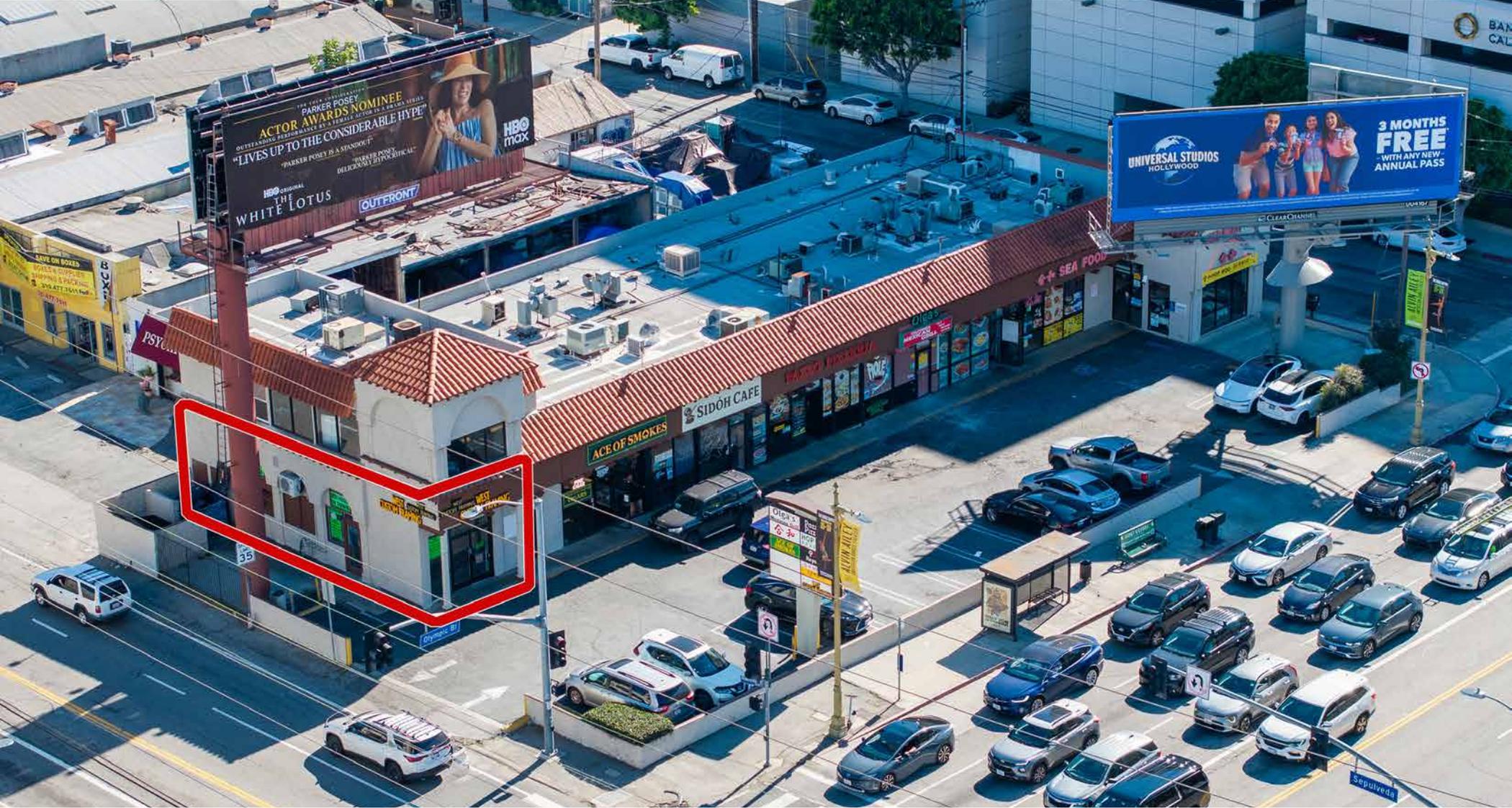


FOR LEASE ±744 SF CORNER RETAIL

MAJOR PROPERTIES
REAL ESTATE



**2205 Sepulveda Blvd
Los Angeles, CA 90064**



LISTED BY:
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2205 SEPULVEDA BLVD

