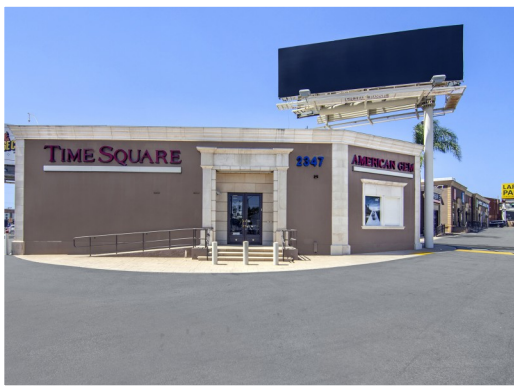


FOR LEASE - MAIN & MAIN CORNER RETAIL



2347 SEPULVEDA BOULEVARD
LOS ANGELES, CA 90064

FOR LEASE - MAIN & MAIN CORNER RETAIL



PROPERTY INFORMATION:

Address: 2347 Sepulveda Boulevard, Los Angeles, CA 90064

Available Space: 3,800—4,800 square feet

Parking: Generous on-site parking

Rental Rate: \$4.50 NNN per square foot per month. Tenant to pay its pro-rata share of real property taxes, property and general liability insurance, repairs and maintenance, currently \$1.25 per square foot per month.

PROPERTY HIGHLIGHTS:

- ◆ Northwest corner of Pico & Sepulveda Boulevards;
- ◆ 29,000+ vehicles per day pass this location daily;
- ◆ Neighbors include Best Buy, Smart N Final, Anawalt Lumber, Lakeshore Learning, Centinela Feed & Pet Supplies, and the new 700,000 square foot UCLA Research Park.

For further information or tour, please contact exclusive agent:

Marc Pollock, DRE License #00881177

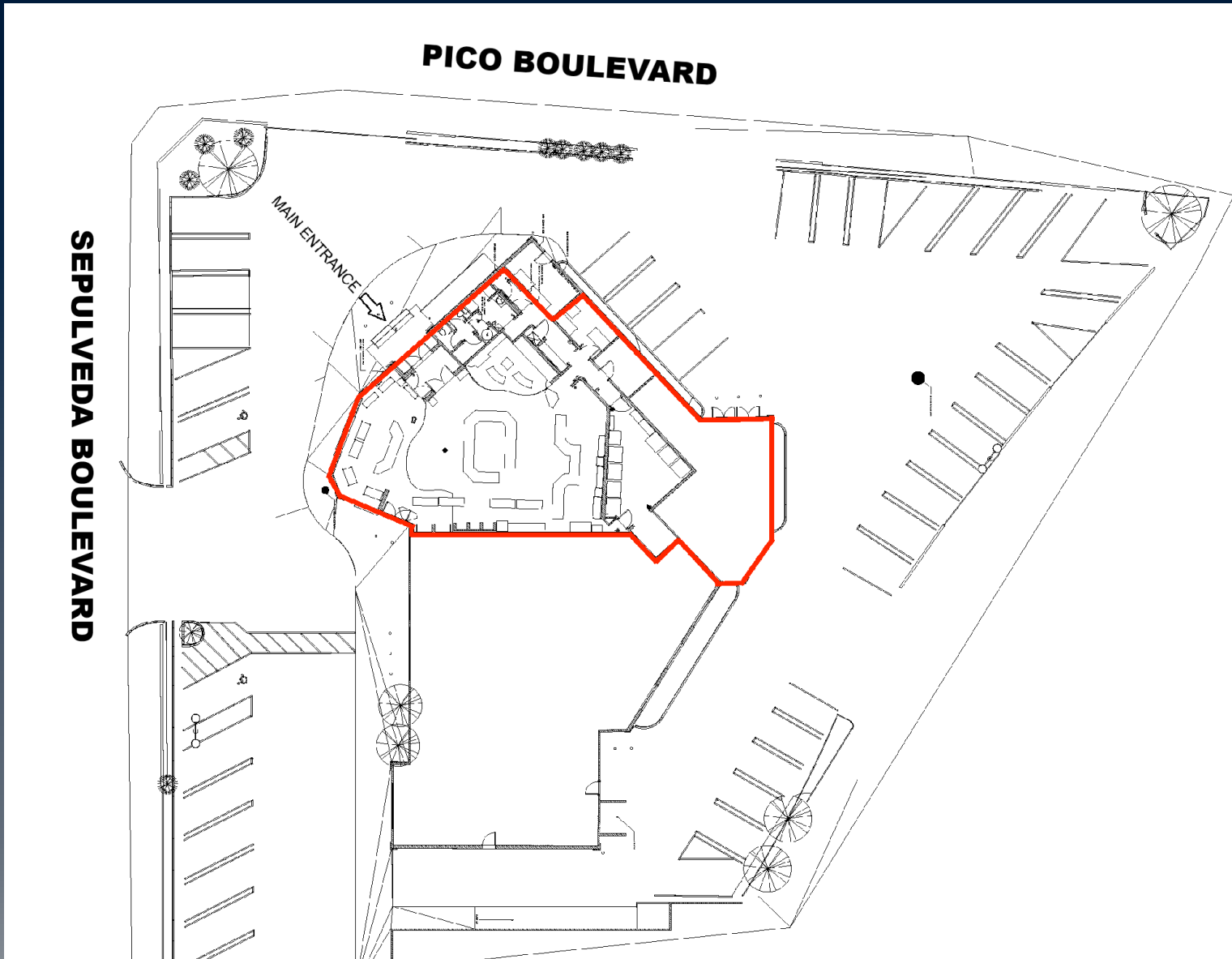
Office: 310.826.8000 Mobile: 310.433.0441 Email: Marc@WestsideRetail.com

