

# **EXECUTIVE SUMMARY**

Paloma Realty Partners is pleased to present an exceptional sublease opportunity at 8515 La Cienega Boulevard, strategically positioned in one of Los Angeles' most high-profile, high-traffic locations.

Offering ±6,000–8,000 square feet within a larger ±12,400 SF industrial/showroom facility, the sublease provides tenants flexibility to right-size their operations while benefiting from a rare combination of functionality, visibility, and accessibility.

Located at a signalized, hard-corner intersection just minutes from LAX and the 405/105 Freeway interchange, the property benefits from constant exposure to local, commuter, and airport-related traffic. The site's C-3 zoning supports a variety of commercial, showroom, and warehouse operations, making it particularly well-suited for vehicle rental operations (car, limousine, van, Turo), freight/shipping companies, and flex office/showroom users seeking a premium, high-visibility location.

### HIGHLIGHTS:

- ±6,000–8,000 SF sublease within a larger ±12,400 SF industrial/showroom facility
- Combination office, showroom, and warehouse areas with multiple roll-up doors
- Prominent building signage opportunities on high visibility corner location
- Immediate access to the 405 and 105 freeways
- Proximity to LAX Airport, SoFi Stadium, Kia Forum, Intuit Dome, and more
- · Suitable for vehicle rental operations (car, limousine, van, Turo) and freight/shipping businesses

**ADDRESS:** 8515 La Cienega

8515 La Cienega Blvd Inglewood, CA 90301

**SUBLEASE SIZE:** ±6,000–8,000 SF

SUBLEASE TERM:

Direct lease with landlord available or sublease through Jan 1, 2028

RENTAL RATE:

\$12,000 – \$16,000 /mo NNN (~\$0.20/SF)

USE(S):

Office Showroom Warehouse

POWER:

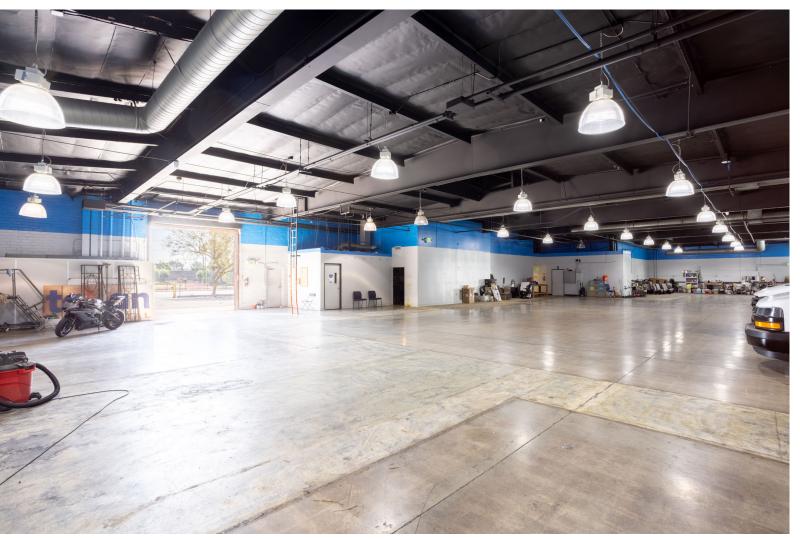
600 Amps, 208Y/120 Volts, 3-Phase, 4-Wire, 60 Hz

**ZONING:** C-3

### **FEATURES:**

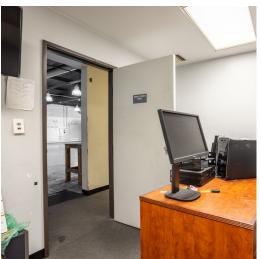
- Multiple roll-up doors for easy loading/unloading
- 24 surface parking spaces
  & additional warehouse
  parking
- Prominent building signage opportunities

PALOMA REALTY PARTNERS





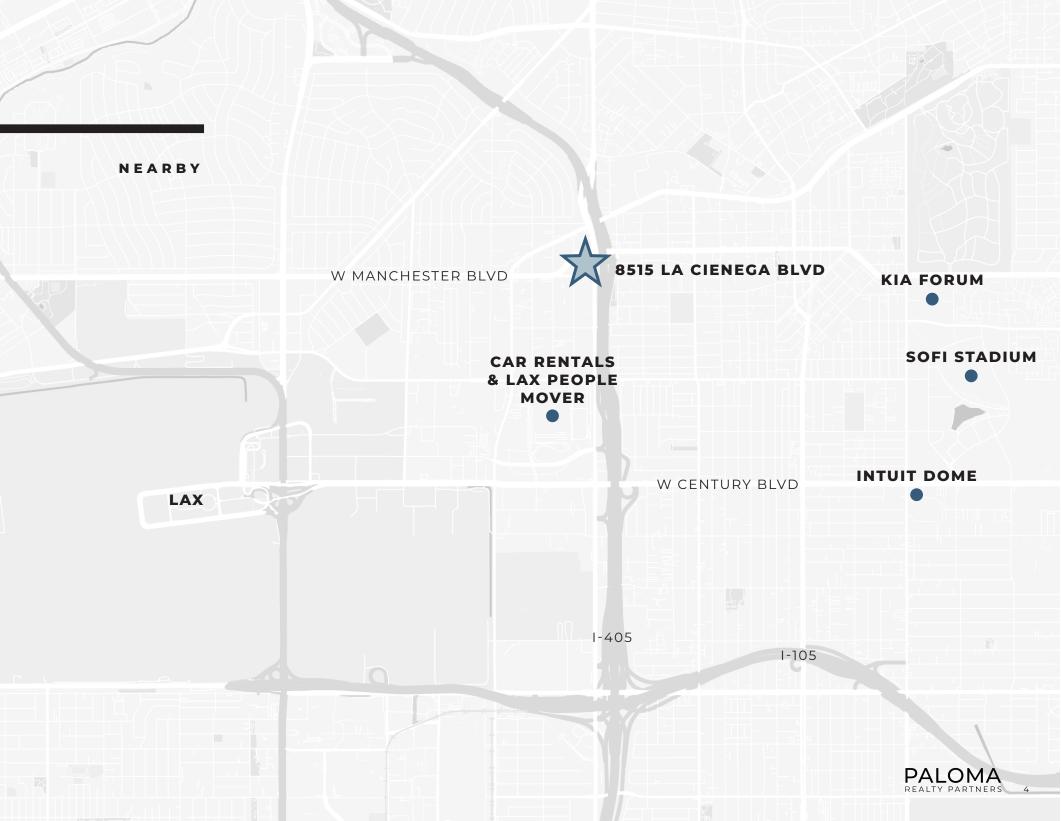












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# **ADAM KANIZO**

818-292-1346 ak@palomarealtypartners.com DRE #02008361

## **OLIVER FRIES**

805-259-9638 oliver@palomarealtypartners.com DRE #01891656

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