

# FOR LEASE



## 808 N HILL STREET

LOS ANGELES, CA, 90012



RENTAL RATE	\$2.75 PSF/Month
TERMS	3+ years

### PROPERTY DETAILS

SUITE SIZE	±2,000
LOT SIZE	±14,810
YEAR BUILT	1979
PARKING RATIO	1.29/1,000
ZONING	LAC2
APN	5408-032-025

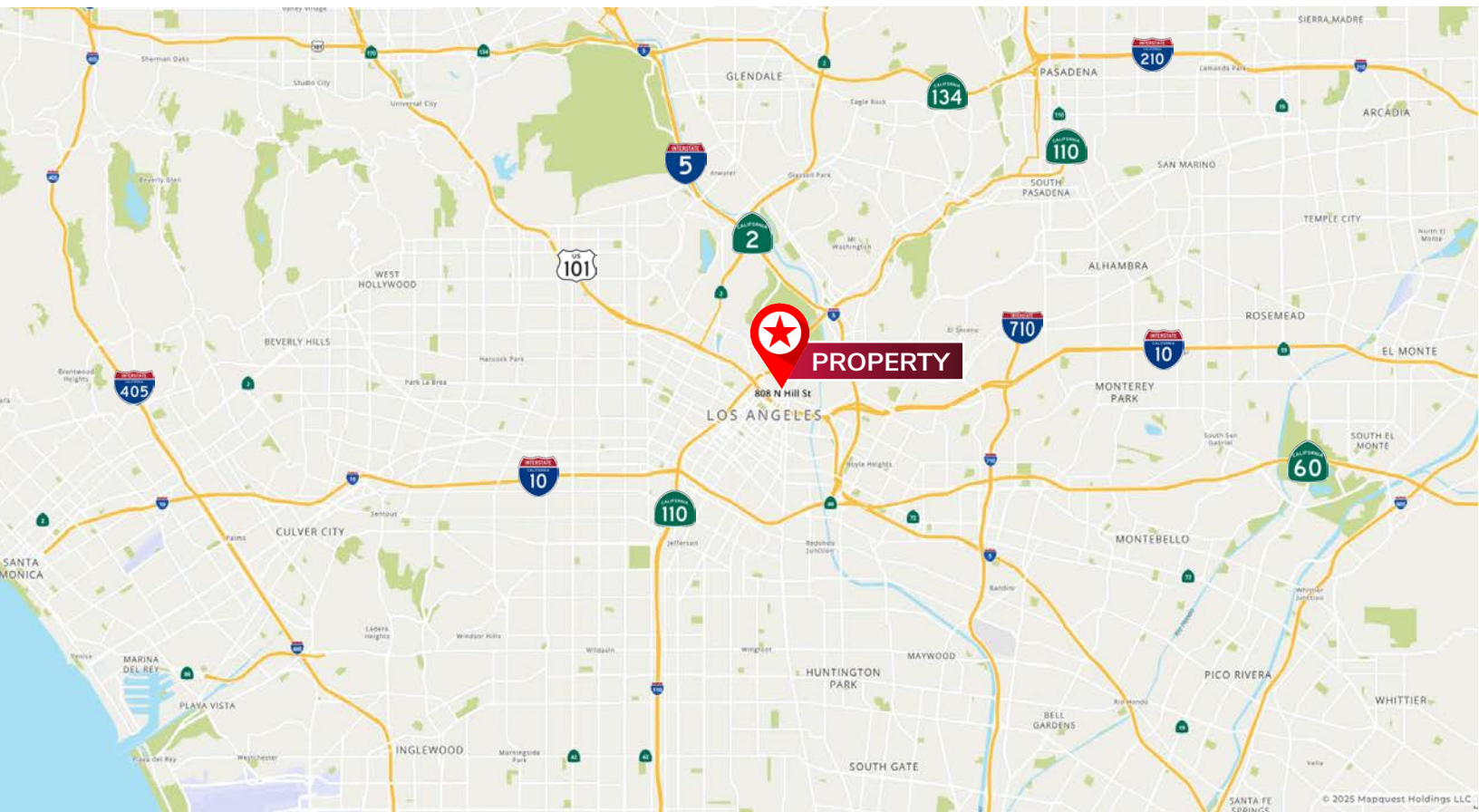
### PROPERTY HIGHLIGHTS

This versatile 2,000 SF property offers 1,000 SF of ground-level space with an additional 1,000 SF basement, perfect for storage or auxiliary operations. Positioned for retail or office use, the space is especially well-suited for medical tenants seeking a strategic location with existing infrastructure to support healthcare services. The property includes one dedicated parking space and customer validation, ensuring convenience for both staff and clients. Take advantage of this adaptable, move-in-ready opportunity in a high-visibility location.



## LOCATION HIGHLIGHTS

Positioned in a bustling area known for its rich culture, high foot traffic, and popular dining and retail destinations, this versatile space is well-suited for medical, retail, or professional office use.



**ELLIOTT GALLAHAN**  
626.240.2785  
egallahan@lee-associates.com  
License ID 02038135



**BRENDON SHOEMAKE**  
626.240.2776  
bshoemaker@lee-associates.com  
License ID 02208366

LEE & ASSOCIATES-PASADENA  
1055 E. Colorado Blvd., Suite 330 | Pasadena, CA 91106  
Corporate ID 02059558

## INTERIOR PHOTOS



**ELLIOTT GALLAHAN**  
**626.240.2785**  
egallahan@lee-associates.com  
License ID 02038135



**BRENDON SHOEMAKE**  
**626.240.2776**  
bshoemaker@lee-associates.com  
License ID 02208366

LEE & ASSOCIATES-PASADENA  
1055 E. Colorado Blvd., Suite 330 | Pasadena, CA 91106  
Corporate ID 02059558

## INTERIOR PHOTOS



**ELLIOTT GALLAHAN**  
626.240.2785  
egallahan@lee-associates.com  
License ID 02038135



**BRENDON SHOEMAKE**  
626.240.2776  
bshoemaker@lee-associates.com  
License ID 02208366

LEE & ASSOCIATES-PASADENA  
1055 E. Colorado Blvd., Suite 330 | Pasadena, CA 91106  
Corporate ID 02059558