

RETAIL

1872 SEPULVEDA

1872 S. Sepulveda Blvd Los Angeles, CA 90025



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prime commercial space located on S. Sepulveda Blvd in Los Angeles, CA. Boasting a highly visible and easily accessible location, this property offers an ideal setting for retail or office tenants seeking maximum exposure and convenience. The space features modern architecture, ample natural light, and customizable layouts to accommodate a variety of businesses. With high ceilings, versatile floor plans, and dedicated parking, this property presents a versatile canvas for creating a dynamic and engaging retail or office environment. With its prominent position and abundant amenities, this property is poised to elevate the success of businesses seeking a premium space in the heart of Los Angeles.

PROPERTY HIGHLIGHTS

- ± 800SF of retail, ideal for tanning salon or high-end beauty retailer
- Prime location near Beverly Hills Rejuvenation Center and across from Equinox
- Landlord open to food use and provides parking support

OFFERING SUMMARY

| | |
|------------------|---|
| Lease Rate: | \$4.50 SF/yr (NNN) nets approx. \$1.50 psf |
| Number of Units: | 1 |
| Available SF: | 800 SF |
| Building Size: | 3,500 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 2,667 | 7,100 | 20,138 |
| Total Population | 5,391 | 14,340 | 41,109 |
| Average HH Income | \$143,904 | \$148,403 | \$149,179 |

