

# MEDICAL OFFICE SPACE

2970 W OLYMPIC BLVD, LOS ANGELES, CA 90006

(FOR LEASE)



1,049 SQ. FT.  
AVAILABLE

**KORUS**  
REAL ESTATE

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W OLYMPIC BLVD

S NORMANDIE AVE





**AVAILABILITY:**  
1,049 SQ. FT.



**WALK & TRANSIT SCORE:**  
WALKER'S PARADISE (94)  
EXCELLENT TRANSIT (74)

SUBJECT PROPERTY



**±50,056**  
VEHICLES PER DAY

1

3

1



**SHINHAN**  
BANK

2

Olympic Shopping Center

3

V.I.P. Plaza

4

Chung Ki Wa Plaza

4

2

**MARIPOSA - NABI**  
**PRIMARY CENTER**

4

SEOUL  
INTERNATIONAL PARK



**±26,080**  
VEHICLES PER DAY



# PROPERTY SUMMARY

<b>Address</b>	2970 W Olympic Blvd Los Angeles, CA 90006
<b>Lease Rate</b>	\$3.75 + NNN
<b>Availability</b>	1,049 Sq. Ft.
<b>Land Size</b>	30,492 Sq. Ft.
<b>Built</b>	2011
<b>Parking</b>	21 Surface Spaces 55 Subterranean Spaces

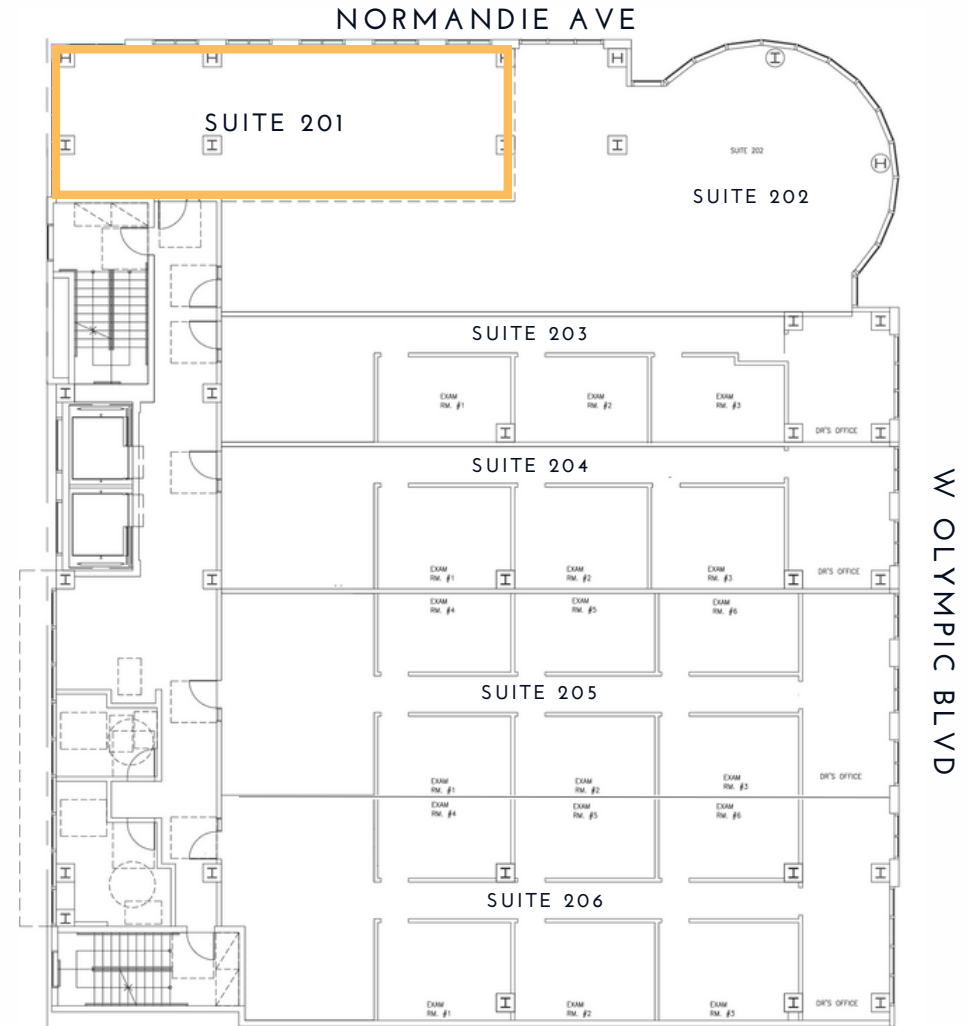
# PROPERTY HIGHLIGHTS

- Premier medical office building
- Central Koreatown Location  
(Olympic Blvd & Normandie Ave)
- Convenient On-site Parking
- Visible street signage
- Newer construction (Built 2011)
- Bright end-cap unit available.

