

FOR LEASE



RETAIL



13322 W WASHINGTON BLVD,
LOS ANGELES, CA 90066



CONFIDENTIALITY & CONDITIONS

All materials and information received or derived from Rise Commercial its directors, officers, agents, advisors, affiliates and / or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Rise Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. LA APARTMENT GROUP will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Rise Commercial makes no warranties and /or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Rise Commercial does not service as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and / or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Rise Commercial in compliance with all applicable fair housing and equal opportunity laws.



Table of Contents

Map 03

Property Overview 04

Property Showcase 05

Community Profile 07

MARINA
DEL REY

VENICE BEACH



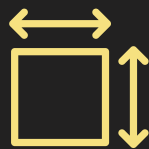
WASHINGTON BLVD





PROPERTY OVERVIEW

13322 W WASHINGTON BLVD,
LOS ANGELES, CA 90066



SIZE
2,380 SF



RATE
\$3.50/SF
+ \$0.50 NNN



TERM
3-5 years



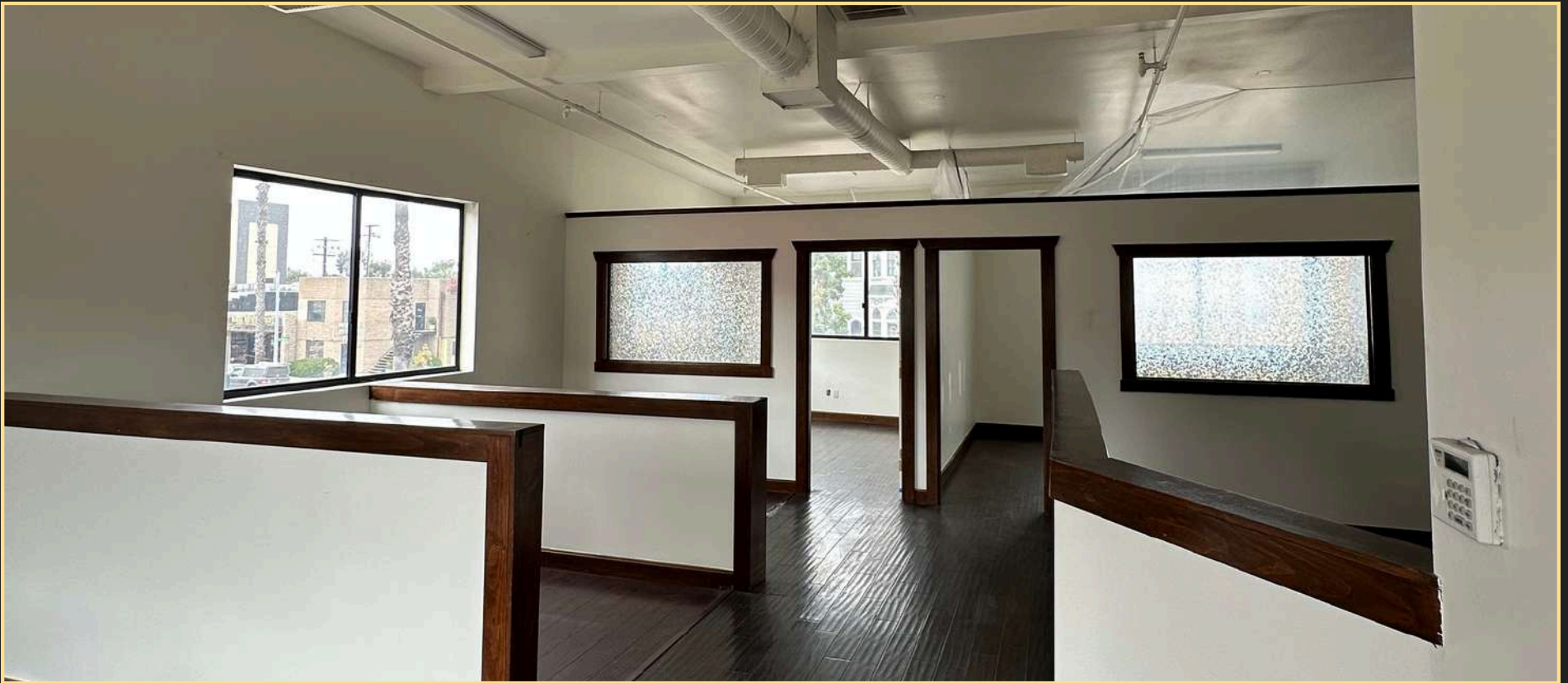
YEAR BUILT
2005



ZONING
CCC3YY

PROPERTY SHOWCASE

13322 W Washington Blvd, Los Angeles, CA 90066



- **Four office suites ranging between 400–800 sq. ft.** each with hardwood floors and individual central A/C. Units can be combined up to 2,380 sq. ft. approx.
