

Sepulveda & Western

1630-1668 Sepulveda Blvd. | Los Angeles, CA 90710



PROPERTY FEATURES

- Redevelopment Project at Intersection of Sepulveda & Western
- Brand new Starbucks Drive Thru
- Available +/- 2,430 SF Endcap
- 900 SF Available spaces with New Facade
- Ample Parking Spaces
- Pylon Signage Available
- Medical/Restaurant/Retail AVAILABLE
- In Close Proximity to the 405 & 110 Freeway
- Over 71,000 VPD at intersection

- RETAIL: +/- 13,732 SF
- PARKING: 54 STALLS
- LOT: 49,030 SF

	1 Mile
Population:	35,723
Households:	11,642
Avg. HH. Income:	\$108,797

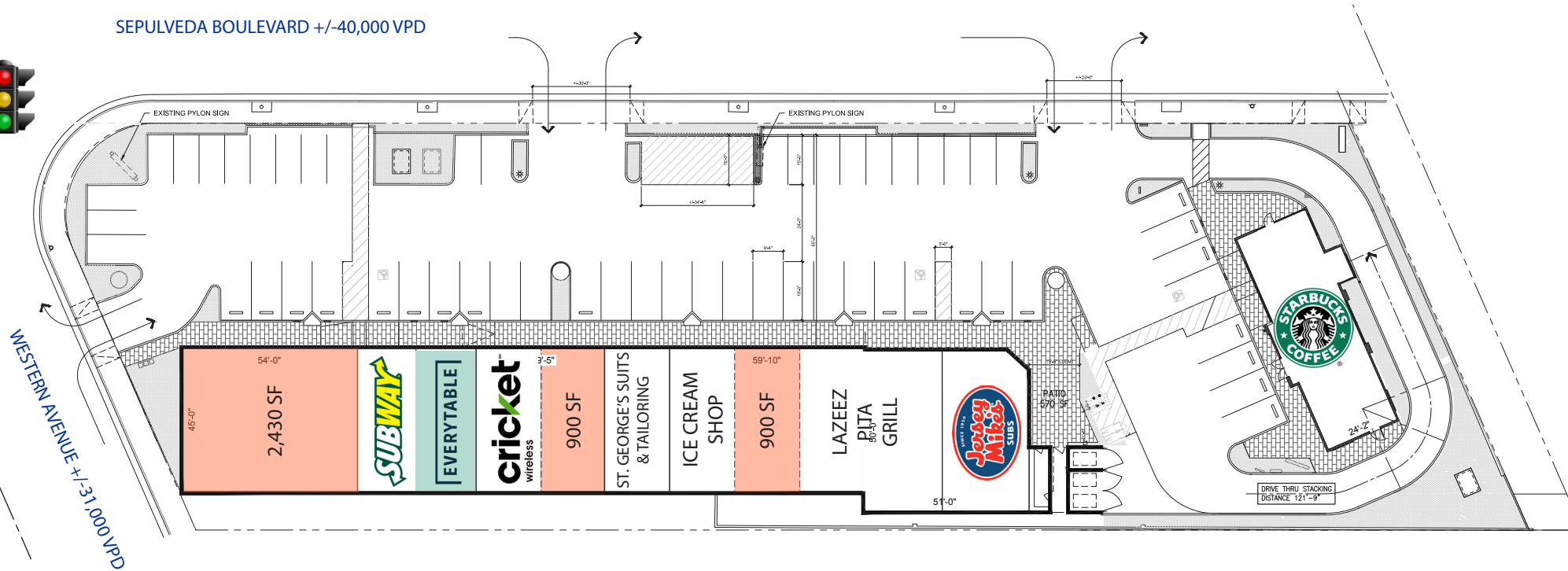
LEASING INFO:

310.270.9243
9034 W Sunset Boulevard
West Hollywood, CA 90069

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SEPULVEDA BOULEVARD +/-40,000 VPD



UNIT NO	TENANTS	SQ. FT.
1630	STARBUCKS	1,850 SF
1640	JERSEY MIKE'S	1,250 SF
1650	LAZEEZ PITA GRILL	2,166 SF
1652	AVAILABLE	900 SF
1654	ICE CREAM SHOP	900 SF
1656	ST. GEORGES SUITS & TAILORING	900 SF
1658	AVAILABLE	900 SF
1660	CRICKET WIRELESS	800 SF
1662	EVERYTABLE	826 SF
1664	SUBWAY	810 SF
1668	AVAILABLE	2,430 SF

