

FOR LEASE

# Free Standing Commercial

4531 Fountain Ave, Los Angeles, CA 90029



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**4531 Fountain Ave, Los Angeles, CA 90029**

# Property Overview

<b>Address</b>	4351 Fountain Ave Los Angeles, CA 90029
<b>Lease Price</b>	\$2.25 per Sq. Ft. Modified Gross (MG)
<b>APN</b>	5542-012-032
<b>Availability</b>	2,075 Sq. Ft.
<b>Land Size</b>	7,305 Sq. Ft.
<b>Built</b>	1950
<b>Walk Score</b>	Walker's Paradise (95)
<b>Transit Score</b>	Excellent Transit (71)

# Property Highlights

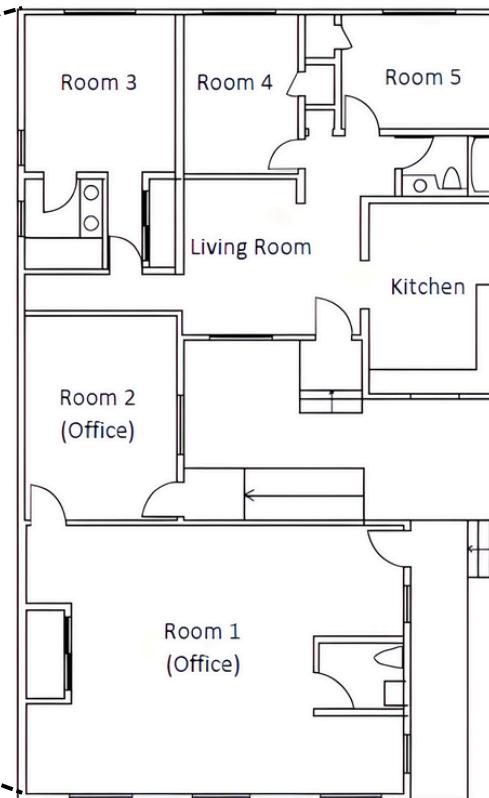
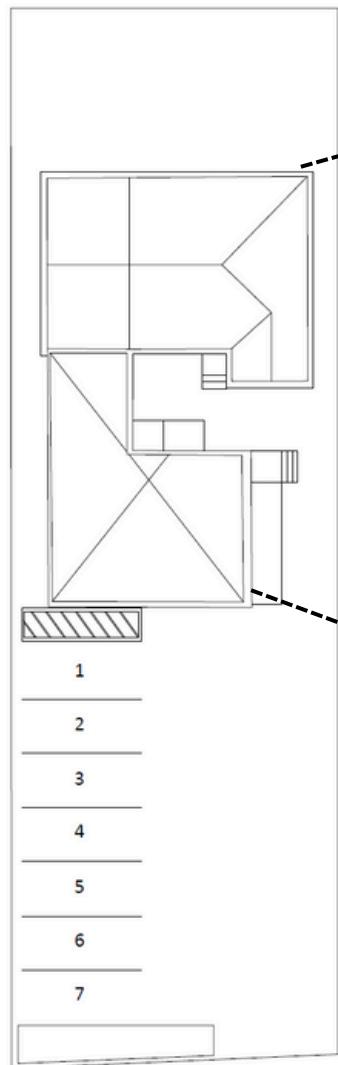
- Prime location in East Hollywood.
- C4-Zoning - allow a wide range of commercial uses.
- Ideal for Retail, Office, Medical, or Creative Use.
- The property features five (5) private offices, two (2) bathrooms, and a kitchen.
- Standalone Building with great street visibility and ample parking.
- Close to Major Streets (Fountain Ave, Vermont Ave, and Sunset Blvd.)
- High Traffic Area with strong residential and commercial mix.
- Easy Access to Freeways (101 &2)



