



± 1,250 SF

744 N. LA BREA AVENUE | LOS ANGELES | CA 90038

**FOR LEASE**  
COMMERCIAL / FLEX BUILDING

FOR MORE INFORMATION PLEASE CONTACT:

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ASSOCIATE

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CABRE #01916821

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# FOR LEASE

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# 744

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## PROPERTY DESCRIPTION

Creative Office at Trendy Hi-Traffic Intersection

## PROPERTY HIGHLIGHTS

- On-Site Parking
- Open Floor Plan
- Restroom in Suite
- Ideal for Creative, Production, Light Manufacturing, Office
- Centrally Located to Studios, Creative and Production Facilities in Hollywood
- Close to Melrose Shopping, Beverly Center, The Grove, Hollywood / Highland, Sunset Strip, West Hollywood, Minutes to Studio City, Beverly Hills, and DTLA

## OFFERING SUMMARY

Lease Rate:	\$3.40 SF/month (MG)
Available SF:	1,250 SF
Lot Size:	3,920 SF
Building Size:	1,250 SF

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	22,480	88,379	181,163
Total Population	43,377	166,917	376,782
Average HH Income	\$81,040	\$80,349	\$80,032



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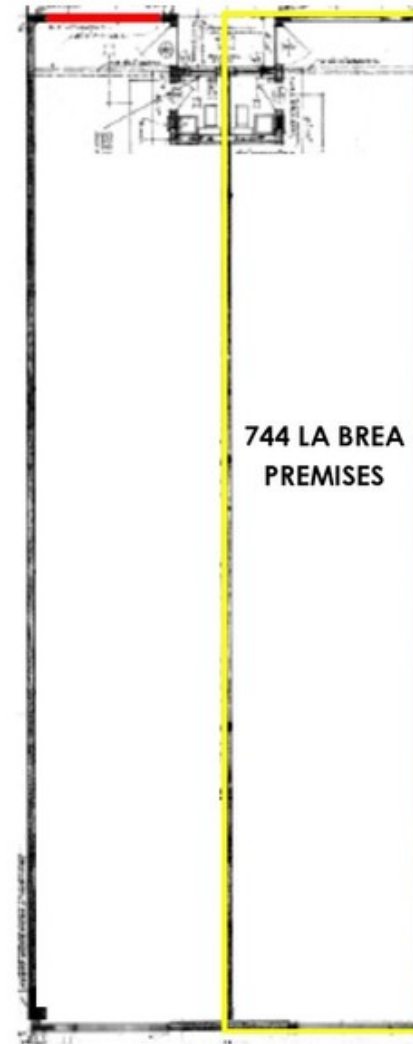
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Floor Plan Layout is Approximate  
and does not show non-load bearing  
demising walls.



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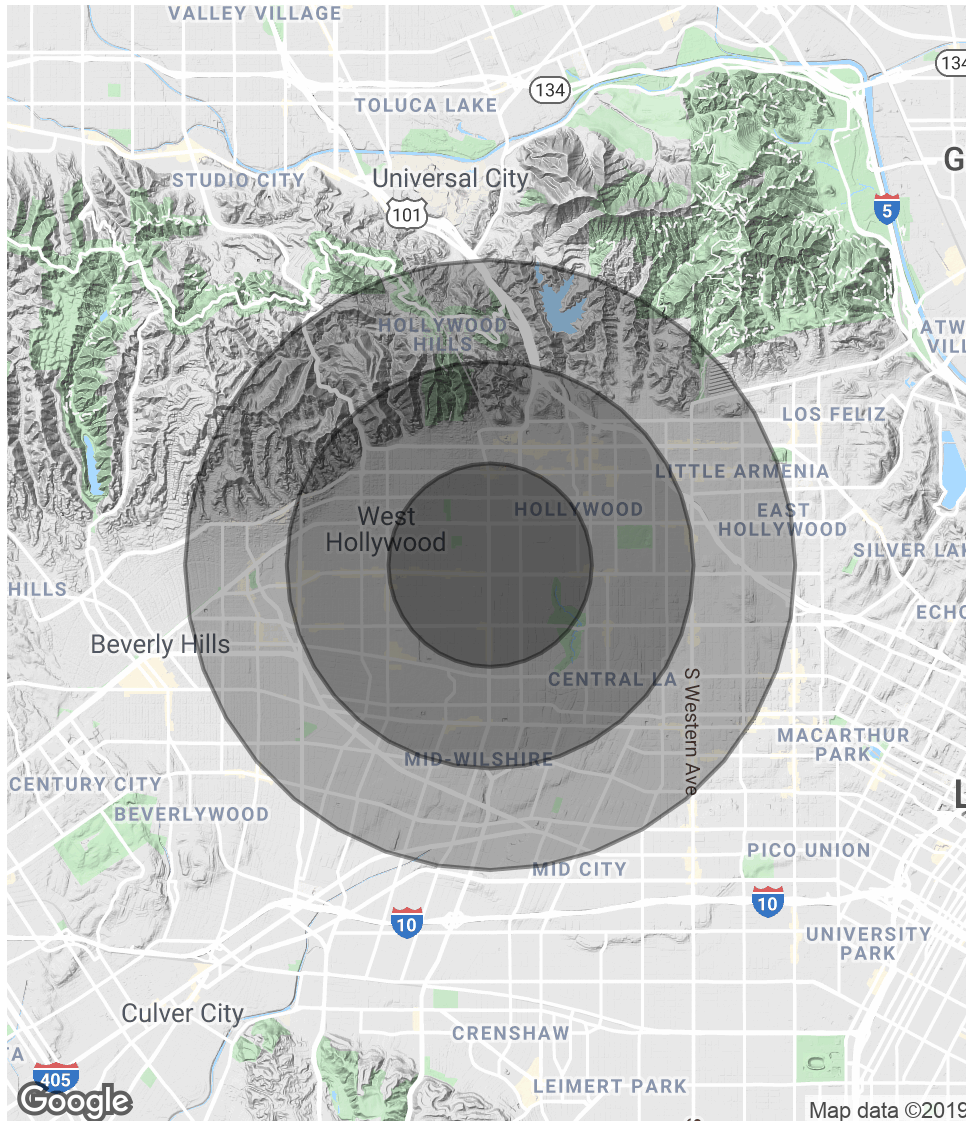
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## DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total population	43,377	166,917	376,782
Median age	36.3	36.0	36.6
Median age (Male)	36.3	36.0	36.1
Median age (Female)	37.2	36.4	37.4

*\* Demographic data derived from 2010 US Census*

## TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
N La Brea Avenue	La Brea Avenue and Melrose Avenue	52,400/day

*\* Enter Traffic Count Disclaimer Here*



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