



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

AVAILABLE



RETAIL SPACE AVAILABLE ON BUSY OLYMPIC CORNER

6565 E. Olympic Blvd., Los Angeles, CA 90022



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PROPERTY FEATURES

6565 E. Olympic Blvd., Los Angeles, CA 90022







APPROX. 750 SF

RETAIL SPACE AVAILABLE

- ✓ High Traffic Signalized Corner
- ✓ Easily Accessible Location
- ✓ Increased Daytime Population
- ✓ Clean unit with Private Restroom, Office, and Closet

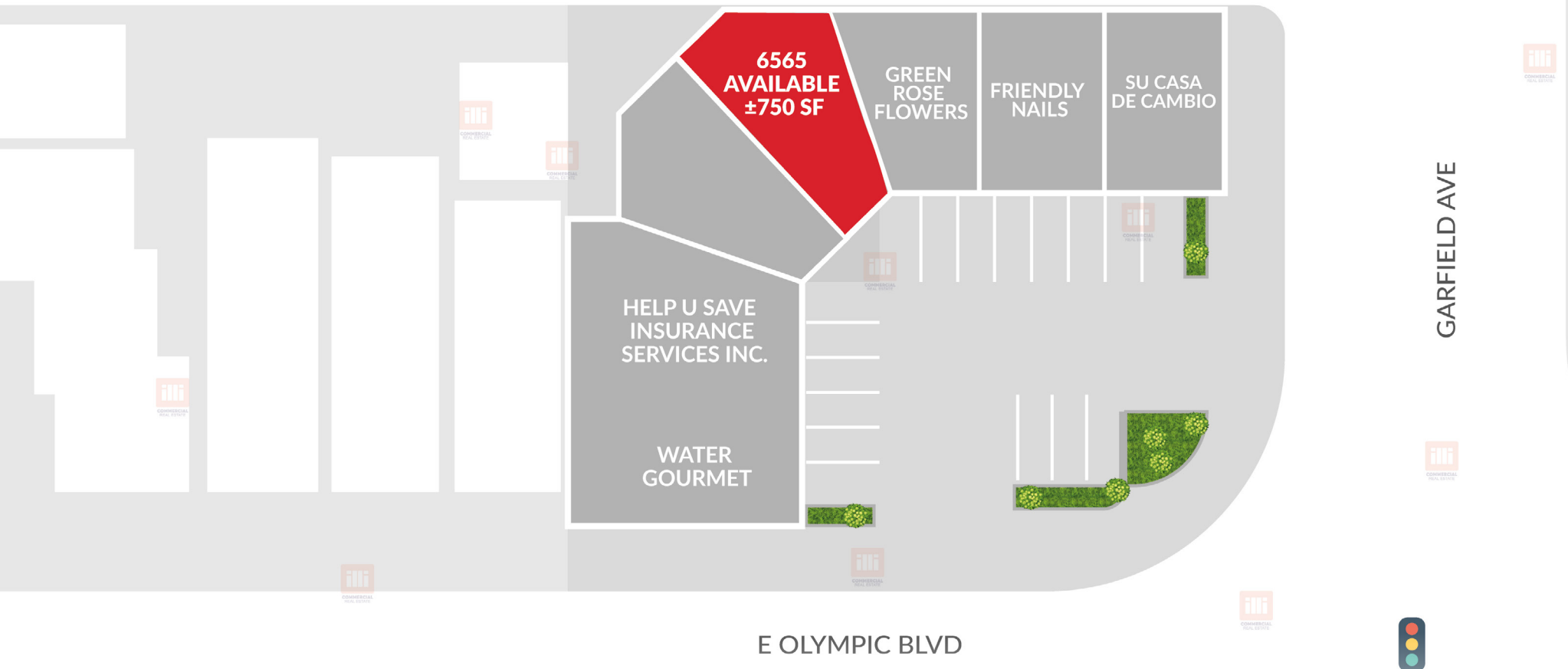
AREA AMENITIES

- ✓ Dense Population in Area
- ✓ This location is surrounded by significant residential areas, while also being highly convenient to a large commercial and industrial daytime population
- ✓ This property is located in a very stable area that has a high population and high traffic
- ✓ Approximately 50,000 cars per day are coming through the intersection

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	26,177	182,481	624,987
 Avg. HH Income	\$79,352	\$87,000	\$85,190
 Daytime Pop	21,166	147,913	505,588
 Traffic Count	± 50,000 CPD ON OLYMPIC BLVD		

SITE PLAN

6565 E. Olympic Blvd., Los Angeles, CA 90022



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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AERIAL MAP



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.