Dave Maldonado
(310) 442-1624
CalDRE #01949738



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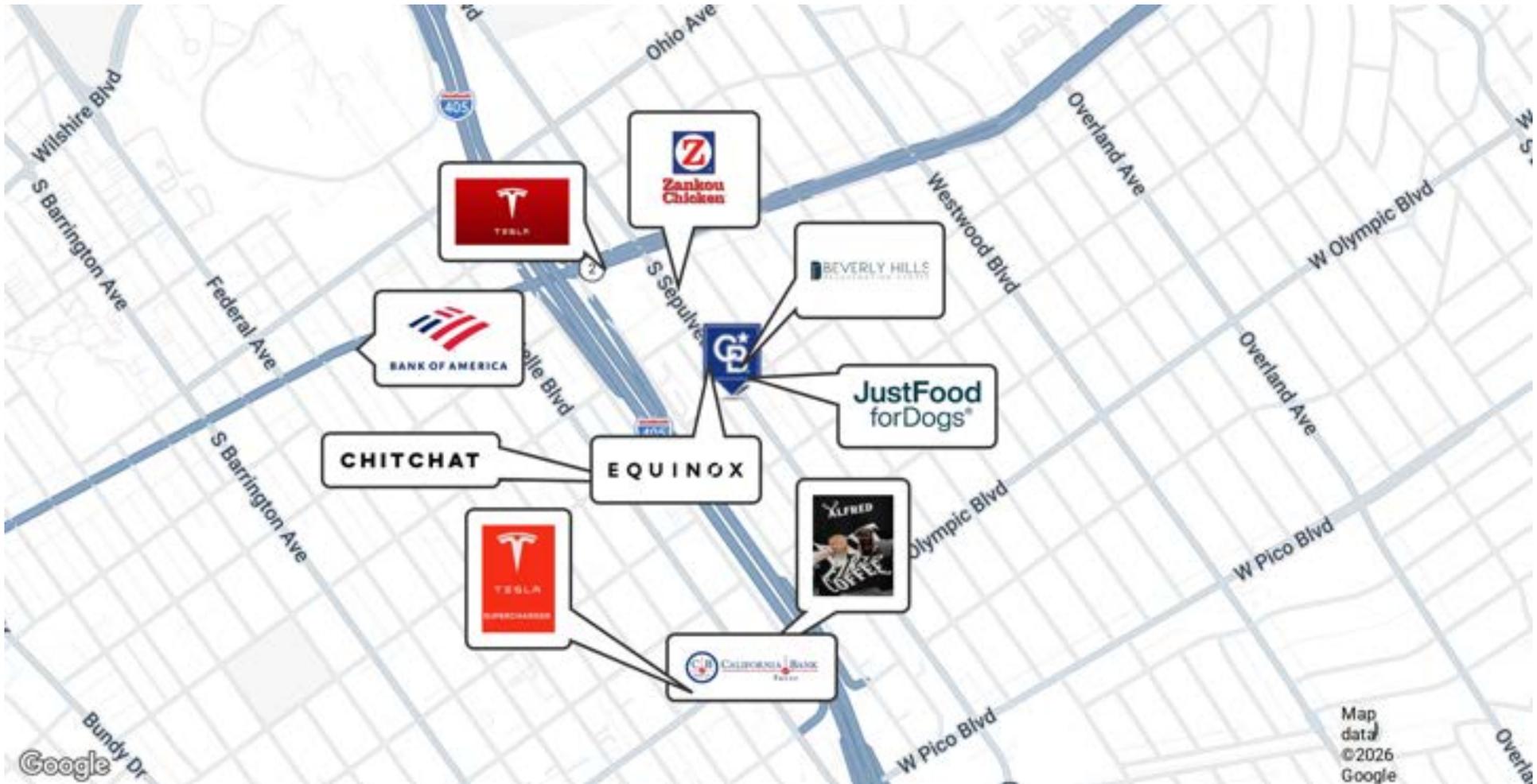
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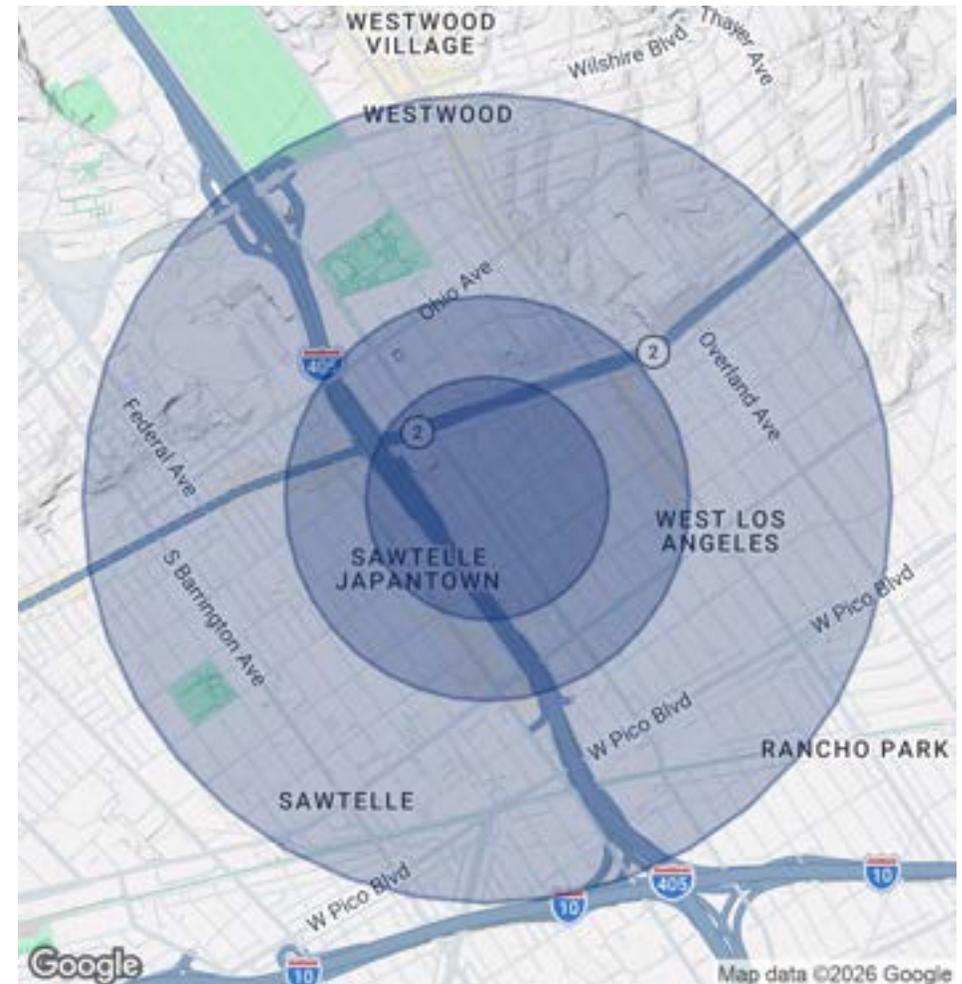
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 5,391 | 14,340 | 41,109 |
| Average Age | 40 | 40 | 40 |
| Average Age (Male) | 39 | 39 | 39 |
| Average Age (Female) | 41 | 41 | 41 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-------------|-------------|-------------|
| Total Households | 2,667 | 7,100 | 20,138 |
| # of Persons per HH | 2 | 2 | 2 |
| Average HH Income | \$143,904 | \$148,403 | \$149,179 |
| Average House Value | \$1,272,684 | \$1,231,493 | \$1,302,294 |

Demographics data derived from AlphaMap



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REALTY