

**FAIRFAX PLAZA CENTER**

**742 - 744 N. Fairfax Avenue, Los Angeles, CA 90046**



**PRIME RETAIL/RESTAURANT SPACE  
FOR LEASE**



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## PROPERTY CHARACTERISTICS



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**SIZE:** Approximately 1,764 rentable square feet  
Divisible to 784 square feet and 980 square feet

**RATE:** \$3.75 per square foot per month + NNN  
(NNN estimated to be \$0.40 per square foot per month)

**TERM:** 3 - 10 years

**PARKING:** 30 shared parking spaces

**AVAILABLE:** Immediately

- High identity space with approximately 36 feet of Fairfax Avenue frontage
- Neighbors include Ghengis Cohen Restaurant, Center Fold Newsstand, Pitfire Pizza, Purplehaus and more
- Heavy traffic counts in high income area
- Just north of Melrose Avenue
- Potential front patio space



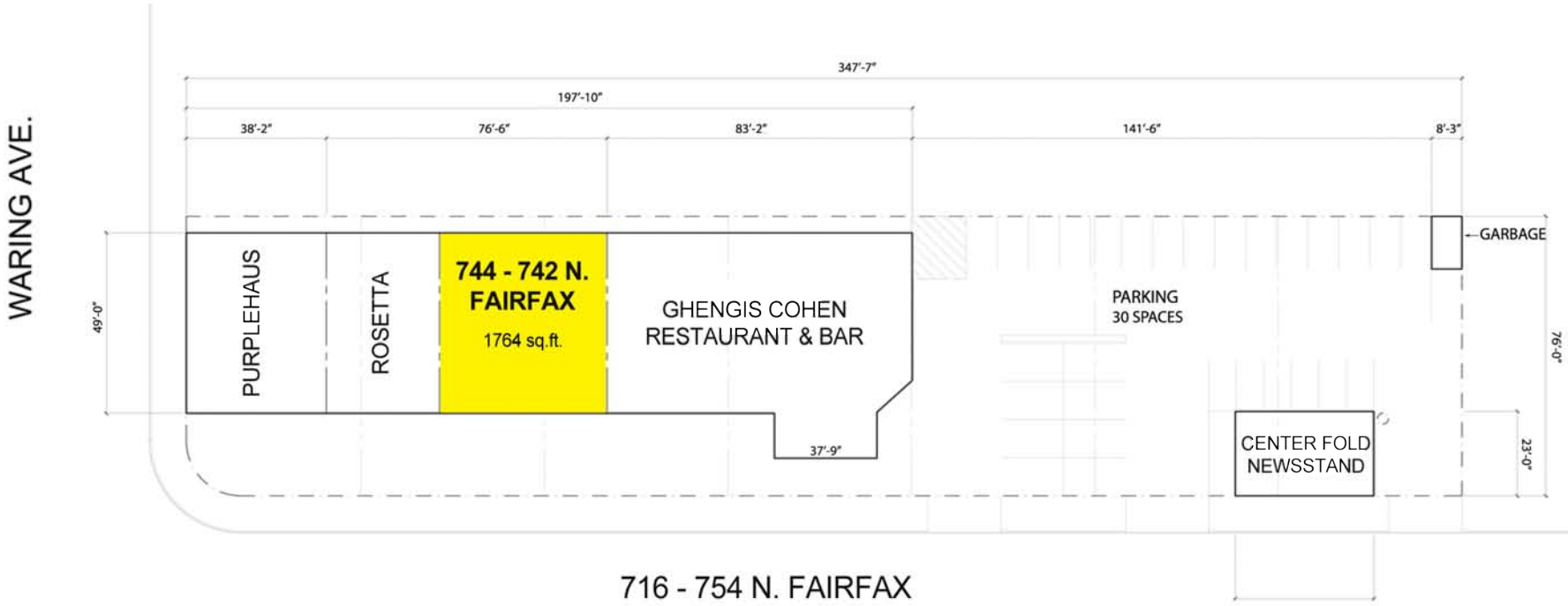
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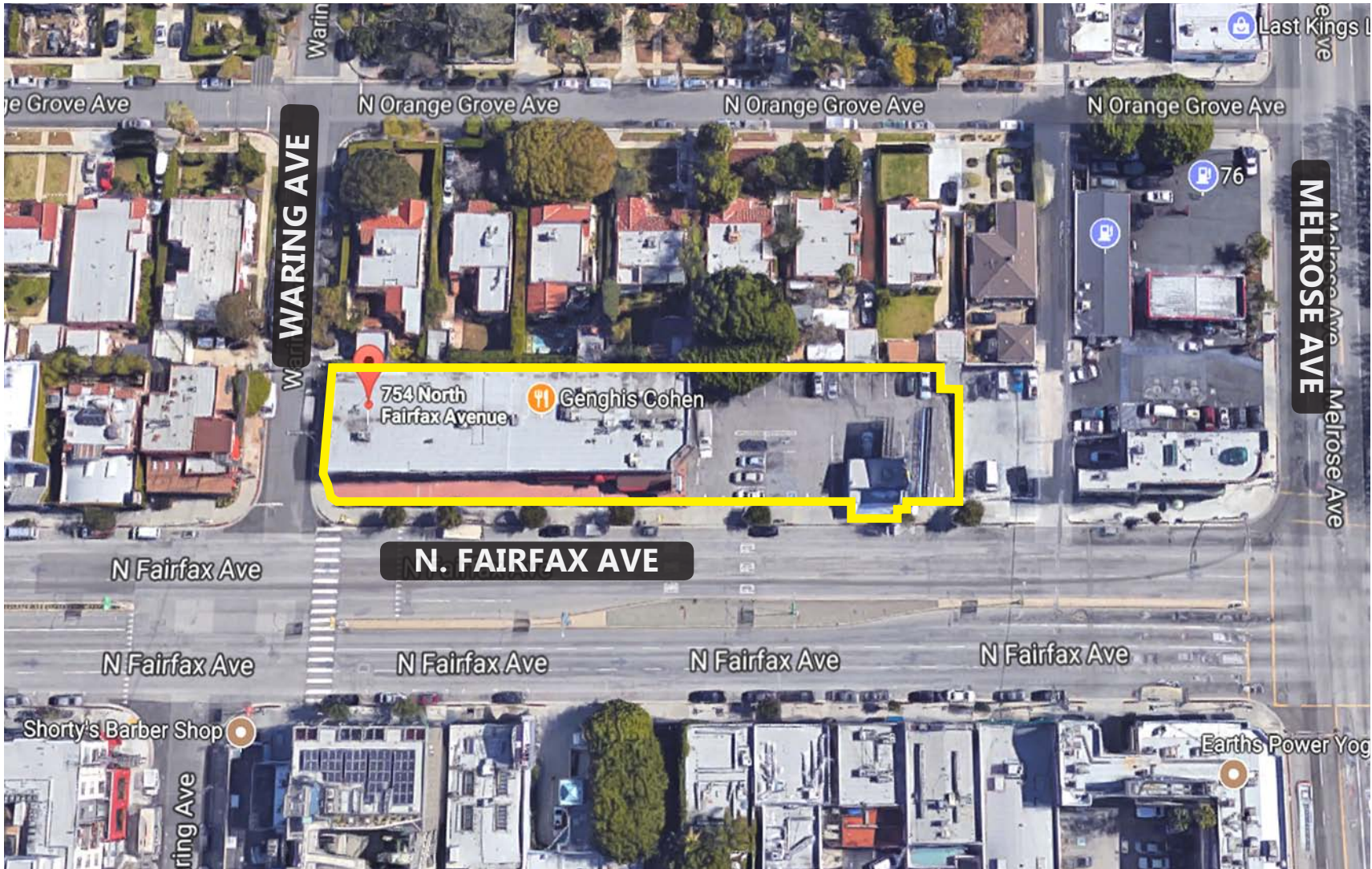
# FAIRFAX PLAZA FLOOR PLAN



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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



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