

HIGH TRAFFIC RETAIL/SHOWROOM FOR LEASE

2235 SEPULVEDA BLVD, WEST LOS ANGELES, CA 90064



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The space consists of a nicely improved 6,884 SF retail or showroom space in a single-story inline retail building. Located between the signalized intersections Olympic and Pico Boulevard, its centralized West Los Angeles location provides easy access to reach customers from Westwood, Beverly Hills, Santa Monica, Brentwood, Marina Del Rey, Pacific Palisades, West Los Angeles, Culver City, West Hollywood, and Venice. The 405 San Diego Freeway on and off-ramps are within one half mile distance.

2235 SEPULVEDA BOULEVARD, WEST LOS ANGELES, CA 90064

6,884 SF Retail or Showroom Space

\$15,000.00 per month + NNN charges. *The space is vacant and available now!*

Description

Retail/Showroom Space with 5,048 SF on the ground floor and 1,836 SF Mezzanine.
Open space with 7 changing rooms.
2 ADA bathrooms. Tenant is advised to confirm ADA compliance.
High ceilings. Mezzanine has an exposed bow truss roof.
30 foot' frontage on Sepulveda Boulevard with great street visibility.

Neighboring Tenants

Chef's Toys, Sundance Spas and Sauna, Terra Nova Designs, and Atmosphere Interiors.

Area

Centralized West Los Angeles location provides easy access to reach customers from Westwood, Beverly Hills, Santa Monica, Brentwood, Marina Del Rey, Pacific Palisades, West Los Angeles, Culver City, West Hollywood, and Venice.

Parking & Zoning

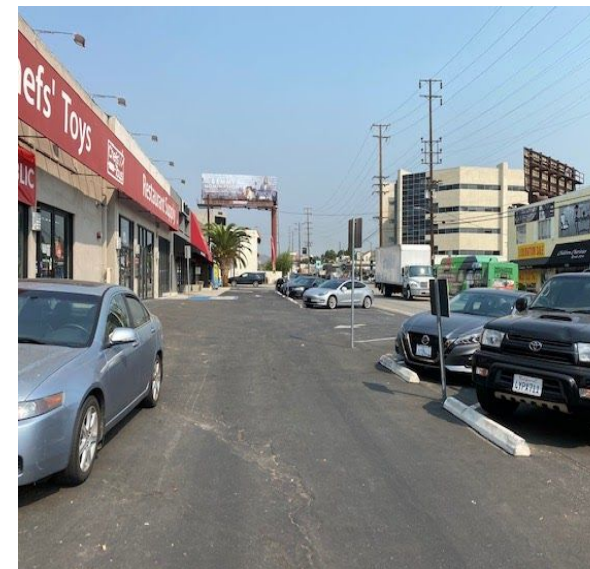
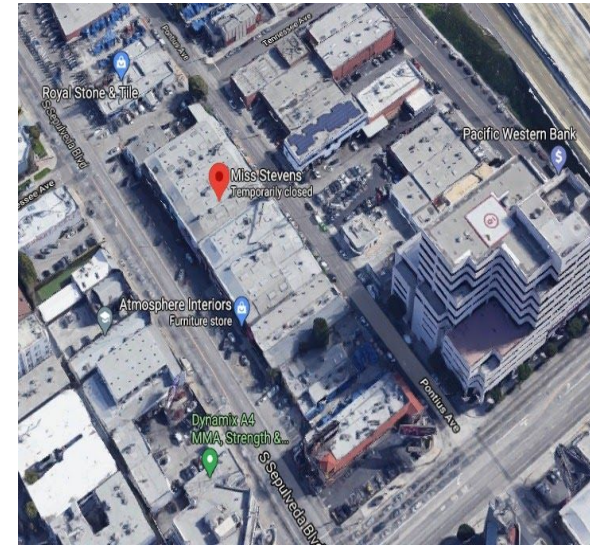
21 shared parking spaces at no additional charge.
LAM2 - Lessee is advised to confirm with LA City for their intended use.

