

HIGH TRAFFIC RETAIL/SHOWROOM FOR LEASE

2251 SEPULVEDA BLVD, WEST LOS ANGELES, CA 90064



Evan Pozarny, Executive Vice-President DRE License 01304769

(310) 458-4100 ext: 221 epozarny@muselli.net www.muselli.net

The space consists of a nicely improved 7,350 SF retail or showroom space in a single-story 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.

2251 SEPULVEDA BOULEVARD, WEST LOS ANGELES, CA 90064

7,350 SF Retail or Showroom Space

\$17,000.00 per month + NNN charges. **Available January 2021!**

Description

Retail/Showroom Space with 6,350 SF on the ground floor and 1,000 SF Mezzanine.
Open showroom/retail space with a very high bow truss ceiling.
1 bathroom.
Office/storage on the Mezzanine.
30 feet of frontage on Sepulveda Boulevard with great street visibility.

Neighboring Tenants

Chef's Toys, Sundance Spas and Sauna, 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

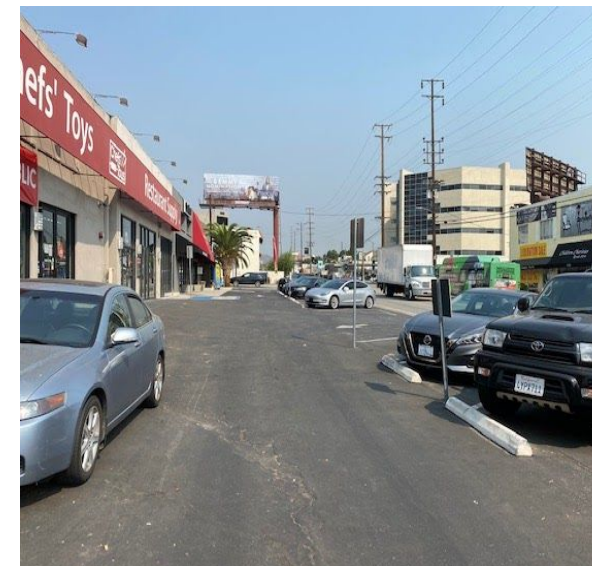
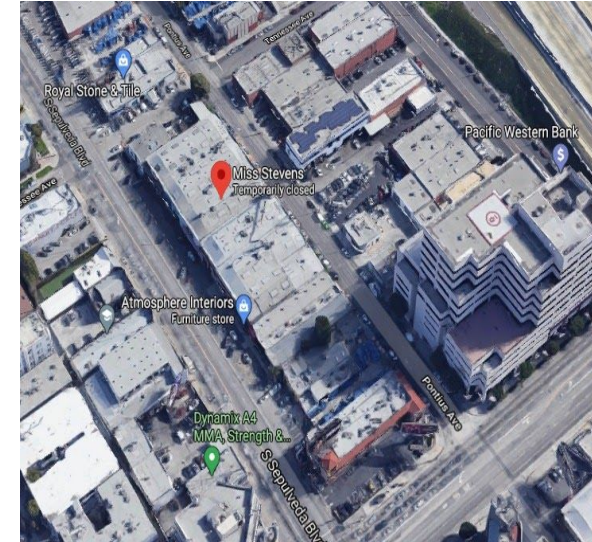
21 shared parking spaces at no additional charge.
LAM2 - Lessee is advised to confirm with LA City for their intended use.

Current Use

Retail/Showroom - Terra Nova Designs.

