



GROUND FLOOR OFFICE SPACE AVAILABLE FOR LEASE



2852 BARRINGTON AVENUE, LOS ANGELES, CA 90064

SIZE: Approximately 1,557 square feet

RATE: \$5,200 per month, MG (net of utilities and janitorial)

AVAILABLE: Immediately

PARKING: Shared parking lot behind building plus abundant non metered street parking

- Space consists of multiple offices, a private bathroom, kitchen and open area
- Easy access to 405 and I-10 freeways
- Hard to find ground floor office space
- Across the street from Whole Foods, Starbucks, and many other retailers
- Located on the northeast corner of National and Barrington at the Colonial Corners intersection

RAFAEL PADILLA

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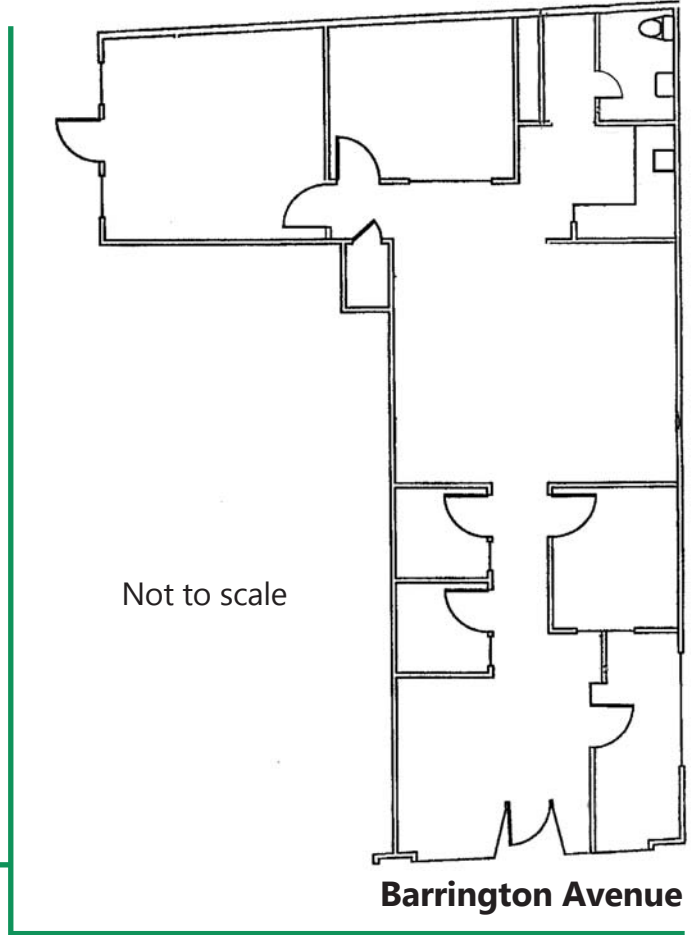
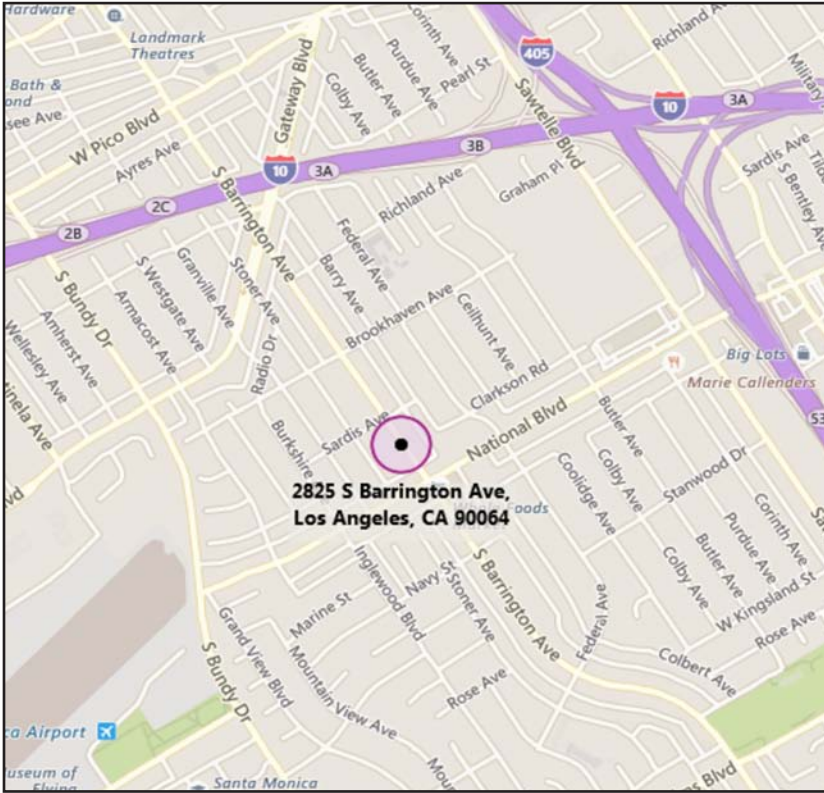
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FLOORPLAN & MAP



DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2023 Projected Population	31,047	367,874	687,688
2018 Estimated Population	29,968	355,218	665,104
2010 Census Population	27,623	328,253	619,098
Growth 2018-2023	3.60%	3.56%	3.40%
Growth 2010-2018	8.49%	8.21%	7.43%
2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +			
\$50,000-\$74,999	14.99%	15.17%	14.53%
\$75,000-\$99,000	12.11%	12.53%	11.48%
\$100,000 +	39.42%	40.32%	42.13%
TOTAL	66.52%	68.02%	68.14%
2018 Estimated HH Income	\$106,451	\$109,971	\$114,444
2018 Estimated Households	13,019	166,337	300,149

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