

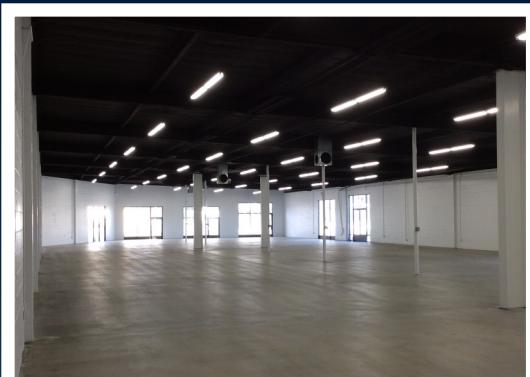
# FOR LEASE - RARE WESTSIDE RETAIL BOX



2480 SOUTH SEPULVEDA BOULEVARD  
LOS ANGELES, CA 90064

 **WESTSIDE RETAIL**  
COMMERCIAL REAL ESTATE

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## PROPERTY INFORMATION:

Address: 2480 South Sepulveda Boulevard, Los Angeles, CA 90064

Available Space: 12,800 square feet

Parking: 47 exclusive parking spaces

Rental Rate: \$2.99 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, currently \$0.56 per square foot per month.

## PROPERTY HIGHLIGHTS:

- ◆ Located just South of the signalized intersection of Pico & Sepulveda Boulevards, and adjacent to the LA Metro E Line Expo/Sepulveda Transit Stop;
- ◆ More than 35,600 vehicles per day pass this property;
- ◆ Neighbors include Best Buy, Smart N Final, Anawalt Lumber, Lakeshore Learning, Centinela Feed & Pet Supplies, Barbeques Galore, and the new 700,000 square foot UCLA Research Park.

**For further information or tour, please contact exclusive agent:**

**Marc Pollock, DRE License #00881177**

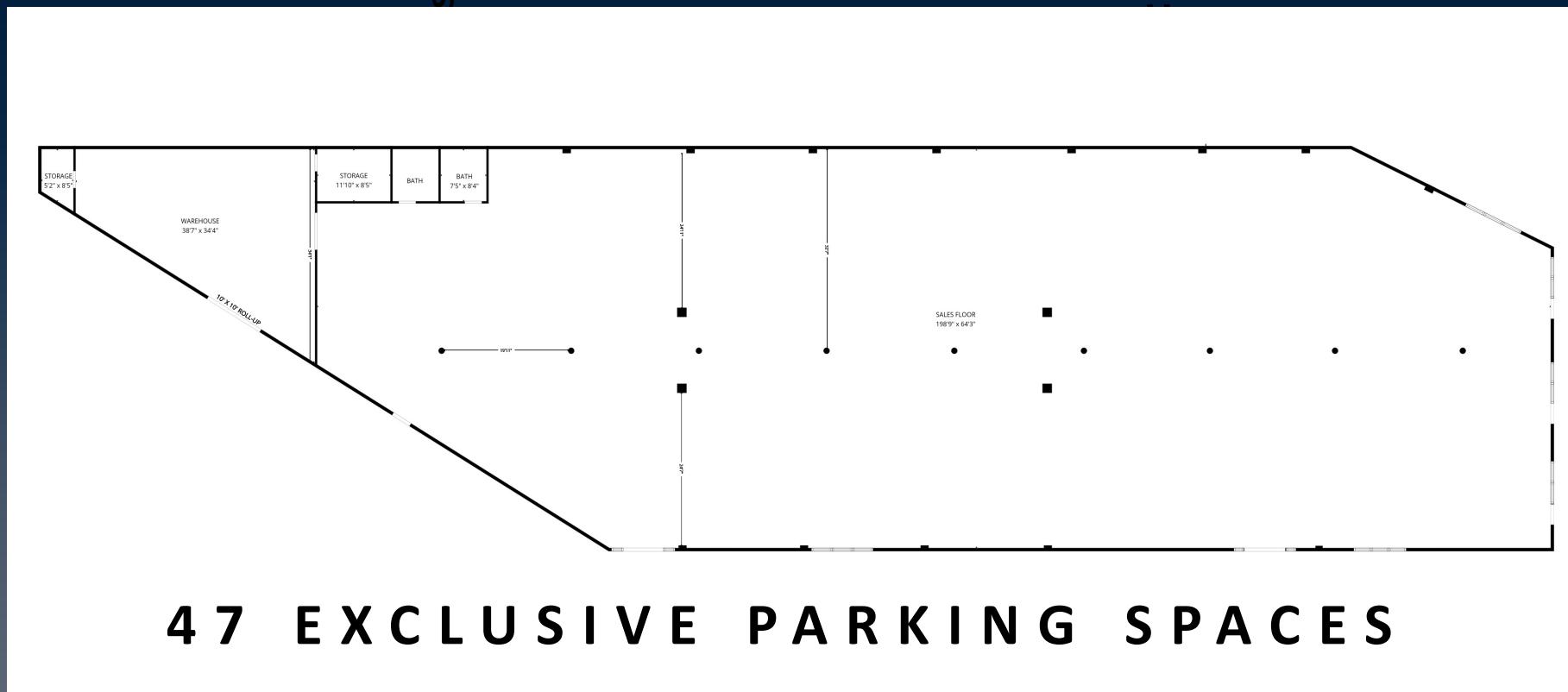
**Office: 310.826.8000   Mobile: 310.433.0441   Email: [Marc@WestsideRetail.com](mailto:Marc@WestsideRetail.com)**

