



744 SF RETAIL SPACE FOR LEASE
Heavy Traffic Corner With Fantastic Exposure
2205 S Sepulveda Blvd, Los Angeles, CA 90064

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum

2205 S SEPULVEDA BLVD, LOS ANGELES, CA 90064



Property Details

Retail Unit Area: 744± SF

Year Built: 1985

Parking: 15 Shared Surface Spaces

Zone: NI(EC)

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

Property Highlights

- Ground floor corner unit ideal for any retail use
- Maximum profile strip center with exposure on two highly trafficked West Los Angeles corridors
- High income neighborhood
- Access from Sepulveda and Olympic Boulevards
- Fantastic visibility and signage options
- Easy San Diego (405) and Santa Monica (I-10) Freeway access
- Fully air conditioned — One restroom
- Shared on-site parking included
- Available now!

Base Rent: \$2,604 Per Month (\$3.50 Per SF NNN)

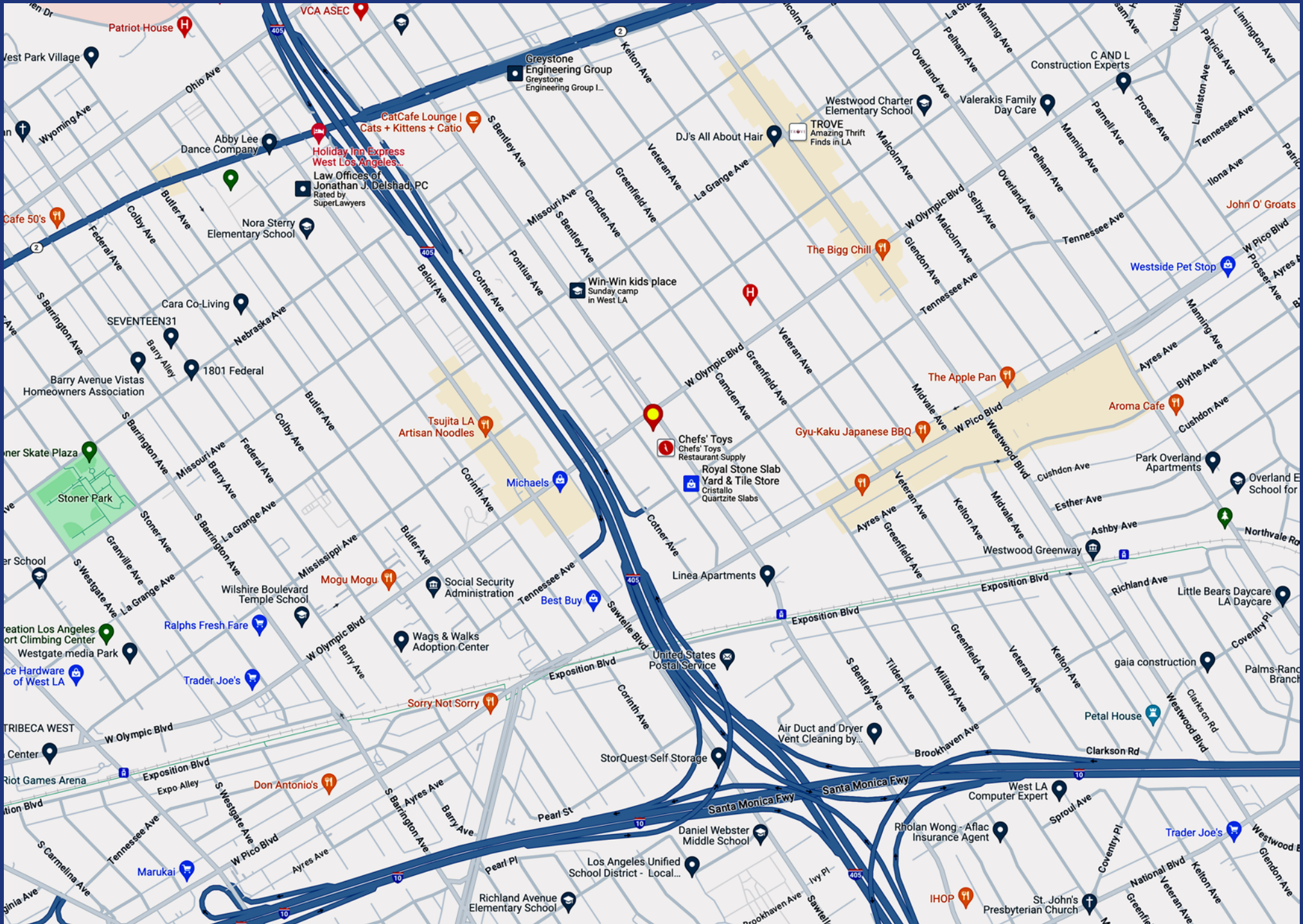
NNN Charges = \$1.32 Per SF Per Month

Total: \$3,591 Per Month (\$4.83 Per SF)

