

# MEDICAL/DENTAL/OFFICE SPACE FOR LEASE

8610 S. SEPULVEDA BLVD | WESTCHESTER, CA 90045



## PROPERTY FEATURES

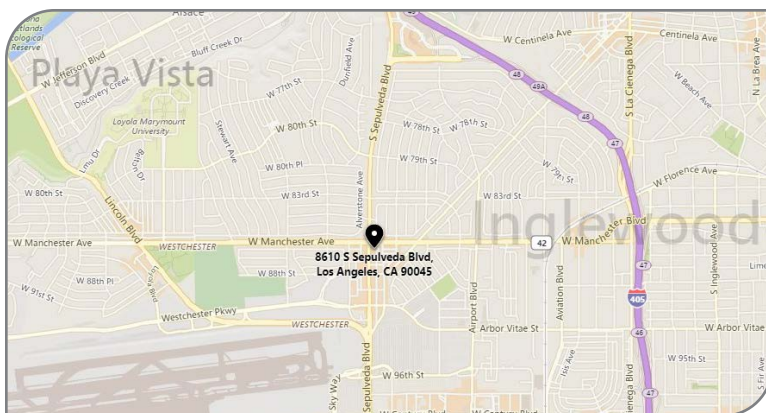
**AVAILABLE:** Suite 208 -  $\pm 2,193$  RSF  
( $\pm 1,792$  SF +  $\pm 401$  SF Storage Space)

**RATE:** \$3.00 / RSF / Month, Net of Electricity

**TERM:** 5-10 Years or Longer

**ZONING:** LAC2

- ▶ Medical, Dental, and Office Suites Ready For Immediate Occupancy, Fully Built-Out With Exam Rooms, Doctor's Office, Reception, General Office, and Private Restrooms
- ▶ One Building South of Manchester Avenue, Signalized Corner
- ▶ Sepulveda Boulevard Frontage, Signage, & Visibility
- ▶ Close Proximity To Major Retailers & Restaurants Such As Kohl's, Trader Joe's, T.J. Maxx, Ross, Panera Bread, In-N-Out, CVS, and More!
- ▶ One (1) Mile from LAX, Howard Hughes, Loyola Marymount University, and 405 & 105 Freeways
- ▶ Ample Parking In Rear
- ▶ Vacant units can be used for **general office use** as well



FOR MORE INFORMATION, CONTACT YOUR LOCAL MARKET EXPERTS:

