



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



2ND FLOOR OFFICE – EXCELLENT FRONTAGE OFF 405 FREEWAY

651 N Sepulveda, Los Angeles, CA 90049



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PROPERTY FEATURES

651 N Sepulveda, Los Angeles, CA 90049



APPROX. 543 SF

OFFICE SPACE AVAILABLE

- ✓ Second floor office space
- ✓ Newly remodeled
- ✓ Free parking for customers
- ✓ Underground parking for tenants

AREA AMENITIES

- ✓ High traffic area right off the 405 freeway
- ✓ Less than two miles from UCLA
- ✓ Close proximity to the Getty Museum

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	9,894	149,056	375,512
 Avg. HH Income	\$180,969	\$138,397	\$144,686
 Daytime Pop	8,216	121,743	310,422
 Traffic Count	± 39,664 CPD ON SEPULVEDA ± 293,062 CPD ON 405 FWY		

OFFICE SPACE
LOS ANGELES, CA

INTERIOR PHOTOS - UNIT 2A

651 N Sepulveda, Los Angeles, CA 90049





Getty



AERIAL MAP



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