



# FOR LEASE

3901 BROADWAY PLACE  
LOS ANGELES | CA 90037

FOR MORE INFORMATION PLEASE CONTACT:

**KAM ELGHANIAN**  
**VICE PRESIDENT**

P: 213.820.1686

Kamelghanian@aol.com

CADRE #01044538

## Property Features

- ±7318 SF Building Size
- 0.17 AC Lot
- ±1653 SF Office Space
- 13' Clear Height
- 400 Amps 120/208V, 3P, 4W
- M1-2 Zoning
- Rehab Work Underway
- Corner Building
- \$9,418 per month - Gross

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.



7,318 SF WAREHOUSE/ OFFICE

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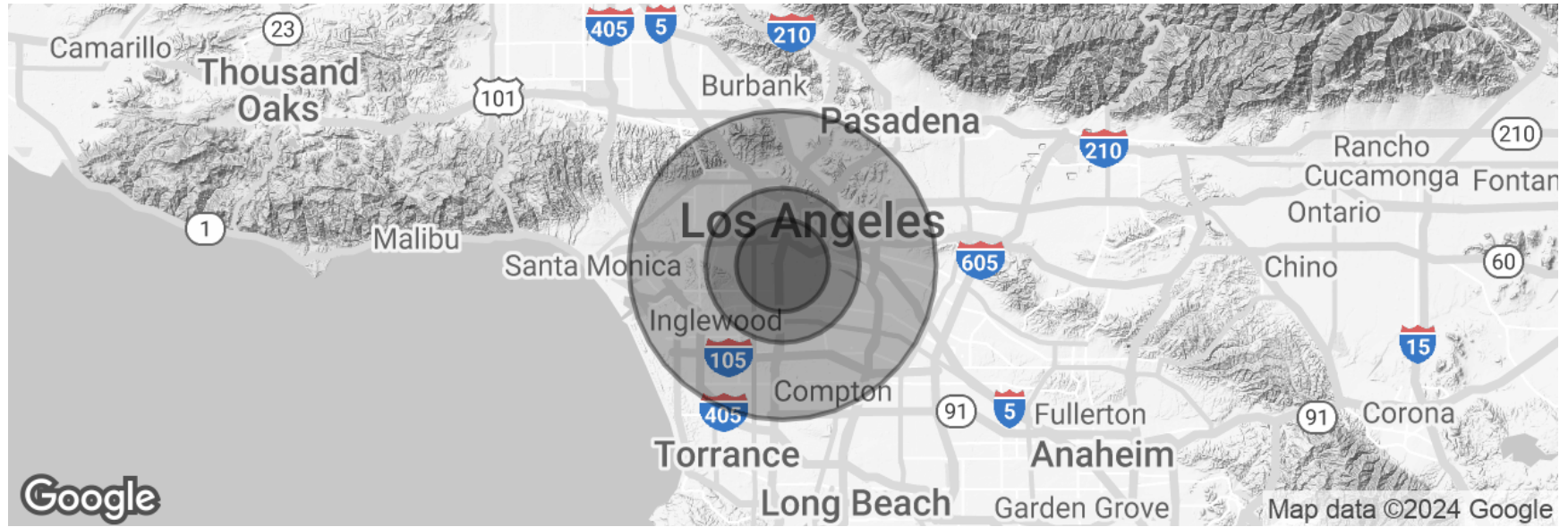




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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	494,497	1,291,316	3,580,192
Average Age	34.8	36.1	37.5
Average Age (Male)	31.1	32.8	34.6
Average Age (Female)	33.5	35.2	36.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	143,334	398,025	1,183,391
# of Persons per HH	3.2	3.1	2.9
Average HH Income	\$66,917	\$69,338	\$90,021
Average House Value	\$581,707	\$627,777	\$723,939

Population, Household & income data derived from CoStar

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