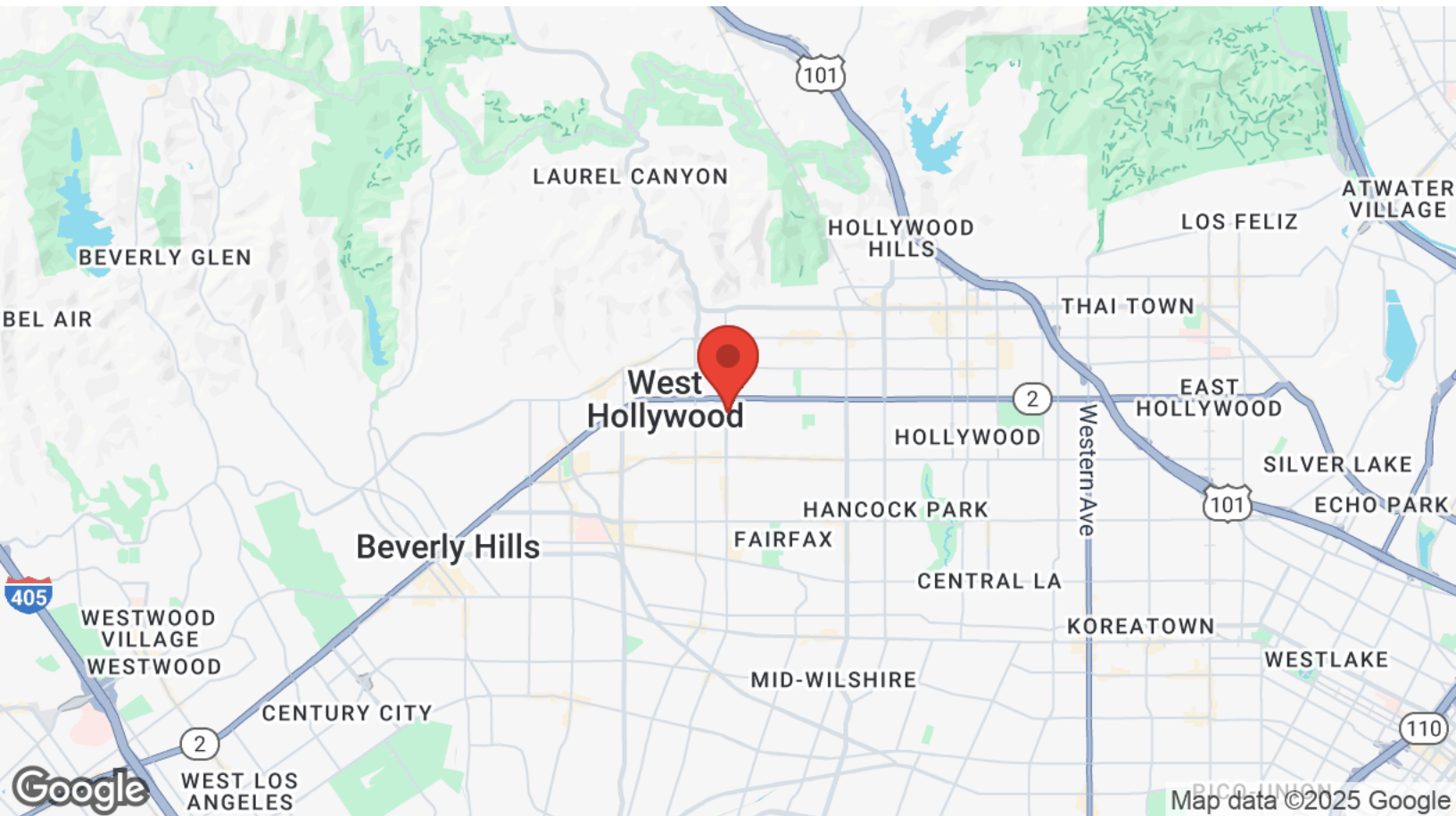
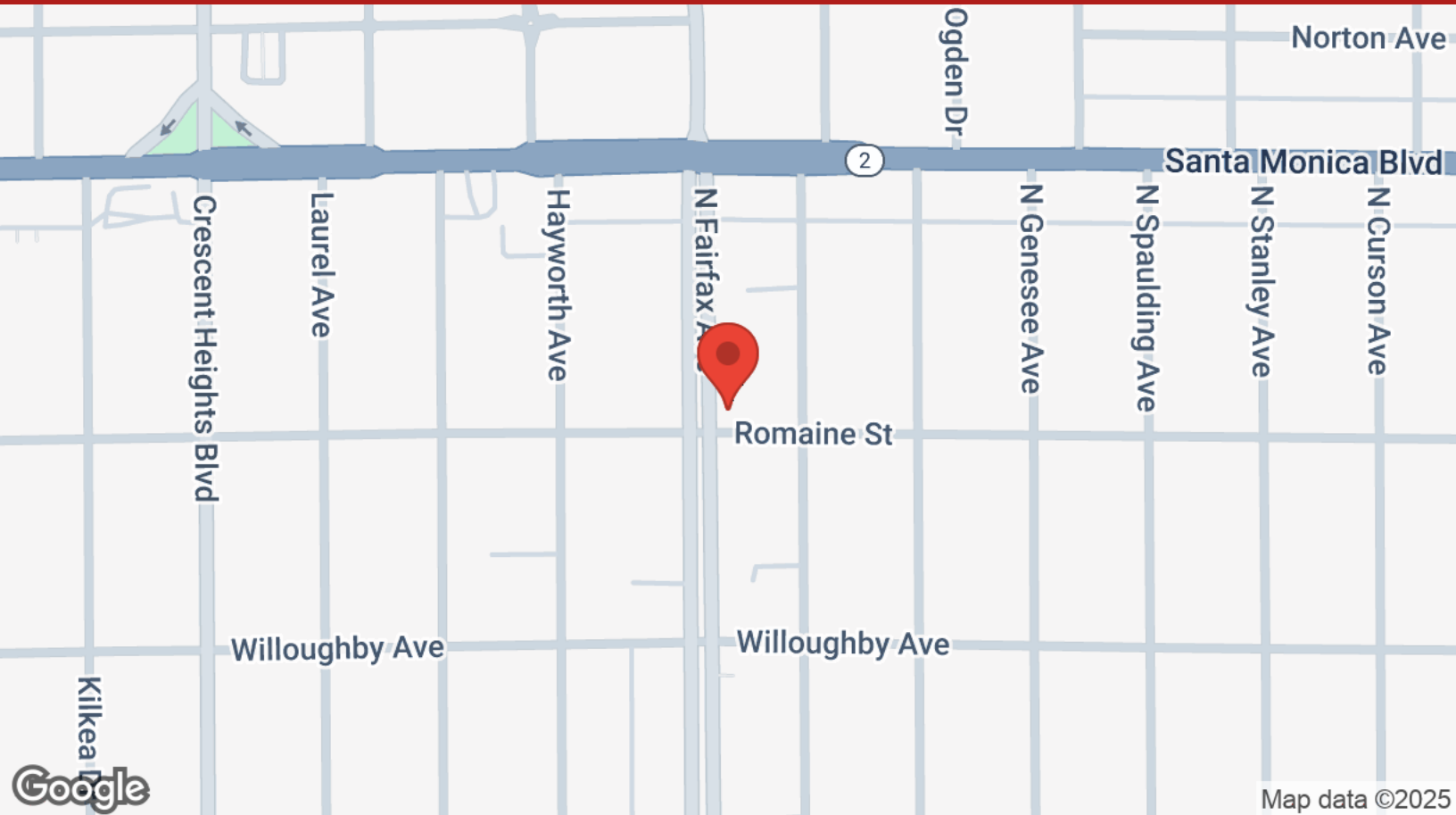
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LOCATION MAPS

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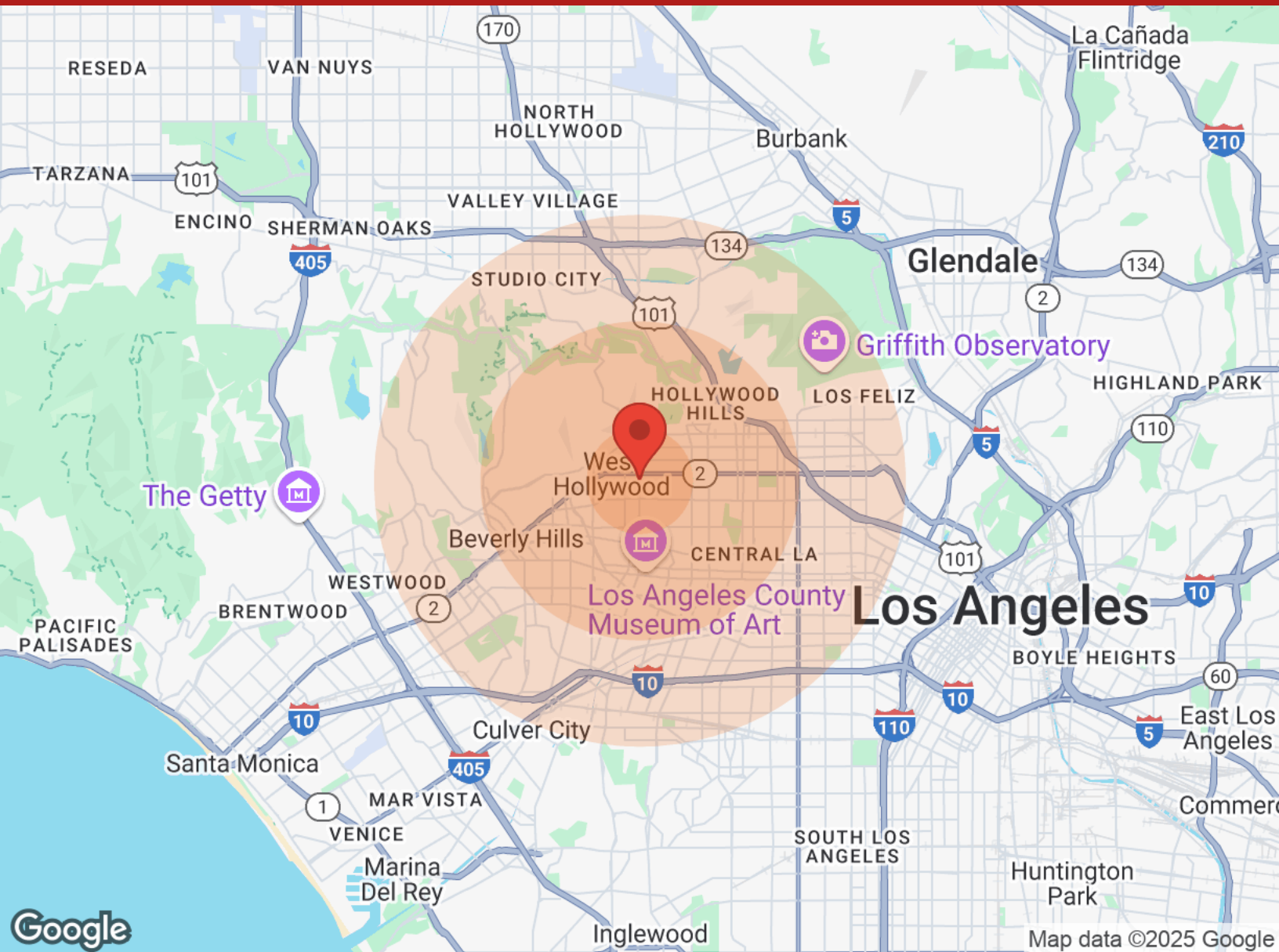
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	26,387	142,354	424,540
Female	23,555	137,279	420,554
Total Population	49,942	279,633	845,094
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,896	33,068	125,305
