

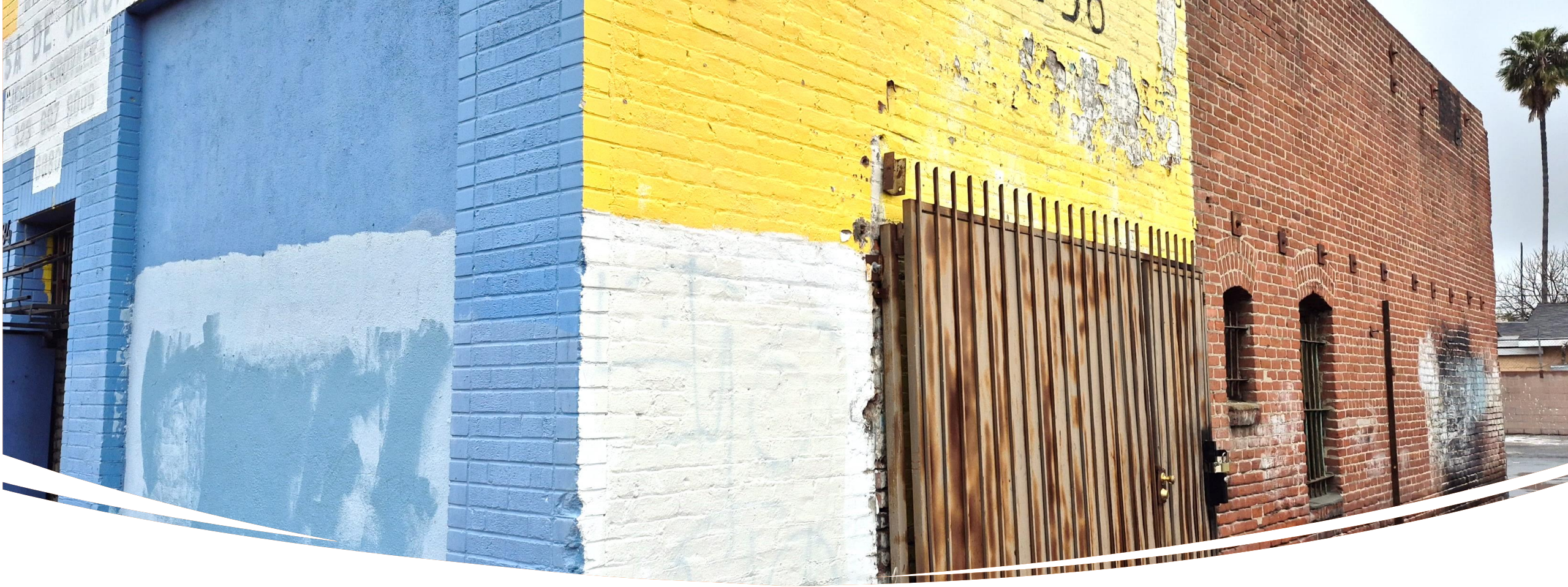
# **RETAIL SPACE FOR LEASE**



*Exclusive listing by Mike Tolj  
Tolj Commercial Real Estate  
DRE NO: 01373646*

**6080 & 6084** South Hoover, Los Angeles, CA 90044





# PROPERTY HIGHLIGHTS

- *Bow Truss High Ceilings*
- *Secure Gated Property*
- *High Street Frontage & Visibility*
- *Conveniently near the 110 & 10 Freeways*
- *Minutes to Downtown Los Angeles*

**6080 & 6084** South Hoover Street, Los Angeles, CA 90044



# LEASE TERMS

Located in the South-Central area of Los Angeles, this **retail property** is ideal for a furniture store, fitness center, art gallery, learning center and more. All uses must comply with Los Angeles zoning codes and regulations.

| Unit 1          | 6080                         |
|-----------------|------------------------------|
| Square Footage: | Approx. 5,400                |
| Rental Rate:    | \$1.90 per sf per month      |
| Term:           | 1-5 Years + (Modified Gross) |

| Unit 2          | 6084                         |
|-----------------|------------------------------|
| Square Footage: | Approx. 2,400                |
| Rental Rate:    | \$2.05 per sf per month      |
| Term:           | 1-5 Years + (Modified Gross) |

| Combined Units  | 6080 & 6084                  |
|-----------------|------------------------------|
| Square Footage: | Approx. 7,800                |
| Rental Rate:    | \$1.75 per sf per month      |
| Term:           | 1-5 Years + (Modified Gross) |

Property is zoned **LA-C2-VL-CPIO** with a total lot size of **10,800 SF**. Parking is unreserved and available on a first-come, first-served basis, with limited availability between both spaces. If leased separately, tenants will share trash and water costs.

