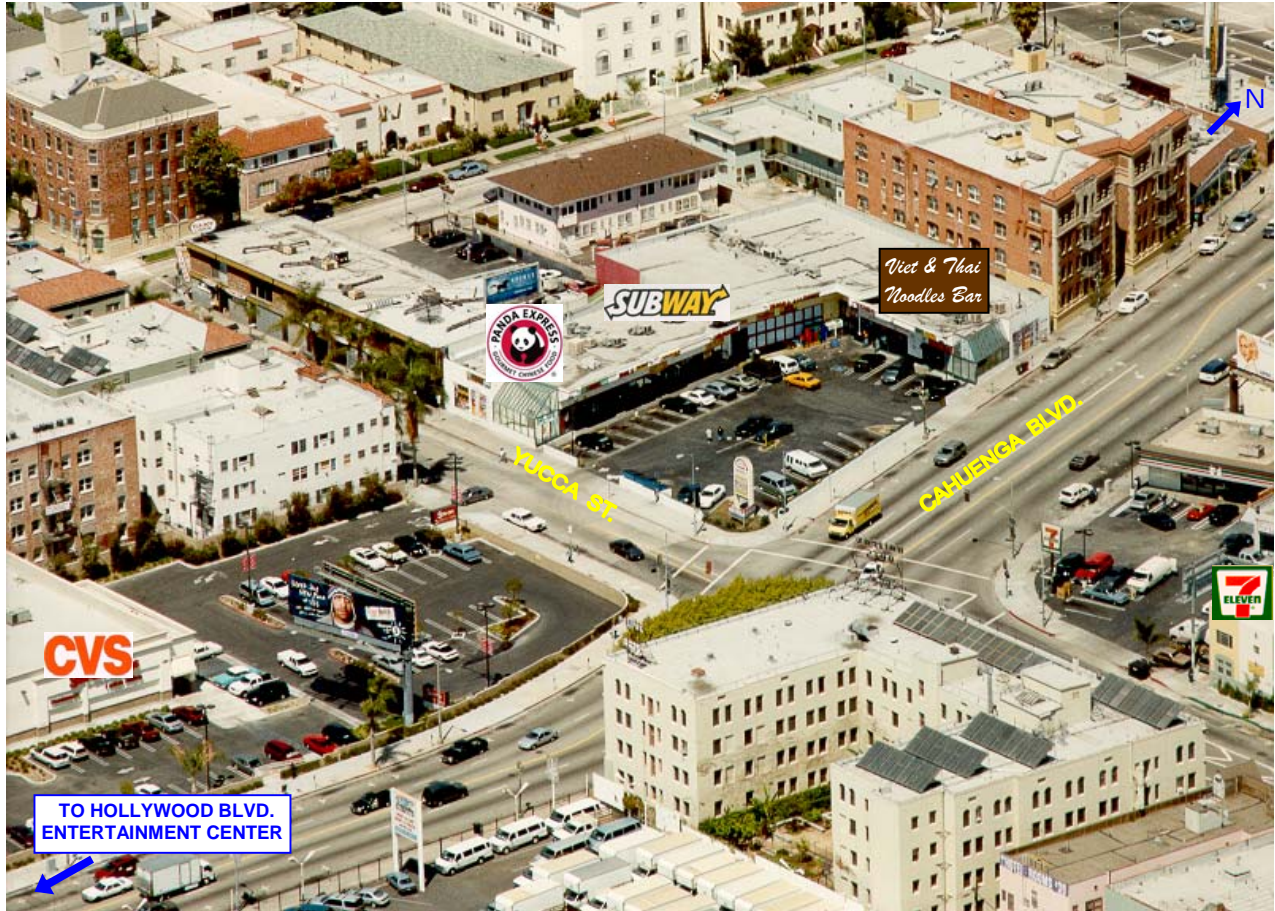


CAHUENGA and YUCCA CENTER

1803-1821 NORTH CAHUENGA BLVD., LOS ANGELES, CA 90028
Northwest corner of Cahuenga Boulevard and Yucca Street



*Viet & Thai
Noodles Bar*



DEMOGRAPHICS

	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>
Population	50,947	163,874	333,846
Avg. HH Income	\$78,620	\$85,380	\$93,819

FEATURES:

- Surrounded by high density residential area (79% renter-occupied)
- Close to major tourist attractions in Hollywood & Sunset Blvd.
- Located in a signalized corner of a busy intersection
- Easy access to the Hollywood Freeway (101)
- Average traffic count from Fwy 101, Cahuenga off-ramp is at 16,000 cars per day and Cahuenga on-ramp at approx. 34,000 cars per day
- Many offices and retail stores nearby
- Plenty of parking on site and street parking
- Pedestrian foot traffic
- Pole sign available



6420 Wilshire Blvd., Ste. 1500
Los Angeles, CA 90048-5561

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The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy but we make no representations or warranties, expressed or implied, as to the accuracy of the information. The site plan is only an illustration. No representation is being made that specific tenants will occupy the center. The center is subject to change from time to time by the landlord. References to square footage, traffic count, demographics and sales study are approximate. Lessees must verify the information by their own sources.