

MEDICAL OFFICE SPACE

2970 W OLYMPIC BLVD, LOS ANGELES, CA 90006

(FOR LEASE)

2,183 SQ. FT.
AVAILABLE

KORUS
REAL ESTATE

MARK HONG

Cal Dre #01067529

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W OLYMPIC BLVD

S NORMANDIE AVE



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

SUBJECT PROPERTY



±50,056
VEHICLES PER DAY



1  **SHINHAN BANK**



2 Olympic Shopping Center



3 V.I.P. Plaza



4 Chung Ki Wa Plaza

W OLYMPIC BLVD

MARIPOSA - NABI
PRIMARY CENTER

SEOUL
INTERNATIONAL PARK

S NORMANDIE AVE



±26,080
VEHICLES PER DAY



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

PROPERTY SUMMARY

Address	2970 W Olympic Blvd Suite 304 - 305 Los Angeles, CA 90006
Lease Rate	\$2.75 + NNN
Availability	2,183 Sq. Ft.
Land Size	30,492 Sq. Ft.
Built	2011
Parking	21 Surface Spaces 55 Subterranean Spaces

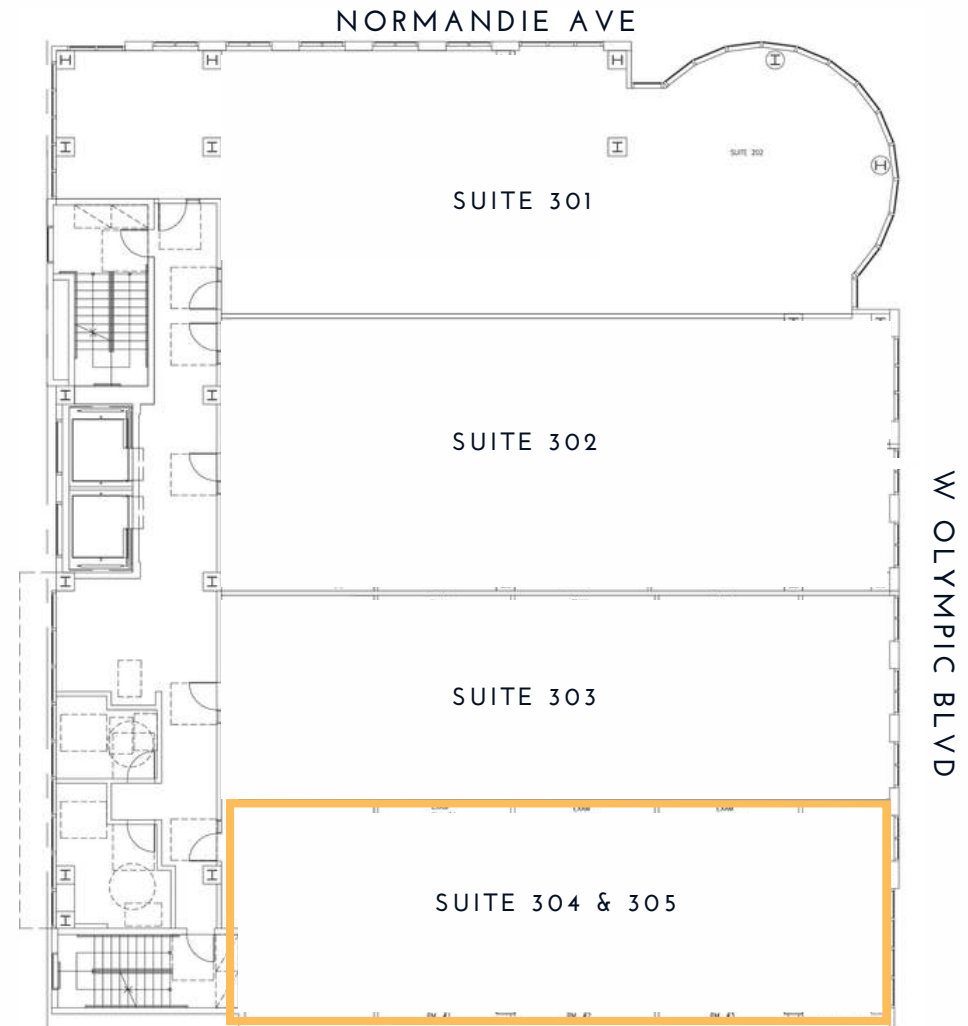
PROPERTY HIGHLIGHTS

- Premier medical office building
- Olympic Blvd frontage w/ Signage
- 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

