

FOR LEASE | 787-2,100 SF

RESTAURANT / RETAIL AVAILABLE

4641 Santa Monica Blvd. Los Angeles, CA 90029

 epsteen & associates



2,100 SF
Available

1,137 SF
1,172 SF
Available

787 SF
800 SF
Available

Please Contact

VIC MONTALBO

310.451.8171 X230

VMONTALBO@EPSTEEN.COM

BRE LIC: 00927723

FOUNDING MEMBER | **CHAINLINKS**
RETAIL ADVISORS

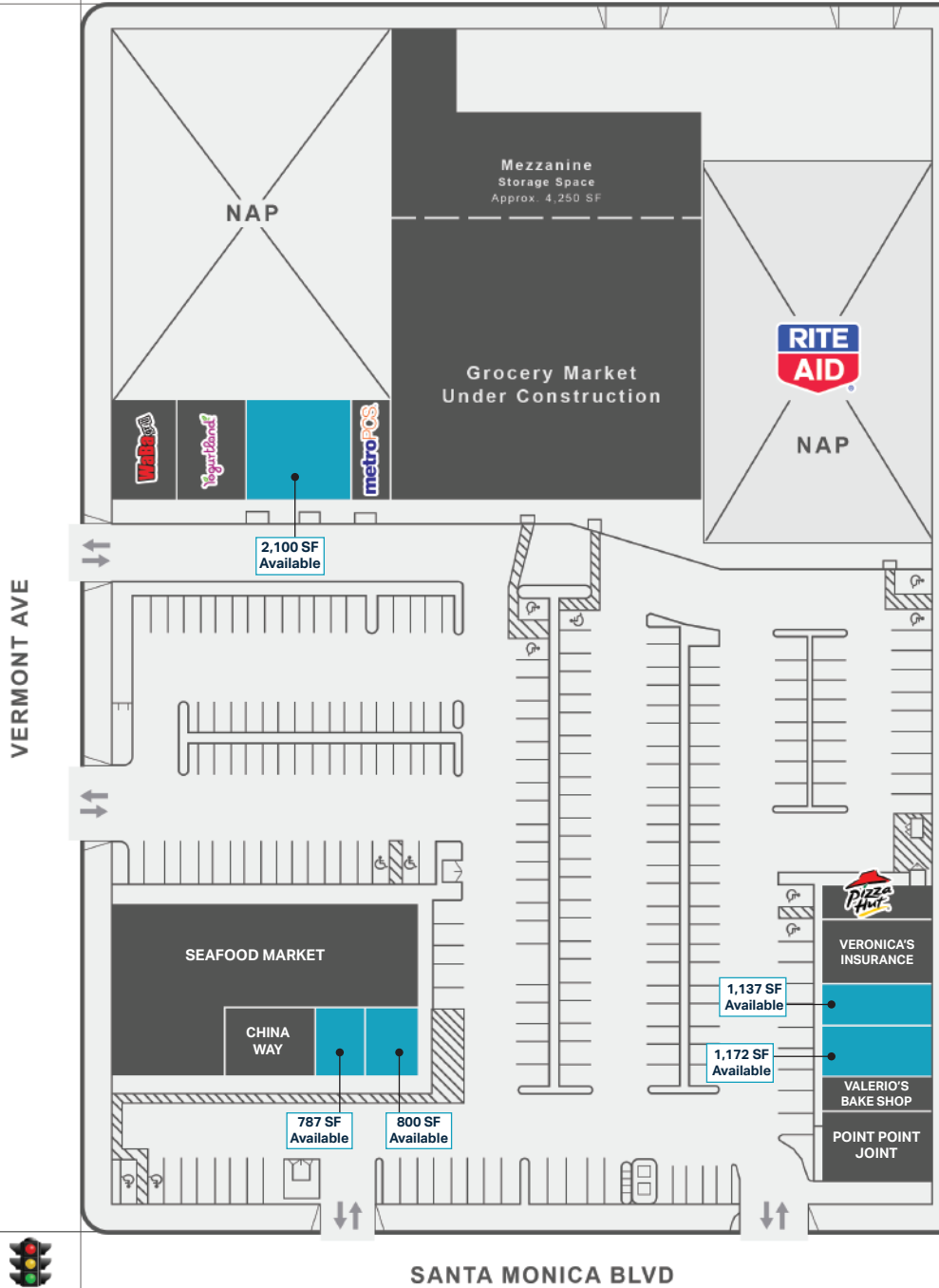
This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.



