



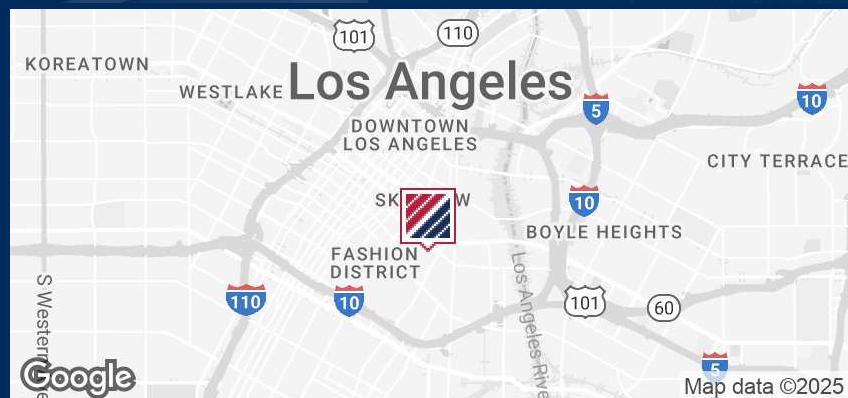
OFFICE BUILDING

FOR LEASE

724 KOHLER ST
LOS ANGELES | CA, 90021

PROPERTY FEATURES:

- 4,080 SF Building | Asking: \$5,100.00 /Month
- Fully Air-Conditioned
- Completely Built-Out w/ Offices & Cubicles
- More Parking Available
- Ground Level
- 12 FT Clear Height



FOR MORE INFORMATION PLEASE CONTACT:

