

# 1977 S Sepulveda



INTERSTATE  
405

LA GRANGE AVE

UNIT E

UNIT D

UNIT C

UNIT B

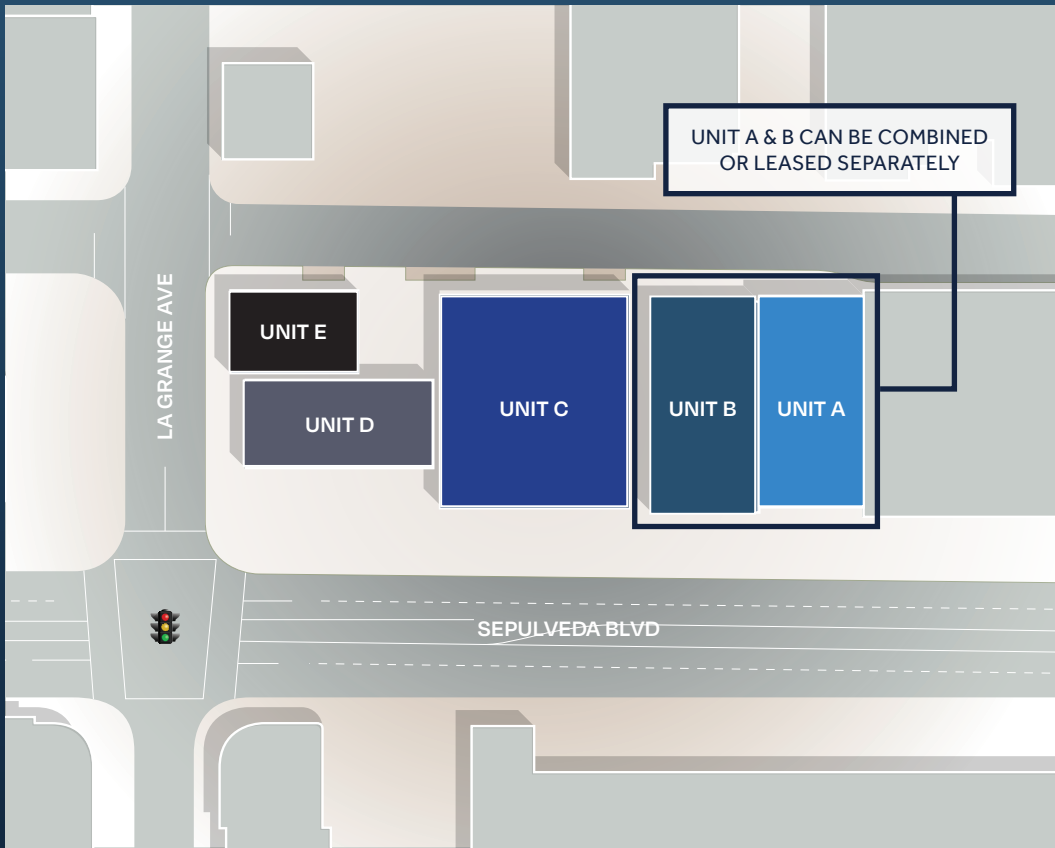
UNIT A

SEPULVEDA BLVD

CBRE

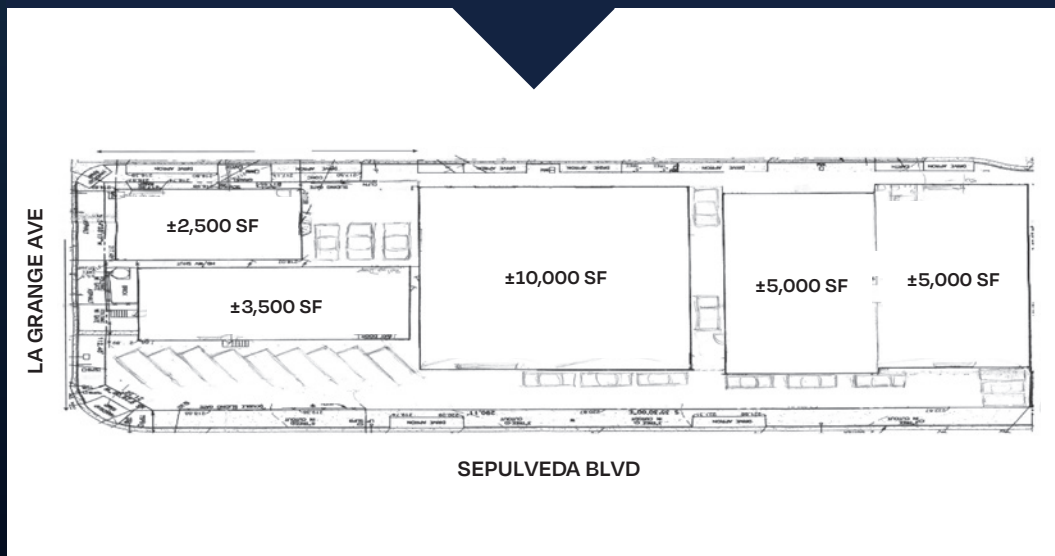
MULTIFUNCTIONAL WAREHOUSE FOR SALE OR LEASE





# SITE PLANS

*These plans were prepared for assessment purposes only. May not be to scale.*



**HVAC**  
**NONE**

**LOADING**  
**8 TOTAL ROLL-UP DOORS**

**ZONING**  
**M2-1VL & (Q)P-1**

**FIRE SAFETY**  
**FIRE SPRINKLERS**

**ROOFING SYSTEM**

**NEW ROOFS ON METAL BUILDINGS 2017; NEW ROOFS ON WOOD AND CINDER BLOCK BUILDINGS 2016**

**CONSTRUCTION TYPE**

<b>UNIT A</b>	Metal
<b>UNIT B</b>	Wood Frame
<b>UNIT C</b>	Metal
<b>UNIT D</b>	Metal
<b>UNIT E</b>	Cinder Block

**CONSTRUCTION TYPE**

**ROLL-UP DOOR HEIGHTS ARE:**

<b>UNIT A</b>	(2) 12' Doors
<b>UNIT B</b>	(1) 10' 4" Door
<b>UNIT C</b>	(2) 12' Doors & (1) 11' 4" Door
<b>UNIT D</b>	(1) 8' 8" Door & (1) 8' 5" Door