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# Floor Plan



**Land Size:** 8,048 Sq. Ft.

**Floor Area: 2,075 Sq. Ft.**

**Parking: 7 Spaces**

## FOUNTAIN AVE



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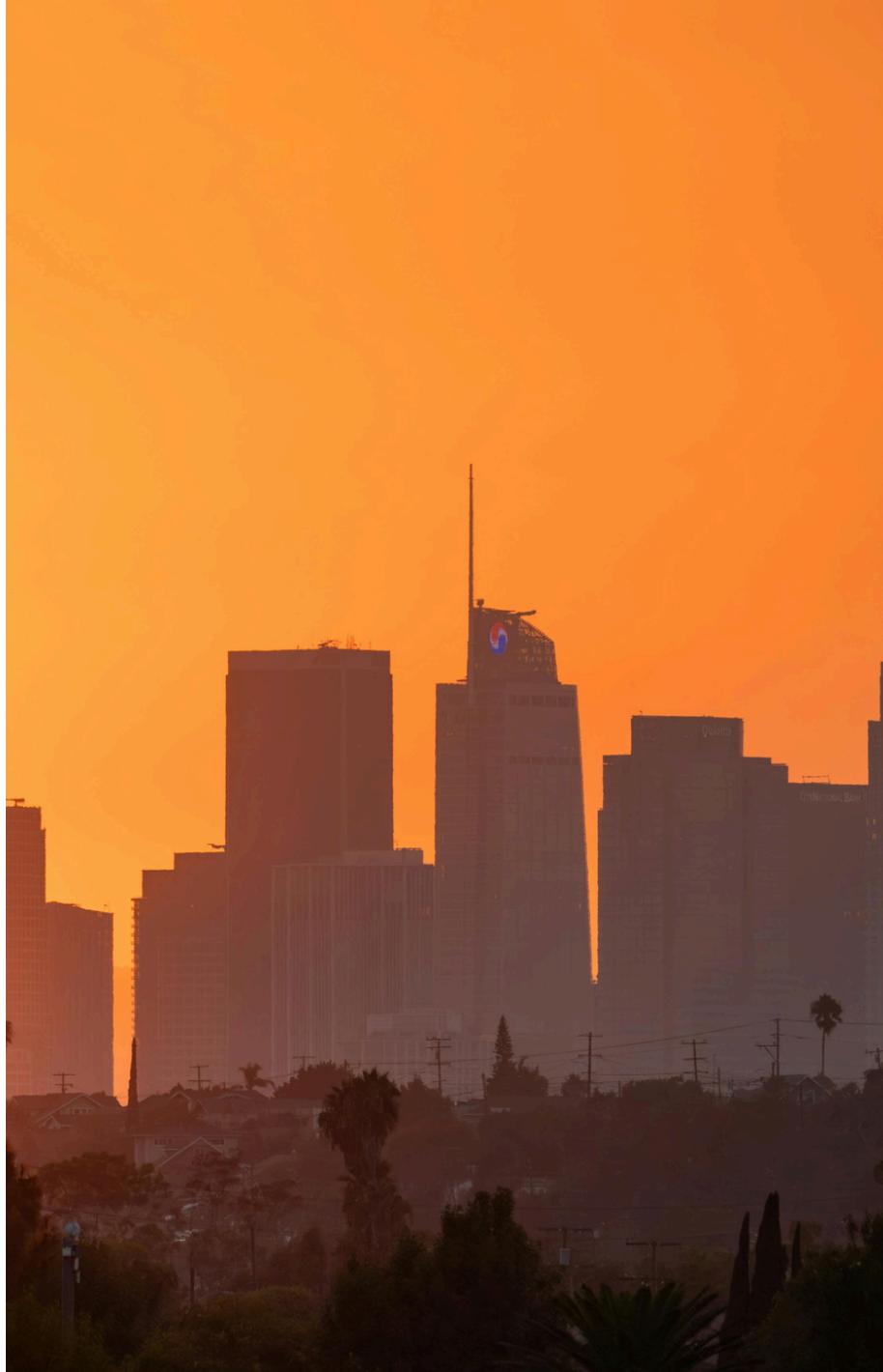
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# Demographics

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2024 Estimated Population	58,901	451,214	1,050,044
2029 Projected Population	57,498	441,742	1,024,632
2020 Census Population	58,794	443,827	1,050,565
<b>Households</b>			
2024 Estimated Households	26,645	195,459	449,506
2029 Projected Households	25,942	191,123	438,419
2020 Census Households	26,865	192,868	449,196
<b>Income</b>			
2024 Estimated Average Household Income	\$95,361	\$84,062	\$89,4549
2024 Median Household Income	\$67,109	\$58,022	\$61,282



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