

HIGH TRAFFIC RETAIL/SHOWROOMS FOR LEASE

2235 & 2251 SEPULVEDA BLVD, WEST LOS ANGELES, CA 90064



[2235 Sepulveda Boulevard](#)



[2251 Sepulveda Boulevard](#)



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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!*

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. The mezzanine has an exposed bow truss roof.
30 foot frontage on Sepulveda Boulevard with great street visibility.
Prior use was Miss Steven For Lingerie.

2251 SEPULVEDA BOULEVARD, WEST LOS ANGELES, CA 90064**7,350 SF Retail or Showroom Space**

\$17,000.00 per month + NNN charges. *Available upon 30 day notice to current tenant!*

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.
Currently occupied by Terra Nova Designs.

Neighboring Tenants

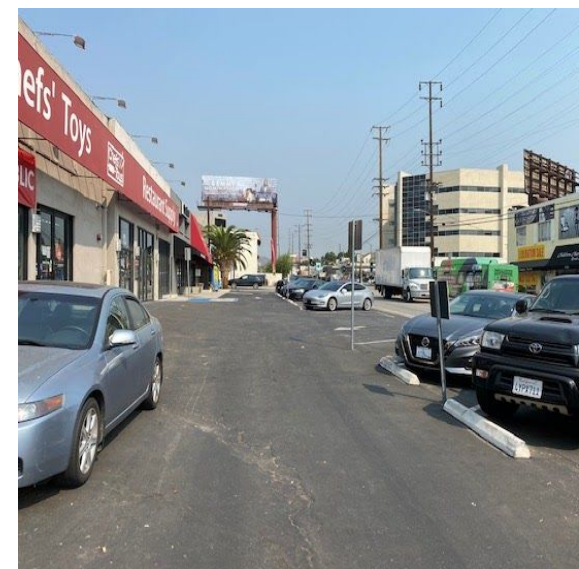
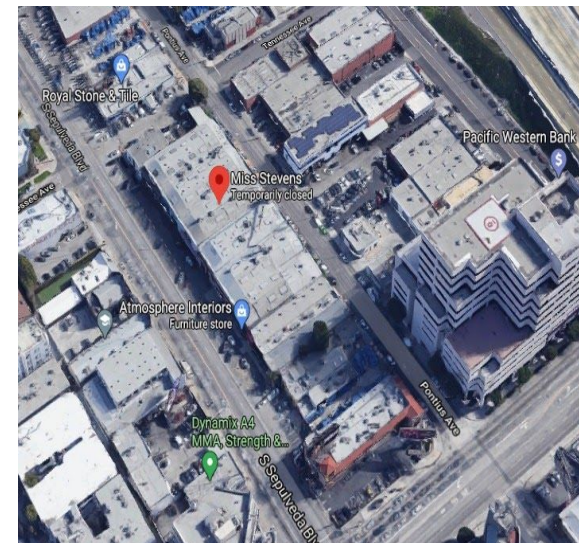
Chef's Toys, Sundance Spas and Sauna, and Atmosphere Interiors.

Parking & Zoning

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

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.



