

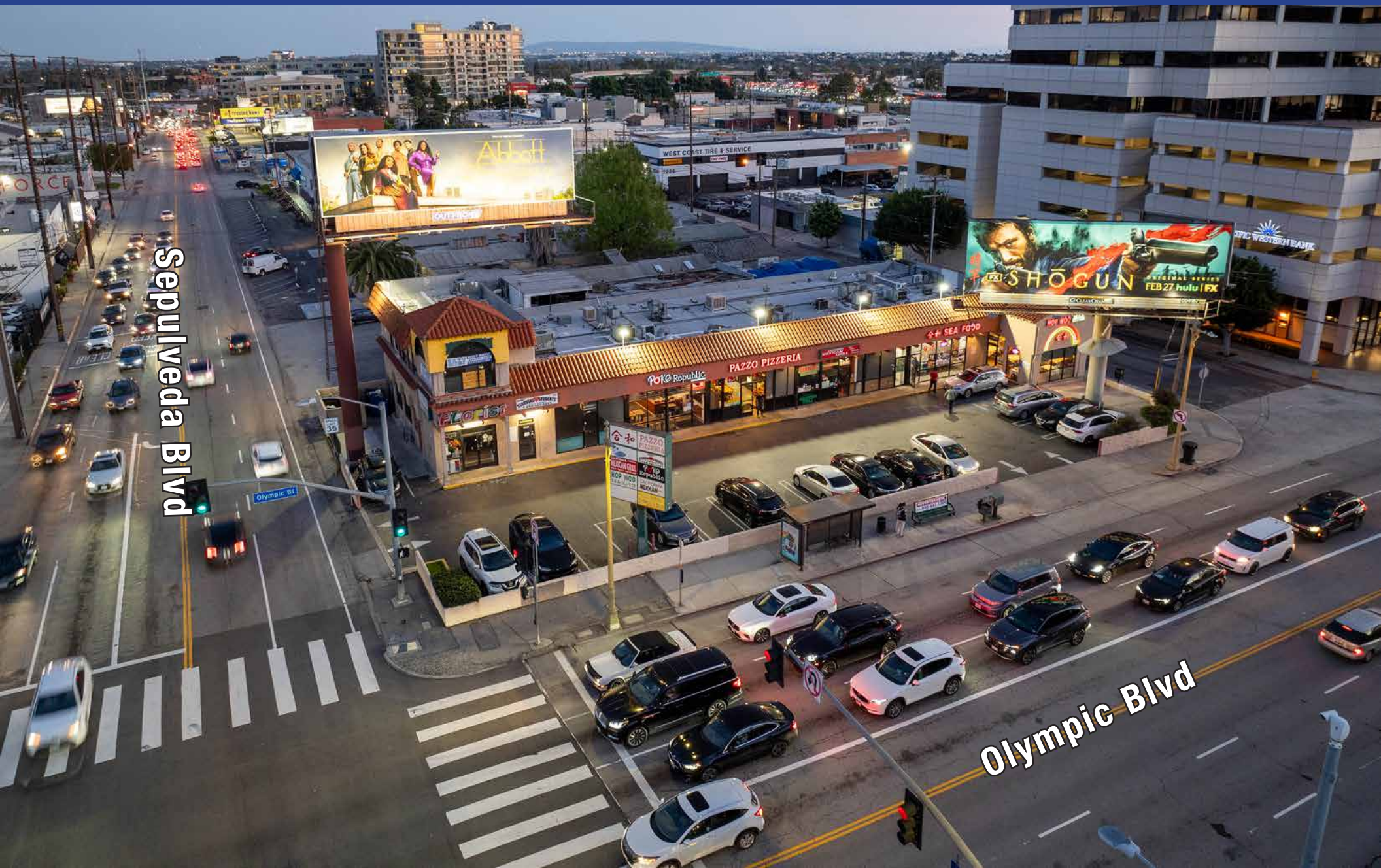
847 SF GROUND FLOOR RETAIL SPACE FOR LEASE

Heavy Traffic Corner With Fantastic Exposure

11100 W Olympic Blvd, Los Angeles, CA 90064

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

Offering Memorandum



**11100 W OLYMPIC BLVD
LOS ANGELES, CA 90064**

Property Details

Retail Unit Area: 847± SF

Total Building Area: 8,000± SF

Year Built: 1985

Parking: 15 Shared Surface Spaces

Zone: NI(EC)

Traffic Count: 52,298 Vehicles Per Day (2022)

Property Highlights

- Ground floor unit ideal for retail, fast food, coffee shop, ice cream/yogurt shop, etc.
- High profile Westside strip center with corner exposure
- Heavy traffic location with access from 2 streets
- Fantastic signage and exposure
- Southwest corner of Olympic Blvd and Sepulveda Blvd
- Unit includes 2 walk-in freezers — No hood
- Fully air conditioned — One restroom
- Shared on-site parking included
- Situated 2 blocks east of the San Diego (405) Freeway