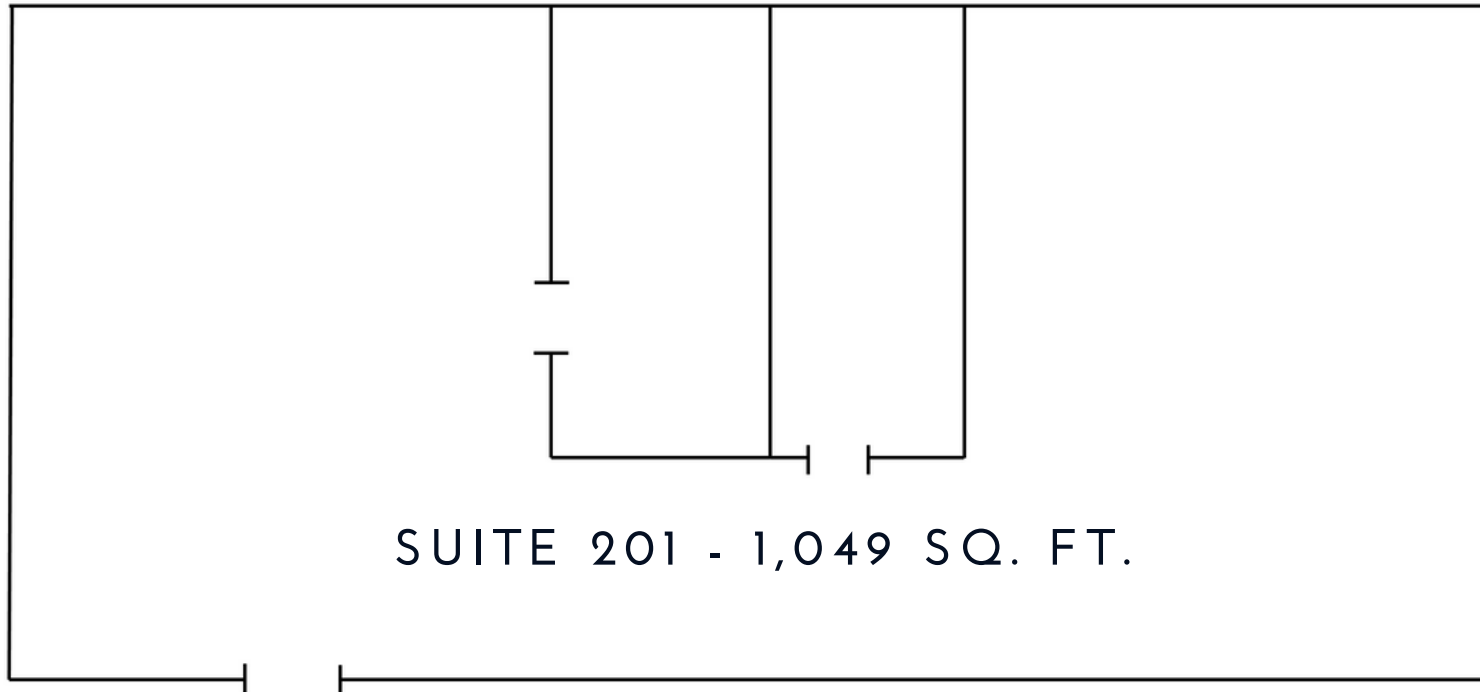
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# SITE PLAN

AVAILABILITY:  
SUITE 201 - 1,049 SQ. FT.



