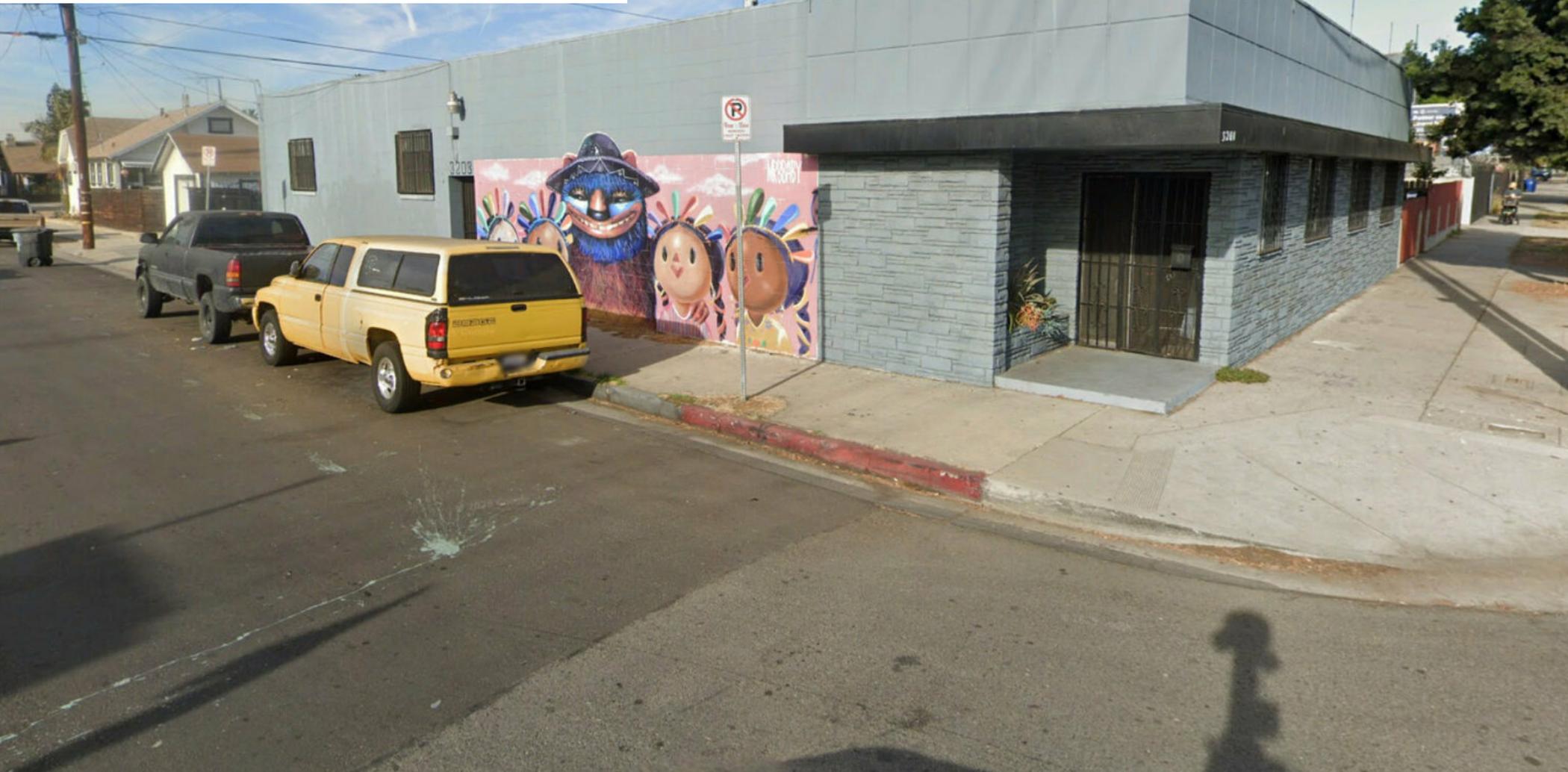


# Retail Warehouse For Lease

+/- 3,300 SF / \$2.00 MG

Cypress Park - Northeast Los Angeles

**NAICapital**  
COMMERCIAL REAL ESTATE PARTNERS WORLDWIDE



**3201 N. Figueroa Street**

Cypress Park, CA 90065

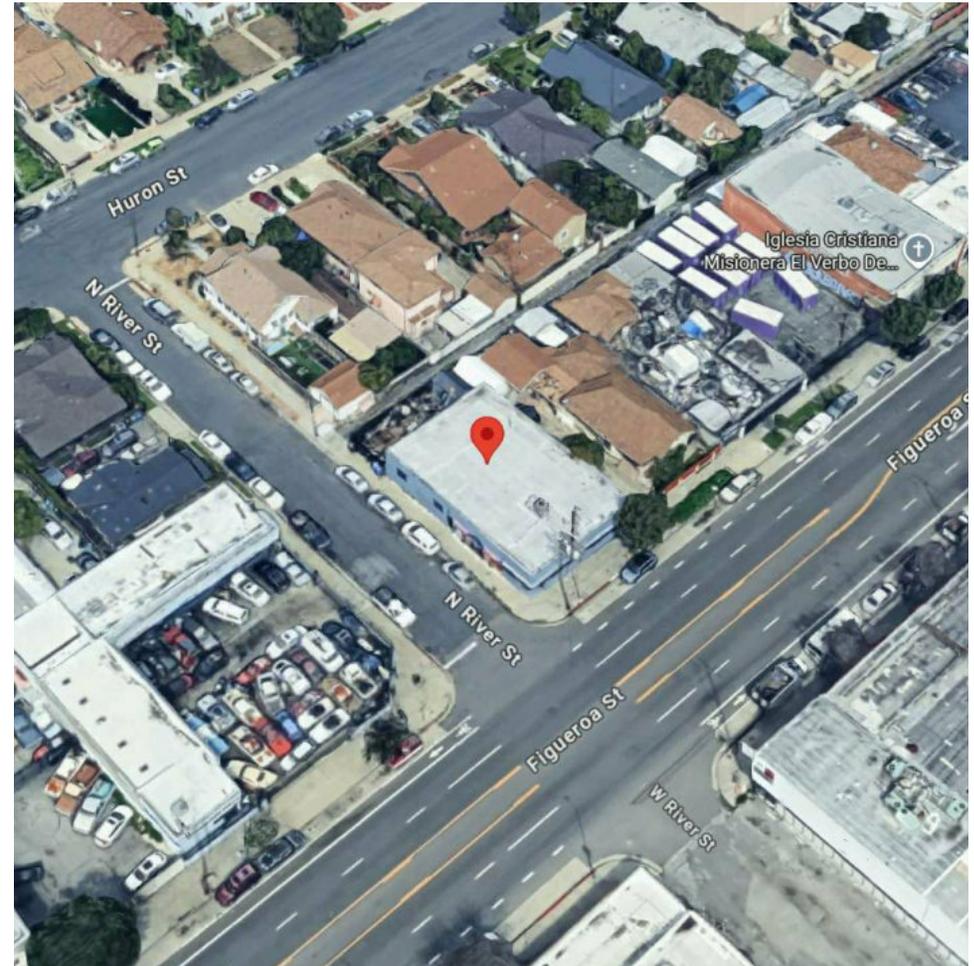
Offering Memorandum

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**Steven Berman**  
Vice President  
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Property Type	Property Information
Lease Rate	\$2.00 MG
Building Size	3,300 SF
Lot Size	5,227 SF
Year Built	1957
Features	Roll-Up Door / Gated Parking

This one story freestanding building offers excellent visibility and supports a wide range of uses, including retail, warehouse, showroom, storage, or light production. The open floor plan allows for flexible configurations, complemented by a rear roll up door and gated on site parking. The property benefits from immediate access to nearby restaurants, cafés, and quick service dining, providing convenient options for employees and customers. Easy access to the 110 and 5 freeways enhances regional connectivity, while nearby transit – including the Gold Line station approximately 0.4 miles away – further supports accessibility.