Term: Negotiable

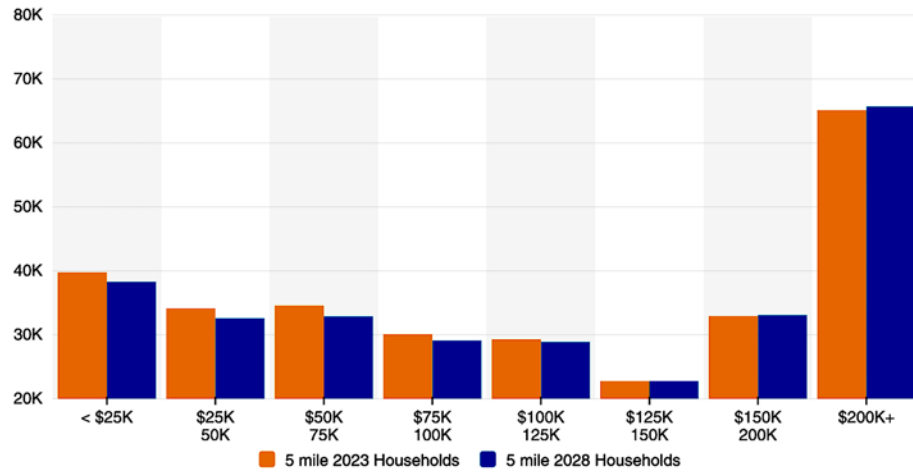


Area Map

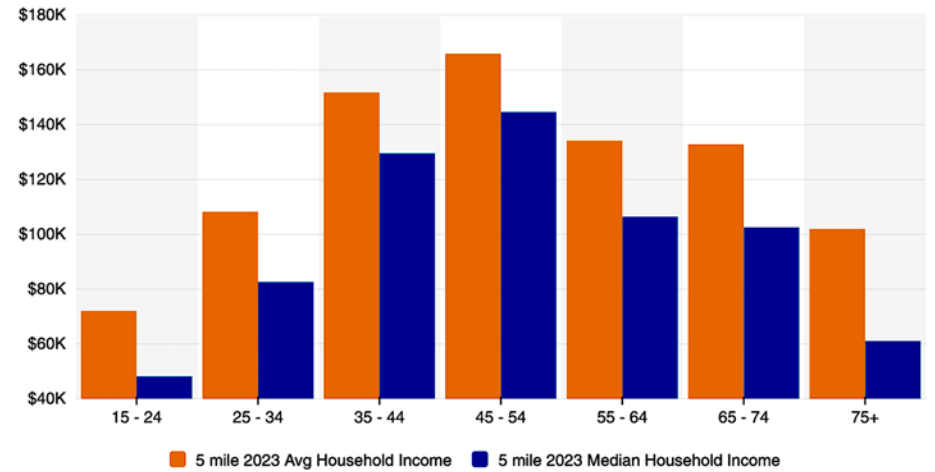


Area Demographics

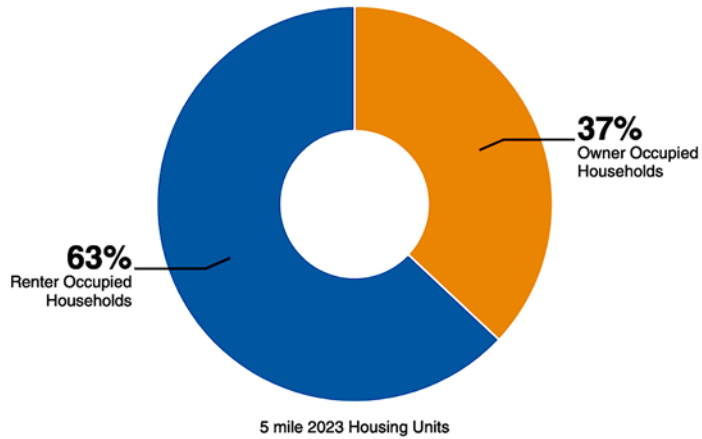
Household Income



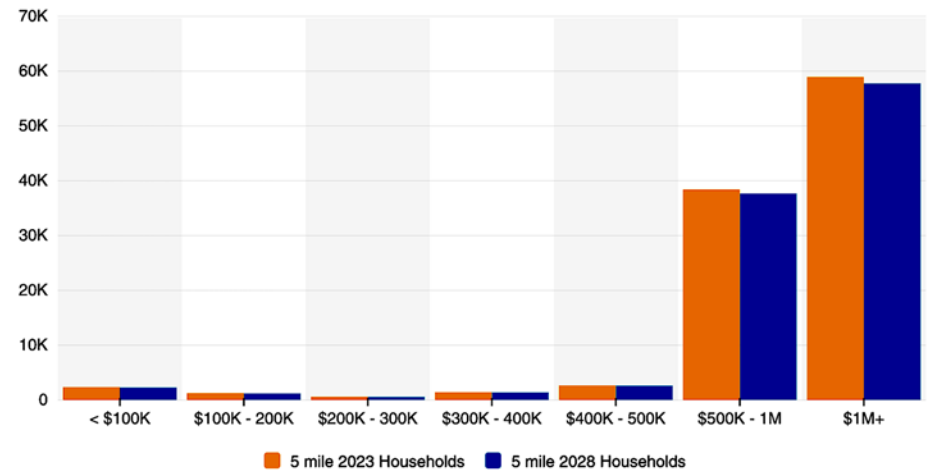
Household Income By Age



Housing Occupancy



Home Values



2205 S Sepulveda Blvd
Los Angeles, CA 90064

For Lease

744± SF Corner Retail Unit

Heavy Traffic, Signalized
Location on 2 Streets

Abundant Shared Parking

Exclusively Offered by



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MAJOR PROPERTIES

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