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# AERIAL VIEW

Hoover St

S Hoover St

J & M Market  
Temporarily closed

Unit 1 | 5,400-sf



6080 S. Hoover St.

Unit 2 | 2,400-sf

Custom Bendz

6084 S. Hoover St.

715

725

720

711

719

6080 & 6084

South Hoover Street, Los Angeles, CA 90044





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A large, empty industrial-style room with white brick walls and a high ceiling featuring exposed wooden beams and rafters. Fluorescent lights are mounted on the ceiling. The floor is made of concrete. A large white door is visible on the left wall.

## INTERIOR PHOTOS – UNIT 1

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A circular inset photo showing a mezzanine level with a tiled floor, white walls, and a window. A black railing is visible in the foreground.

*Mezzanine not in SF.*



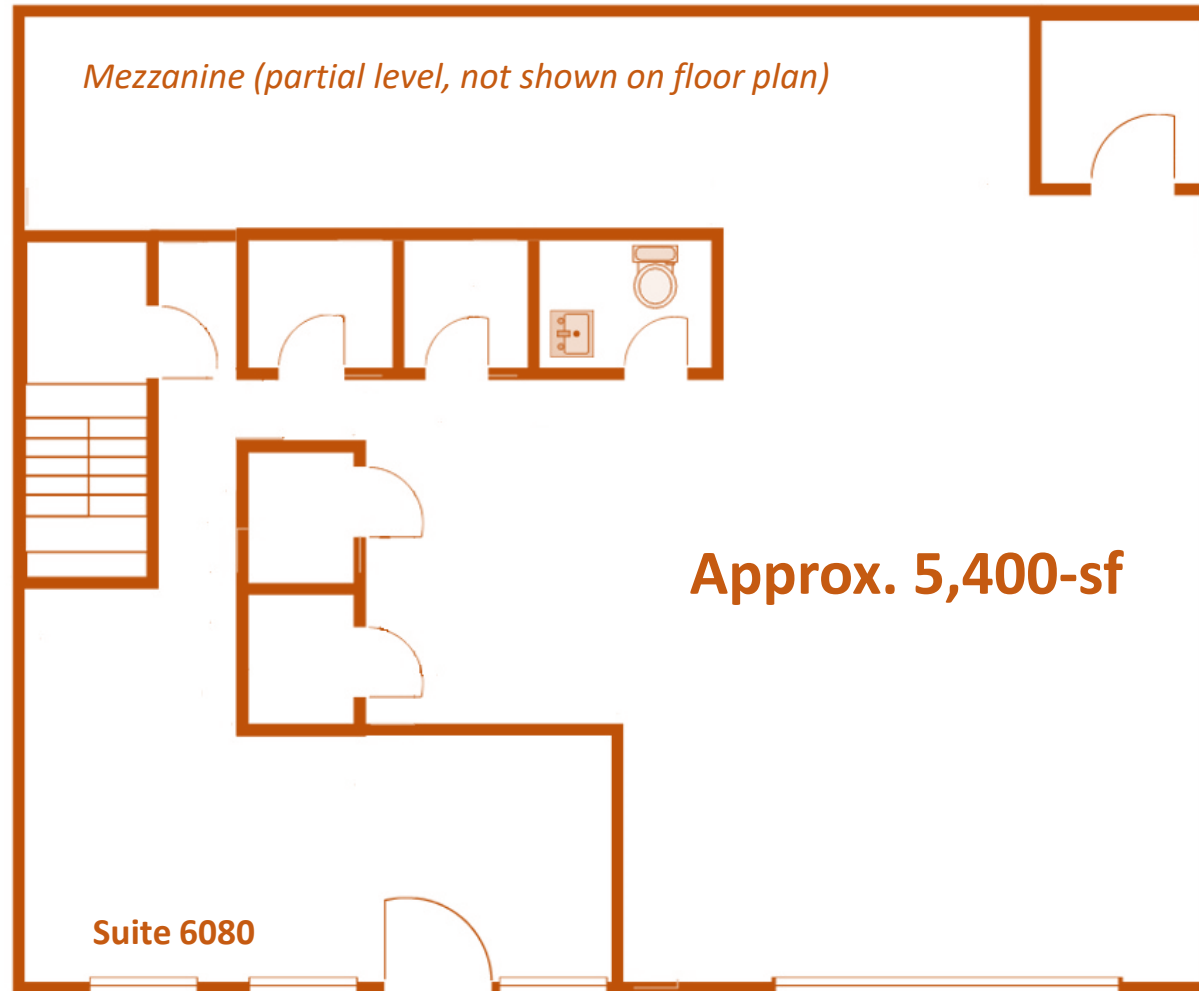
*INTERIOR PHOTOS – UNIT 2*



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# FLOOR PLAN