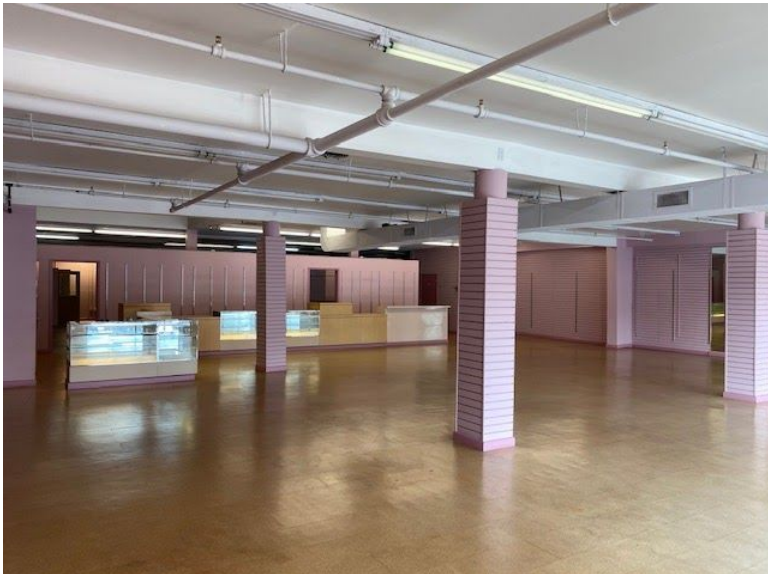
Prior Use

Retail - Miss Stevens for Lingerie.

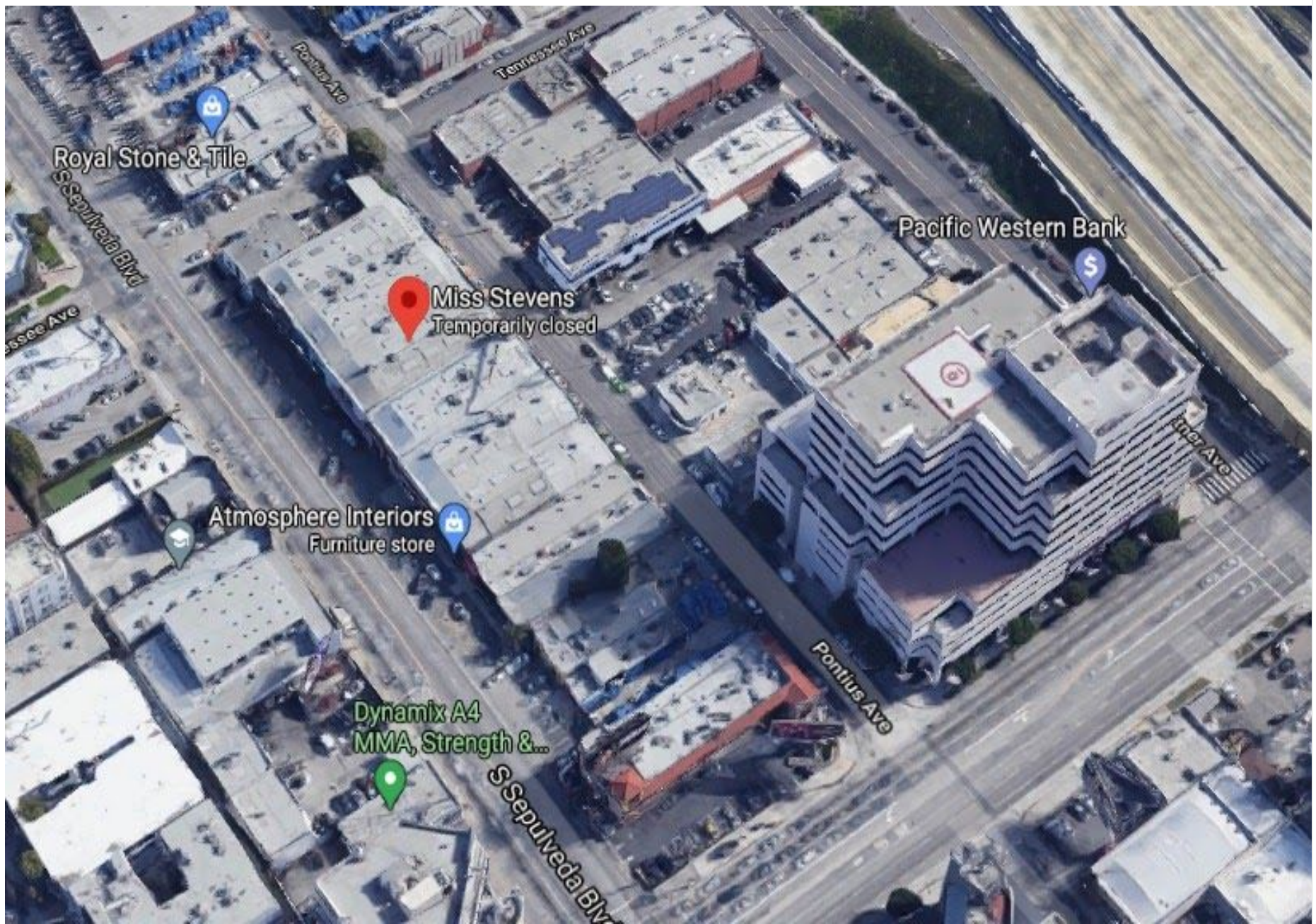
Demographics & Traffic Counts - 3 Mile Radius

\$90,000.00 median household income.
324,000 households.
379,000 daytime employees.
Average age is 39.
59,000 cars per day at the intersection of Sepulveda and Olympic.









