

FOR LEASE

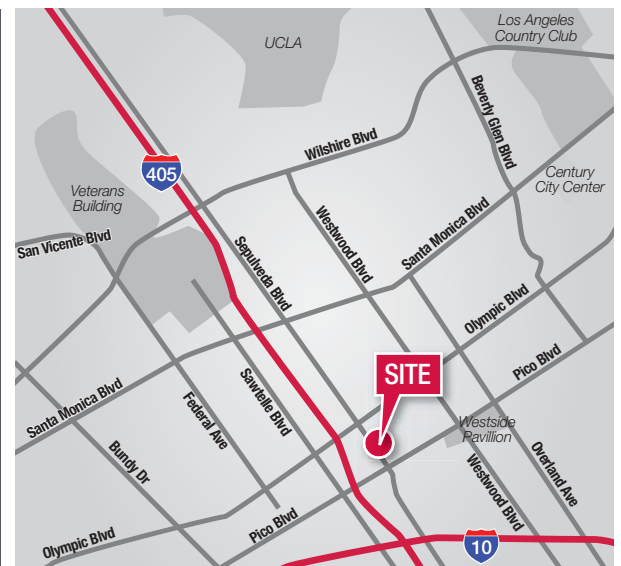
Prime WLA Retail Available

NWC of Sepulveda and Pico ■ Los Angeles, CA 90064



FEATURES:

- Highly Visible Location
- Over 85,000 Daily Traffic Count
- Dense Urban Environment Near Homes and Offices
- Plenty of Parking - 4.5 : 1,000 SF (70 total)
- Easy Ingress and Egress
- Metro Expo Line Stop Coming Soon
- Signage Available
- Corner Space Available 3,400 SF - \$5.50/SF NNN
- North Building Available 6,875 SF (divisible to 900 SF) \$3.95/SF NNN



NAI Capital

Commercial Real Estate Services, Worldwide.

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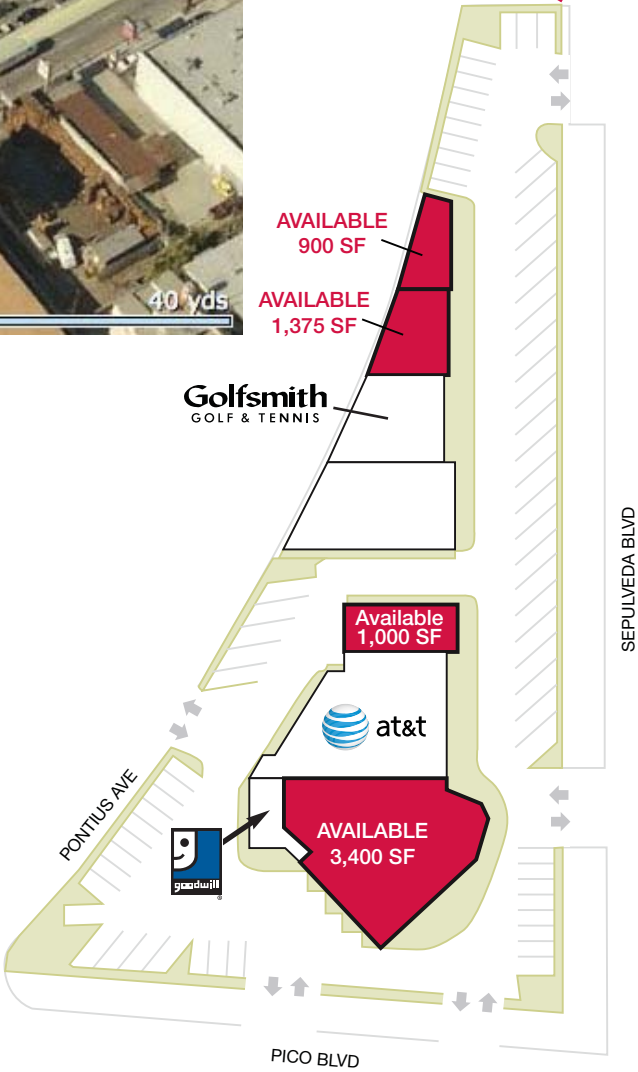
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AERIAL and SITE PLAN



DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Total Population	31,746	159,370	327,816
Median HH Income	\$80,265	\$74,574	\$73,702
Daytime Population	34,799	170,845	309,453



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