**TOM TORABI**

Principal | DRE# 00936845

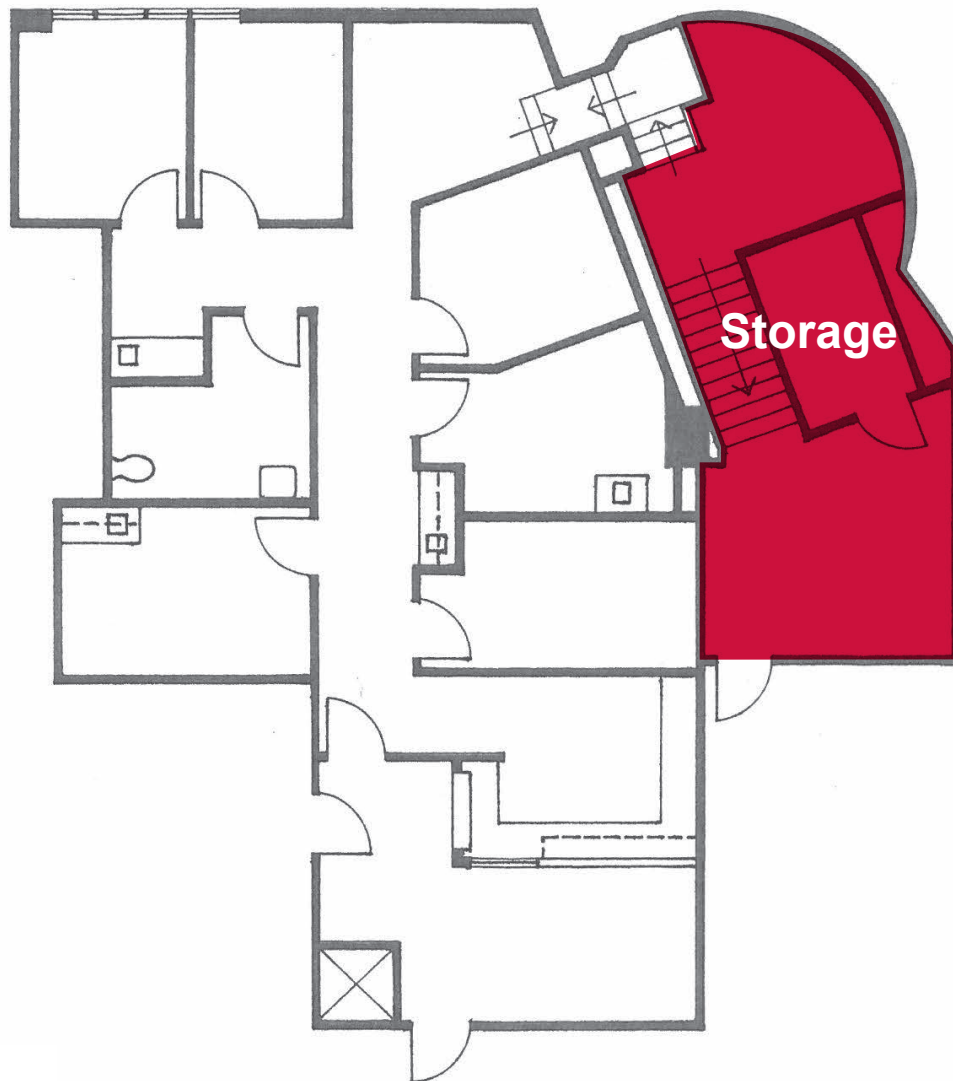
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## SUITE 208 FLOOR PLAN (NOT DRAWN TO SCALE)



