

4875 W. WASHINGTON BLVD.
LOS ANGELES, CA 90019

LYONSTAHL
INVESTMENT REAL ESTATE



MID-CITY RETAIL SPACE FOR LEASE

2,450 Square Feet Parking On-Site Secured Property La Brea & W. Washington Intersection

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\$4,900 per month (\$2.00/sf)
\$700/Monthly CAM

Parking

Parking is available on-site at the rear of the property via alley access. Parking is available for 2 tandem cars with a remote controlled gate.

Security

Both the front and back of the property are secured. The rear parking area is secured by a remote controlled gate. A steel security gate has been installed at the front entrance and can be removed if wanted.

Location

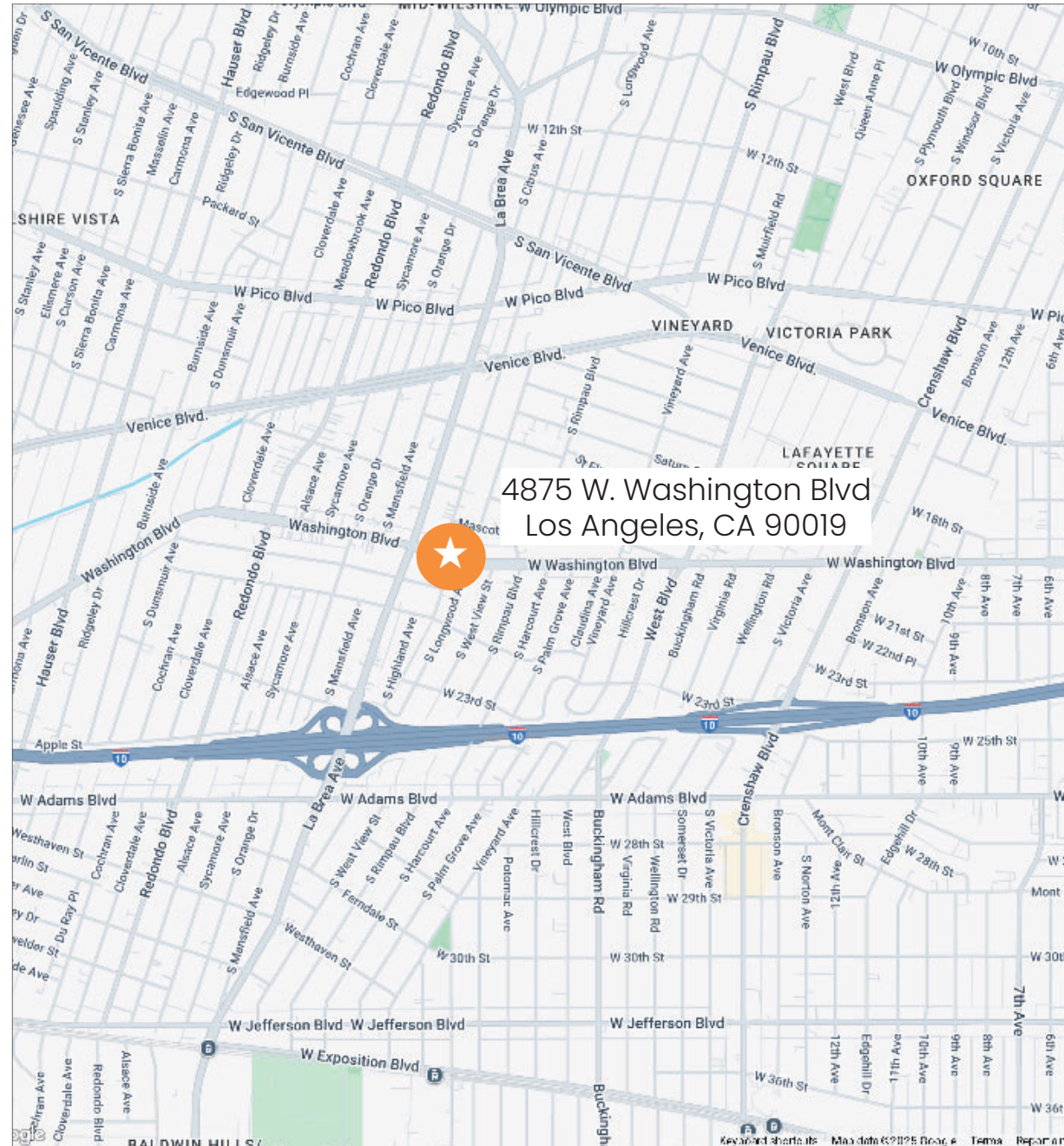
The subject property is located in prime Mid-City, one block to the East of the signalized, high traffic, intersection of W. Washington Blvd and La Brea. The 10 freeway is approx .5 miles away.

