

FOR LEASE - FREEWAY-ADJACENT WEST LOS ANGELES END CAP



3101 OVERLAND AVENUE
LOS ANGELES, CA 90034

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PROPERTY INFORMATION

Address: 3101 Overland Avenue., Los Angeles, CA 90034

Available Space: Unit F : Approximately 1,040 square feet

Parking: 24 parking spaces in common

Rental Rate: ~~\$3.95~~ \$3.50NNN 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 \$1.25 per square foot per month.

PROPERTY HIGHLIGHTS

- ◆ More than 60,000 vehicles per day pass this location;
- ◆ Convenient customer parking in front;
- ◆ Top billing on monument signage in front.

For further information or tour, please contact exclusive agent:

Marc Pollock, DRE License #00881177

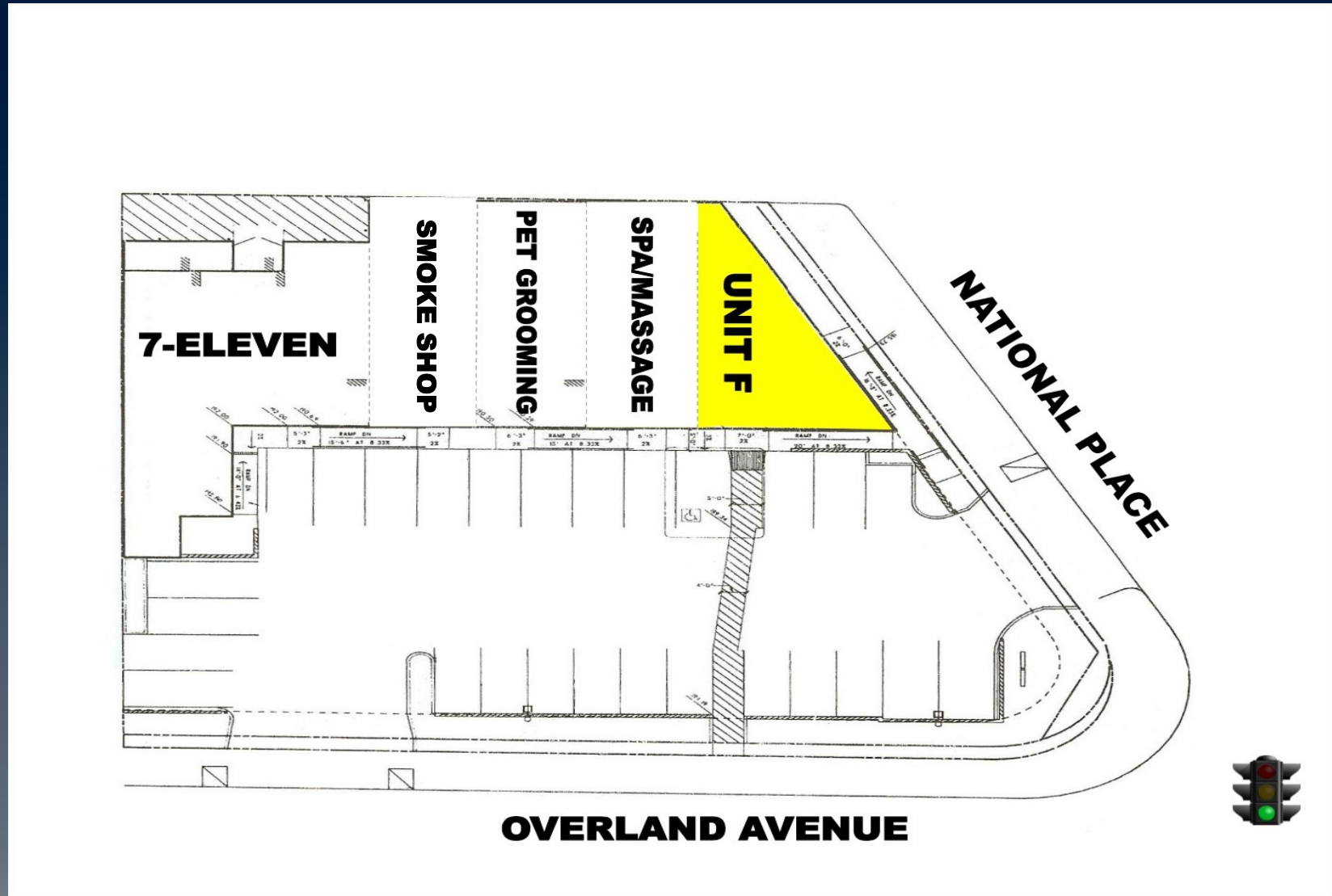
Office: 310.826.8000 Mobile: 310.433.0441 Email: Marc@WestsideRetail.com

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. 2025

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**WESTSIDE NR RETAIL**
COMMERCIAL REAL ESTATE