

# FOR SALE OR LEASE - FREESTANDING WEST L.A. RETAIL



2460 OVERLAND AVENUE  
LOS ANGELES, CA 90064

# FOR LEASE - FREESTANDING WEST L.A. RETAIL



## PROPERTY INFORMATION:

Address: 2460 Overland Avenue, Los Angeles, CA 90064

Building Size: Approximately 2,340 square feet

Parking: 3 parking spaces off rear alley, plus 2 additional spaces inside Premises.

Asking Rates: For Sale: \$1,650,000

For Lease: \$2.95 NNN per square foot per month. Tenant to pay its pro-rata share of real property taxes, property and general liability insurance, repairs and maintenance, estimated at 78¢ per square foot per month.

Availability: September 1, 2024

## PROPERTY HIGHLIGHTS:

- ◆ Includes billboard currently month to month at \$1,000 per month;
- ◆ Located just South of the intersection of West Pico Boulevard and Overland Avenue;
- ◆ Freeway access to the Santa Monica (10) Freeway from Overland Avenue;
- ◆ Directly across from the new UCLA campus.

For further information or tour, please contact exclusive agents:

Marc Pollock

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Mark Einbund

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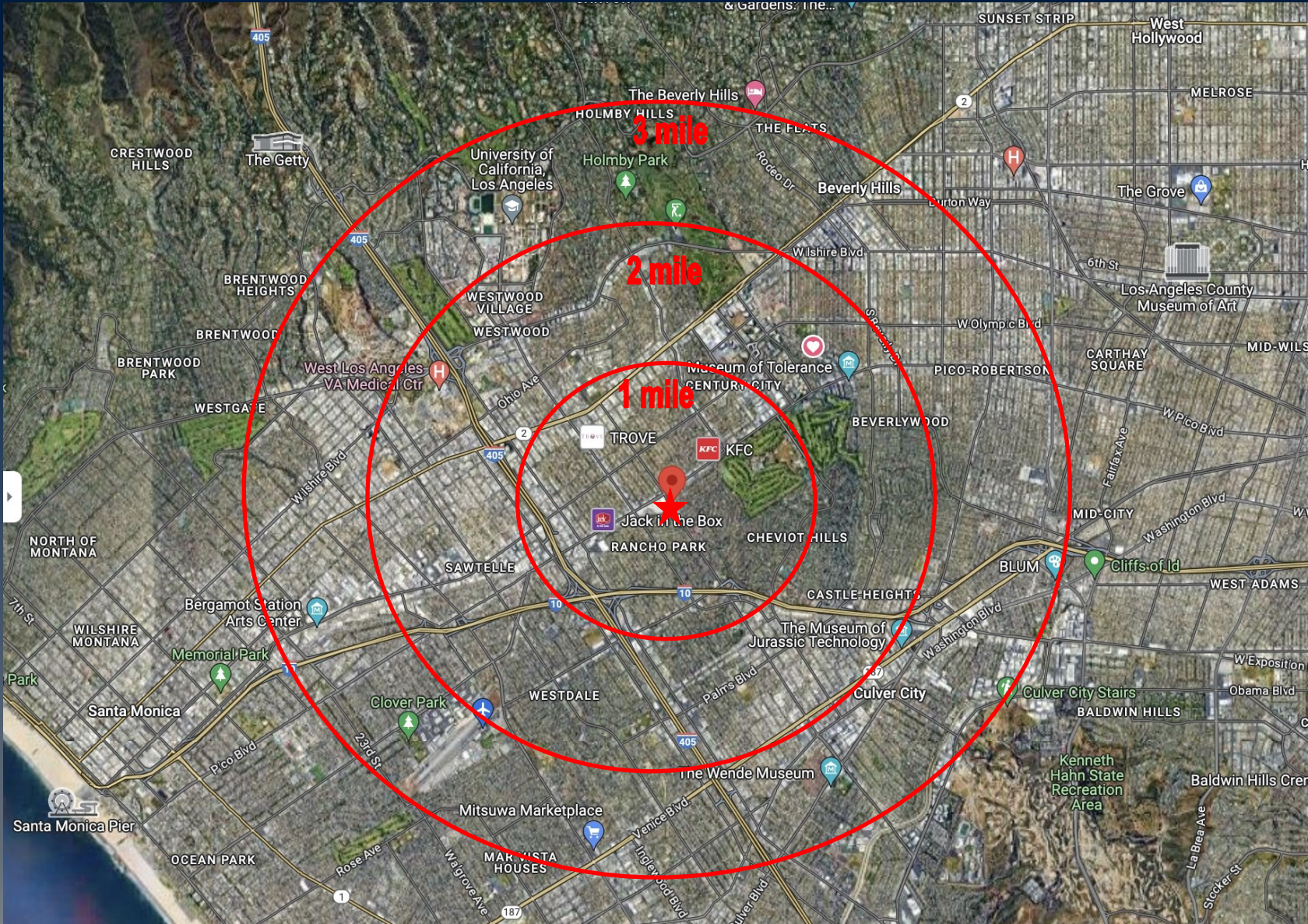
Mark@WestsideRetail.com

This information has been obtained from sources believed reliable, and the information contained on any site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size or nature of improvements, nor the identity or location of any existing or proposed tenant. While we do not doubt the accuracy contained in this offering package, we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your specific needs. Westside Retail, Inc. 2024

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**WESTSIDE RETAIL**  
COMMERCIAL REAL ESTATE

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