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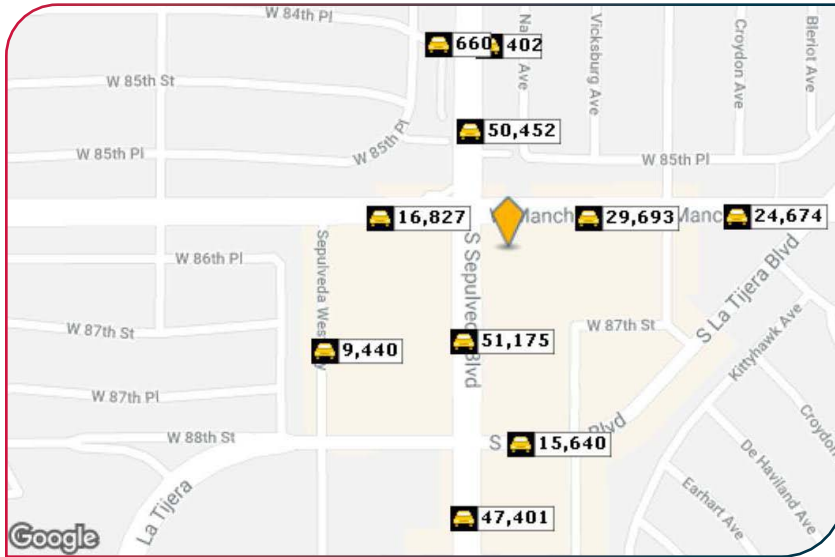
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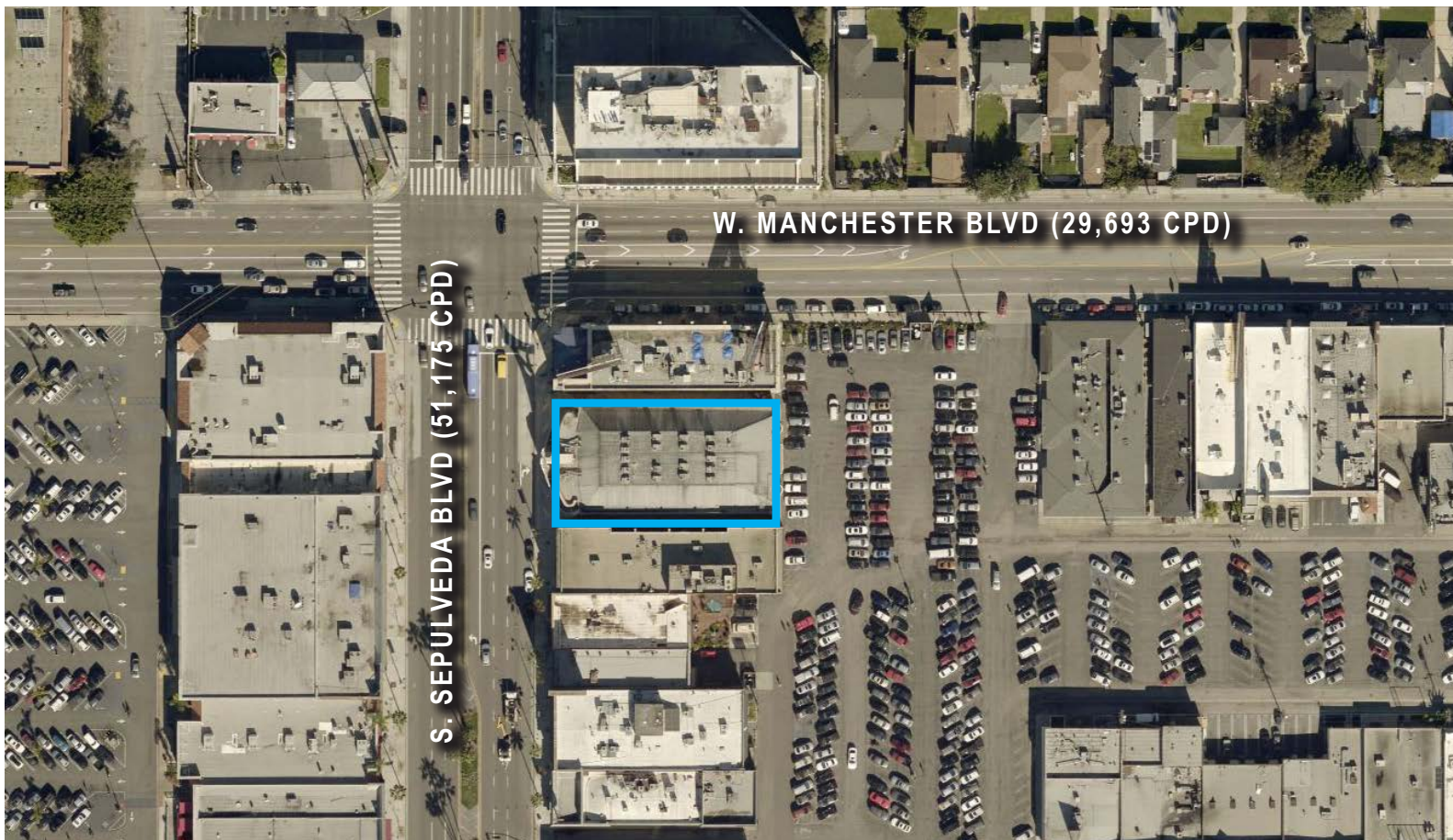
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## TRAFFIC COUNTS & DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION (2018)	17,245	214,803	623,190
AVG HH INC (2018)	\$120,513	\$96,856	\$94,247
ESTIMATED HH (2018)	6,820	82,286	244,681
AVG AGE	41.0	37.9	38.3
OWNER OCCUPIED	4,408	34,775	95,992
RENTER OCCUPIED	2,413	47,511	148,689
POPULATION (2023)	177,617	219,418	636,028
ESTIMATED HH (2023)	6,948	84,182	249,725



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