The information contained in this offering package has been obtained from sources believed reliable. While we do not doubt the accuracy of this information, 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 of the suitability of this property for your specific needs. Westside Retail, Inc. 2026

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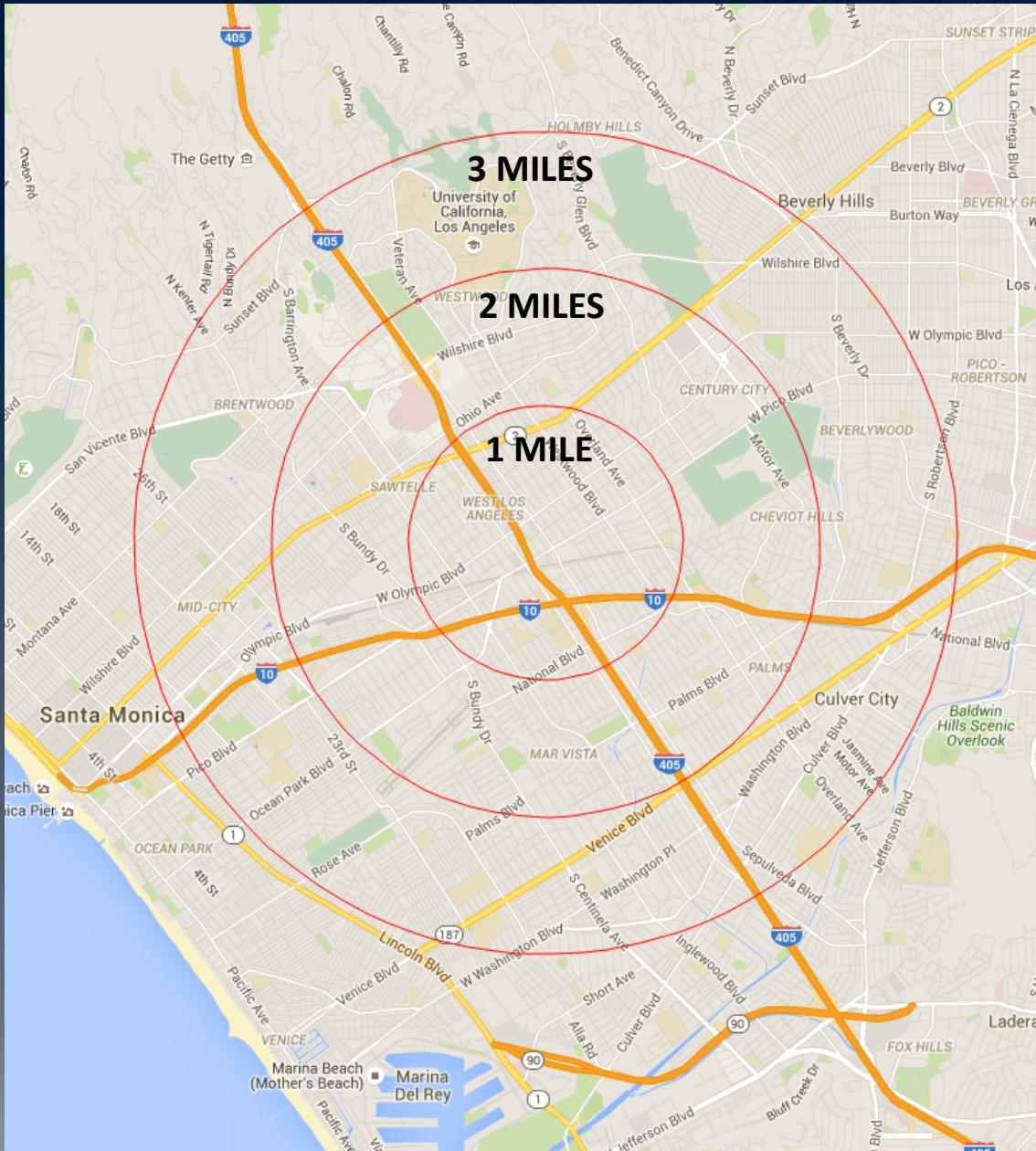


The information contained on this site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size or nature of improvements, nor the identity or location of any existing or proposed tenant. While we do not doubt the accuracy of this information, 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 of the suitability of this property for your specific needs. Westside Retail, Inc. 2026

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