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! Term Negotiable

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)

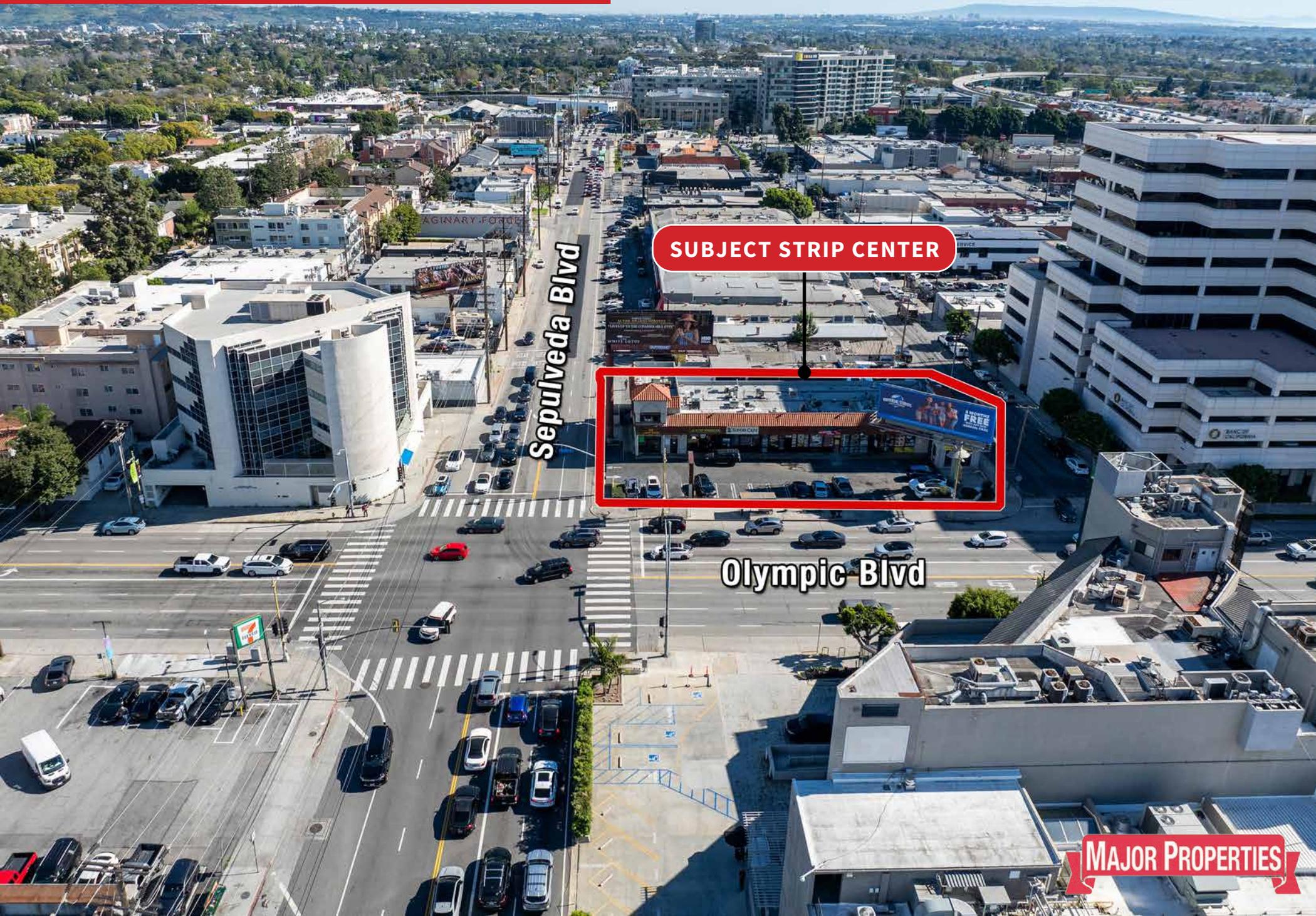


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AERIAL PHOTO

2205 Sepulveda Blvd



SUBJECT STRIP CENTER

