



**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.



6080 & 6084

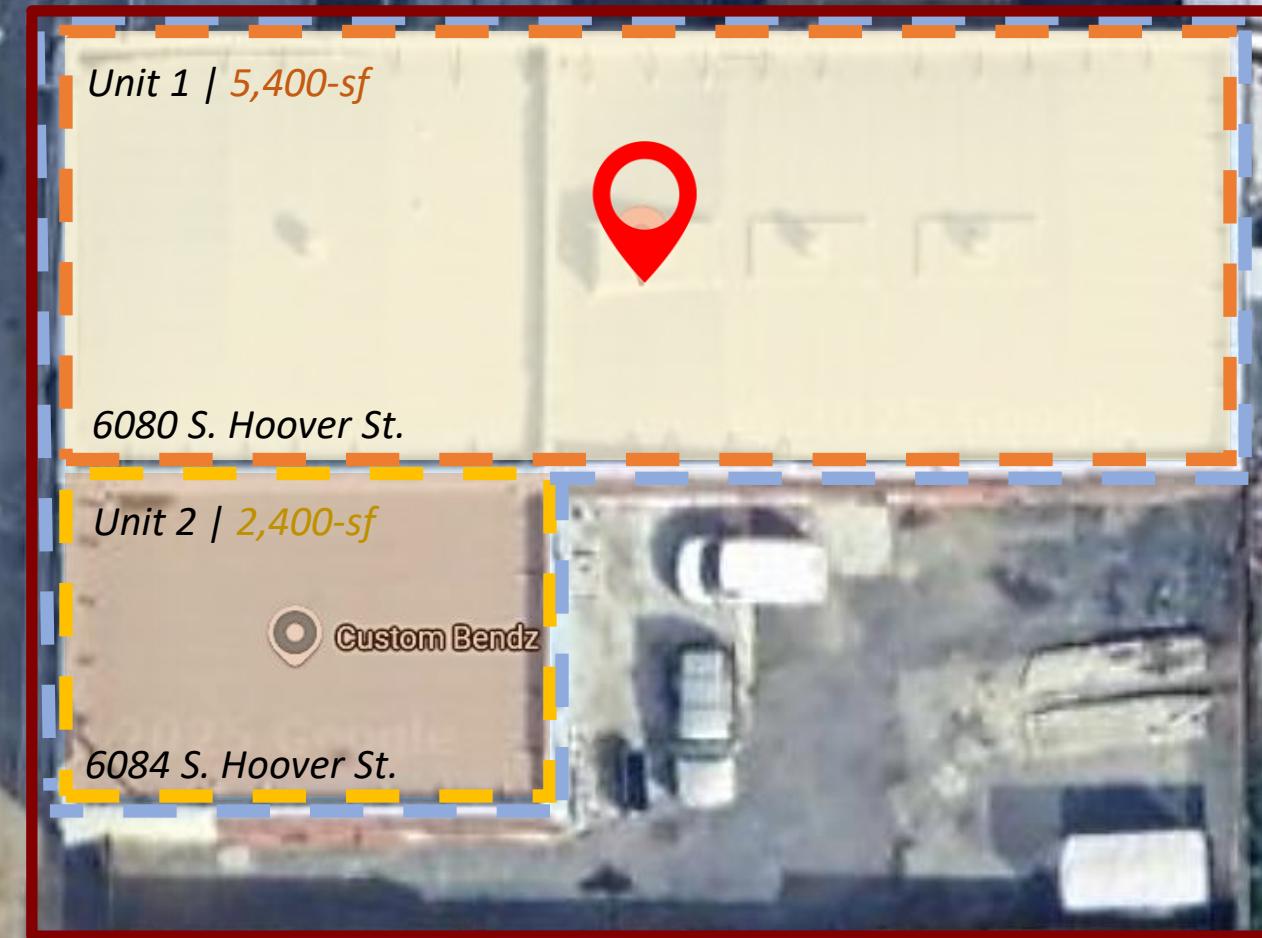
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AERIAL VIEW

