



**COMMERCIAL  
REAL ESTATE**

*The sign of a profitable property*



## RETAIL SPACES AVAILABLE ON SEPULVEDA BLVD

651 N Sepulveda, Los Angeles, CA 90049



VIEW LISTING PAGE

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5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL & OFFICE SPACES  
LOS ANGELES, CA

**EXCLUSIVELY LISTED BY**

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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.

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# PROPERTY FEATURES

651 N Sepulveda, Los Angeles, CA 90049







## APPROX. 833 SF

OFFICE SPACE AVAILABLE

- ✓ Second floor office space
- ✓ Includes 3 private offices, new flooring and fresh paint
- ✓ Free parking for customers
- ✓ Underground parking for tenants

## AREA AMENITIES

- ✓ High traffic area right off the 405 freeway
- ✓ Less than two miles from UCLA
- ✓ Close proximity to the Getty Museum

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	9,894	149,056	375,512
 Avg. HH Income	\$180,969	\$138,397	\$144,686
 Daytime Pop	8,216	121,743	310,422
 Traffic Count	± 39,664 CPD ON SEPULVEDA ± 293,062 CPD ON 405 FWY		

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LOS ANGELES, CA

# INTERIOR PHOTOS

651 N Sepulveda, Los Angeles, CA 90049



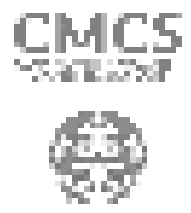
UNIT 2B



AVAILABLE



Getty



Mount Saint Mary's University  
LOS ANGELES

**AERIAL MAP**



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