

Retail Property **FOR LEASE**

IN WEST LOS ANGELES, CALIFORNIA



8940 NATIONAL BLVD. LOS ANGELES CA.

Unit B&C: 2,800 SF

Retail Store Front

Lease Rate: \$3.50 SQFT



Ruben Loioco



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RETAIL PROPERTY FOR LEASE IN WEST LA

8940 NATIONAL BLVD. LOS ANGELES CA.

Location: Robertson Triangle, Los Angeles, CA

Lease Terms:

- Unit B&C: 2,800 Sq. Ft (can be reduced to 2,000 SF optional)
- Lease Rate: \$3.50 PSF
- Ceilings : High 18' +

Property Details:

- Type: Retail Store Front
- Total Property Size: 0.28 AC (12,390 Sq. Ft)
- Year Built: 1939
- Construction Type: Wood Frame and Stucco
- Zoning: LAM1
- Total Parking: 17 spaces for all units



Highlights:

- Total including other units 7,000 square feet of contiguous space available with flexible terms and great tenant incentives within a vibrant environment.
- Located within walking distance of the Metro and in close proximity to the 10 Freeway.
- Offering a variety of creative units, co-working spaces, retail front space, and offices, with customizable dedicated desks to meet every tenant's needs.
- Immediate occupancy available.
- The lease rate does not include utilities, property expenses, or building services.
- Space is in excellent condition, featuring natural light and high ceilings.
- Explore nearby amenities including Sprouts Farmers Market, Equator & Blue Bottle Coffees, Sephora, Salt & Straw, Erewhon, and In-N-Out Burger, CVS, Ross.
- Convenient access to the Culver Expo Line Station and direct access to the 10 and 405 Freeways, reaching Santa Monica, DTLA, LAX, and just 15 minutes to Beverly Hills.

Traffic Counts:

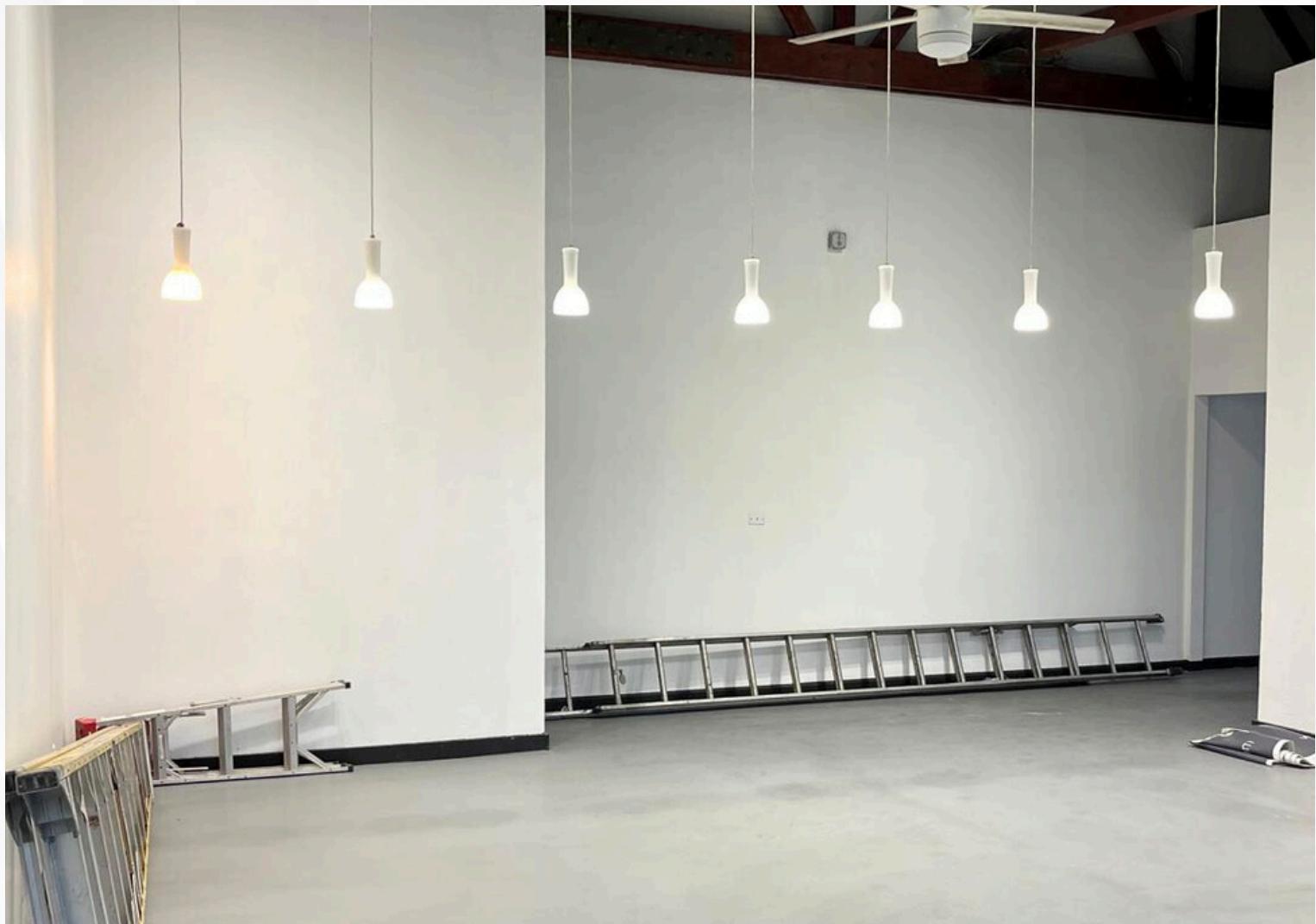
- National Blvd/Venice Blvd: 22.4K
- National Blvd/I-10: 27.2K
- Venice Blvd/Ellis Ave: 62.4K
- Santa Monica Freeway: 267.4K