# 1977 S Sepulveda

LOS ANGELES 90025



ASKING LEASE RATE  
**\$2.75/SF NNN**



ASKING SALE PRICE  
**WITHHELD**



LAND SIZE  
**±38,794 SF**



APN  
**4323-025-005 &  
4323-025-042**



YEAR BUILT / RENOVATED  
**1946 / 2016-2017**



AVAILABLE  
**±3,500 – 26,000 SF**

UNIT A	±5,000 SF
UNIT B	±5,000 SF
UNIT C	±10,000 SF
UNIT D	±3,500 SF
UNIT E	±2,500 SF





# Units A & B – 5,000 to 10,000 SF

CAN BE COMBINED OR LEASED SEPARATELY





# Unit C – 10,000 SF





# Units D & E – 2,500 to 6,000 SF

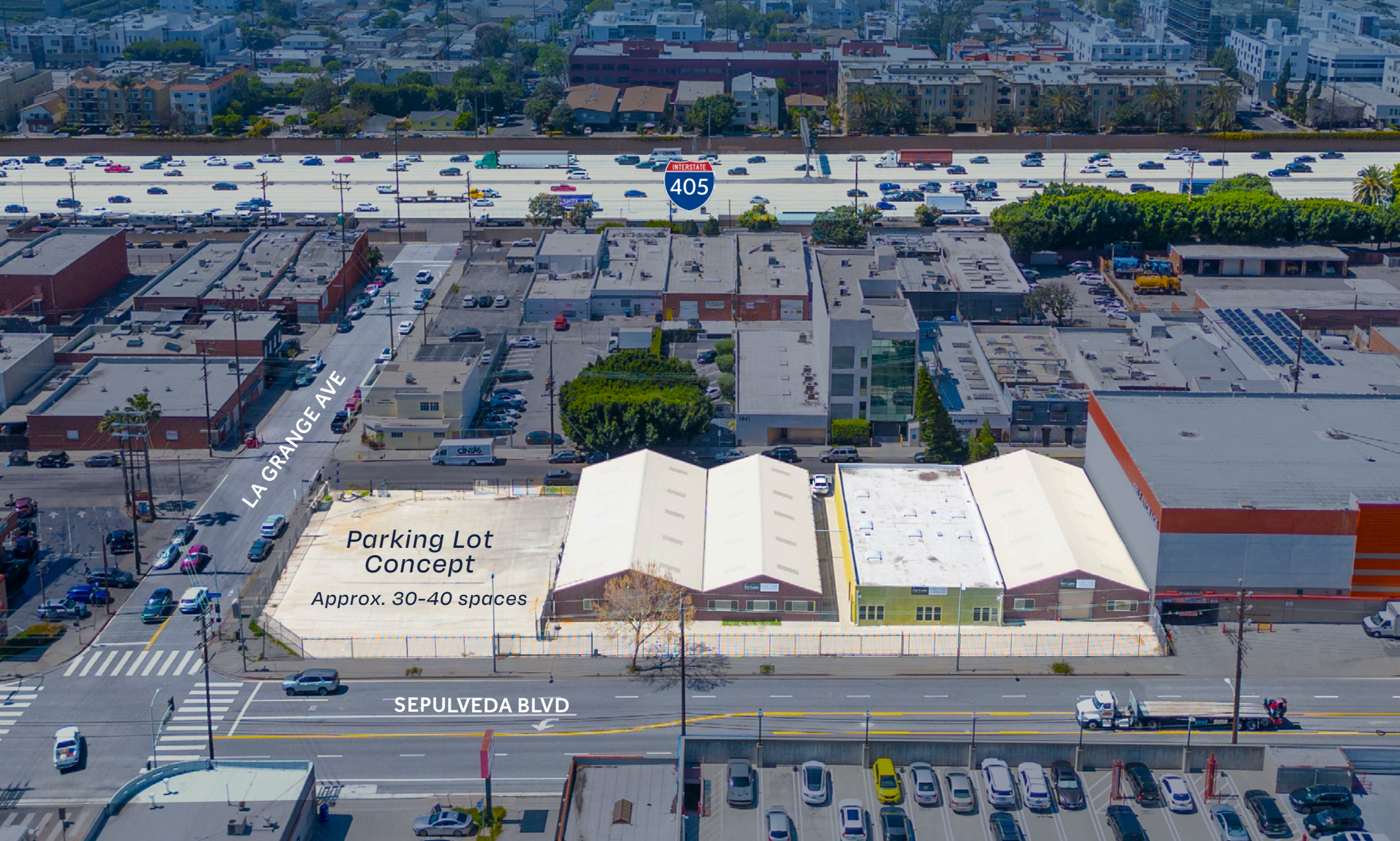
UNIT E IS CURRENTLY WITHOUT POWER OR RESTROOM FACILITIES





# Hypothetical Additional Parking Scenario

To accommodate the larger warehouse spaces at this campus, Units D & E could be demolished, allowing for an additional 30-40 parking spaces. The parking lot would have convenient access from both Sepulveda Blvd and the back gate through the adjacent alley on La Grange Ave.



