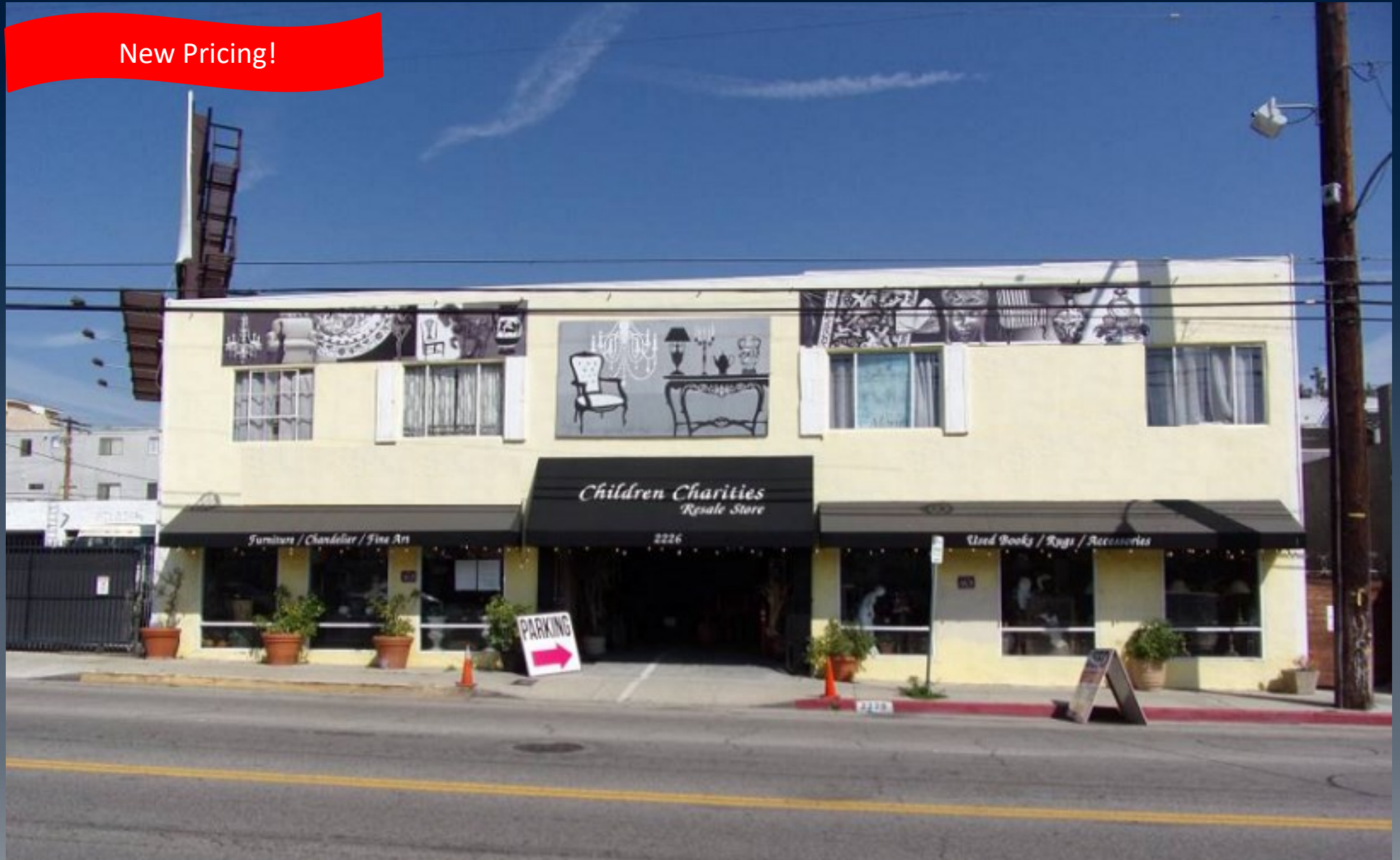


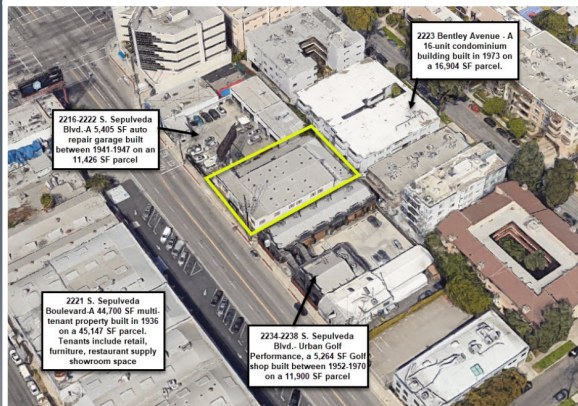
# FOR SALE - PRIME WLA OWNER-USER OPPORTUNITY

New Pricing!