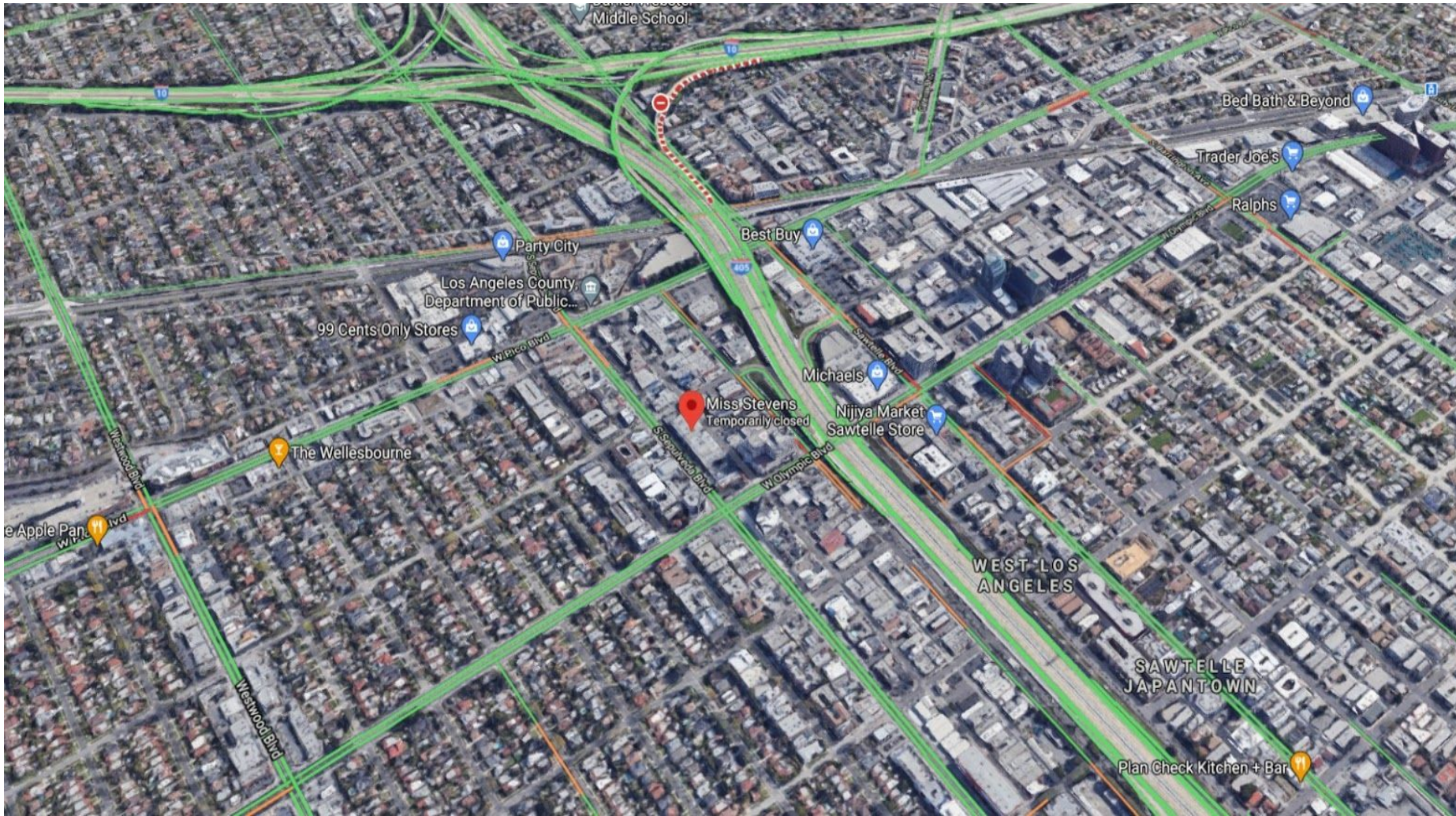
Royal Stone & Tile

Miss Stevens
Temporarily closed

Pacific Western Bank

Atmosphere Interiors
Furniture store

Dynamix A4
MMA, Strength &...



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