

# HEAVY TRAFFIC CORNER WITH FANTASTIC EXPOSURE

Sepulveda Blvd

Olympic Blvd

828 SF Restaurant Unit For Lease  
11102 W Olympic Blvd, Los Angeles, CA 90064

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
Offering Memorandum



**11102 W OLYMPIC BLVD  
LOS ANGELES, CA 90064**

## Property Details

**Restaurant Unit Area:** 828± SF

**Year Built:** 1985

**Parking:** 15 Shared Surface Spaces

**Zone:** NI(EC)

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

## Property Highlights

- Ground floor restaurant unit with kitchen (cooking hood included)
- Ideal for fast food, coffee shop, restaurant, ice cream, etc.
- High visibility corner — Fantastic signage and exposure!
- Heavy traffic location with access from 2 streets
- Southwest corner of Olympic Blvd and Sepulveda Blvd
- Fully air conditioned — One restroom
- Shared on-site parking included
- Situated 2 blocks east of the San Diego (405) Freeway
- No grease trap

**\$5,500 Per Month All-In NNN  
(\$5.32 Per SF/Mo. + \$1.32 Per SF/Mo. NNN)**

**Term: Negotiable**



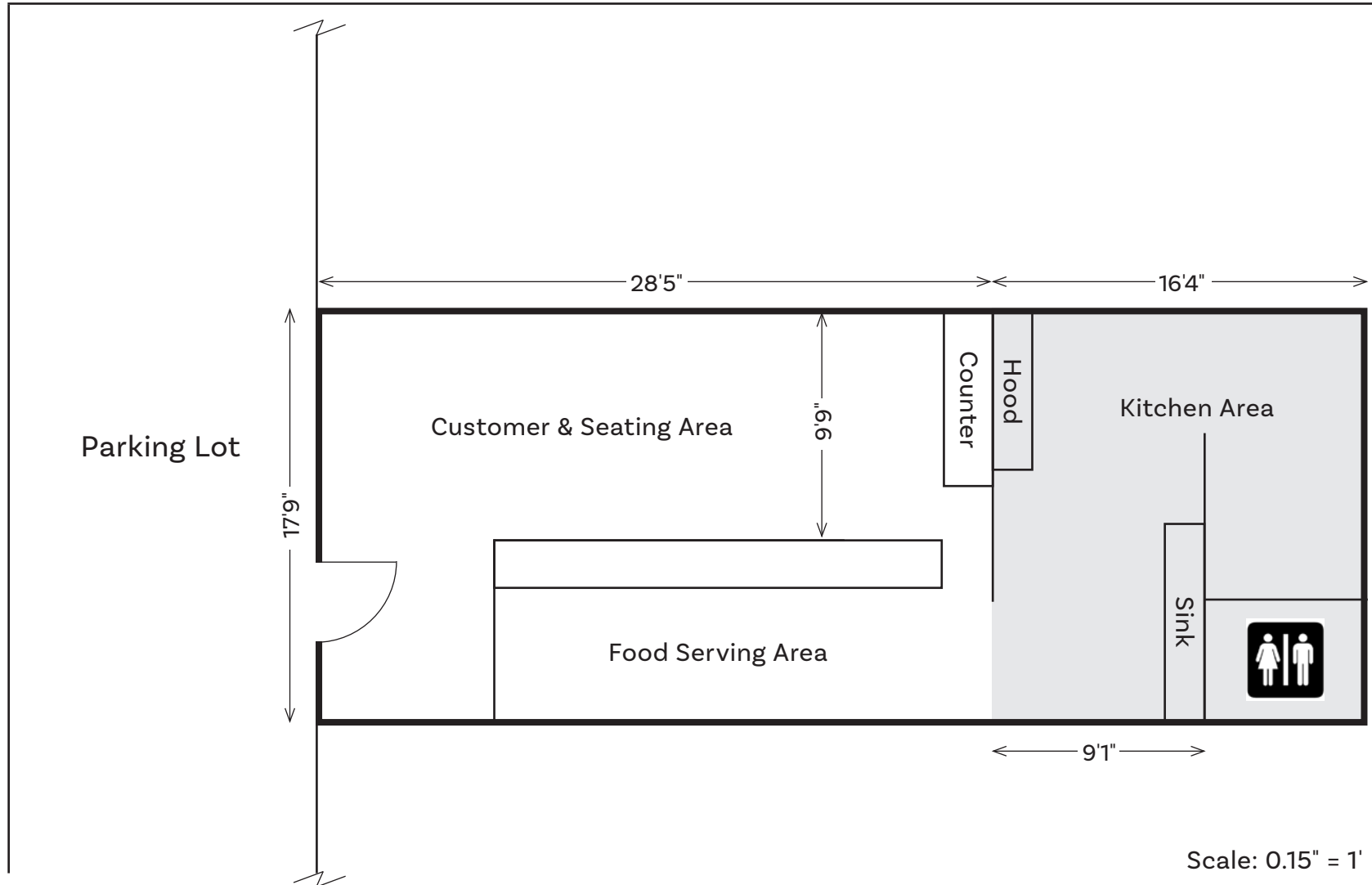


# Site Plan



Sepulveda Blvd

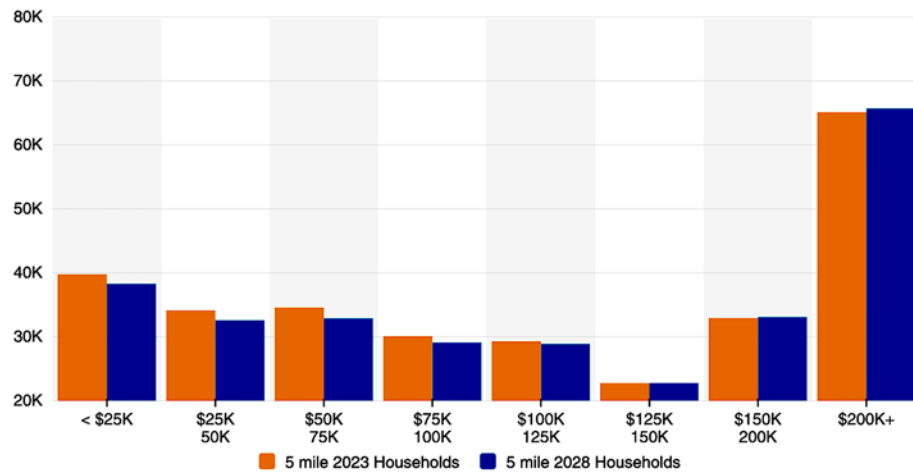
Olympic Blvd



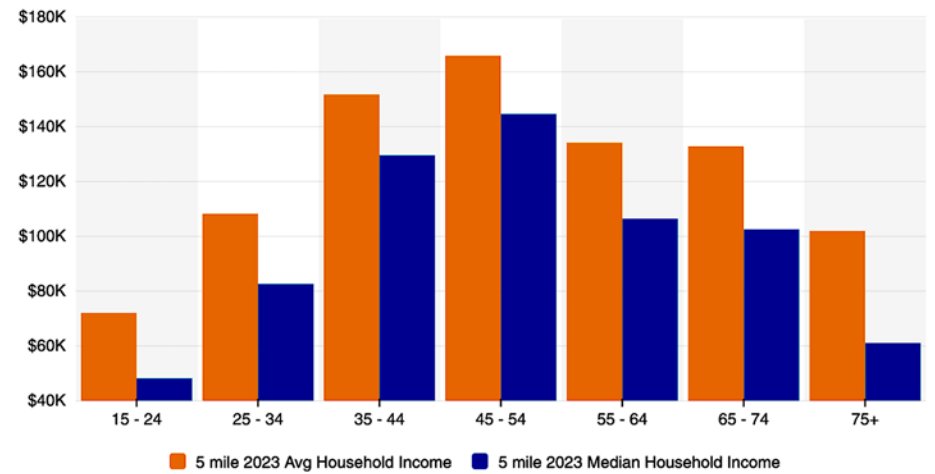


# Area Demographics

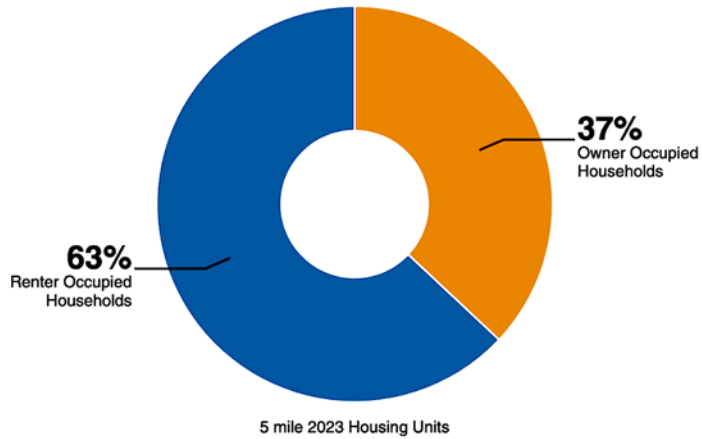
Household Income



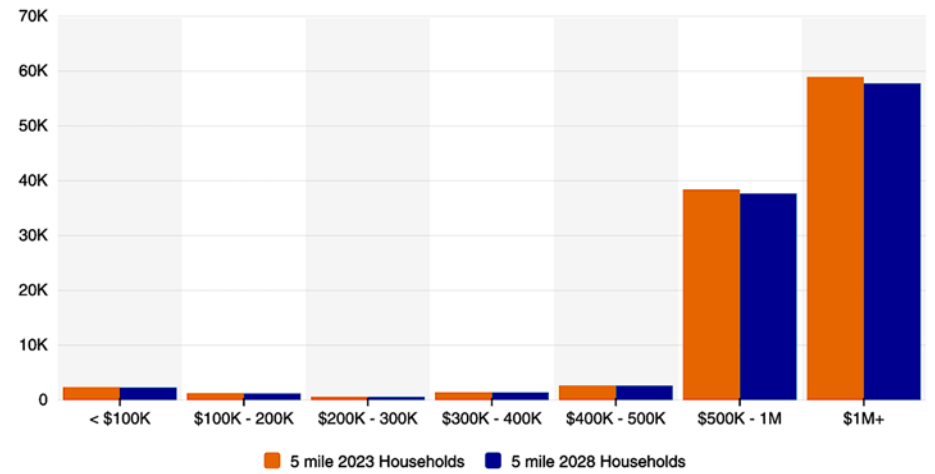
Household Income By Age



Housing Occupancy



Home Values



11102 W Olympic Blvd  
Los Angeles, CA 90064

For Lease

828± SF Restaurant Unit

Heavy Traffic, Signalized  
Corner Location

Abundant Shared Parking



*Exclusively offered by:*



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