2226 SOUTH SEPULVEDA BOULEVARD  
LOS ANGELES, CA 90064

# FOR SALE - PRIME WLA OWNER-USER OPPORTUNITY



## PROPERTY INFORMATION

Address: 2226 South Sepulveda Boulevard, Los Angeles, CA 90064  
Building Size: Approximately 13,566 square feet (8,693 ground floor, 4,873 second floor).  
Lot Size: 9,521 square feet, per Los Angeles County Tax Assessor.  
Reduced Price: ~~\$5,950,000~~ \$4,999,999.

## PROPERTY HIGHLIGHTS

- ◆ 37,435 vehicles per day pass this property;
- ◆ Two story building with freight elevator;
- ◆ Two short blocks to the San Diego (405) Freeway and one-half block from Olympic Boulevard, major local commuter artery;
- ◆ Solid area demographics plus daytime population of 212,000 people.

For further information or tour, please contact exclusive agent:

Mark Einbund

License #00826287

Phone: 310.826.8000

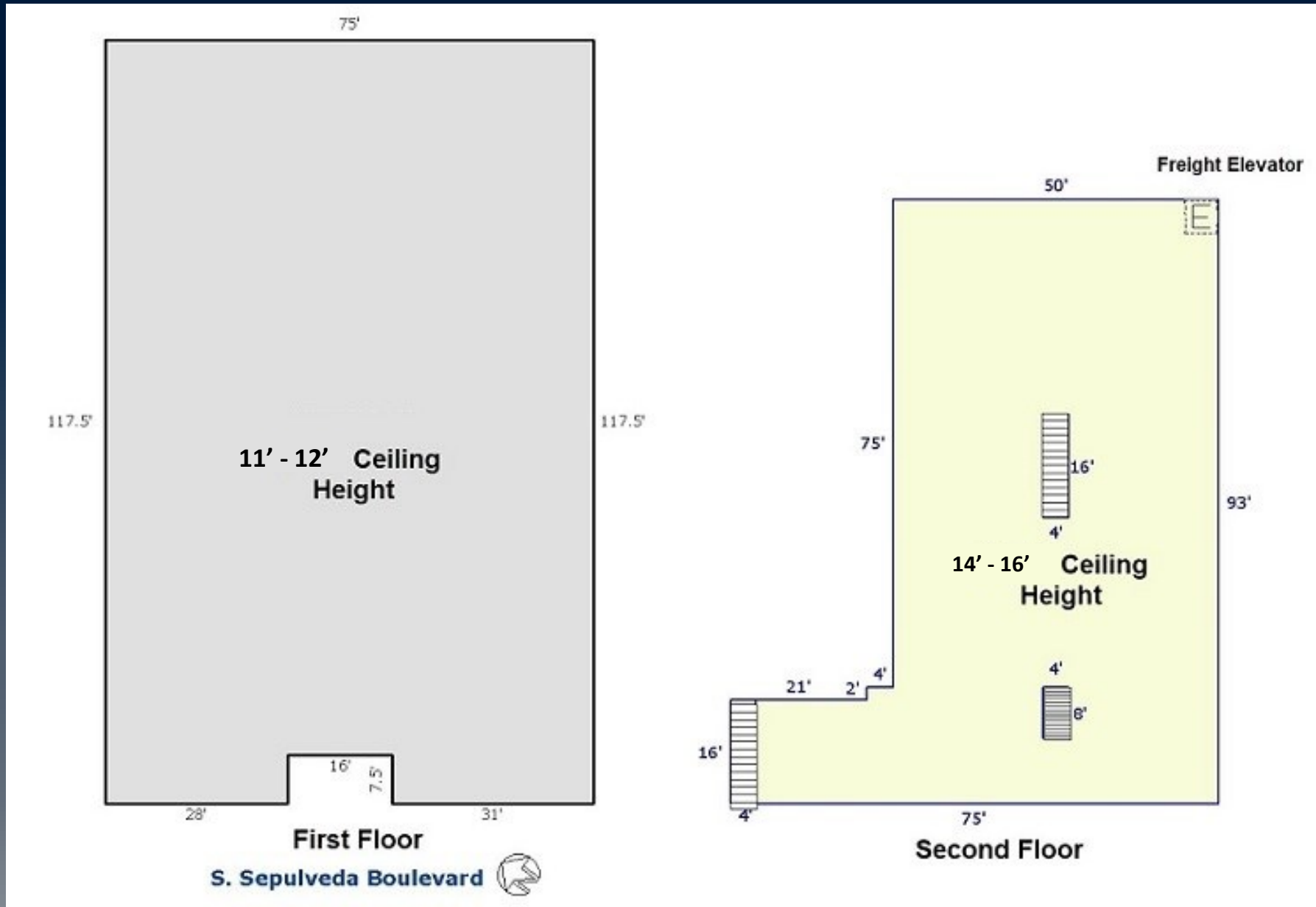
Email: [Mark@WestsideRetail.com](mailto:Mark@WestsideRetail.com)

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. 2022

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