

Retail Space

AVAIL SF: 1,750
TOTAL BLDG SF: 11,000

For Lease



3972 W 6th St, Los Angeles, CA 90020

- **Turnkey Mailbox Business Space!**
- Located in Koreatown off 6th St and Western
- Easy Street Access with Street Parking
- Mezanine and ground level storage rooms
- Private bathroom
- 24 Hour Access
- Lease Rental Rate: TBD
- Term: 1-2 years

PROPERTY DETAILS

Building Area	11,000	± Sq.Ft.
Land Area	11,000	± Sq.Ft.
Retail	1,750	± Sq.Ft.
Total Area	1,750	± Sq.Ft.
Zone	C2-1	
Year Built	1920s	
Construction	Brick Masonry	
Ceiling Height	12-15'	
Restrooms	1	
Sprinklered	No	

For More Information, Please Contact

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The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. Tenant should verify with reputable consultants all aspects of this brochure and the property including building & land measurements, interior dock and mezzanine areas, type and age of building, structural condition, ceiling clearance, power, calculation, zoning, permitted uses within the building, parking count, any building measurements, any unpermitted improvements. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy). Also advises Tenant to obtain any required use permits and business licenses prior to lease execution and have their Attorney review any Lease Contract prior to execution.