

Special Teaser Rate: \$1.85 psf per month

**3 MONTHS**

Available For Qualified Applicants  
Per Landlord's Discretion

SMILE  
YOU'RE ON  
CAMERA

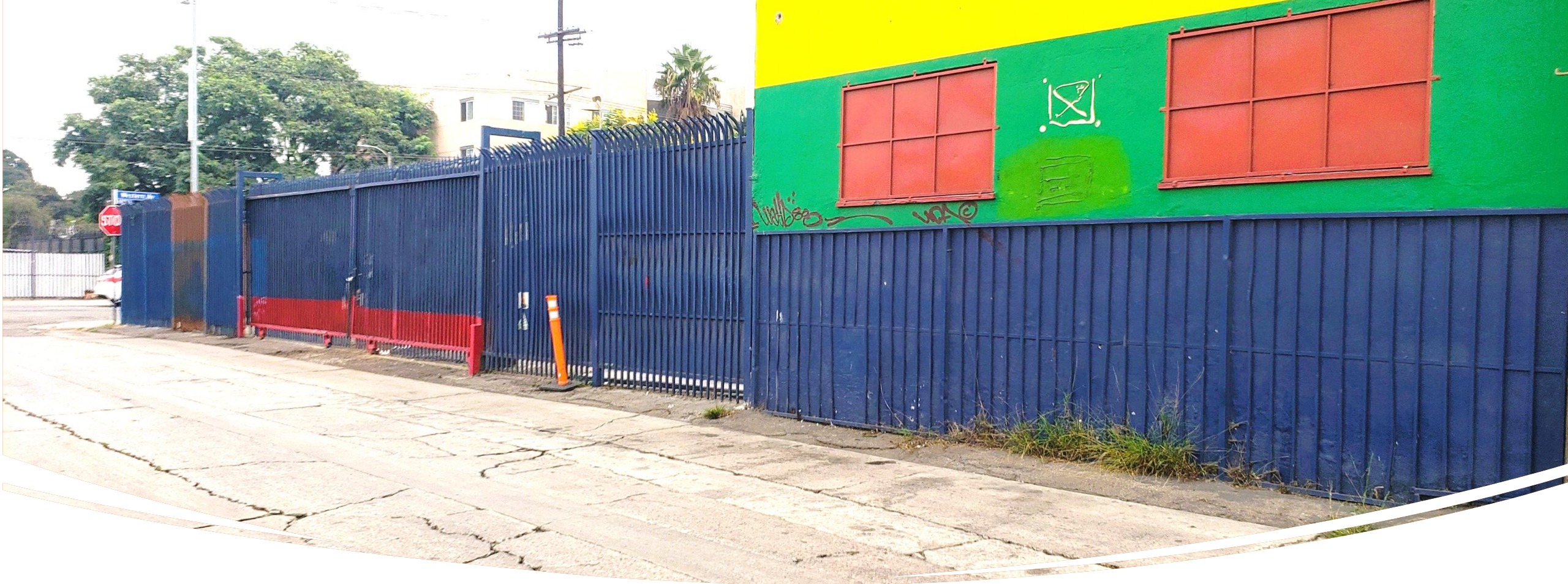
**AUTOMOTIVE  
RETAIL  
SPACE  
FOR LEASE**



*Exclusive listing by Mike Tolj  
Tolj Commercial Real Estate  
DRE NO: 01373646*

**6043** South Western Avenue, Los Angeles, CA 90047





# PROPERTY HIGHLIGHTS

- *Two Auto Bays, Office, Bathroom, & Ample Storage Room*
- *Secure Gated Property*
- *High Street Frontage Visibility*
- *Conveniently near the 110 & 10 Freeways*
- *Minutes to Downtown Los Angeles*