Location Scores:

- Location Score: Best Location (95)
- Walk Score®: Walker's Paradise (95)
- Transit Score®: Good Transit (61)
- Take advantage of this prime retail opportunity in West Los Angeles, where flexibility and community convenience meet.
- For more information or to schedule a viewing, please contact us!

Other Spaces Available:

- Unit #D = 1800 Sq. Ft / \$3.50 Sq. Ft same ceiling height + Triple Net
- Unit #E = 900 Sq. Ft / \$3.50 Sq. Ft same ceiling height + Triple Net
- Unit #F = 1800 Sq. Ft / \$3.50 Sq. Ft same ceiling height + Triple Net



PROPERTY DETAILS REPORT



Property Characteristics

	Bedrooms	Year Built	1939	Living Area (SF)	5,655
	Bathrooms/Partial	Garage/No. of Cars		Price (\$/SF)	
	Total Rooms	Stories/Floors	1 Story	Lot Size (SF/AC)	12,390/.28
	Construction Type	No. of Units		Fireplace	
	Exterior Walls	No. of Buildings	2	Pool	
	Roof Material/Type	Basement Type/Area		Heat Type	
	Foundation Type	Style		A/C	
	Property Type	View		Elevator	
	Land Use	Take-out Restaurant (food preparation)		Zoning	LAM1

Assessment & Taxes

	Assessment Year	2024	Tax Year	2024	Tax Exemption	
	Total Assessed Value	\$696,072	Tax Amount	\$9,494.65	Tax Rate Area	0-067
	Land Value	\$618,212	Tax Account ID			
	Improvement Value	\$77,860	Tax Status	No Delinquency Found		
	Improvement Ratio	11.19%	Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	09/18/2007	LEHMAN BROTHERS BANK FSB	\$1,000,000	NO
2	05/25/2004	INTERBAY FUNDING LLC	\$625,000	NO