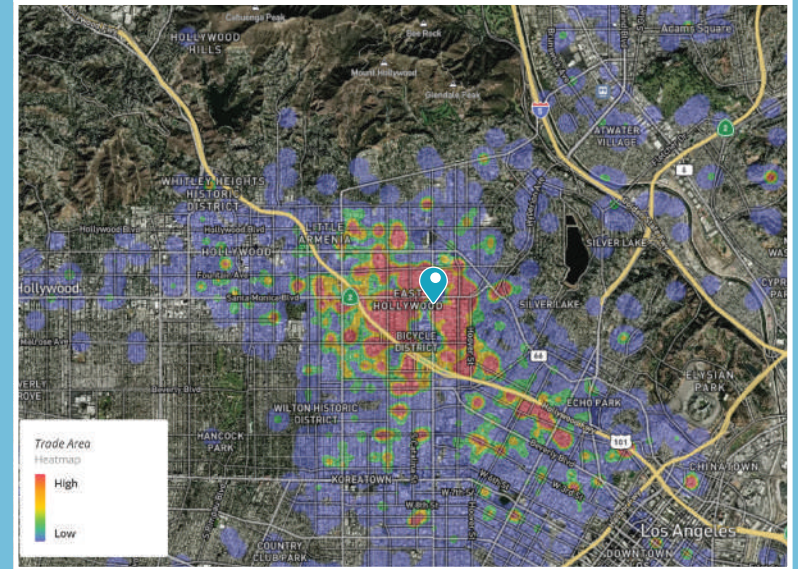
PROPERTY HIGHLIGHTS

- + Dedicated Turn Lane
- + Signalized Intersection
- + Pylon Sign
- + Frontage
 - 449' on Santa Monica Blvd
 - 323' on Vermont Ave