Lease Rental: \$2,541 Per Month (\$3.00 Per SF NNN)

NNN Charges = 1.27 Per SF Per Month

Subject Space



Sepulveda Blvd

Olympic Blvd

Abbott
OUR FLOOR

SHOGUN
ORIGINAL SERIES
FEB 27 hulu | FX

PAZZO PIZZERIA
POKO Republic

PACIFIC WESTERN BANK



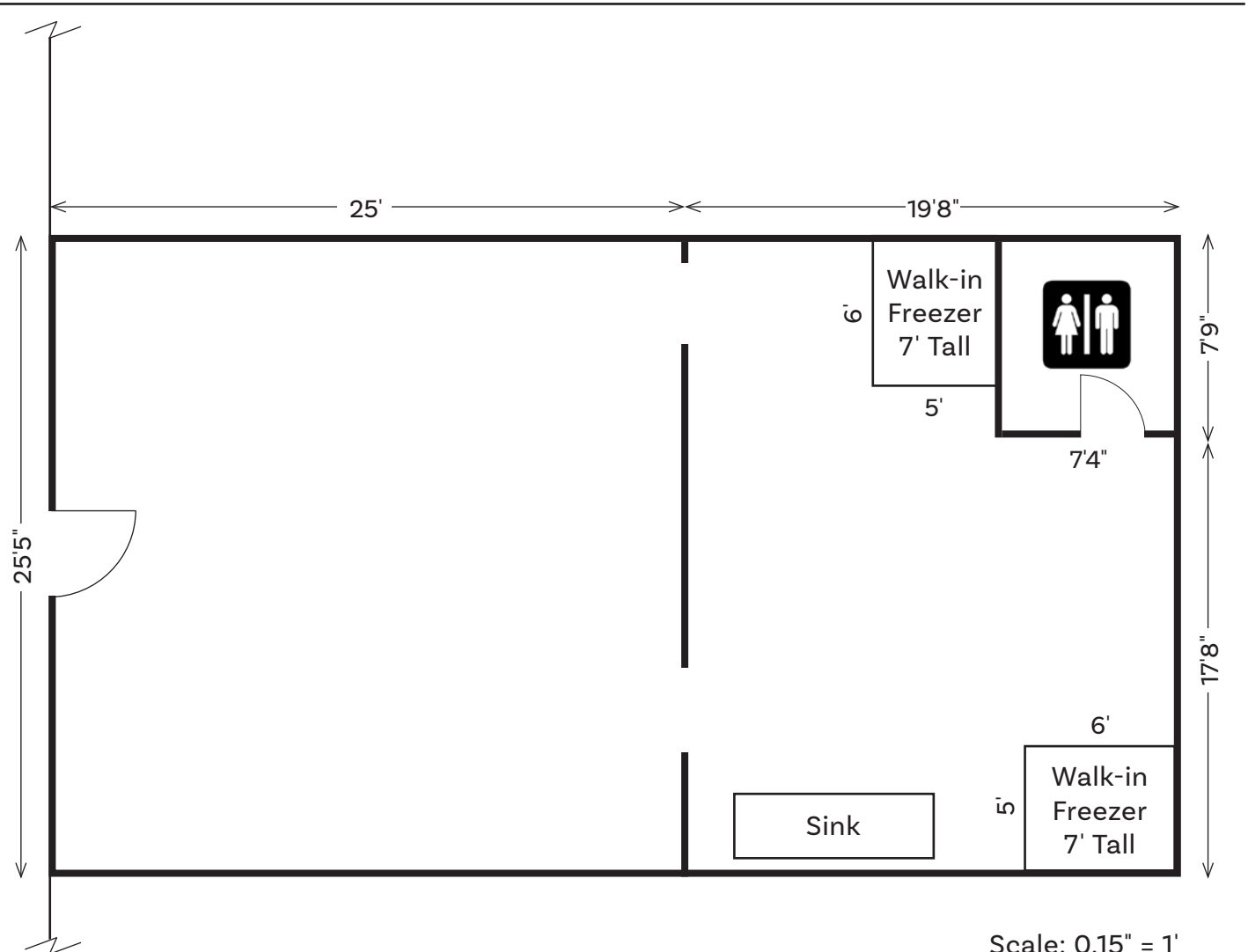
Site Plan



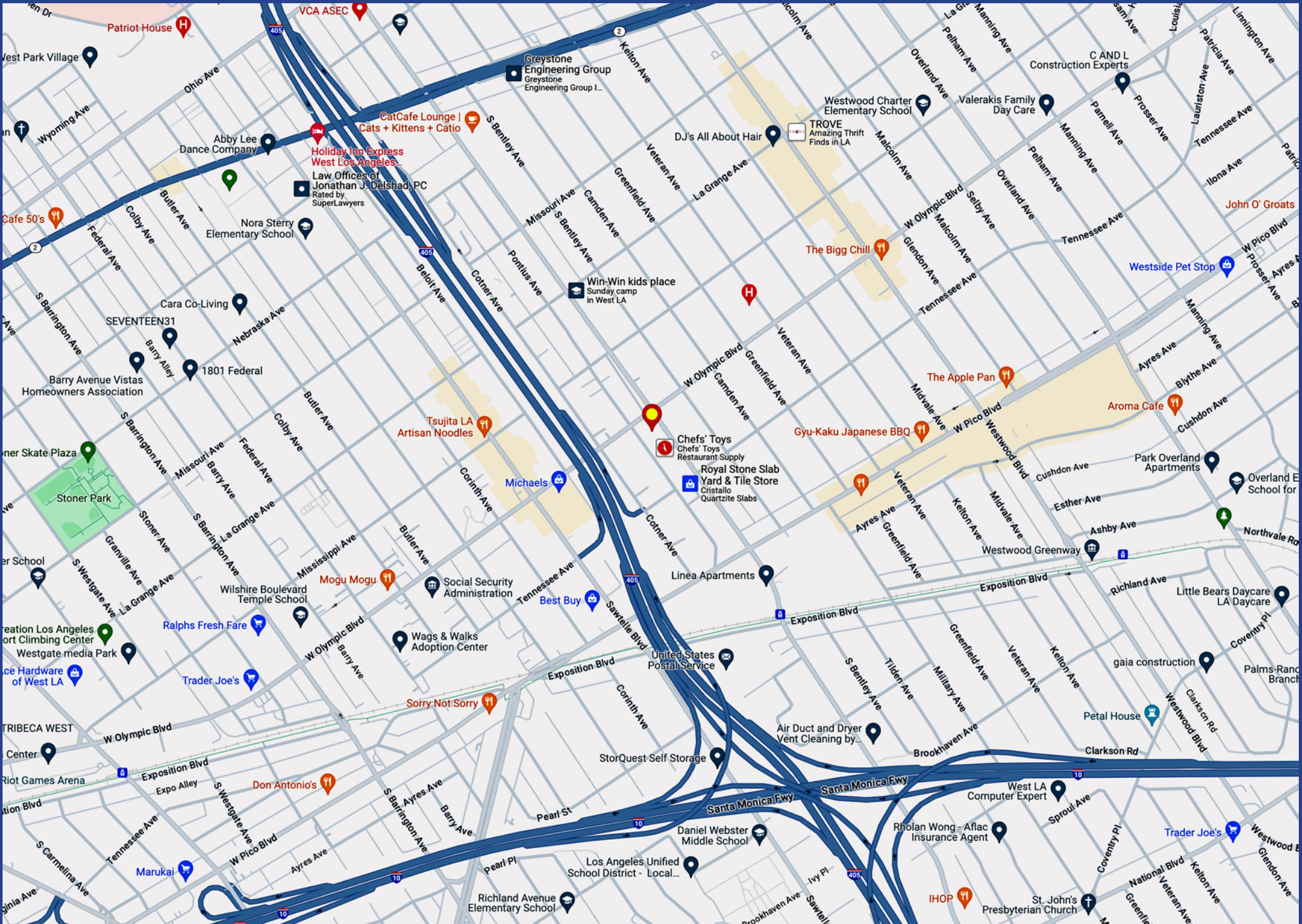
Sepulveda Blvd

