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PROPERTY HIGHLIGHTS

- Medical / Office condominium unit ideal for owner-users
- Medical build out including small reception area, private office, two treatment rooms, two exam rooms, and a small break/storage room with a Washer and Dryer
- 5714 - Open Office Space with 11'9" drop ceilings
- Parking at 5 spaces per 1,000 square feet of building area – can be for either medical and office use!
- The building was built in 2007 and enjoys excellent access to many shopping, retail and restaurant centers
- Excellent location along Lonetree Blvd near Sunset Blvd intersection, resulting in high daily traffic counts

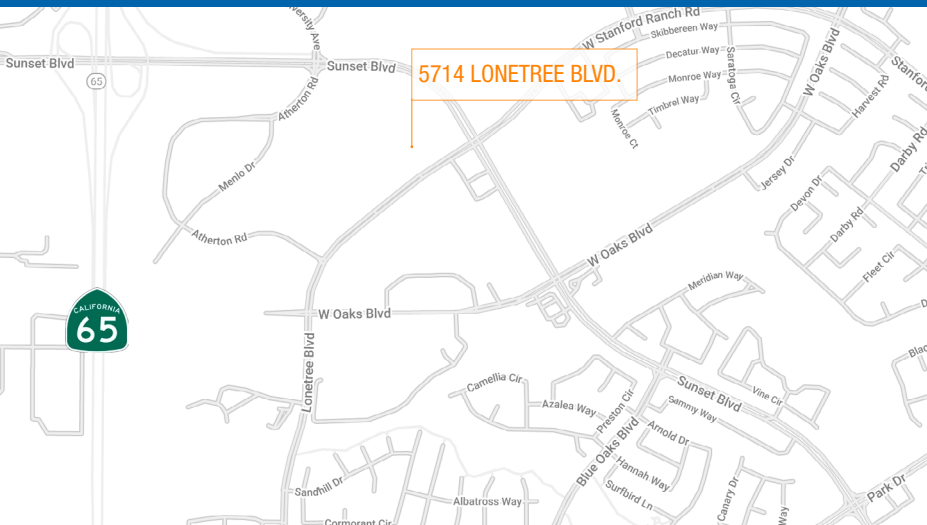
OFFICE UNIT AVAILABLE FOR PURCHASE

±1,348 SF

\$515,000

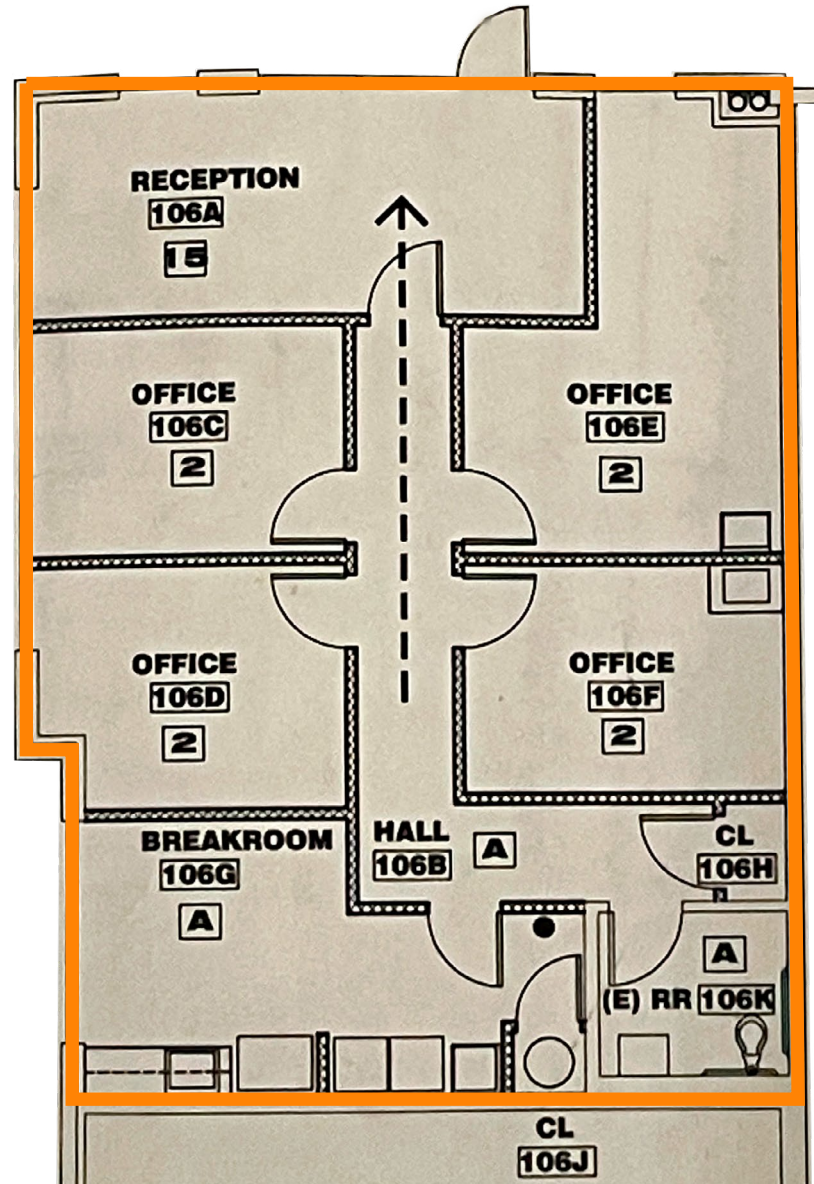
APN: 017-283-031-000

ASSOC. DUES: \$347/MONTH



FLOOR PLAN

5714 AVAILABLE

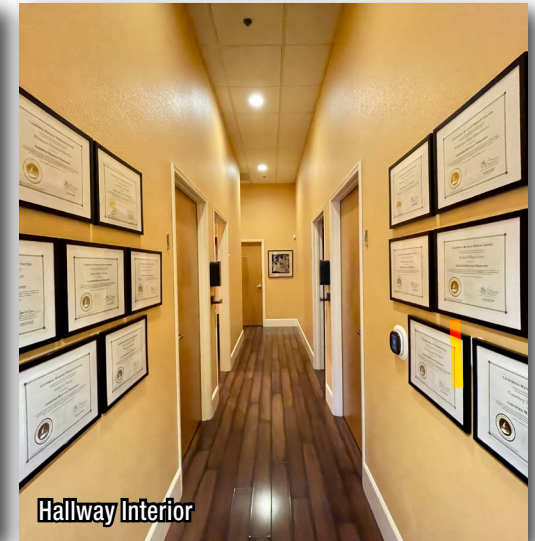


Floor Plan Not To Scale

PROPERTY PHOTOS



Reception Area



Hallway Interior



Exam Room

PROPERTY AERIAL



PROPERTY AERIAL



DEMOGRAPHICS

MARKET OVERVIEW 3 MILE RADIUS



KEY FACTS

82,464

Population

37

Median Age



Average Household Size

\$111,372

Median Household Income

HOUSING STATS



\$463,421

Median Home Value



27,061

Households



28.95%

% Renter Occupied Housing Units

COMMUTERS



1.19%

Used Public Transportation



80.45%

Drove Alone to Work

EDUCATION

1.66%

No High School Diploma



14.58%

High School Graduate



16.91%

Some College



31.98%

Bachelor's Degree Plus

BUSINESS



43,277

Total Employees

EMPLOYMENT



73.55%

White Collar



26.4%

Blue Collar