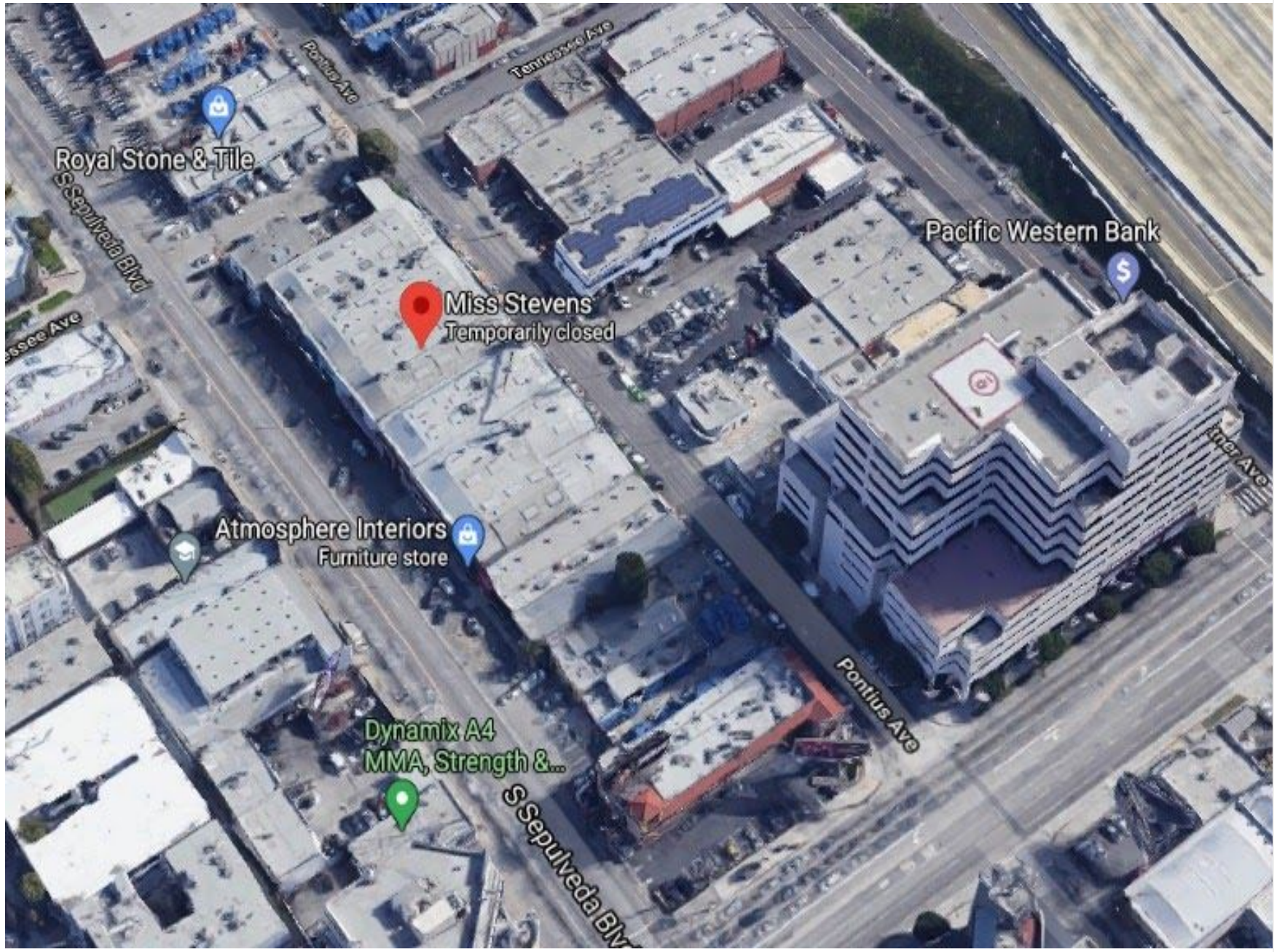
Demographics & Traffic Counts - 3 Mile Radius

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









Royal Stone & Tile

Miss Stevens
Temporarily closed

Atmosphere Interiors
Furniture store

Pacific Western Bank

Dynamix A4
MMA, Strength &...