# INTERIOR SITE PLAN







## PROPERTY IMAGES

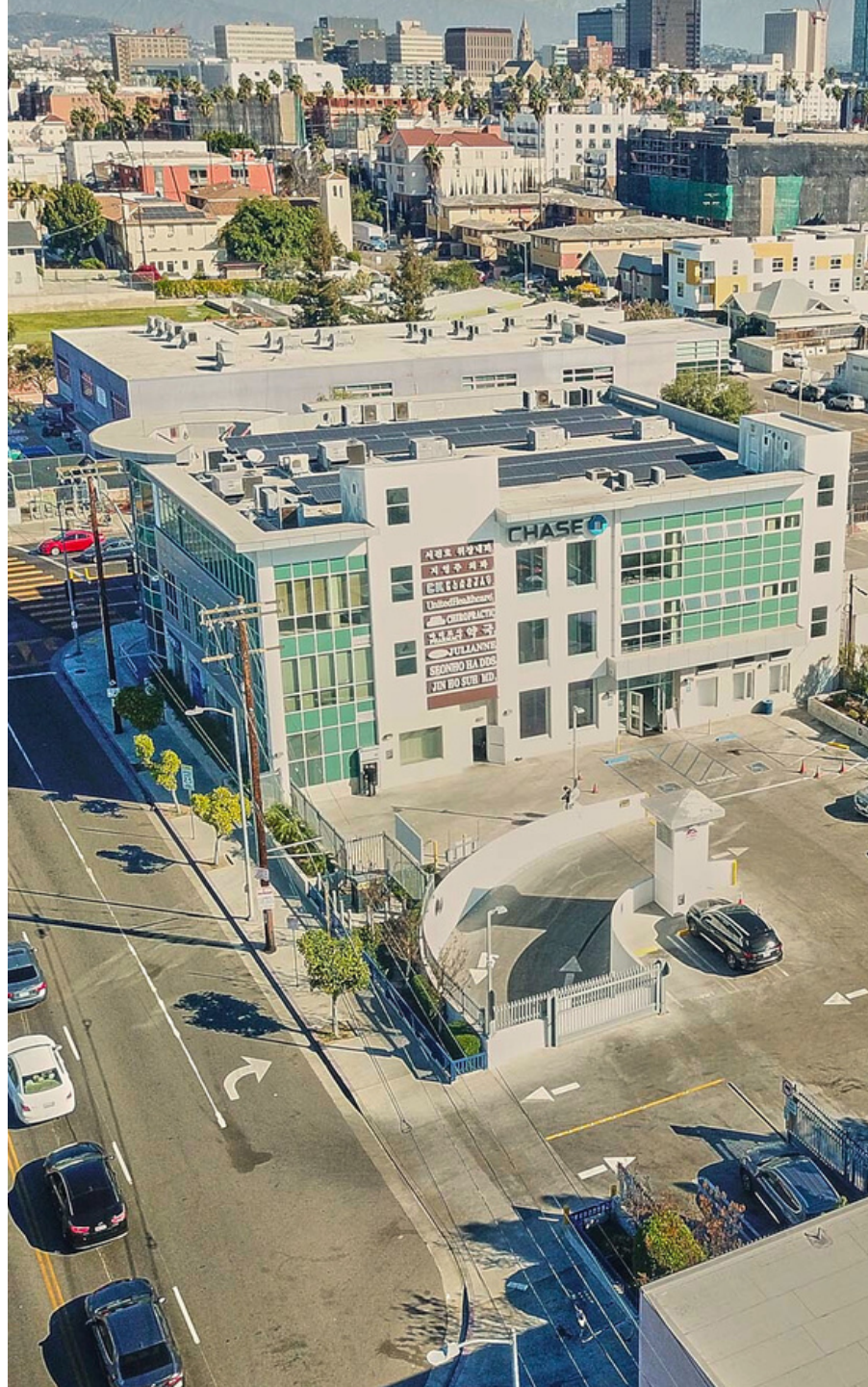
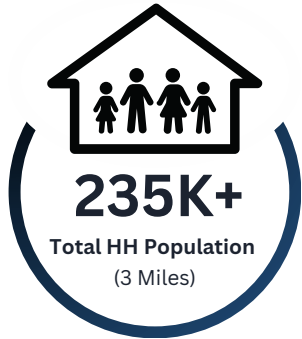


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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2023 Estimated Population	117,452	648,246	1,280,914
2028 Projected Population	117,161	642,482	1,264,466
2010 Census Population	106,647	610,332	1,232,495
<b>Households</b>			
2023 Estimated Households	42,551	235,022	474,116
2028 Projected Households	42,383	233,291	467,902
2010 Census Households	38,750	218,198	454,289
<b>Income</b>			
2023 Estimated Average Household Income	\$59,364	\$74,257	\$83,453
2023 Median Household Income	\$42,859	\$50,226	\$57,261



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