Loan Officer Insights

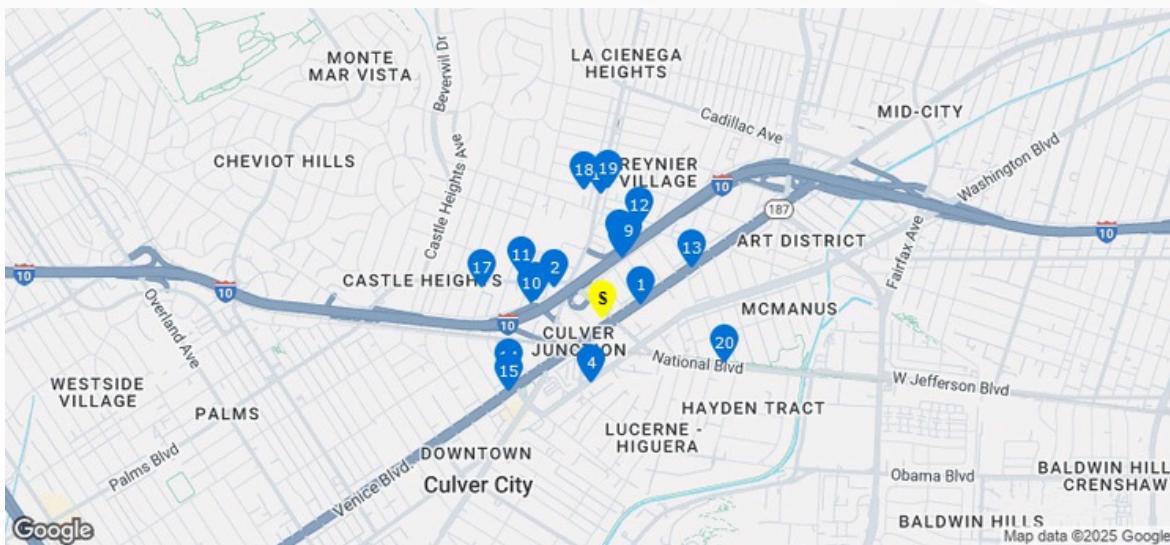
No details available

COMPARABLES REPORT

Property Address 8940 NATIONAL BLVD LOS
City, State & Zip ANGELES, CA 90034-3343

Area Sales Analysis											
Total Area Sales/ Count		\$27,744,500/ 20		Median # of Baths		2 3		Median Lot Size (SF/AC)		5,511/.13	
Price Range - 2 years		\$558,000 - \$2,150,000		Median # of Bedrooms		1,657		Median Year Built		1950	
Age Range		6 - 98		Median Living Area (SF)		\$774/SF		Median Value		\$1,350,000	
Median Age		75		Median Price (\$/SF)							

Comparable Sales 20 Comps														
Pin	Sale Type	Address		Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY		09/27/1993	\$316,003		5,655	0			1939	12,390/.28		
1	●	3159 IVY ST		10/18/2024	\$900,000	\$552	1,629	0	3	2	1929	5,398/.12		0.14
2	●	9117 NATIONAL BLVD		10/07/2024	\$963,500	\$143	6,734	0	12	10	1964	6,850/.16		0.2
3	●	8950 KRAMERWOOD PL		09/27/2024	\$1,250,000	\$728	1,716	0	2	1	1944	6,250/.14		0.22
4	●	3739 ROBERTSON BLVD		09/26/2024	\$1,900,000	\$978	1,943	0			1983	5,097/.12		0.23
5	●	3309 S DURANGO AVE		11/04/2024	\$558,000	\$1,213	460	0	1	1	1927	14,637/.34		0.24
6	●	8945 KRAMERWOOD PL		10/23/2024	\$1,400,000	\$832	1,682	0	3	2	1942	4,738/.11		0.25
7	●	8955 KRAMERWOOD PL		10/23/2024	\$2,000,000	\$1,446	1,383	0	3	1	1942	5,276/.12		0.25
8	●	8951 KRAMERWOOD PL		10/23/2024	\$2,150,000	\$1,566	1,373	0	3	2	1942	5,176/.12		0.25
9	●	8939 KRAMERWOOD PL		10/23/2024	\$1,900,000	\$1,597	1,190	0	2	1	1942	5,986/.14		0.25
10	●	3308 ARIA LN		08/30/2024	\$1,300,000	\$742	1,752	0	3	4	2019	1,862/.04		0.25
11	●	3131 S CANFIELD AVE APT 209		10/28/2024	\$675,000	\$683	988	0	2	2	1980	15,500/.36		0.32
12	●	2865 S SHENANDOAH ST		08/20/2024	\$1,785,000	\$995	1,794	0	2	3	1956	4,060/.09		0.35
13	●	3133 S HALM AVE		10/01/2024	\$930,000	\$456	2,040	0	3	3	1947	5,281/.12		0.36
14	●	3743 S CANFIELD AVE APT 308		08/13/2024	\$829,000	\$508	1,632	0	1	3	1990	13,523/.31		0.39
15	●	3756 BAGLEY AVE APT 104		07/29/2024	\$799,000	\$806	991	0	2	2	1981	13,300/.31		0.41
16	●	9025 HARGIS ST		08/14/2024	\$1,517,500	\$1,096	1,384	0	2	1	1929	5,624/.13		0.43
17	●	9501 NATIONAL BLVD		07/23/2024	\$1,800,000	\$403	4,461	0	7	7	1971	4,099/.09		0.43
18	●	9107 HARGIS ST		08/21/2024	\$1,997,500	\$1,276	1,565	0	3	2	1927	4,994/.11		0.45
19	●	9012 OLIN ST		07/15/2024	\$1,300,000	\$664	1,958	0	4	2	1953	6,008/.14		0.45
20	●	3423 CAROLINE AVE		12/24/2024	\$1,790,000	\$358	4,994	0	10	8	1964	6,419/.15		0.45