Hoover St

S Hoover St

J & M Market
Temporarily closed



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INTERIOR PHOTOS – UNIT 1

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

INTERIOR PHOTOS – UNIT 1



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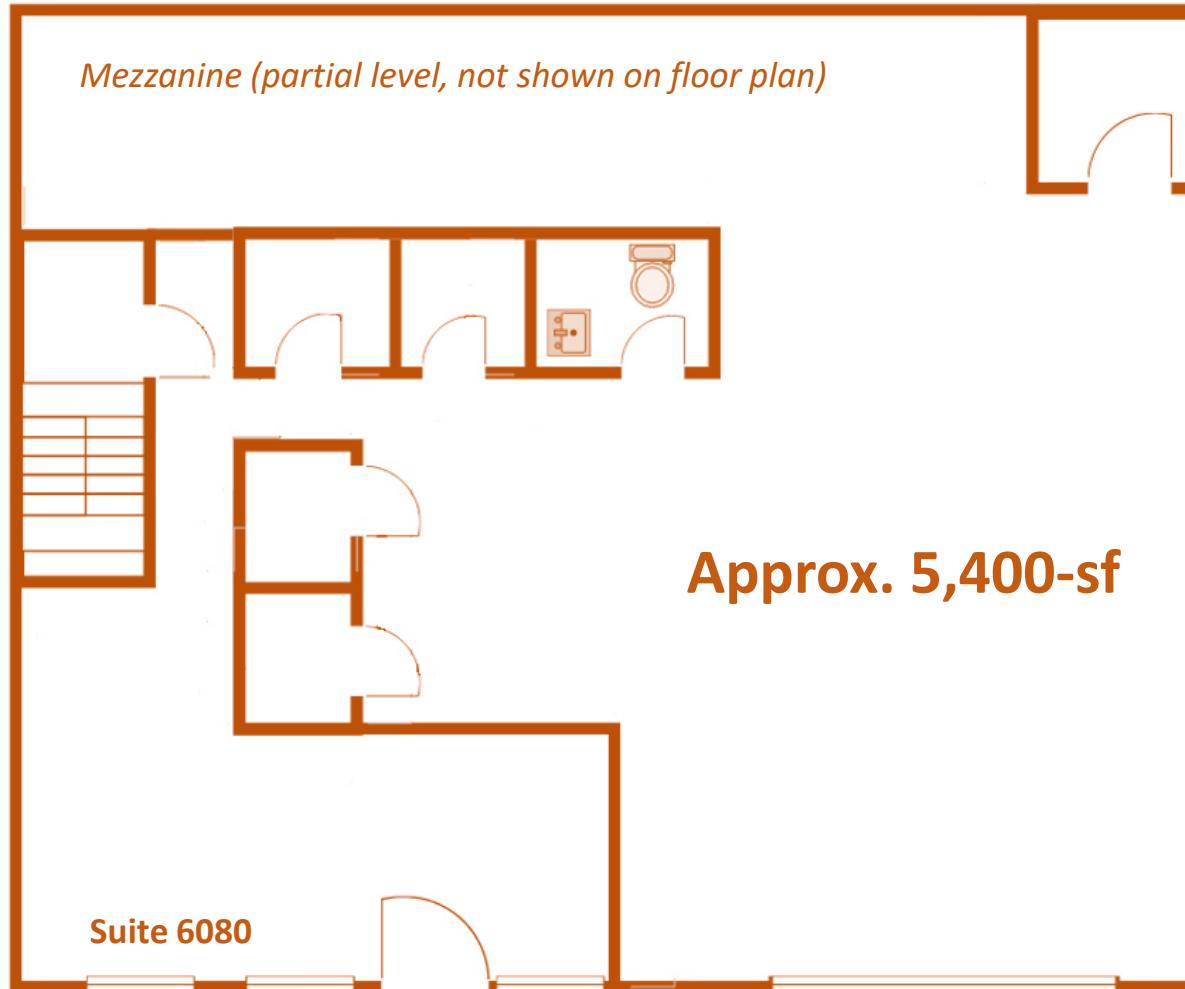
Mezzanine not in SF.

