MUSELLI
COMMERCIAL REALTORS

FOR LEASE
Retail / Beauty Salon / Yoga Space / Fitness

Silver Spur Town & Country Shopping Center, Rolling Hills Estates

Evan Pozarny, Executive Vice-President   DRE License 01304769
(310) 458-4100 ext: 221 epozarny@muselli.net www.muselli.net

MUSELLI
COMMERCIAL REALTORS

877 Silver Spur Road, Rolling Hills Estates, CA 90274

1,600 SF at a rental rate of $3.25 per SF NNN.

NNN's are approximately $.67 per sf per month.

Available Immediately.

- Previously occupied by Mega Beauty Hair Salon.
- 7 hair stations, facial room, lunchroom, and mailroom.
- Can be combined with the 1,600 SF unit next door.

881 Silver Spur Road, Rolling Hills Estates, CA 90274

1,600 SF Former Yoga Studio/Fitness Space for Lease.

$3.25 per SF + $.67 NNN costs per SF.

Available Immediately.

- Previously occupied by Taichi Yoga.
- Reception area, office, 2 treatment rooms, kitchen, and a large open studio.
- 1 ADA Bathroom.
- Can be combined with the 1,600 sq ft unit next door.
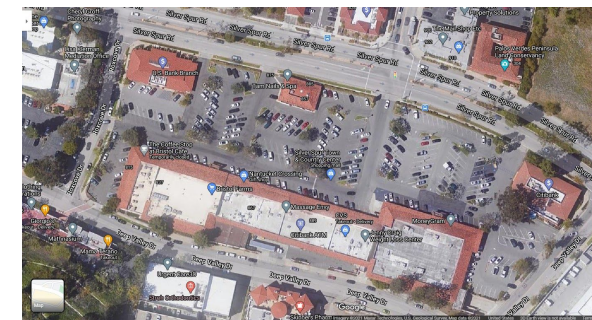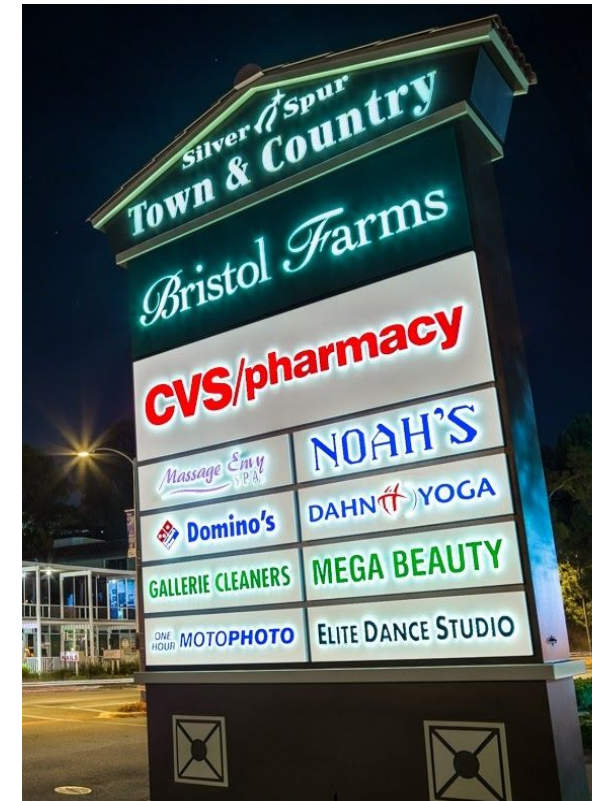
Parking

- 400 common area parking spaces on-site and included at no additional charge.

