

RETAIL FOR LEASE WESTCHESTER, CA



8330 LINCOLN BOULEVARD, LOS ANGELES, CA 90045

SIZE: APPROXIMATELY 1,000 SF

RATE: \$4.50 PER MONTH,
MODIFIED GROSS
(TENANT SHALL PAY SEPARATELY METERED
UTILITIES)

TERM: 3 YEARS

PARKING: 2 PARKING SPACES

AVAILABLE: IMMEDIATELY

- NEIGHBORS INCLUDE BRISTOL FARMS, STARBUCKS, SUBWAY AND MANY MORE
- PROMINENT RETAIL EXPOSURE ON LINCOLN BLVD
- HEAVY TRAFFIC COUNTS
- FLOOR TO CEILING WINDOW EXPOSURE
- QUICK ACCESS TO LAX, CULVER CITY, MARINA DEL REY AND EL SEGUNDO



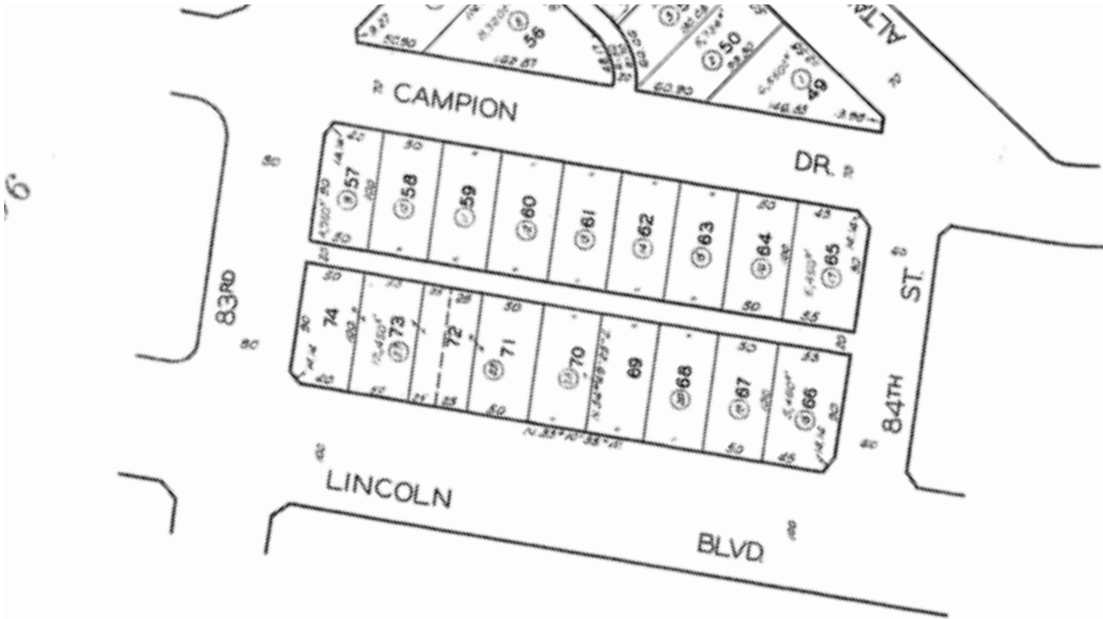
GREG ECKHARDT
310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

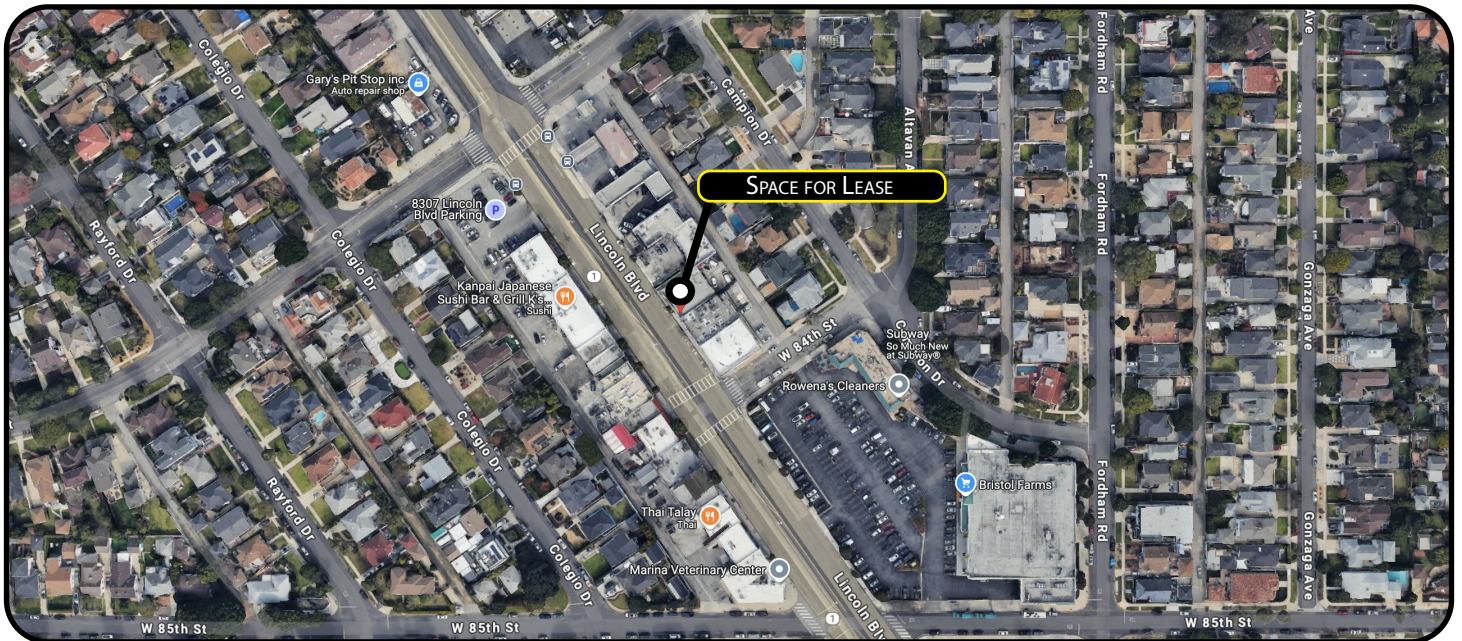
LIC# 01255469

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

RETAIL FOR LEASE VENICE, CA



	1 Mile	3 Mile	5 Mile
2024 Total Population:	24,541	170,346	488,741
2024 Total Households:	10,669	110,628	207,676
Median Household Inc:	\$161,523	\$132,067	\$129,220
Median Home Value:	\$1,082,456	\$1,081,832	\$1,058,393



GREG ECKHARDT
310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.