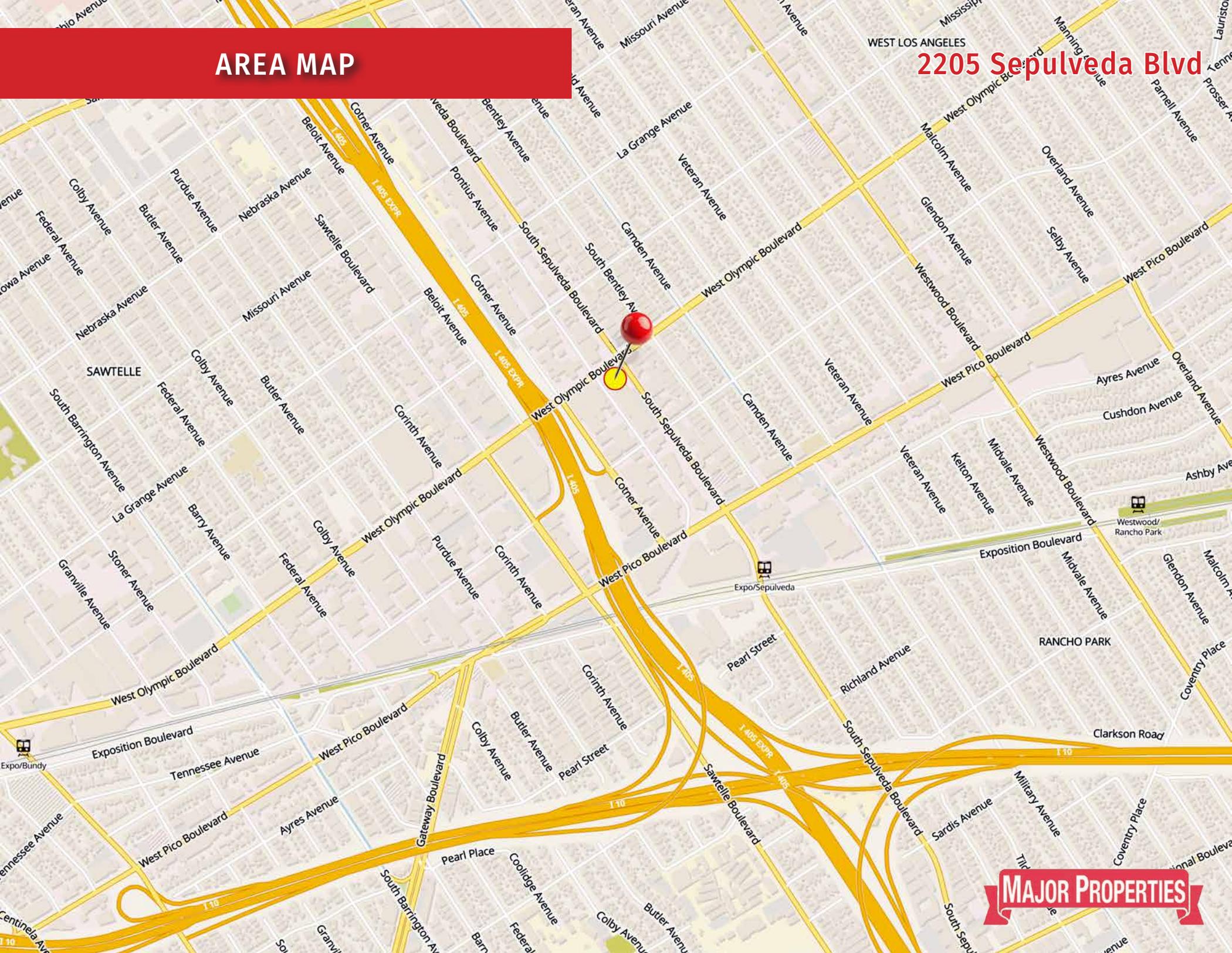
Sepulveda Blvd

Olympic Blvd

MAJOR PROPERTIES

AREA MAP

2205 Sepulveda Blvd



CORNER RETAIL UNIT FOR LEASE

±744 SF Unit | Signage on 2 Streets

2205 SEPULVEDA BLVD, LOS ANGELES, CA 90064

For More Information, Contact:



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