



FOR LEASE

REFURBISHED RETAIL/OFFICE SPACE

Heavy Traffic Location

3,846± SF Available

1632 W Washington Blvd
Los Angeles, CA 90007



Commercial & Industrial Specialists

OFFERING MEMORANDUM

Property Highlights

- Prime retail or office space available for lease
- Great Washington corridor location just west of Vermont Avenue
- Clean refurbished space with 18' ceiling clearance at the front
- Includes nice mezzanine space and one restroom
- Abundant street parking
- Heavy traffic location: Over 27,082 vehicles per day pass in front
- Part of larger building

Property Details

| | |
|--------------------|-----------|
| Available Area: | 3,846± SF |
| Ground Floor Area: | 2,866± SF |
| Mezzanine Area: | 980± SF |
| Year Built: | 1935 |
| Zoning: | LA M1 |

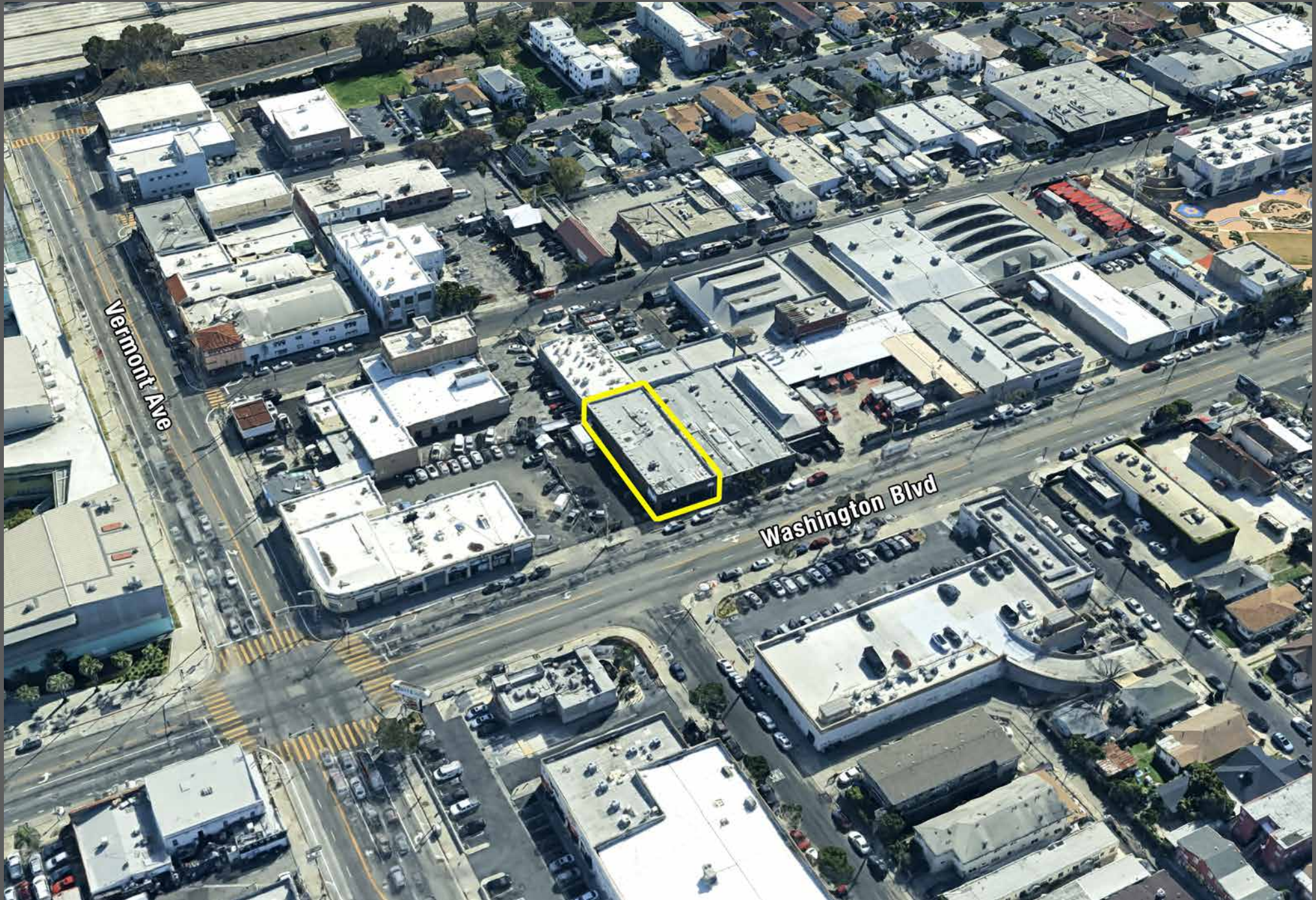
**Lease Rental: \$3,000 Per Month
(\$0.78 Per SF Gross)**

1632 W WASHINGTON BLVD, LOS ANGELES





Aerial Photo



Area Map



FOR LEASE

1632 W WASHINGTON BLVD, LOS ANGELES, CA 90007

Prime Retail or Office Space 3,846± SF Available

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties or Compass.

This Brochure was prepared by Major Properties and Compass. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively offered by



Daniel Moussazadeh

310.999.9437 mobile

213.747.7959 office

daniel@majorproperties.com

DRE LIC. 02058572



Charlie Rosenberg

213.500.3512 mobile

213.222.1201 office

charlie@majorproperties.com

DRE LIC. 02178627