ASSESSOR MAP REPORT

Subject Property Location**Property Address**

8940 NATIONAL BLVD

City, State & Zip

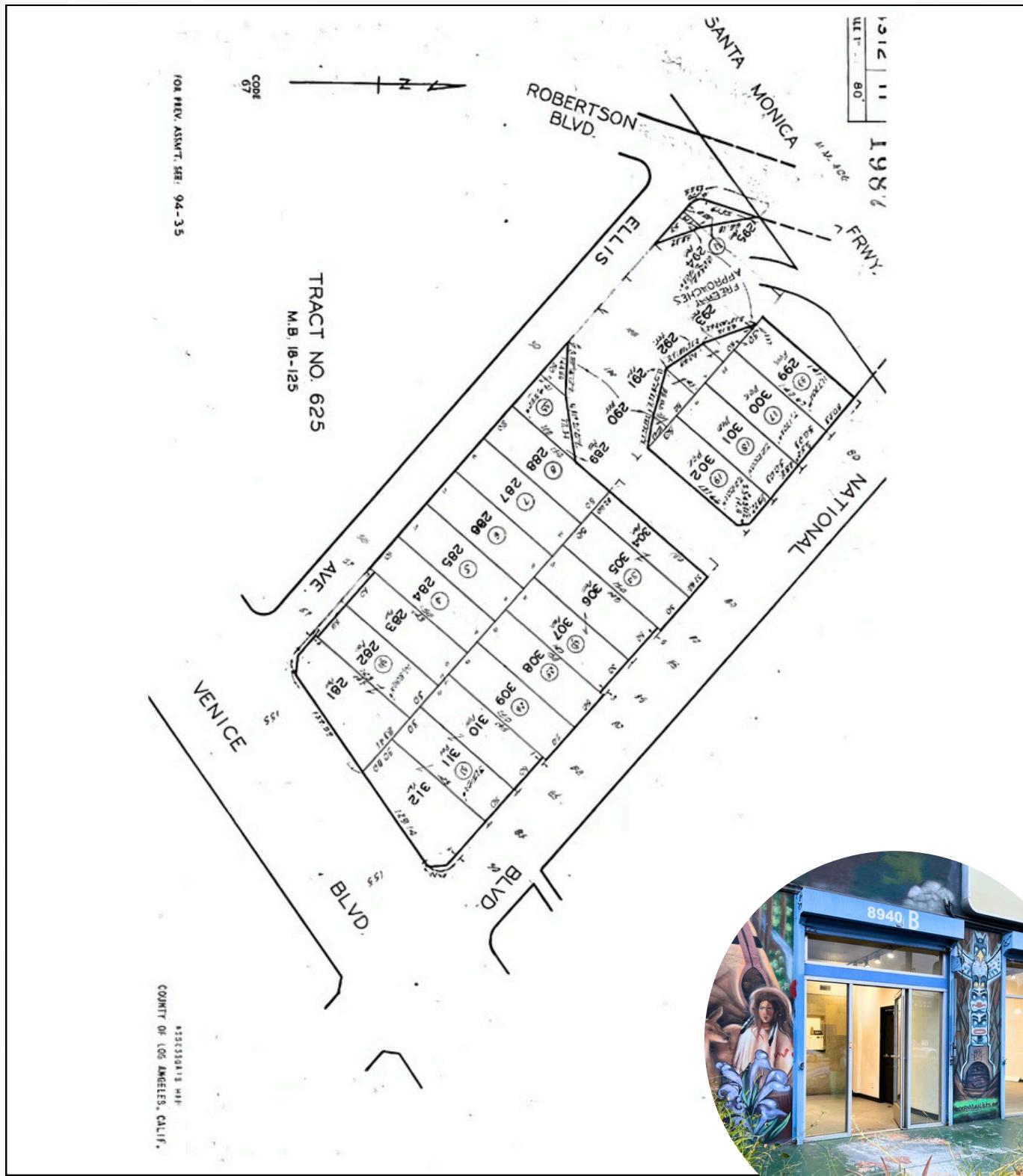
LOS ANGELES, CA 90034-3343

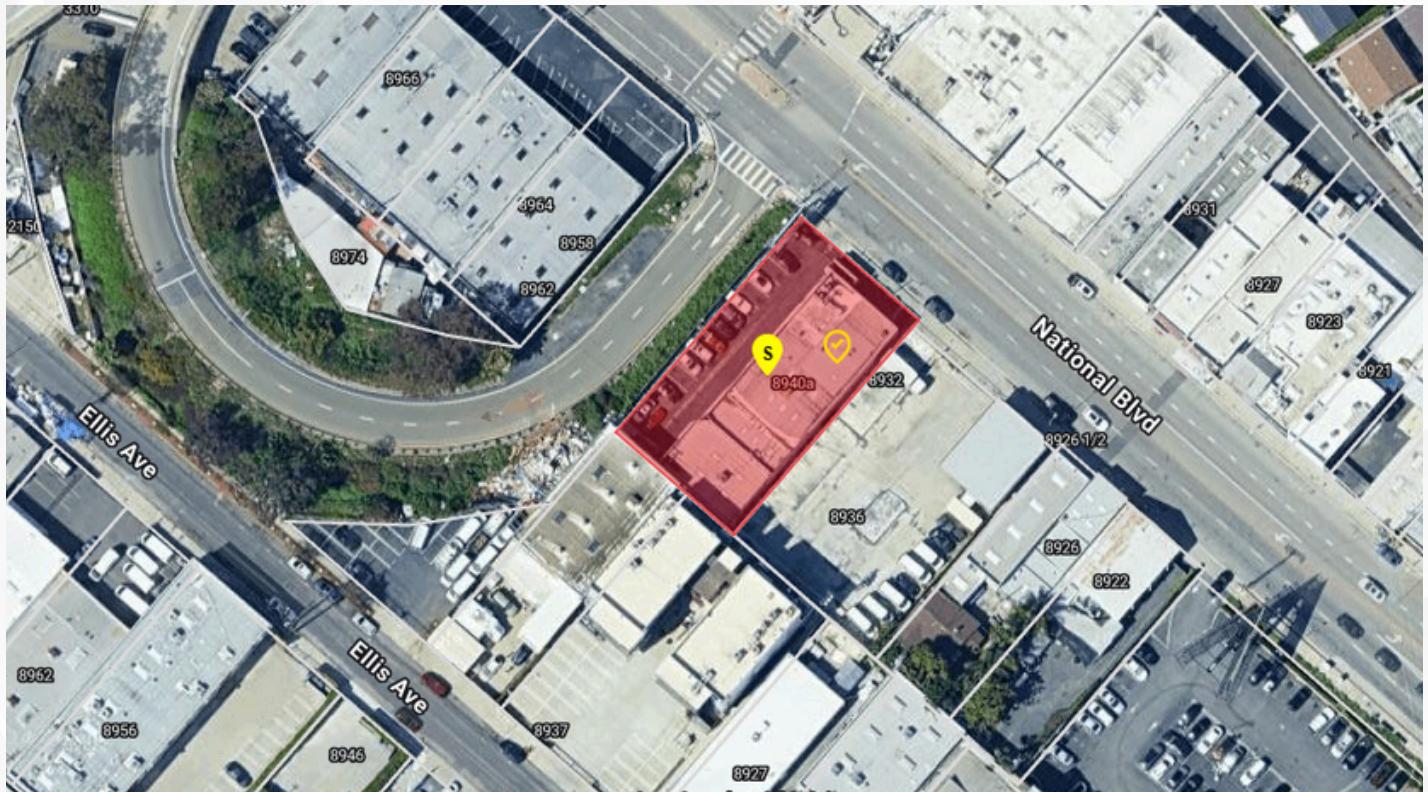
County

LOS ANGELES COUNTY

Parcel Number

4312-011-034





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LUX REALTY

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