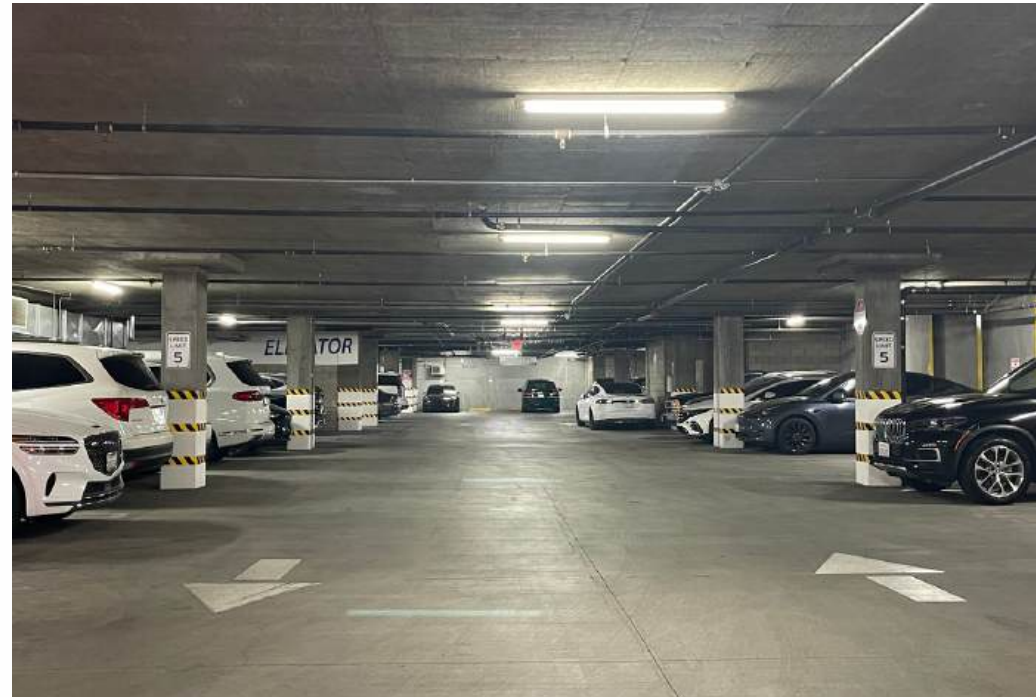
AVAILABILITY:
SUITE 304 & 305 - 2,183 SQ. FT.



2970 W Olympic Blvd Suite 304 - 305 , Los Angeles, CA 90006



PROPERTY IMAGES

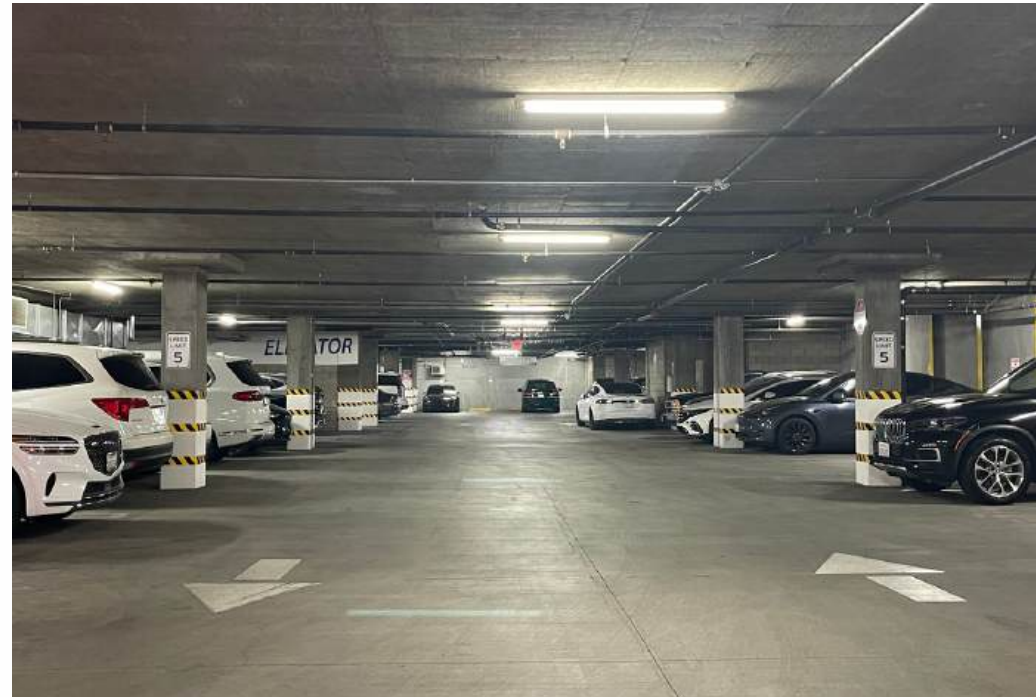


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PROPERTY IMAGES



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
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
Households			
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
Income			
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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