

# SPACE FOR LEASE

**\*\*Prime Retail Opportunity – Former GNC | High-Traffic Signalized Corner\*\***

Outstanding retail leasing opportunity at a highly visible, signalized intersection with exceptional traffic. This former **\*\*GNC nutrition store\*\*** offers approximately **\*\*1,700 square feet\*\*** of well-configured retail space, ideal for a wide range of retail, service, or showroom users. The space features an **\*\*open showroom layout\*\***, **\*\*two offices\*\***, and a **\*\*rare two-car garage / warehouse area\*\***, providing excellent flexibility for inventory storage, light distribution, or operational support.



165 S Western Ave  
Los Angeles, CA 90004

- Prime Corner visibility with High Traffic count
- 2 car tandem parking
- Storage Area
- 2 Offices
- Retail or Services Space



LUXURY PV REALTY



Status : For Lease  
Property Type : Retail  
Space Available : 1700 SF

PRICE **\$6000/MO**

## CONTACT US

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