



### Property Highlights

- Located on busy Line Avenue with Upscale Restaurants and Specialty Shops
- Close Proximity to I-49 and I-20
- Front Parking with Additional Parking in the Rear
- Consists of an Open Area, Office, Storage Room, and Restroom

### Location Overview

6607 Line Avenue is the location of Sushi Gen Restaurant. Coming soon are SBC Massage Academy and Fur-Ever Fresh Pet Spa. It is adjacent to Chianti Italian Restaurant and The Vintage Wine Bar. There is currently one space available for lease. The asking rent is \$12 per square foot + \$1.50 per square foot for net charges.

Building Name	6607 Line Avenue
Property Type	Retail
APN	171330001006500
Total Building Size	10,494 SF
Lot Size	0.44 Acres
Space Available	1,640 SF
Available Suites	1
Lease Rate	\$12 PSF (Annual)
Lease Type	Modified Gross
Zoning	C-UC
Number of Floors	1

6607 Line Avenue is located just south of the Line Ave/Pierremont Road intersection, it is less than a five-minute drive to I-49. The property contains four suites with excellent access and visibility from Line Avenue, as well access via Lassus Street behind Chianti's.

### Available Space(s)

+ Suite D: 1,640 SF - \$1,845 per month plus electricity

Pylon and building signage is available.







## Leasing Details

Suite	Available Space	Lease Rate
D	1,640 SF	\$12/SF (Annual)



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