



# Ground Lease C2/R1 Zoned Lots for Lease Los Angeles, CA



**ADDRESS:** 11330 – 11332 Southwest Blvd, Los Angeles, CA 90044.

**APN #'s:** 6075-011-011 and 6075-011-020.

**LOT SIZE:** Approximately 17,465 Sq Ft.

**LEASE RATE:** \$.25/sq ft NNN.

**ZONING:** 11,440 sq ft zoned C2 and 6,025 sq ft zoned R1.

**DESCRIPTION:**

- ◆ Potential uses include Retail, Office, and Medical.
- ◆ Property is located in the Los Angeles State Enterprise Zone.
- ◆ 170 feet of frontage on Imperial Hwy.
- ◆ High average daily traffic counts.

**AREA DESCRIPTION:**

- ◆ Corner of Southwest Blvd and Imperial Hwy.
- ◆ Just east of Vermont and close to the 105 and 110 FWY's.

**AGENT:** Evan Pozarny 310-458-4100 Ext. 221 [epozarny@muselli.net](mailto:epozarny@muselli.net)  
DRE # 01304769

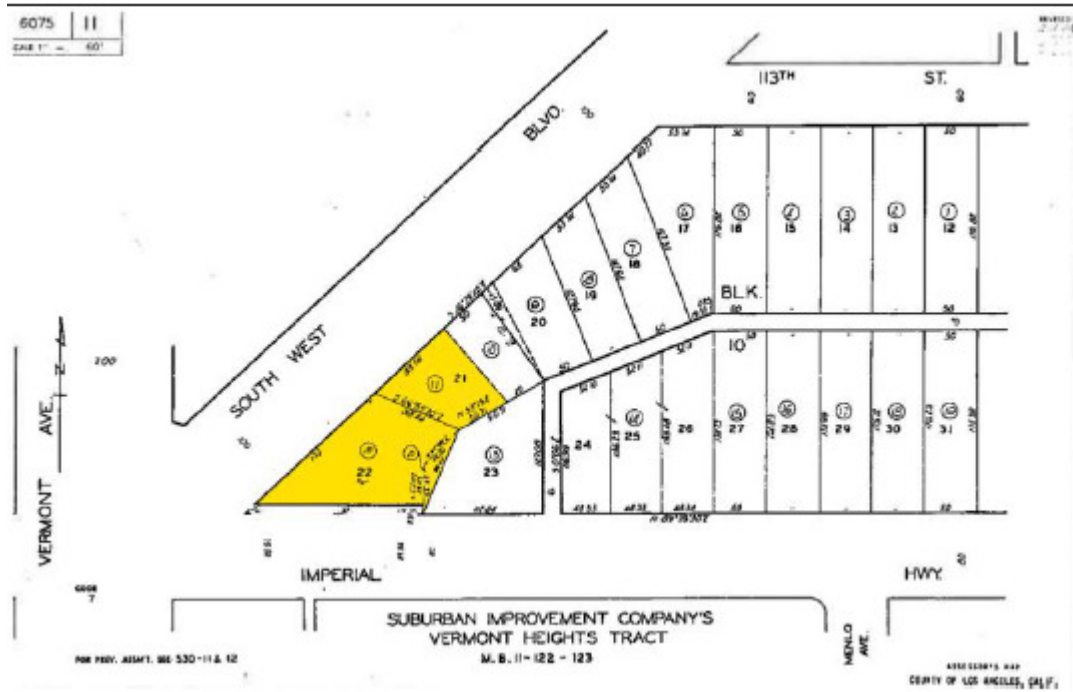
1513 6<sup>th</sup> Street, Suite 201 A Santa Monica, CA 90401 (310) 458-4100 FAX (310) 458-4100

All information furnished is from sources deemed reliable and which we believe to be correct, but 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.

BROKER ID # 00825237



# 802 Ashland Ave and 2919 Lincoln Blvd Santa Monica, CA



1513 6<sup>th</sup> Street, Suite 201 A Santa Monica, CA 90401 (310) 458-4100 FAX (310) 458-4100

All information furnished is from sources deemed reliable and which we believe to be correct, but 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.

BROKER ID # 00825237