### Steven Berman

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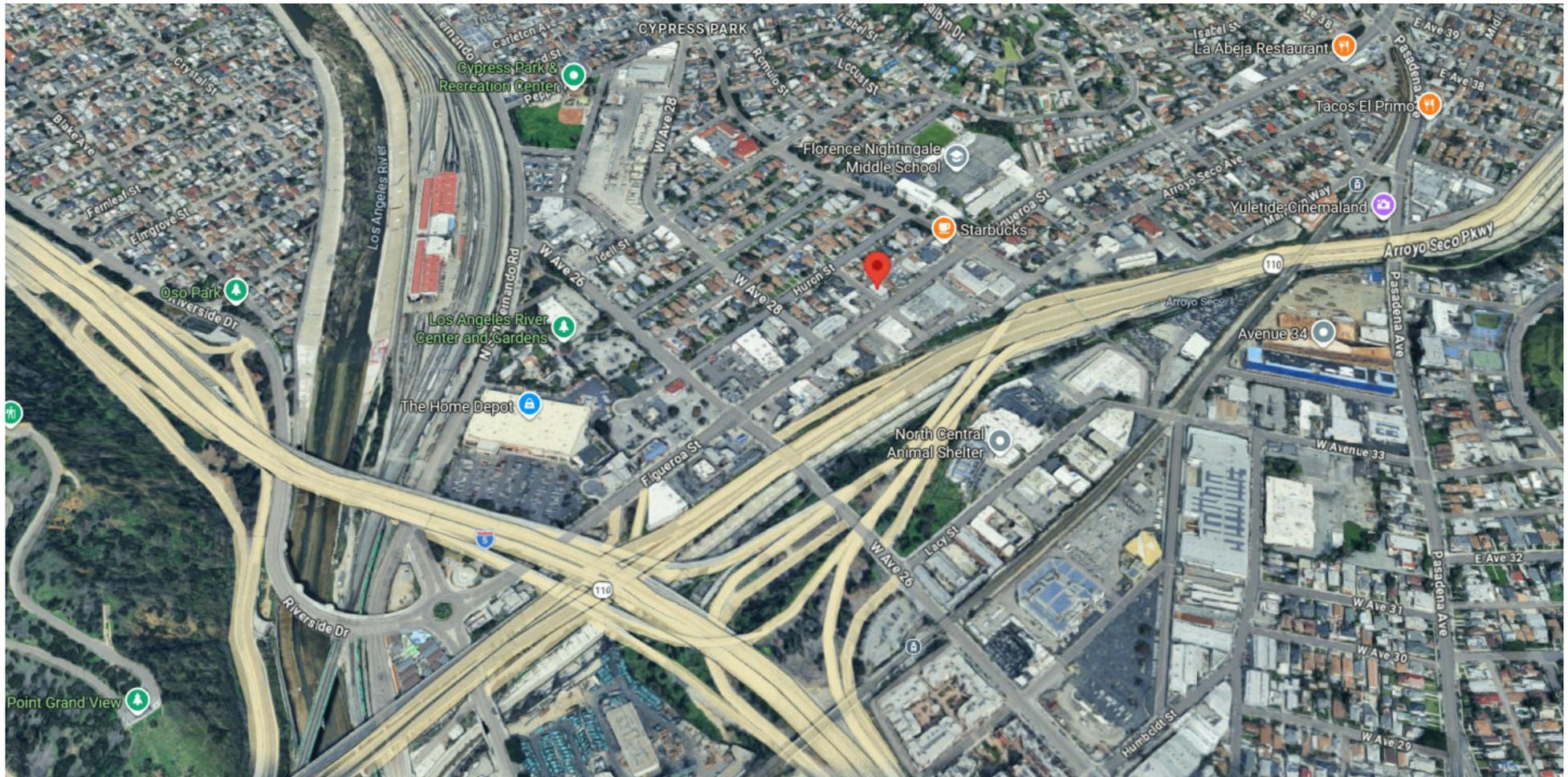
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