Ages 15-24	1,890	20,264	81,579
Ages 25-54	26,715	138,500	400,086
Ages 55-64	7,758	40,544	110,827
Ages 65+	9,683	47,257	127,297
Race	1 Mile	3 Miles	5 Miles
White	43,870	203,850	457,601
Black	988	14,356	64,198
Am In/AK Nat	10	199	1,421
Hawaiian	N/A	7	86
Hispanic	4,657	52,689	309,810
Multi-Racial	5,692	67,850	390,154

Income	1 Mile	3 Miles	5 Miles
Median	\$62,079	\$61,414	\$49,564
< \$15,000	4,619	20,651	55,462
\$15,000-\$24,999	2,680	13,333	42,625
\$25,000-\$34,999	2,759	12,682	38,557
\$35,000-\$49,999	3,436	17,066	48,445
\$50,000-\$74,999	5,081	23,518	58,245
\$75,000-\$99,999	3,600	15,473	35,870
\$100,000-\$149,999	4,324	18,606	39,175
\$150,000-\$199,999	1,347	8,085	16,713
> \$200,000	1,921	13,552	28,367

Housing	1 Mile	3 Miles	5 Miles
Total Units	34,283	165,897	413,151
Occupied	31,764	151,905	380,958
Owner Occupied	6,117	39,519	98,425
Renter Occupied	25,647	112,386	282,533
Vacant	2,519	13,992	32,193

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