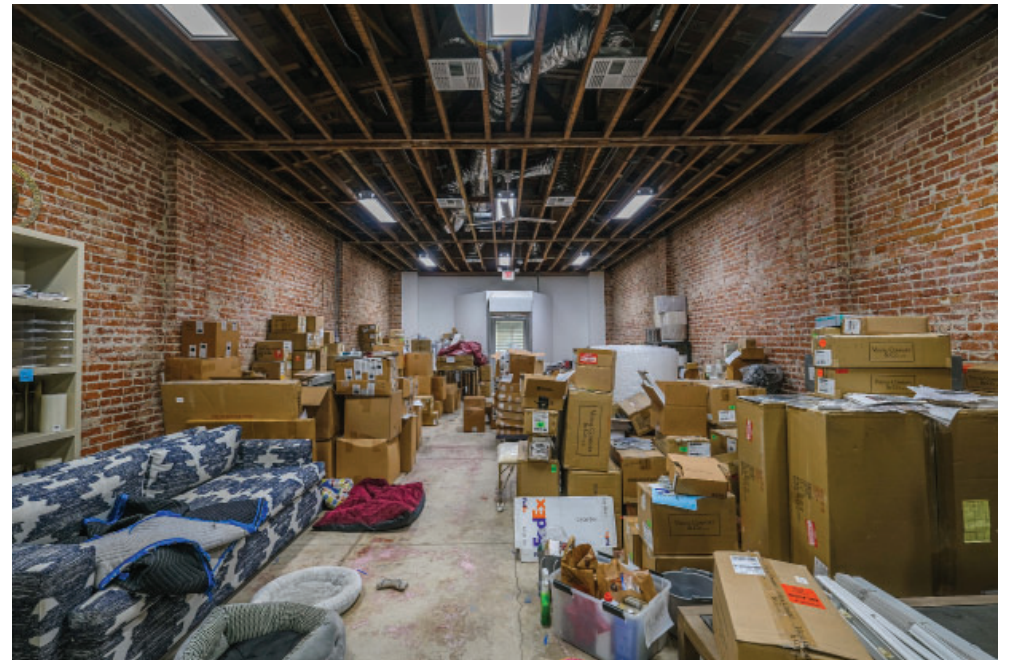
Signage

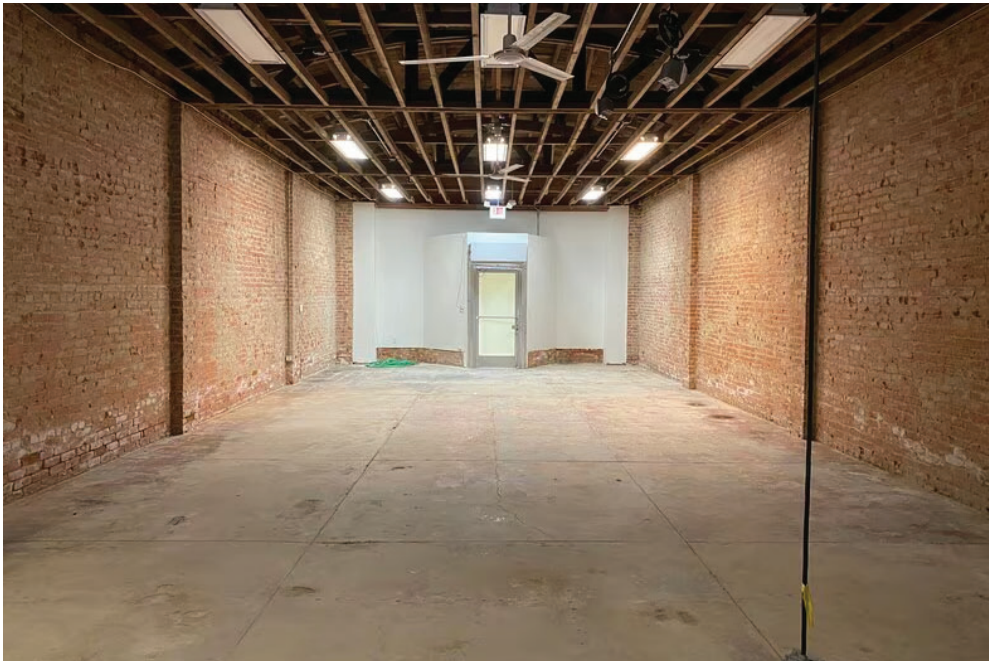
Signage is available. The property offers existing signage that may be customized to a new tenant.

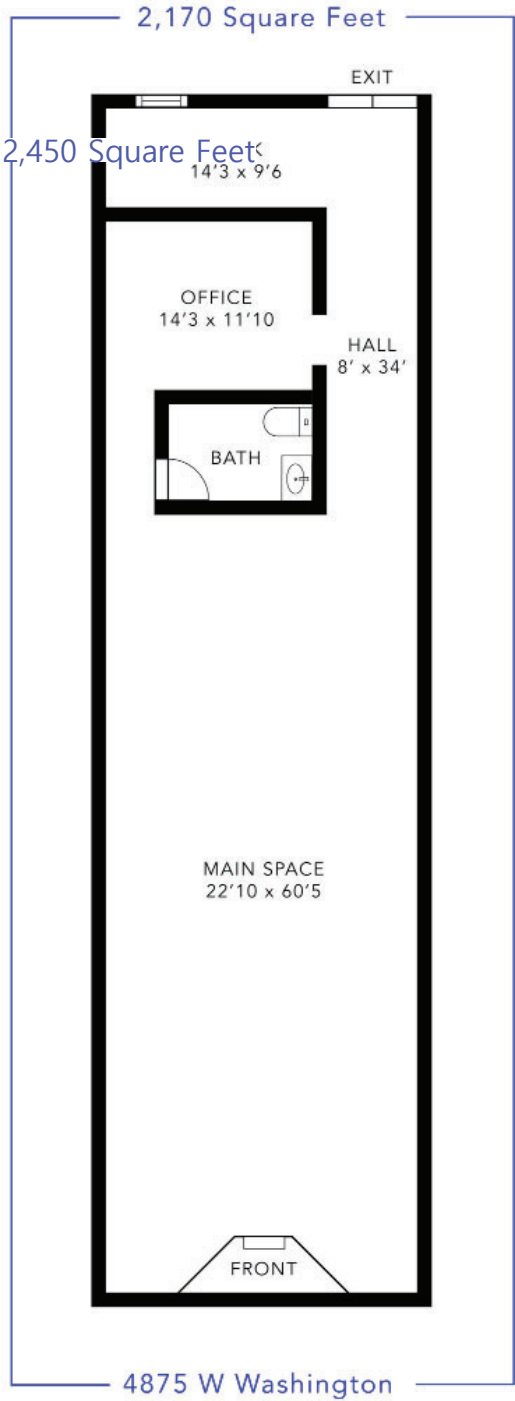
The Space

The space totals 2,450 square feet and includes a bathroom and private office. The dimensions of the main space are 22'10" x 60'5" with 12' ceilings. Exposed brick is throughout the unit with concrete floors and central HVAC.











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