



**COMMERCIAL**  
REAL ESTATE  
*the sign of a profitable property*



## RETAIL AND OFFICE/FORMER PT AVAILABLE FOR LEASE IN LA

6214-6218 W. Manchester Avenue, Los Angeles, CA 90045



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# PROPERTY FEATURES

6214-6218 W. Manchester Avenue, Los Angeles, CA 90045



## FIRST FLOOR

APPROX. 900 SF RETAIL SPACE AVAILABLE

- ✓ Spacious retail space with high ceilings, large windows, air conditioning, and ample parking in the back
- ✓ Great for many types of uses

## SECOND FLOOR

APPROX. 6,000 SF OFFICE SPACE AVAILABLE

- ✓ Full line of exercise equipment, treadmills, recumbent bikes, and elliptical machines
- ✓ Restrooms, central air conditioning, and ample parking in the back
- ✓ The practice has been successfully serving El Segundo, LAX, Marina del Rey, Playa del Rey, Westchester, Playa Vista CA, Inglewood, and Culver City Communities for 28+ years

## AREA AMENITIES

- ✓ Excellent location close to LAX, SoFi Stadium, and the Kia Forum
- ✓ Convenient access to the 405 Freeway

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	16,845	212,525	610,636
Avg. HH Income	\$149,001	\$114,620	\$109,609
Daytime Pop	13,997	172,623	497,730
Traffic Count	± 42,998 CPD AT INTERSECTION		

# INTERIOR PHOTOS

6214-6218 W. Manchester Avenue, Los Angeles, CA 90045

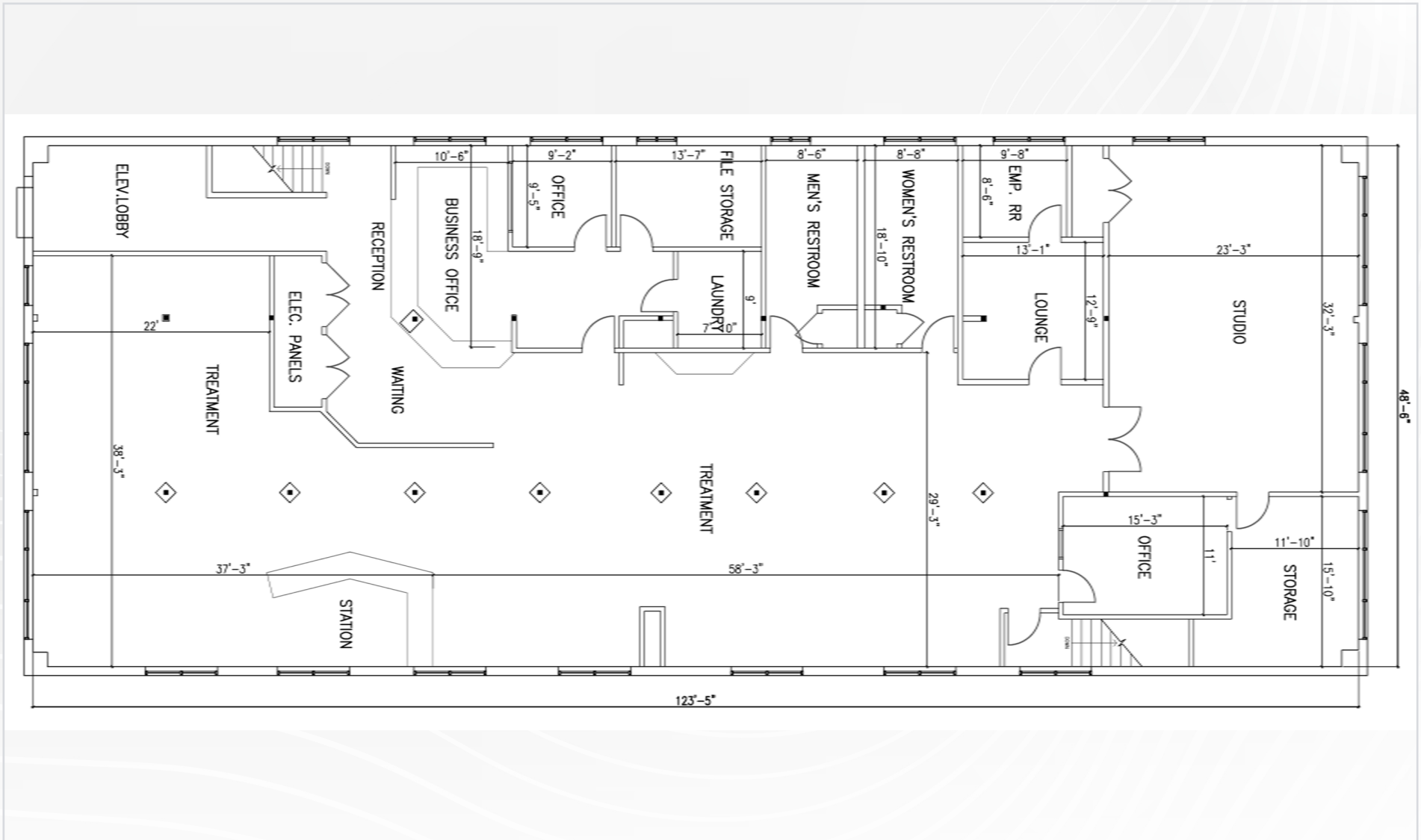
FIRST FLOOR



SECOND FLOOR

# FLOOR PLAN - SECOND FLOOR

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

# NEARBY PROJECTS

6214-6218 W. Manchester Avenue, Los Angeles, CA 90045



## 1) 6136 W MANCHESTER AVE

- ✓ 8-story building
- ✓ 441 units with studio, one and two-bedroom apartments
- ✓ ±16,000 SF of ground floor commercial space
- ✓ Parking for 549 vehicles
- ✓ Expected to commence in 2025 and be completed in 2027

## 2) 8521 S SEPULVEDA BLVD

- ✓ Six-story apartment building
- ✓ 87 apartments above an 82-car garage
- ✓ ±900 SF of ground floor retail space
- ✓ Now complete, waiting on Certificate of Occupancy



## 3) 8704 S SEPULVEDA BLVD

- ✓ Would replace the Staples as an attached surface parking lot
- ✓ Plans call for a new seven and eight-story building
- ✓ Seven-story structure featuring 146 senior apartments, ±3,300 SF commercial space, and a new pedestrian plaza
- ✓ Eight-story structure featuring 120 assisted living and independent living units with resident dining

# LAX

## AVAILABLE



# AERIAL MAP



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