KAM ELGHANIAN

VICE PRESIDENT

P: 213.820.1686

kamelghanian@aol.com

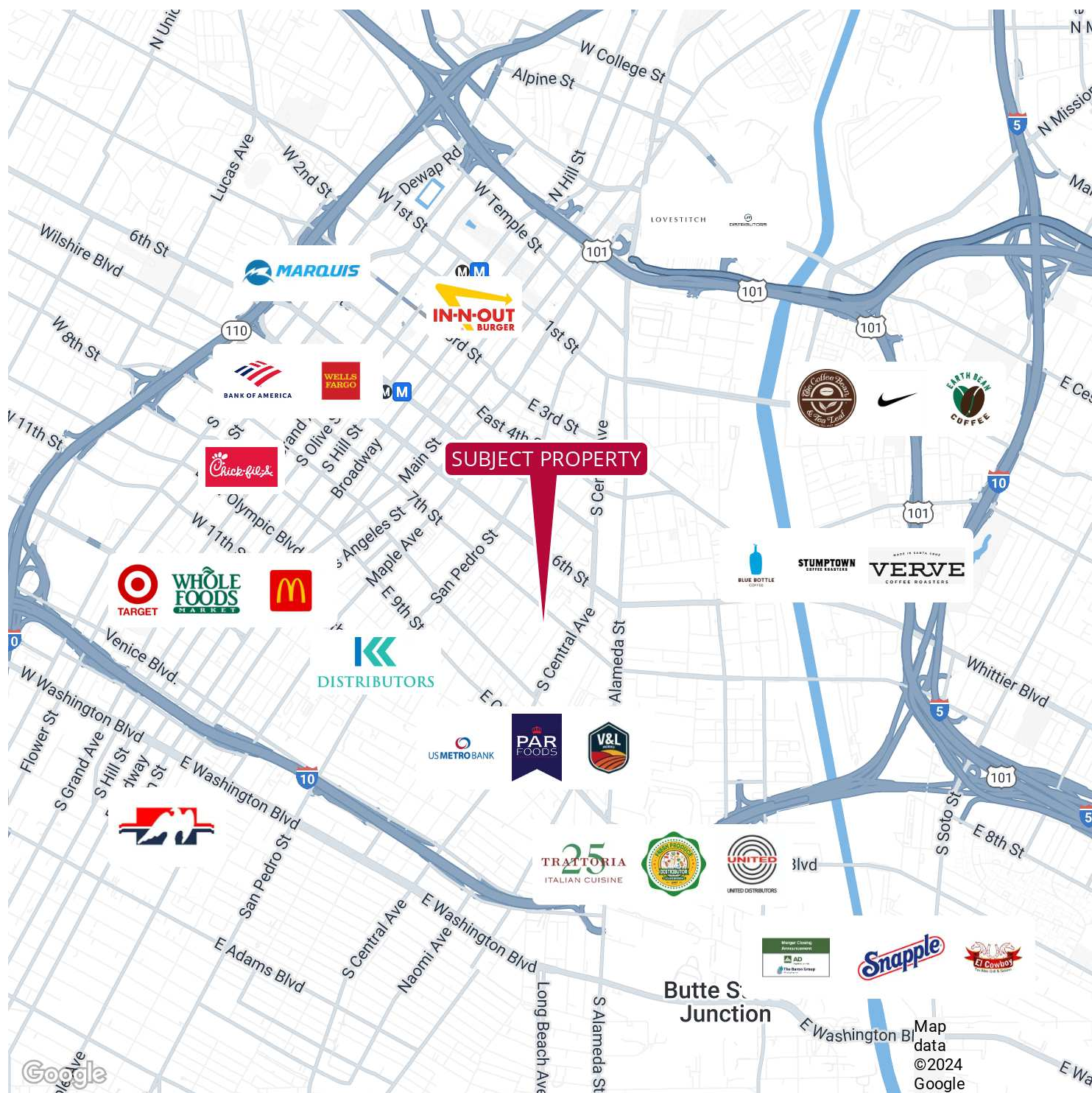
CADRE #01044538

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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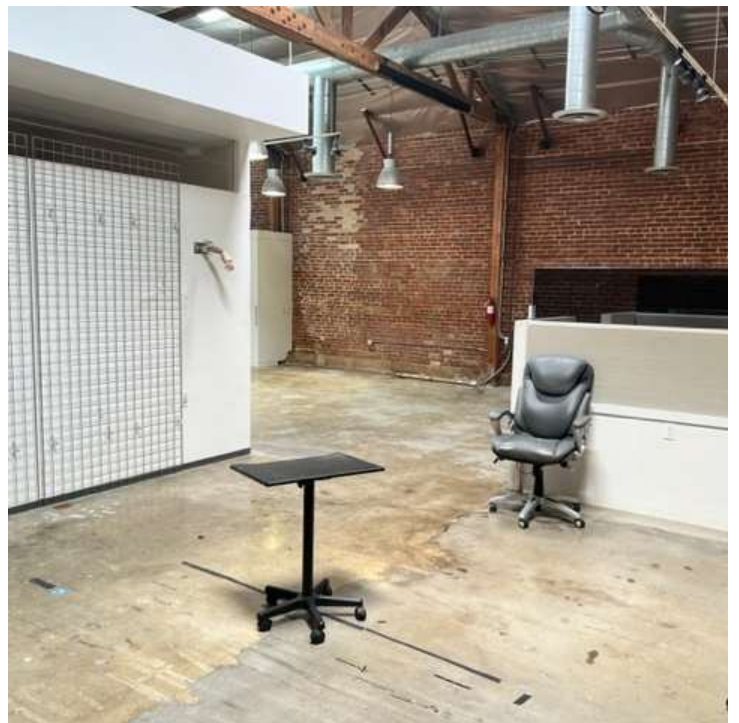
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DEMOGRAPHICS

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	19,556	381,387	1,198,142
# of persons per HH	1.9	2.9	2.9
Average HH income	\$86,446	\$80,229	\$97,028
Average house value	\$972,044	\$899,980	\$934,944

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
E 7th St	Merchant St SE	23,202	2022	0.06 mi
E 7th St	Kohler St SE	21,493	2022	0.07 mi
Kohler St	E 8th St SW	1,068	2022	0.08 mi
S Central Ave	E 7th St NE	22,727	2022	0.09 mi

* Traffic Count data derived from CoStar

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