

FOR LEASE

Free Standing Commercial

4531 Fountain Ave, Los Angeles, CA 90029



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CMA
HOLLYWOOD
PRESBYTERIAN
MEDICAL CENTER

Children's
Hospital
LOS ANGELES

VONS

Fountain Ave (+18,680 VPD)

Virgil Ave (+21,944 VPD)

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.

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Property Overview

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

Property Highlights

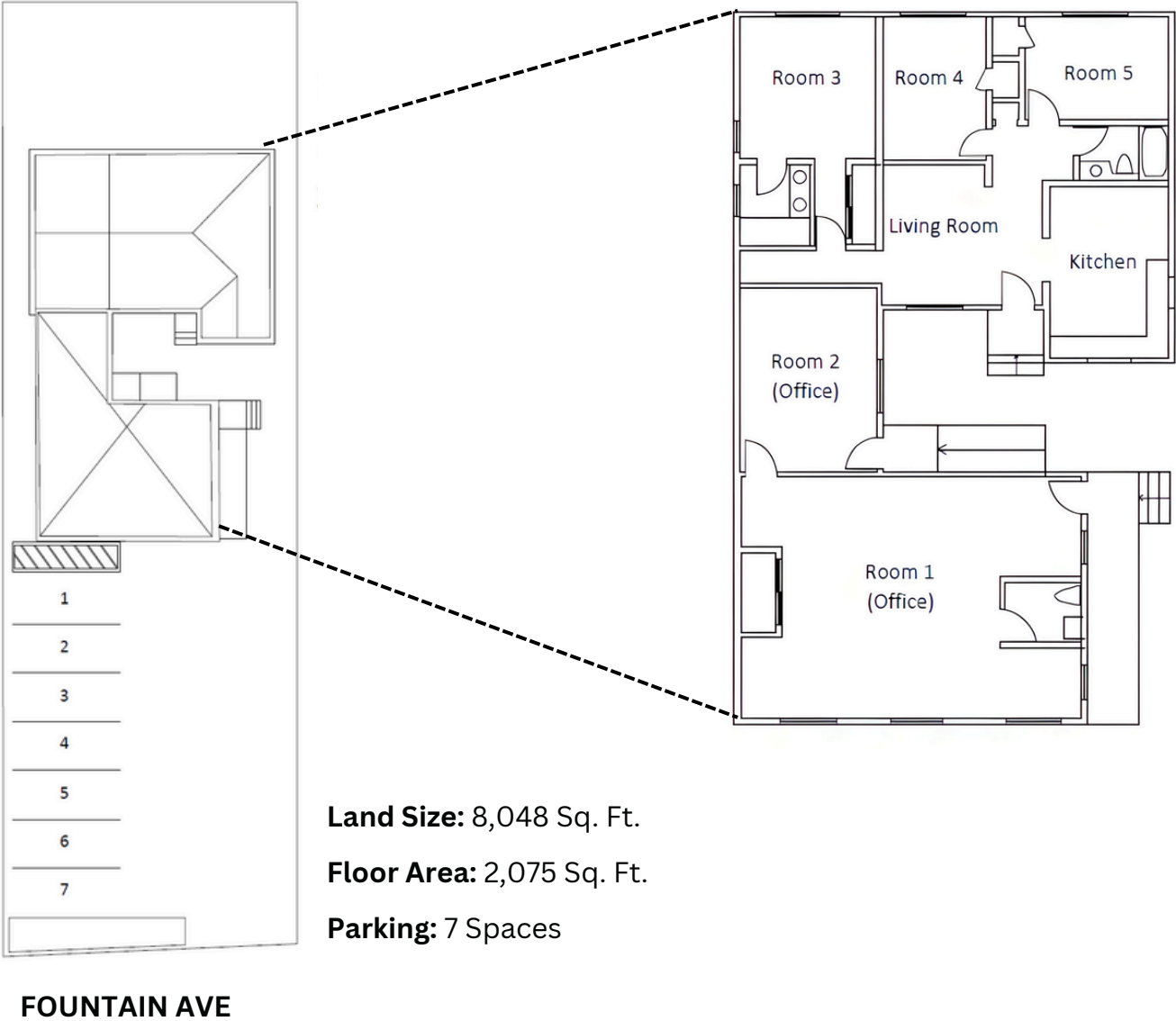
- Prime location in East Hollywood.
- C4-Zoning - allow a wide range of commercial uses.
- Ideal for Retail, Office, Medical, or Creative Use.
- The property features five (5) private offices, two (2) bathrooms, and a kitchen.
- Standalone Building with great street visibility and ample parking.
- Close 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





Demographics

	1 MILE	3 MILES	5 MILES
 Population			
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
 Households			
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
 Income			
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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