- **Prime Marina del Rey / Washington Blvd location** with high visibility and excellent accessibility
- **Shared rear parking** plus ample street parking; ideal for professional office use
- **\$3.50 per SF base rent for the first year**, then \$4.50 per SF thereafter
- **First month free** when you sign a 3 year term or longer

PROPERTY PHOTOS

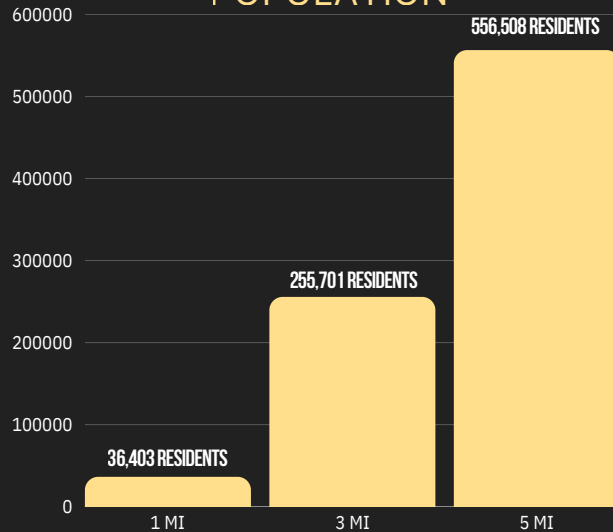
13322 W Washington Blvd, Los Angeles, CA 90066



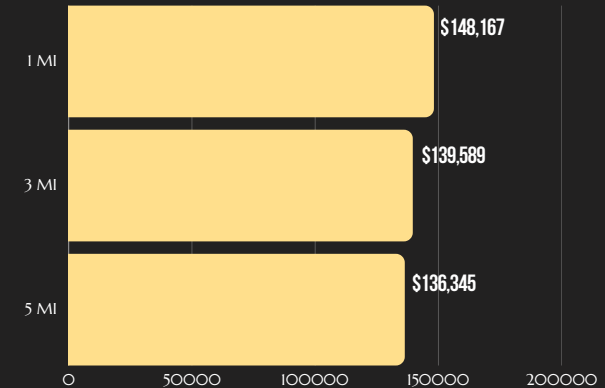
COMMUNITY PROFILE

13322 W Washington Blvd, Los Angeles, CA 90066

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Redwood Ave	Beach Ave	7,003 vehicles/day	.05 miles
Redwood Ave	Beach Ave	6,915 vehicles/day	.05 miles
Washington Blvd	Walgrove Ave	40,748 vehicles/day	.06 miles
Redwood Ave	Washington Blvd	3,439 vehicles/day	.07 miles
Redwood Ave	Washington Blvd	3,483 vehicles/day	.07 miles
Washington Blvd	Glencoe Ave	39,995 vehicles/day	.11 miles
Washington Blvd	Glencoe Ave	39,853 vehicles/day	.11 miles
Glencoe Ave	Washington Blvd	1,644 vehicles/day	.11 miles
Glencoe Ave	Washington Blvd	1,623 vehicles/day	.11 miles
Walgrove Ave	Zanja St	9,750 vehicles/day	.12 miles



Specializing in Commercial Sales & Leases throughout Southern California



ARIE ROSE

Director of Leasing | DRE 02226762

- 📞 424.421.4241
- ✉️ Arie@allurecommercial.com
- 🌐 TheRiseCRE.com



ALEX URENA

Commercial Agent | DRE 02227366

- 📞 661.547.7224
- ✉️ Alexurena@therise.group
- 🌐 TheRiseCRE.com