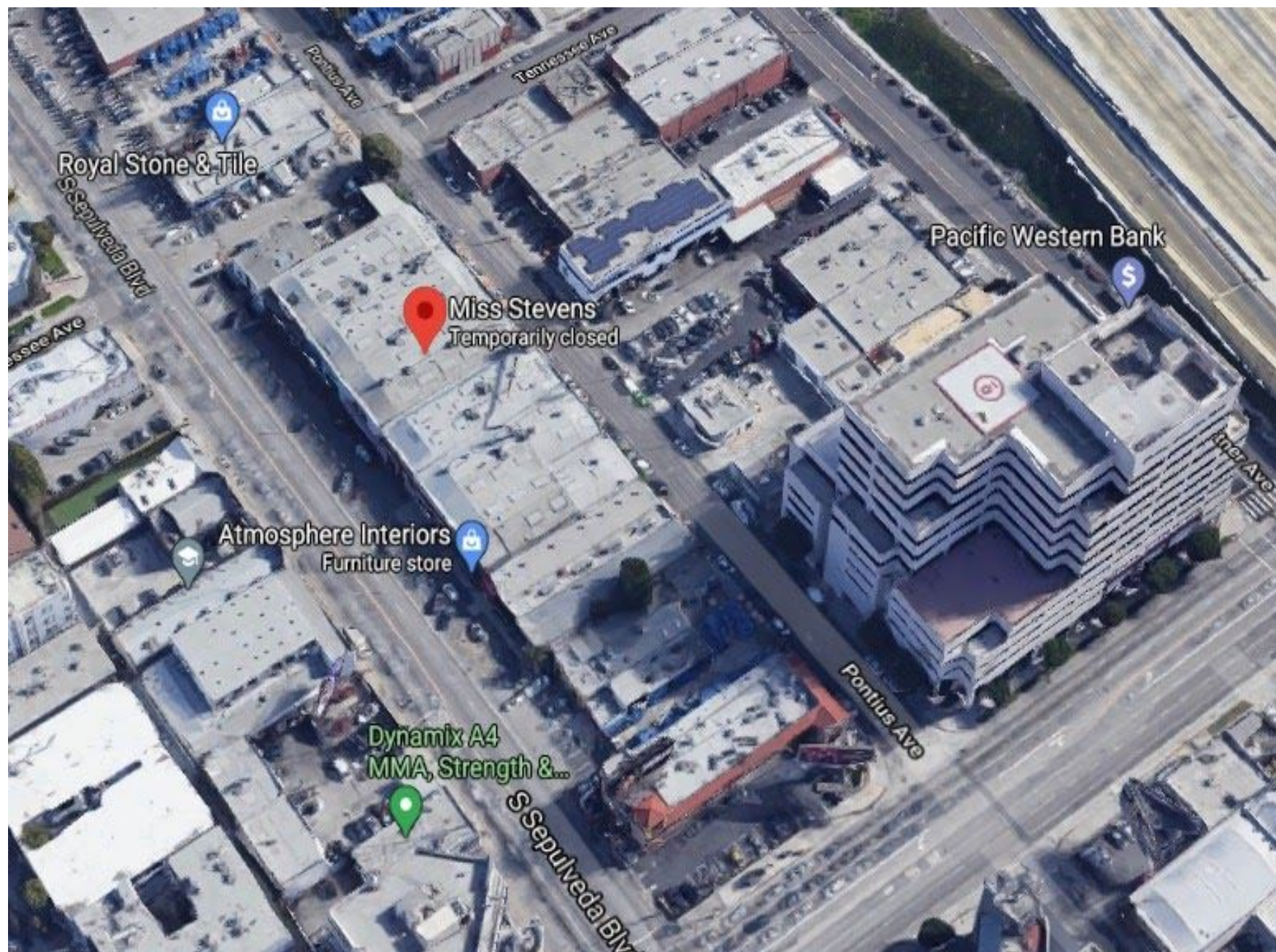
Photos & Aerial Views

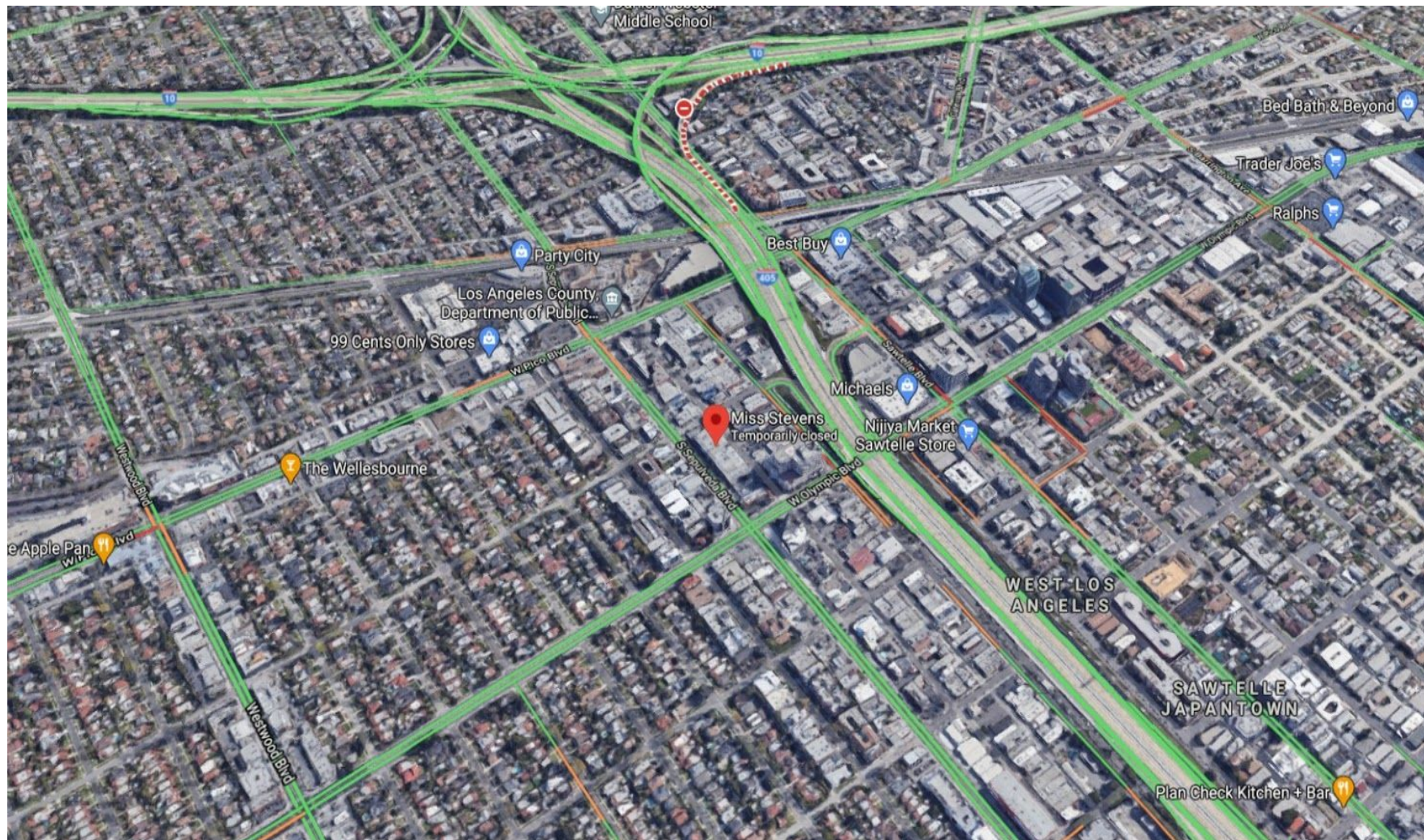
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions.

All measurements are approximate and have not been verified by Broker.

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