

COMMERCIAL PROPERTY FOR LEASE

2-Story Retail & Office Property

RETAIL SQ.FT.: 1,370

OFFICE SQ.FT. : 700



2414-2416½ N BROADWAY, LOS ANGELES, CA 90031

Ground Floor Retail Unit Plus 2nd Floor Office Space

- 2-story building: Completely remodeled — Must see!
- 1,370 sq.ft. ground floor retail unit: Ideal for clothing, salon, market, general retail, etc.
- 700 sq.ft. second floor creative or professional office
- Retail unit has one restroom — Office unit shares a restroom — Zoned LA C4 — Built in 1913
- Excellent location just east of Avenue 24 and Golden State (I-5) Freeway
- 1,370 sq.ft. ground floor retail unit: \$2,500 per month (\$1.82 per sq.ft. MG) Year 1
\$2,700 per month (\$1.97 per sq.ft. MG) Year 2
\$2,900 per month (\$2.12 per sq.ft. MG) Year 3
- 700 sq.ft. second floor office unit: \$1,500 per month (\$2.14 per sq.ft. gross)

For More Information, Please Contact

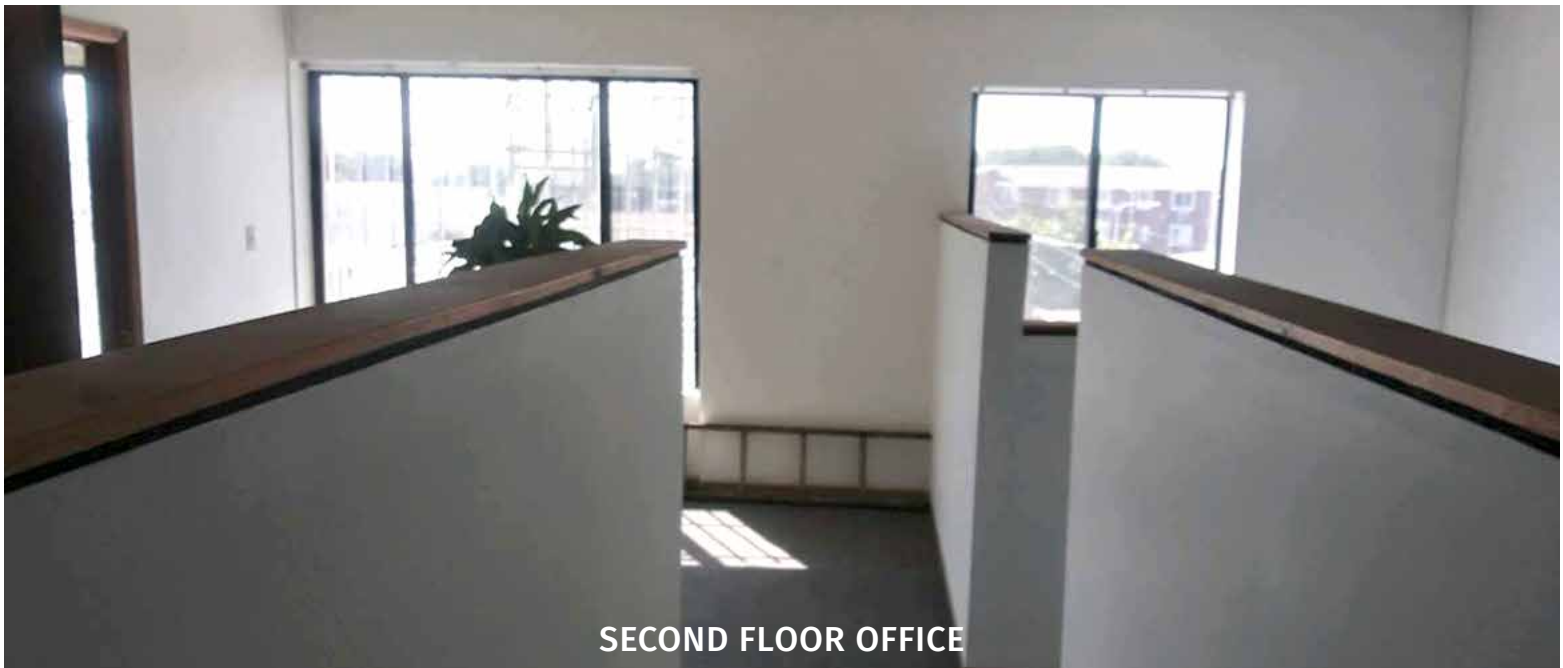
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The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.



SECOND FLOOR OFFICE



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