INTERSTATE  
405

LA GRANGE AVE

Parking Lot  
Concept  
Approx. 30-40 spaces

SEPULVEDA BLVD

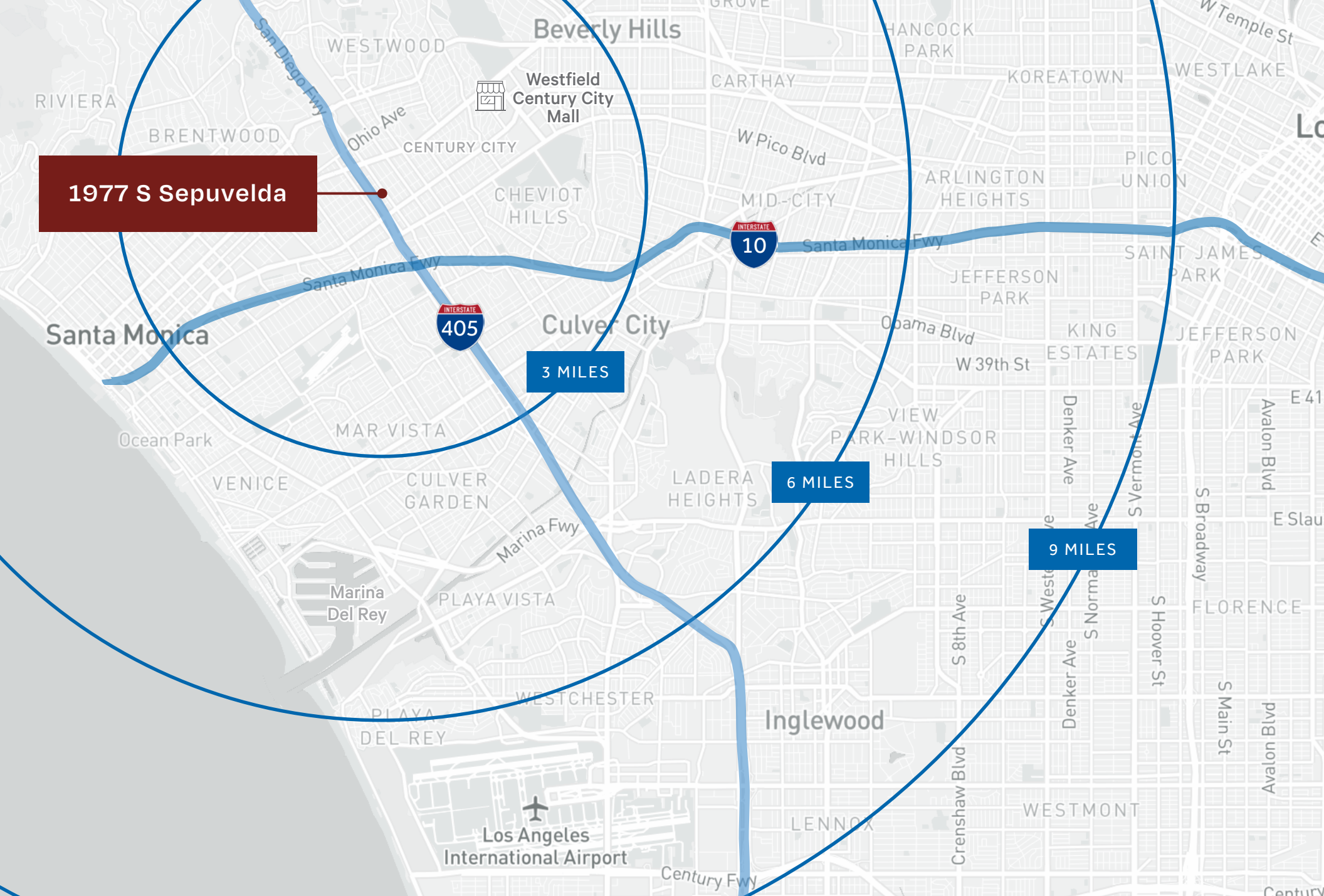


Located in vibrant West Los Angeles, a short distance from the Century City Mall and a multitude of tech businesses, this mixed-use property presents a unique opportunity for entrepreneurs seeking flexible and convenient storage solutions or creative studio spaces.

With its strategic location and versatile layout, this property is an ideal fit for companies seeking success in the dynamic business landscape of the Westside.







**1977 S Sepuvela**

**3 MILES**

**6 MILES**

**9 MILES**

**Within 9 miles of key cities, Westfield Century City Mall, and LAX on the Westside**



**For Lease**

# 1977 South Sepulveda

FOR MORE INFORMATION, PLEASE CONTACT

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