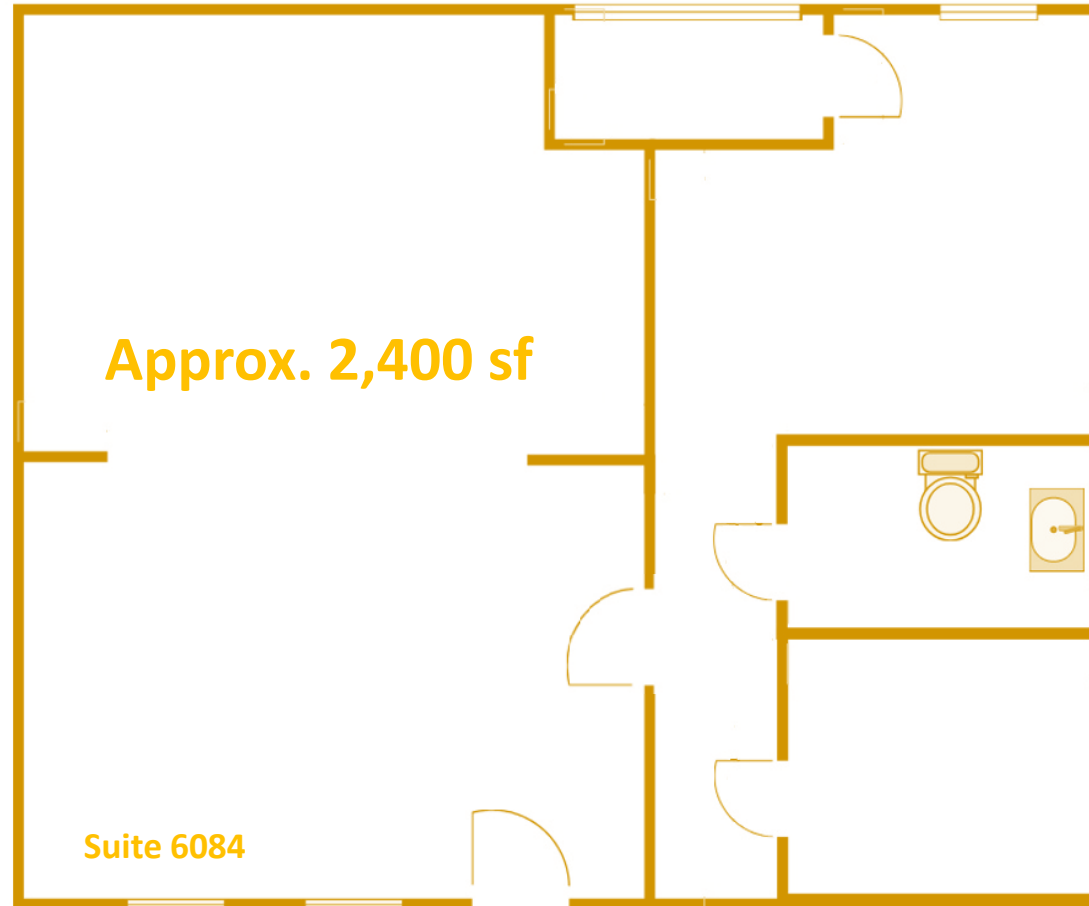


*Floor plan is not to scale and may not be exact.*

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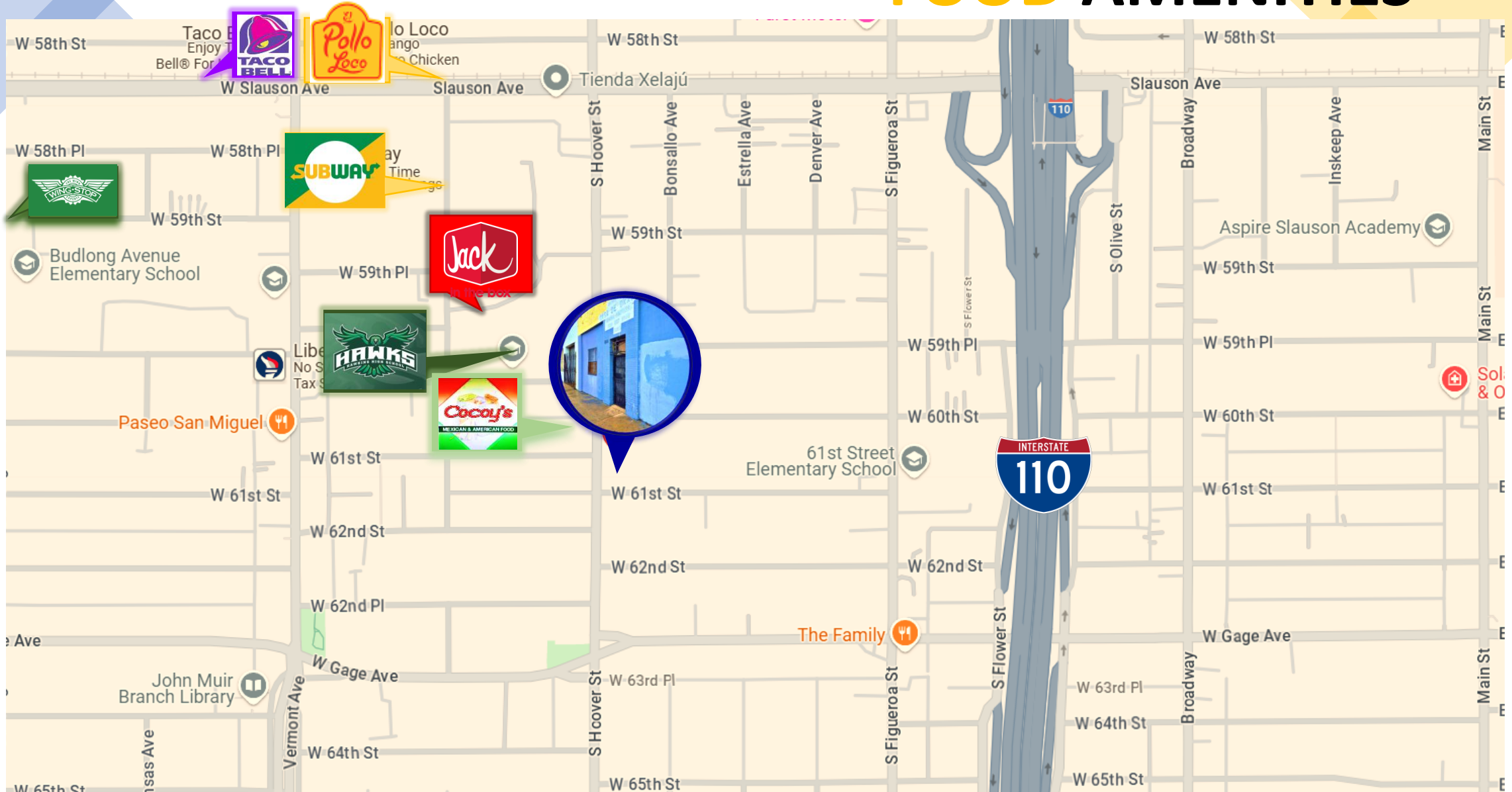


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# FOOD AMENITIES



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# REAR PARKING LOT



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**BROKER CONTACT INFORMATION**



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