PARKING STALLS: 54
 PARKING RATIO: 3.93/1000

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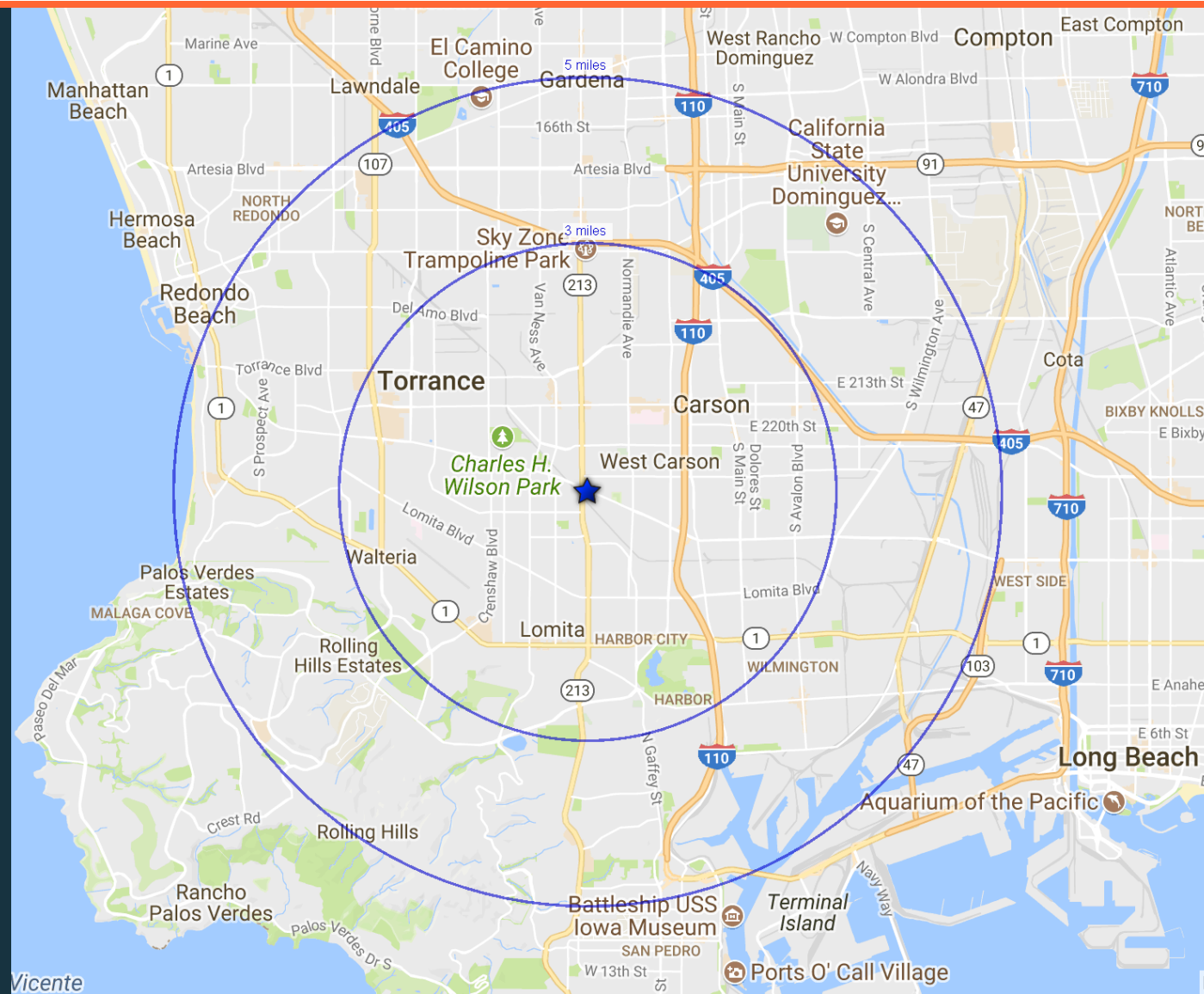
DEMOGRAPHICS MAP

AREA DEMOGRAPHICS

	3 Miles	5 Miles
Population:	221,125	477,863
Households:	73,213	164,044
Avg. HH. Income:	\$105,924	\$117,748

TRAFFIC COUNT

Sepulveda Blvd:	+/-40,000 VPD
Western Ave:	+/-31,000 VPD



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LOCATION MAP