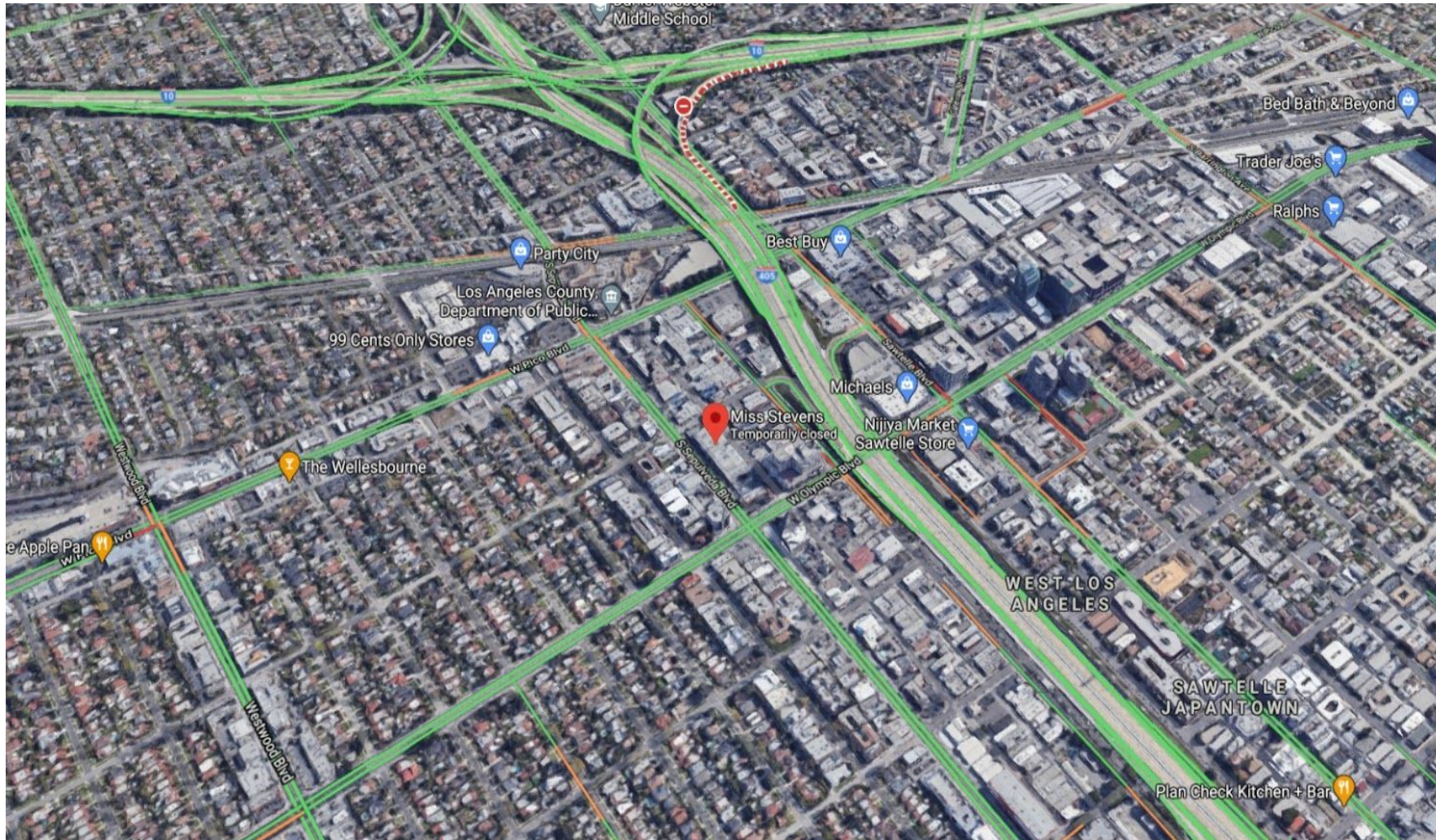
S Sepulveda Blvd

Tennessee Ave

Pontius Ave

Pontius Ave

Mississippi Ave



1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100
Muselli Commercial Realtors DRE Broker License 00825237
www.muselli.net

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