



738 SF 2ND FLOOR OFFICE SPACE FOR LEASE

Affordable Neighborhood Office With Signage & Exposure

2207 S Sepulveda Blvd, Los Angeles, CA 90064

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

Offering Memorandum

2207 SEPULVEDA BLVD, LOS ANGELES, CA 90064

Property Details

Office Unit Area:	738± SF
Total Building Area:	8,000± SF
Year Built:	1985
HVAC:	Yes
Parking:	15 Shared Surface Spaces
Zone:	NI(EC)
Traffic Count:	52,298 Vehicles Per Day (2022)

Property Highlights

- Small professional office space in West Los Angeles
- Heavy traffic exposure at the prime corner of Olympic and Sepulveda Boulevards
- Multiple signage opportunities!
- Nice Views: Light and bright
- Abundant parking in striped lot
- Quick access to the 405 Freeway north via Cotner Ave and 405 Freeway south via National Blvd

Lease Rental: \$2,200 Per Month All-In NNN
(\$1.66 Per SF/Mo. + \$1.32 Per SF/Mo. NNN)





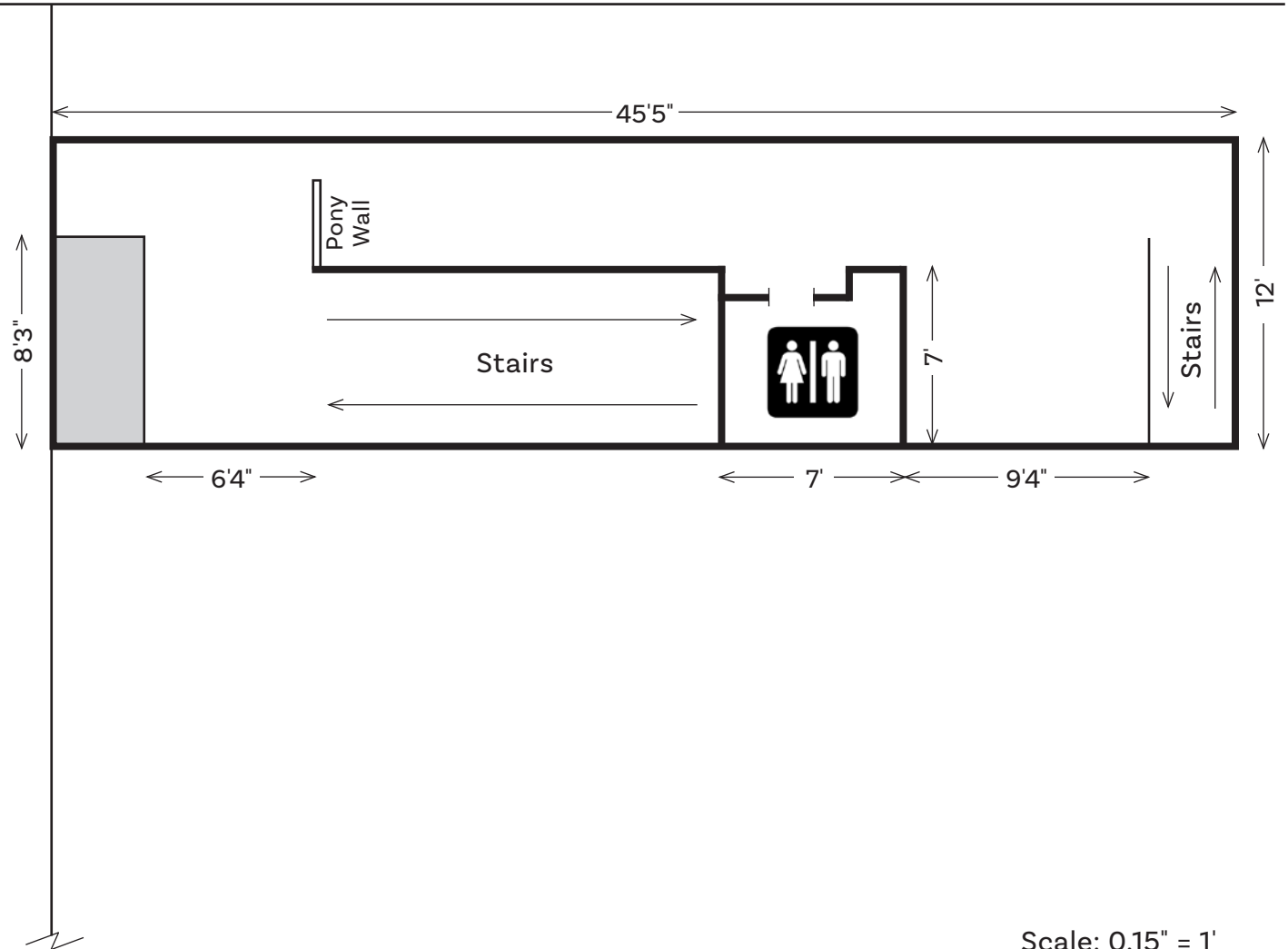
Site Plan



Sepulveda Blvd

Olympic Blvd

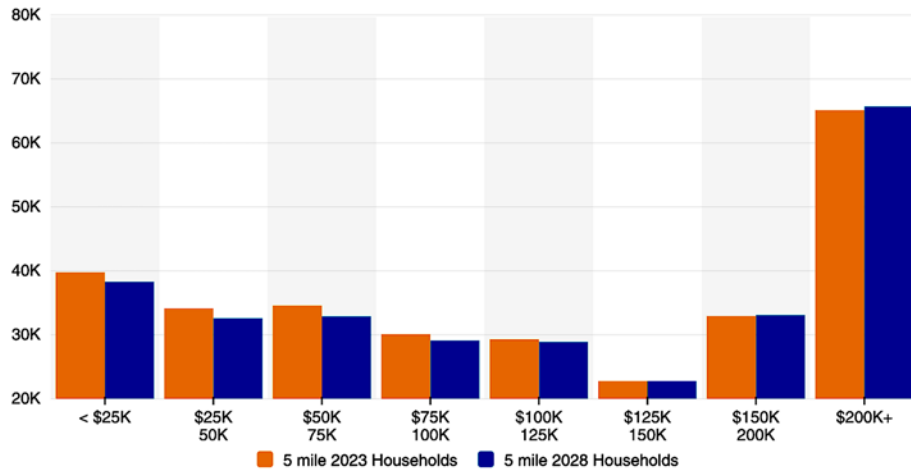
Parking Lot



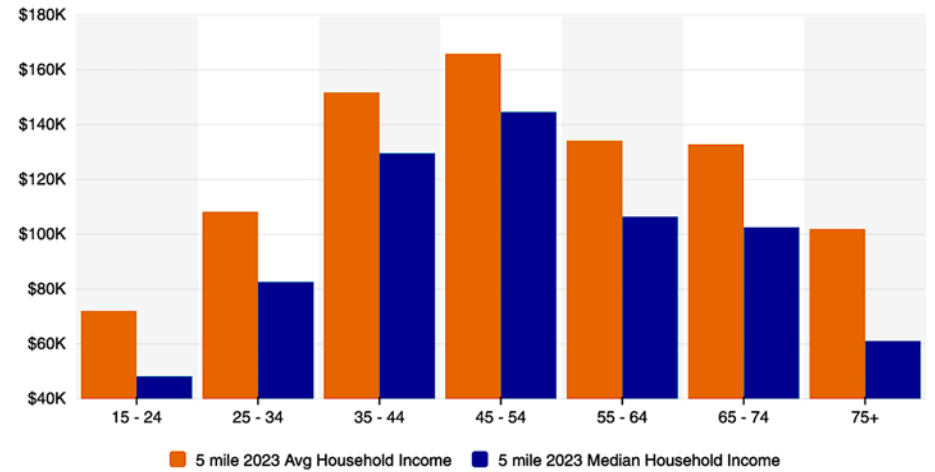
Scale: 0.15" = 1'

Area Demographics

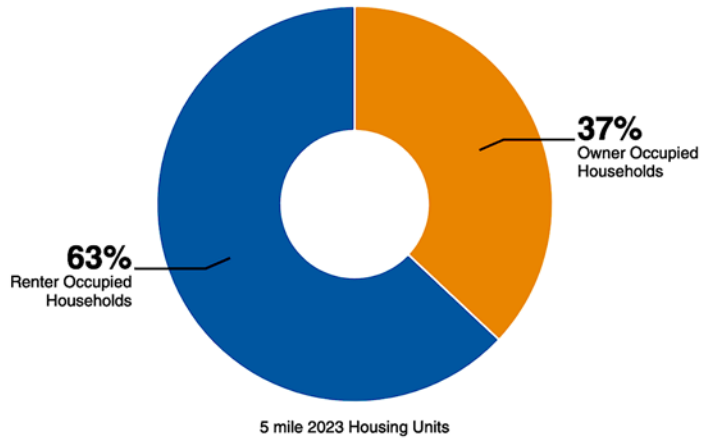
Household Income



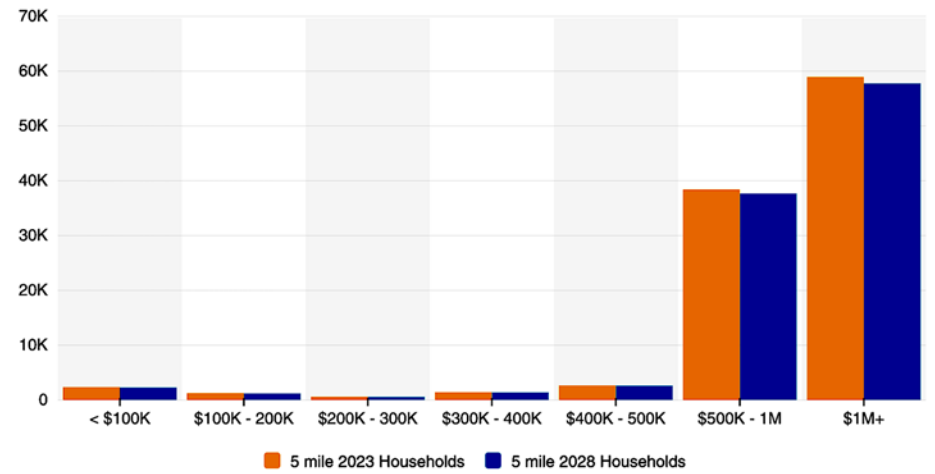
Household Income By Age



Housing Occupancy



Home Values



2207 Sepulveda Blvd
Los Angeles, CA 90064

738± SF 2nd Floor Office

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

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