The information contained in this offering package has been obtained from sources believed reliable. While we do not doubt the accuracy of this information, we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction of the suitability of this property for your specific needs. Westside Retail, Inc. 2026

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The information contained on this site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size or nature of improvements, nor the identity or location of any existing or proposed tenant. While we do not doubt the accuracy of this information, we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction of the suitability of this property for your specific needs. Westside Retail, Inc. 2026

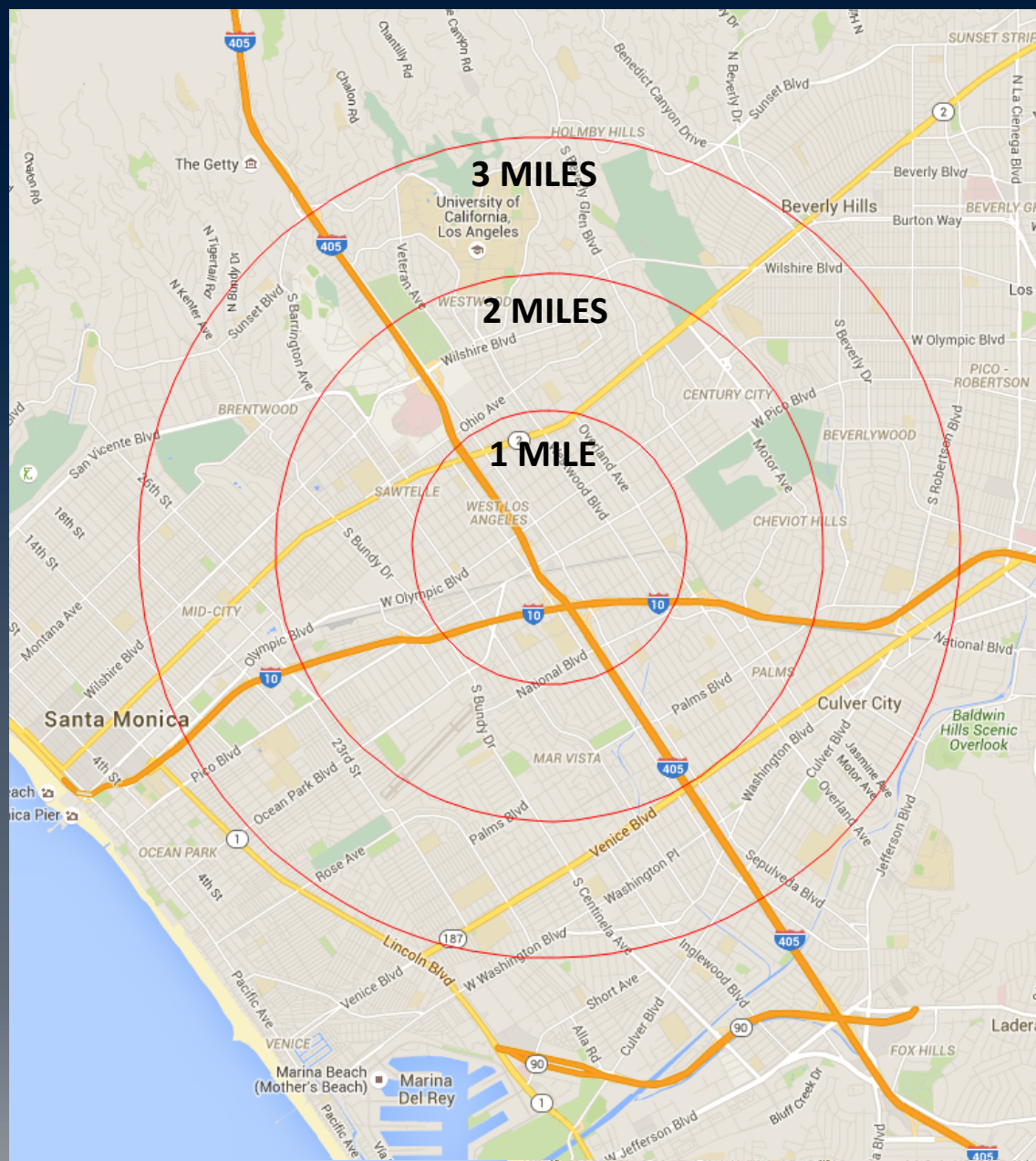
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