Olympic Blvd

Parking Lot

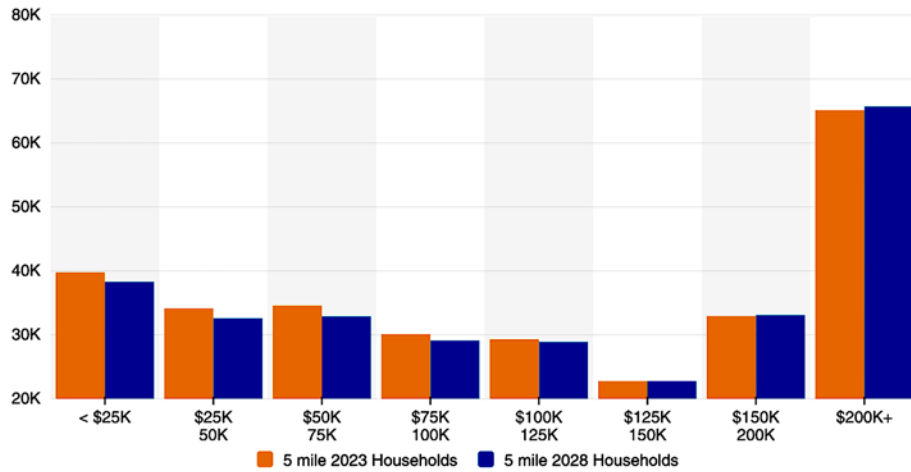


Area Map

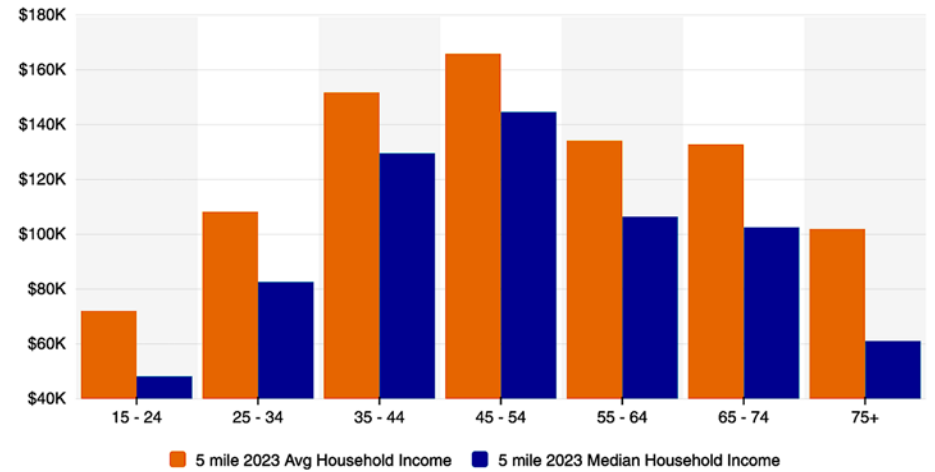


Area Demographics

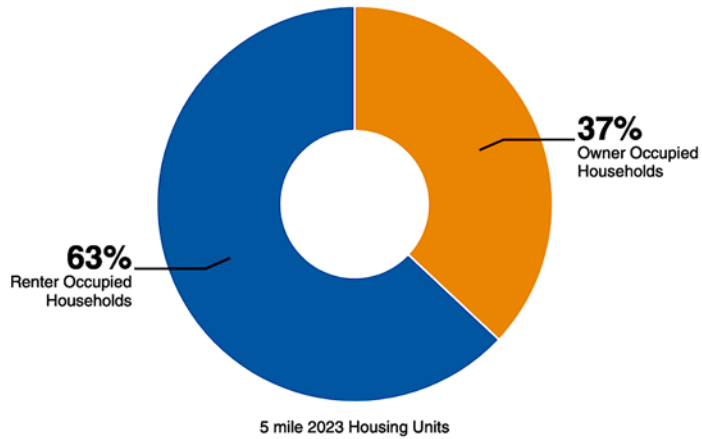
Household Income



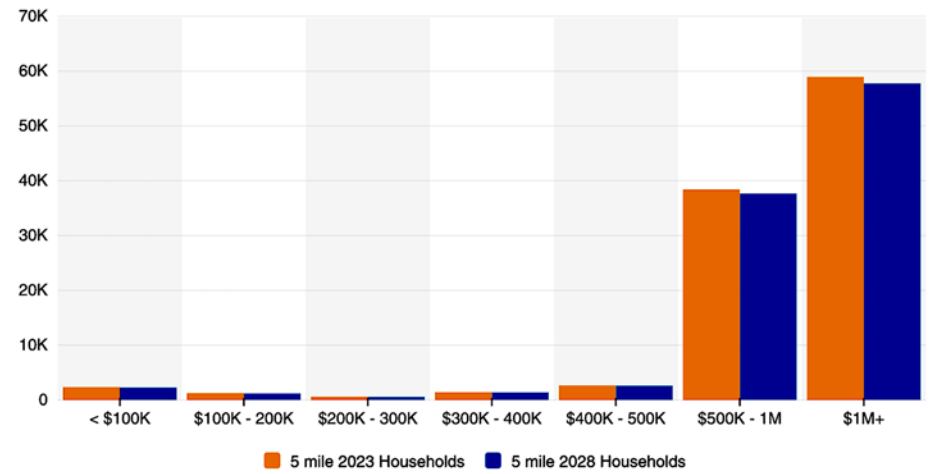
Household Income By Age



Housing Occupancy



Home Values



11100 W Olympic Blvd
Los Angeles, CA 90064

847± SF Ground Floor Retail

Heavy Traffic, Signalized
Corner Location

Abundant Shared Parking

Exclusively Offered by



Cole D Gee

Sales Associate

213.222.1208 office

805.404.5883 mobile

cole@majorproperties.com

Lic. 02009034

MAJOR PROPERTIES

1200 W Olympic Blvd
Los Angeles, CA 90015

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