




FOR LEASE

1645-1649 SEPULVEDA BLVD
LOS ANGELES | CA 90501



3,000 SF
SQUARE FEET



300
OFFICE SF



16 ft
CLEAR HEIGHT



-
DOORS

FOR MORE INFORMATION PLEASE CONTACT:

ADAM O'BRIEN
ASSOCIATE

P: 310.538.6750 | M: 562.395.0981

adam.obrien@daumcommercial.com

CADRE #02077527

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

3,000 SF INDUSTRIAL

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INDUSTRIAL

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PROPERTY DESCRIPTION

Spacious Industrial/Showroom hybrid space, located directly Northeast of the intersection of W Sepulveda Blvd. and S Western Avenue in the City of Los Angeles. Unit features large windows—providing an abundance of natural light—looking directly out on W Sepulveda Blvd., with ten parking spaces directly in front of the unit (and two additional spaces in back). Downstairs and Upstairs office/storage space for administrative work. One 8' wide 10' tall loading door on the southern face of the building, for access to deliveries. Unit also has two conveniently located restrooms within the space. Accommodating ceiling clearances and open fluid space all contribute to creating a unique—and competitively priced—showroom/retail style atmosphere in this industrial space. Recently renovated.

DEMOGRAPHICS

POPULATION	0.5 MILES	1 MILE	1.5 MILES
POPULATION	9,694	34,942	69,609
MEDIAN AGE (FEMALE)	\$72,006.00	\$78,131.00	\$79,464.00