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# LEASE TERMS

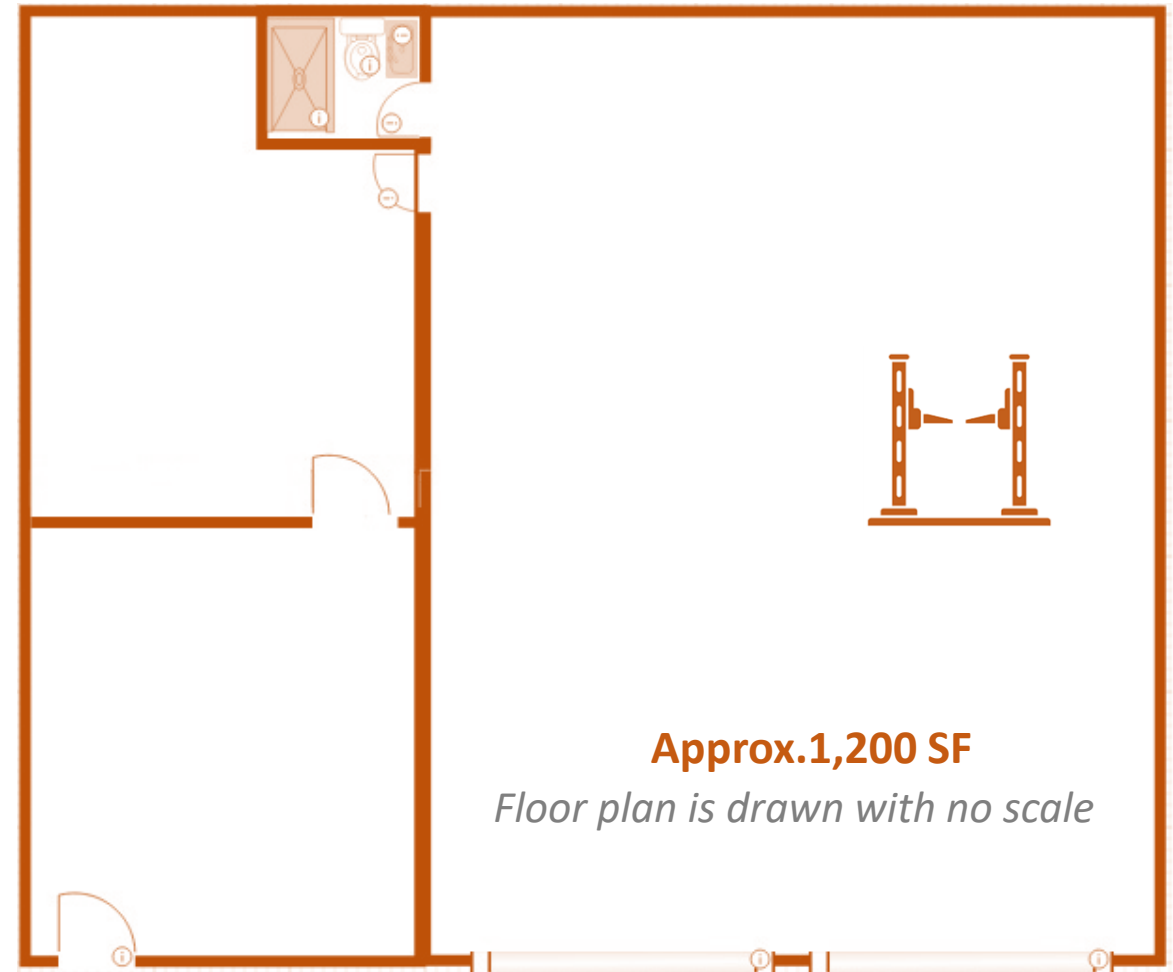
Located in the South-Central area of Los Angeles County, this **automotive repair service property** is ideal for a mechanical automotive repair shop. Compliance with Los Angeles zoning codes and use requirements is necessary.

<b>Square Footage:</b>	Approx. 1,200
<b>Lot Size:</b>	Approx. 5,503
<b>Rental Rate:</b>	\$2.00 per sf per month
<b>Term:</b>	1-5 Years + (Modified Gross)
<b>Number of Bays:</b>	Approx. 2
<b>Utilities:</b>	Separately metered
<b>Zone:</b>	CM-2D-CPIO
<b>Parking:</b>	Approx. 5 stalls

Limited-time teaser rate of \$1.85 per sq. ft. per month for the first three months, available to qualified applicants, at the landlord's discretion. Terms and conditions apply. Rates and qualifications may change without notice.

