

11163 LA GRANGE AVENUE *Los Angeles*



**FREE STANDING
FORMER VETERINARY CLINIC
W/PARKING LOT**

LEASE DETAILS

**11163 LA GRANGE AVENUE
LOS ANGELES, CA 90025**

Two-story, 4,000 SF building,
just north of Olympic Boulevard.
Formerly occupied by a long-running
animal hospital. Infrastructure in
place for continued service use.

BUILDING SIZE **LOT SIZE**
4,000 SF 6,299 SF

RATE **ZONING**
\$3.65/SF NNN SMR2
Nets ~\$1.30/SF

**HIGH VISIBILITY
WEST LA LOCATION**

**CORNER OF LA GRANGE
AND PONTIUS AVENUE
BETWEEN SEPULVEDA AND COTNER**

**IDEAL FOR ANIMAL HOSPITAL,
VETERINARY CARE, BOARDING
OR RELATED USES**

12 STRIPED PARKING SPACES



LISTING TEAM

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SANTA MONICA

BRENTWOOD



EQUINOX

LA GRANGE AVENUE

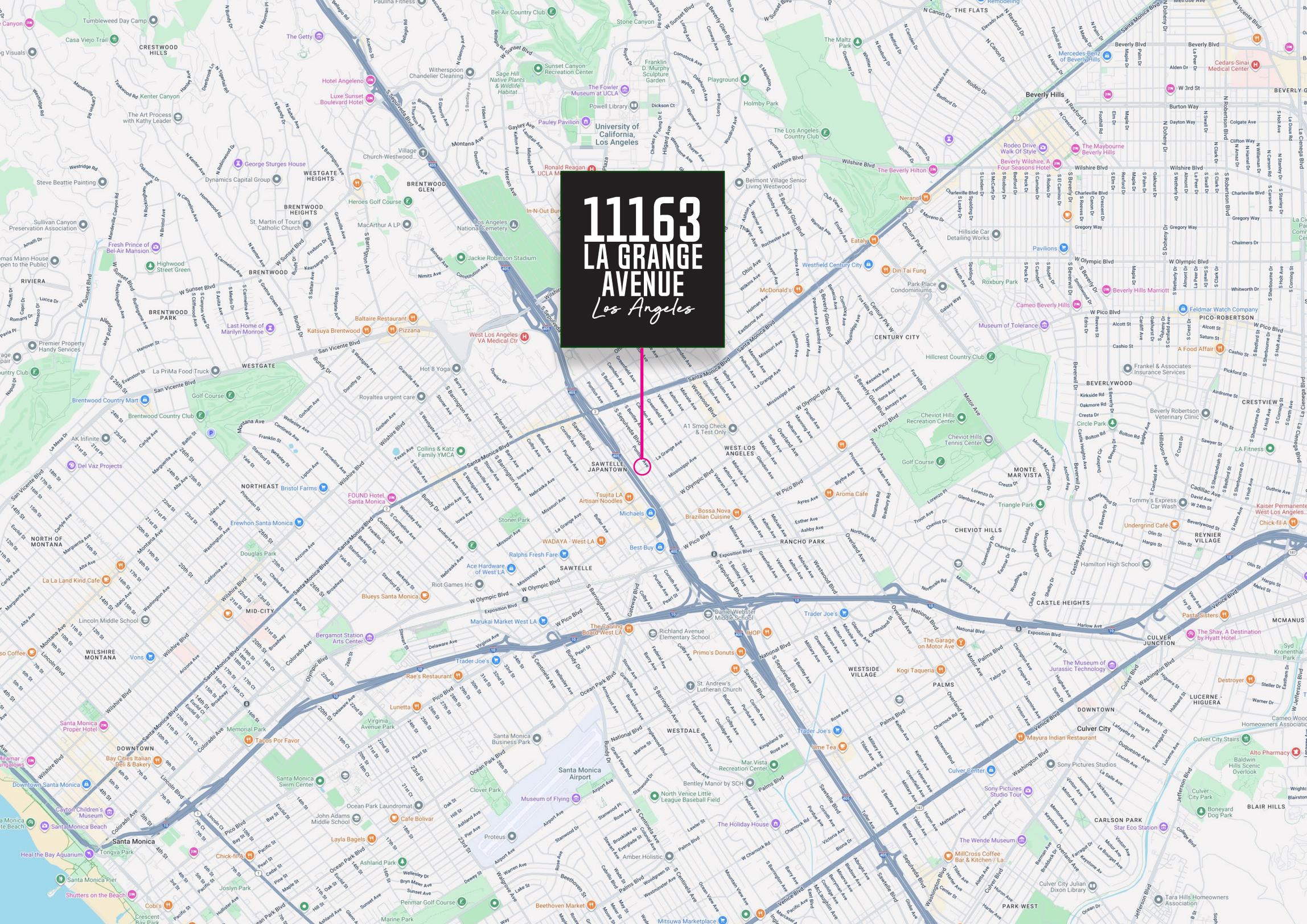
11163
LA GRANGE
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SEPULVEDA BOULEVARD

LA GRANGE AVENUE



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ZACUTO GROUP
FOR LEASE
310.499.9611
JACQUE LURANO / JOHN LOGAN



CURRENT INTERIOR CONFIGURATION

11163 LA GRANGE AVENUE, LOS ANGELES



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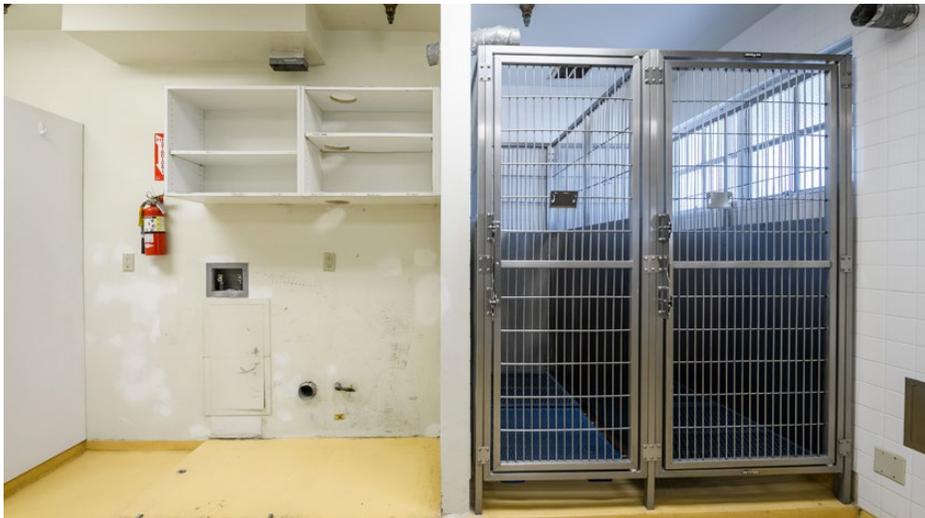


IN-PLACE INFRASTRUCTURE FOR ANIMAL CARE



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