Neighboring Tenants & Market Area

- Neighboring tenants include Bristol Farms, CVS, SuperCuts, Massage Envy,
- Jenny Craig, Noah's Bagels, and Domino's.Highly desirable location with easy access to a high-income within walking distance.
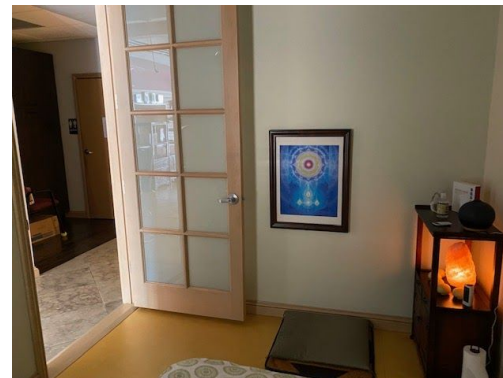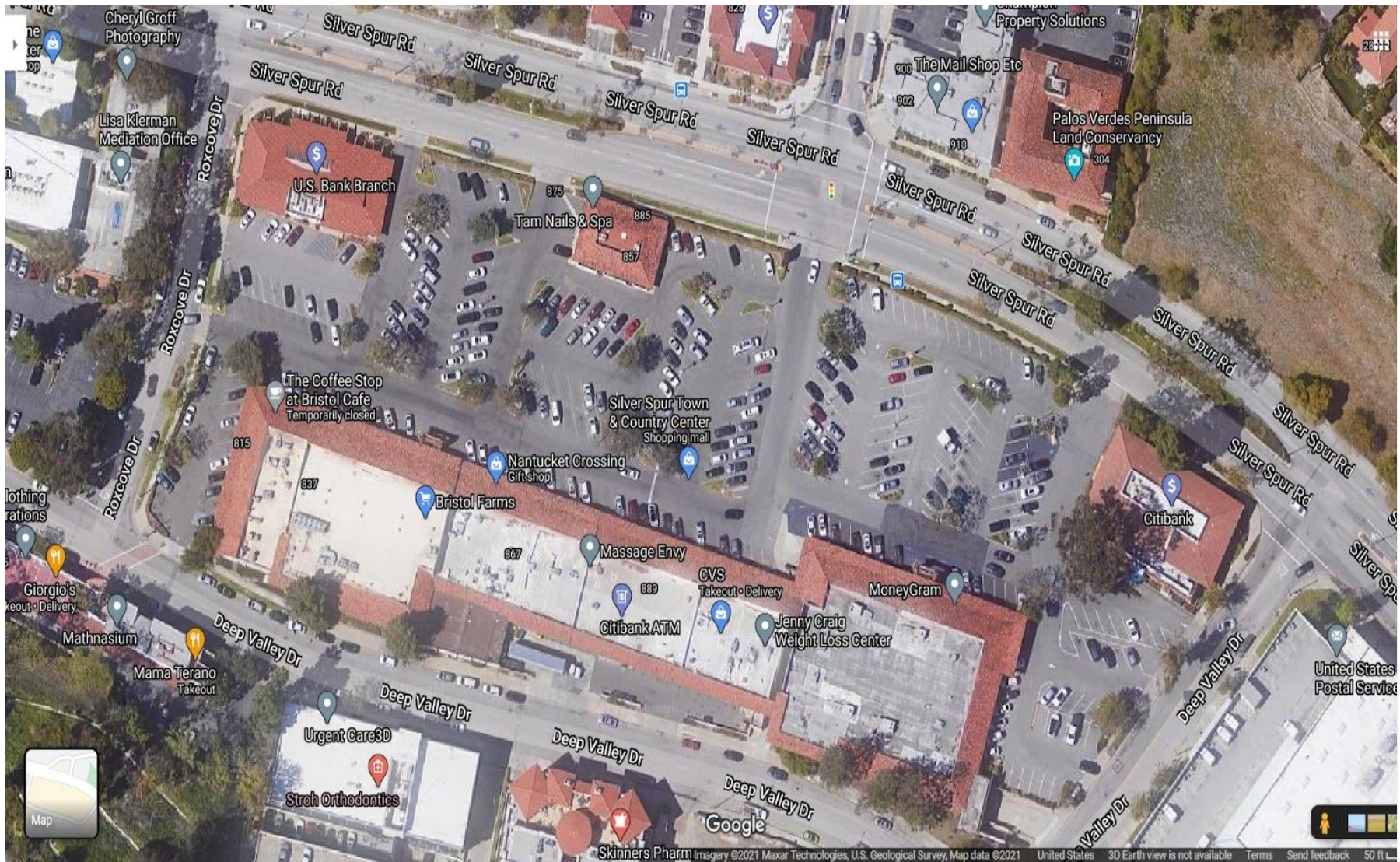
Demographics - 3 Mile Radius & Traffic Count

- $132,000 median household income.
- 82,000 households.28,000 daytime employees.
- The average age is 50.
- 26,000 car trips per day at Hawthorne and Crenshaw.

877 Silver Spur Road

881 Silver Spur Road

1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 www.muselli.net
DRE BROKER # 00825237

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 the Broker. You are advised to conduct an independent investigation to verify all information.