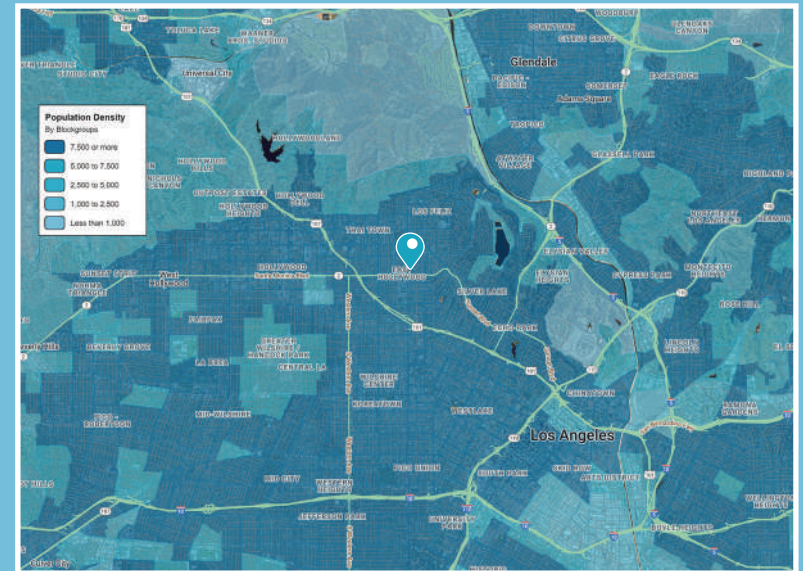




MARKET LANDSCAPE



POPULATION DENSITY





VISITS

PER MONTH: 90.2 K

PER YEAR: 952.9K



Vermont/Santa Monica Station

Metro Rail: B

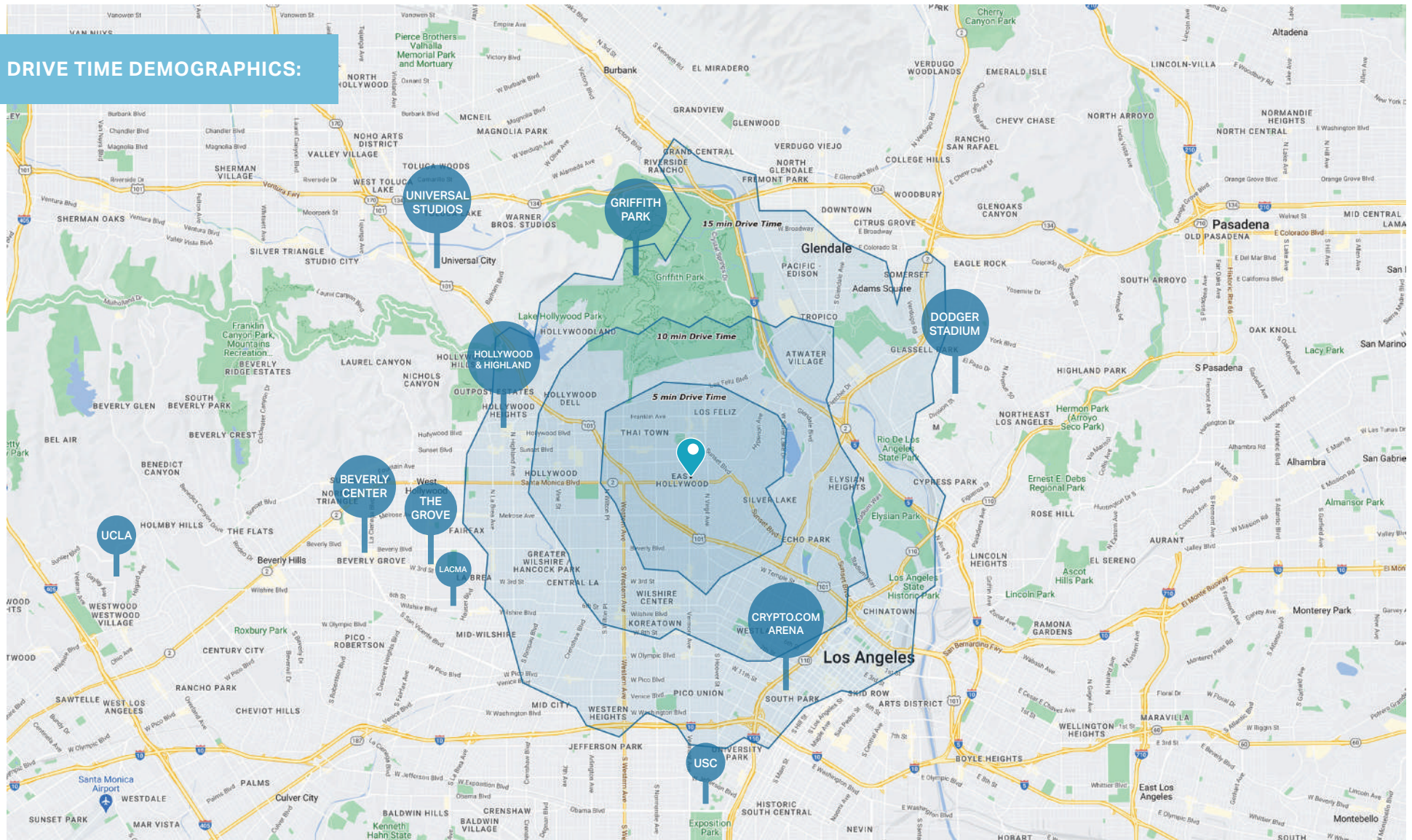
N: North Hollywood

S: Union Station

Bus Connections: 704 754

4 204

DRIVE TIME DEMOGRAPHICS:



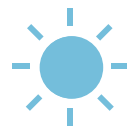
Population

5 MIN	148,404
10 MIN	418,301
15 MIN	733,645



Avg. Household Income

5 MIN	\$103,473
10 MIN	\$101,997
15 MIN	\$102,503



Daytime Population

5 MIN	34,678
10 MIN	137,074
15 MIN	380,117



Median Household Income

5 MIN	\$76,023
10 MIN	\$73,348
15 MIN	\$73,189

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