

# FOR SUBLEASE

2213

SUNSET BOULEVARD

LOS ANGELES, CA



**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.  
[spectrumcre.com](http://spectrumcre.com) | 818.252.9900

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# PROPERTY HIGHLIGHTS



**724 SF**  
RETAIL/RESTAURANT SPACE



**TENANT HAS APPROX.  
8.5 YEARS LEFT**



**PRIME LOCATION**  
VIA SUNSET BLVD



**WELL-DESIGNED  
PROPERTY LAYOUT**



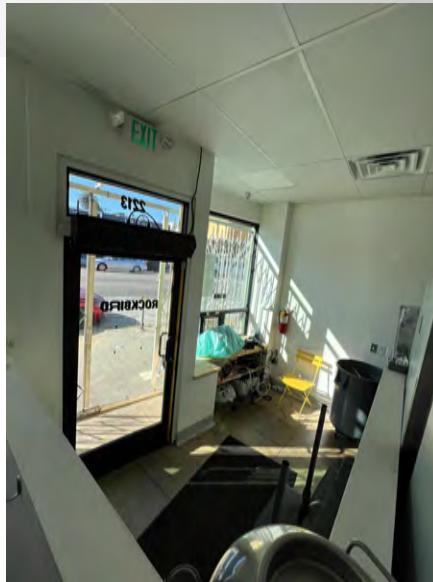
**EXCELLENT MONUMENT &  
SIGNAGAGE OPPORTUNITY**



**ASKING KEY MONEY  
\$125,000.00**

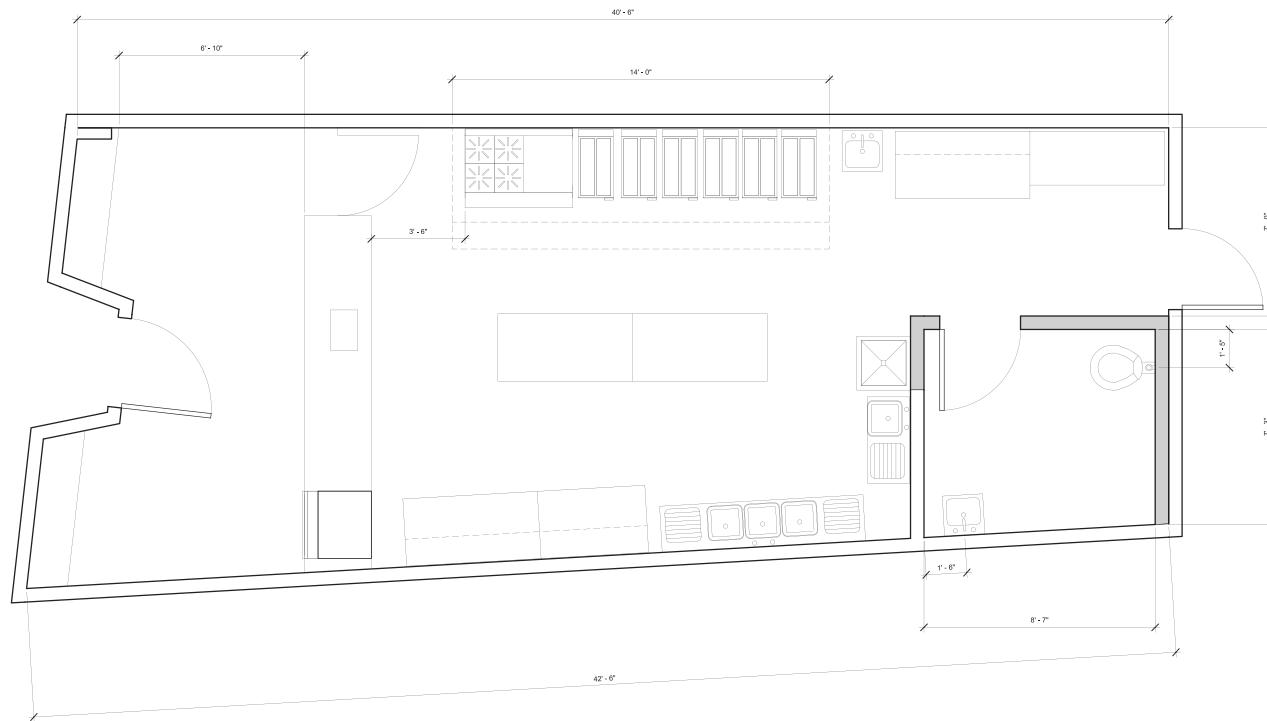
**THE BASE RENT IS \$5,376.64  
& THE SCHEDULE IS AS FOLLOWS**