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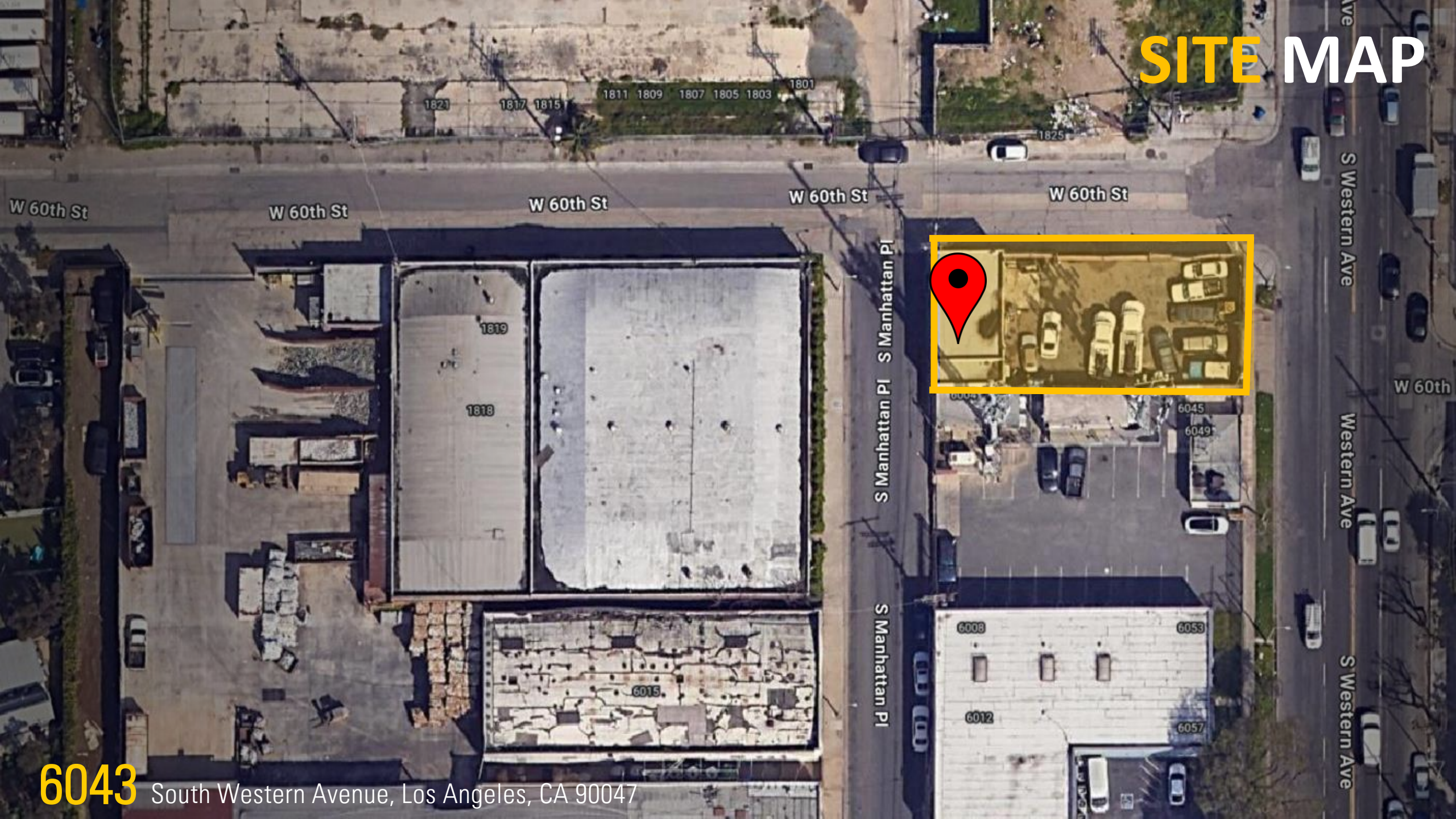
# FLOOR PLAN



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# SITE MAP



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# INTERIOR PHOTOS



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# INTERIOR PHOTOS





# PROPERTY & GATED YARD



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## Disclaimer and Information Notice

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**BROKER CONTACT INFORMATION**



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