INTERIOR PHOTOS – UNIT 2



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FLOOR PLAN

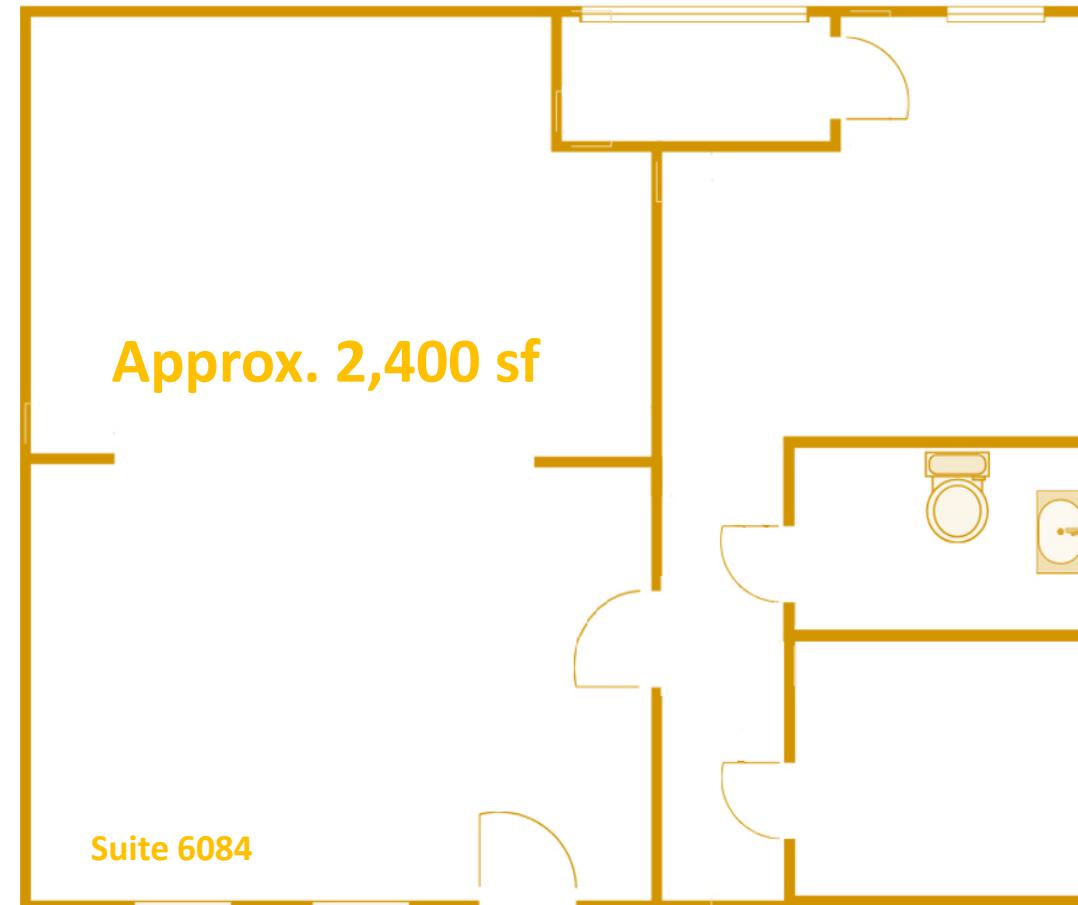


Floor plan is not to scale and may not be exact.

6080 & 6084

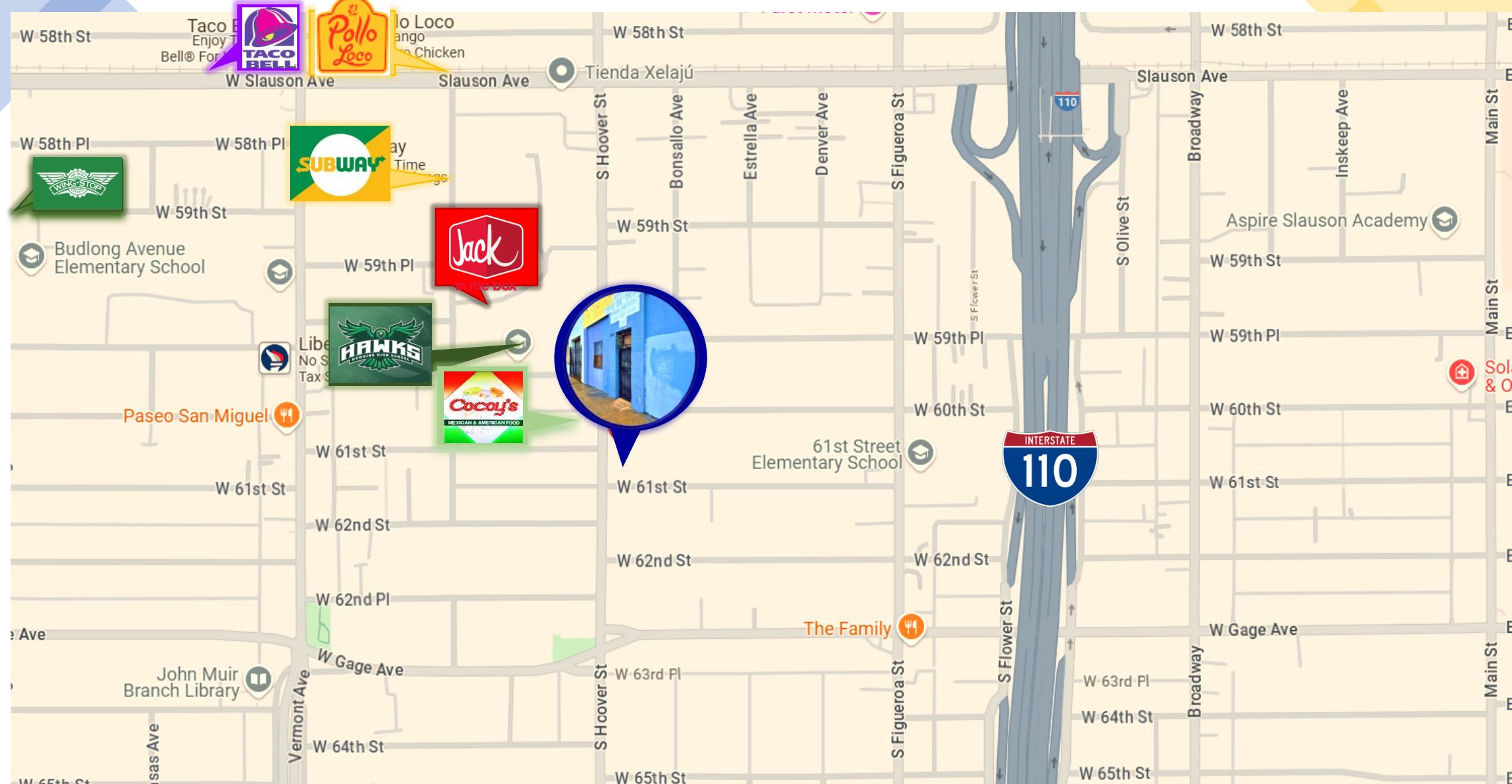
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FLOOR PLAN



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FOOD AMENITIES



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REAR PARKING LOT



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