RENT COMMENCEMENT DATE	RENT AMOUNT
3RD ANNIVERSARY	\$5,537.94
4TH ANNIVERSARY	\$5,704.08
5TH ANNIVERSARY	\$5,875.20
6TH ANNIVERSARY	\$6,051.46
7TH ANNIVERSARY	\$6,233.00
8TH ANNIVERSARY	\$6,419.99
9TH ANNIVERSARY	\$6,612.59



# FLOOR PLAN

SUNSET BOULEVARD





## AMENITIES MAP

# PROPERTY HIGHLIGHTS



## POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	59,067	575,814	1,192,982
Estimated Households	22,526	237,387	458,456



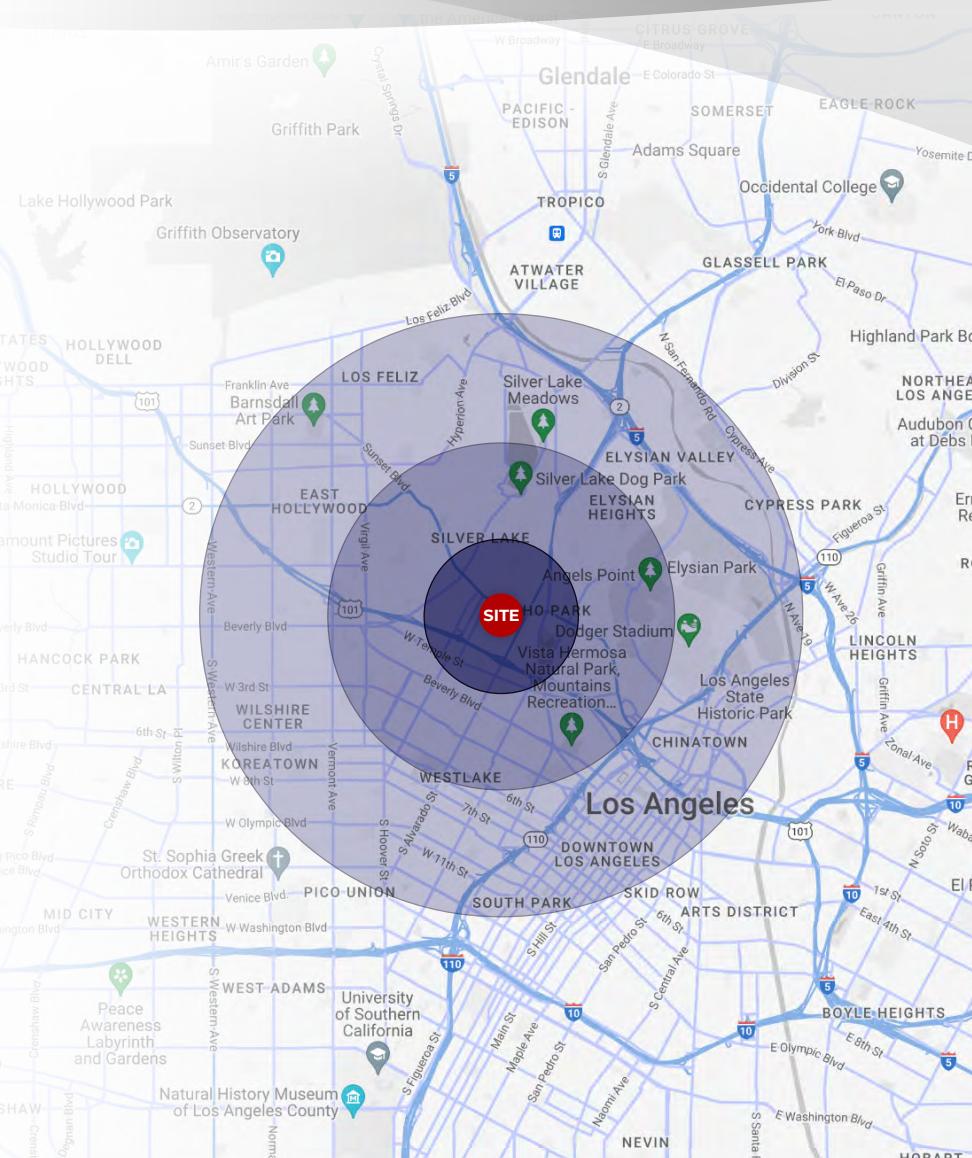
## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$122,568	\$92,122	\$99,512
Median Household Income	\$86,384	\$72,671	\$75,201



## DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	1,861	34,777	66,585
Total Employees	11,116	295,974	527,438



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