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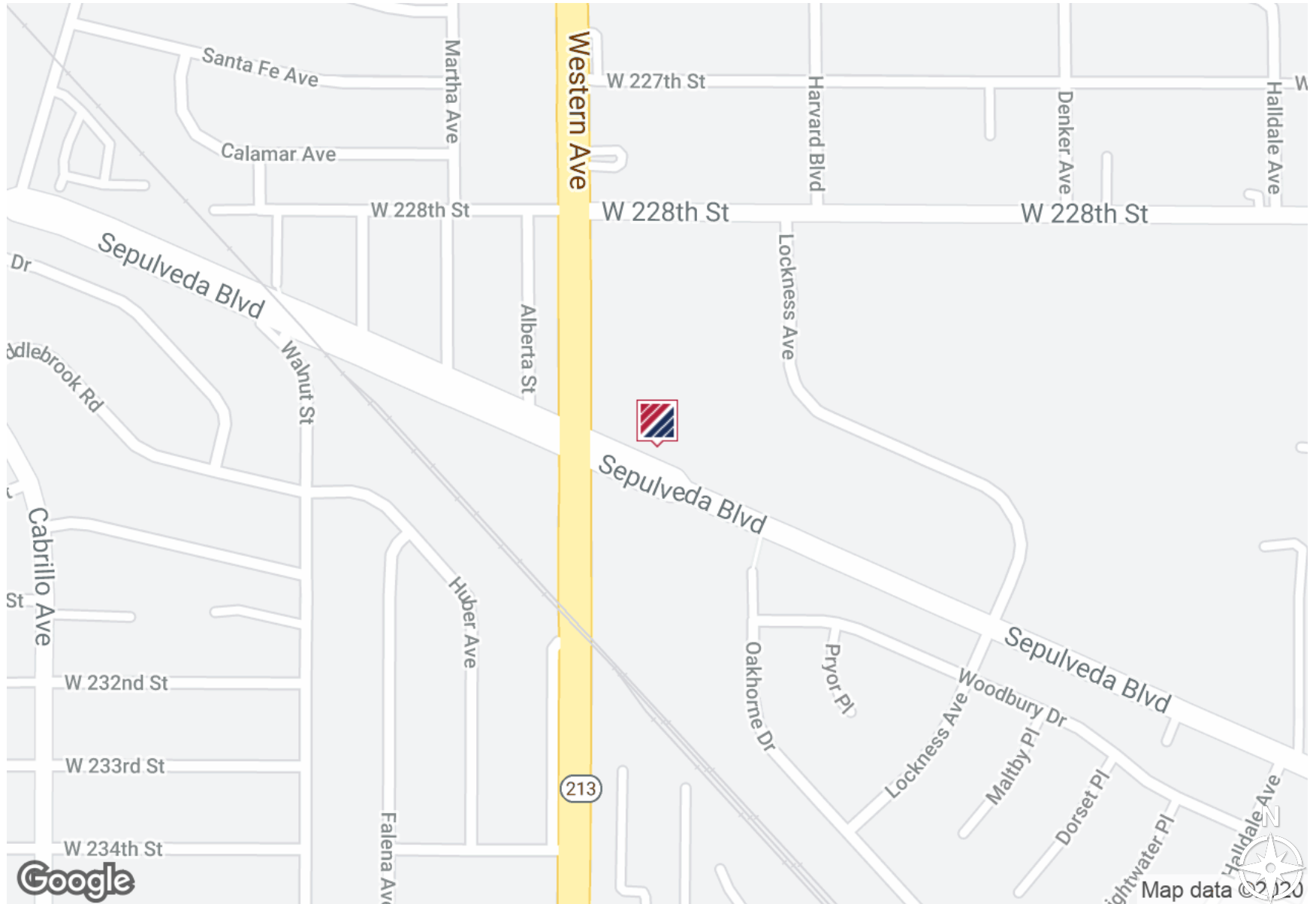
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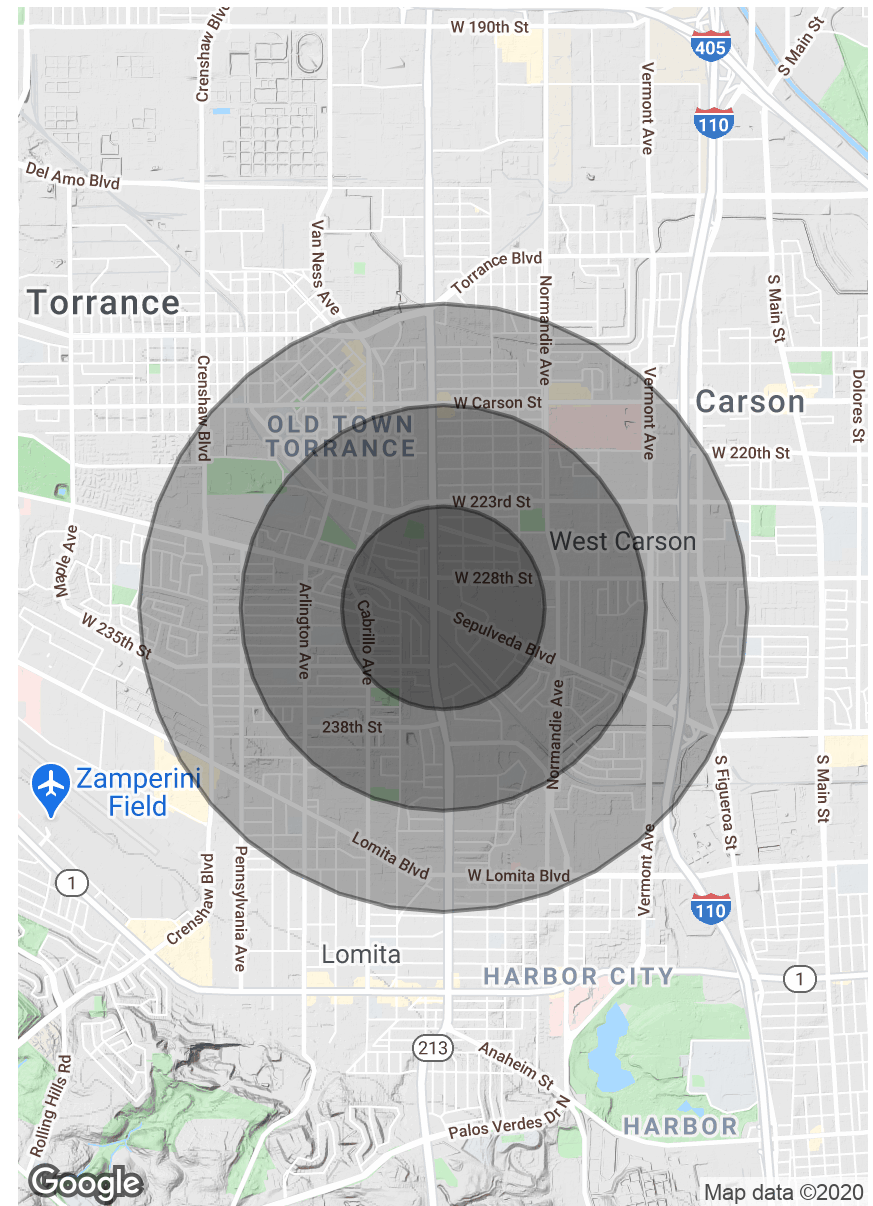
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	9,694	34,942	69,609
Average age	33.6	36.2	38.0
Average age (Male)	34.0	35.4	36.7
Average age (Female)	33.4	37.0	39.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	2,973	11,517	23,994
# of persons per HH	3.3	3.0	2.9
Average HH income	\$72,006	\$78,131	\$79,464
Average house value	\$573,037	\$454,665	\$454,128

* Demographic data derived from 2010 US Census



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EXHIBIT A

SITE PLAN

1649 West Sepulveda Boulevard

1649-10 1000 sf	1649-9 1000 sf	1649-8 1000 sf	1649-7 2500 sf	1649-6 1500 sf
1649-5 1000 sf	1649-4 1000 sf	1649-3 1000 sf	1649-2 3000 sf	1649-1 1000 sf

1647 West Sepulveda Boulevard

1647-10 1000 sf	1647-9 1500 sf	1647-8 1500 sf	1647-7 2000 sf	1647-6 1000 sf
1647-5 1000 sf	1647-4 1500 sf	1647-3 1500 sf	1647-2 2000 sf	1647-1 1000 sf

1645 West Sepulveda Boulevard

1645-12 500 sf	1645-11 1500 sf	1645-10 1000 sf	1645-9 1000 sf	1645-8 1000 sf	1645-7 1000 sf	1645-6 1000 sf
NOT A PART OF PROJECT			1645-4 1000 sf	1645-3 1000 sf	1645-2 1000 sf	1645-1 1000 sf

SEPULVEDA INDUSTRIAL CENTER SITE PLAN

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