

COMMERCIAL/RETAIL SPACE FOR LEASE

2157 W Washington Boulevard, Los Angeles CA 90018



± 2,191
SF Available

\$1.80/SF
per month MG

\$3,944
per month

- **Prime Retail/Commercial Space** | Along Washington Blvd in Mid-City, Steps from Koreatown
- **Two Storefront Entrances** | Flexible Access Right Off Washington Blvd
- **Sun-Drenched Storefront** | Oversized Windows Flood the Space with Natural Light
- **Built to Work** | Private Office, Full Bathroom and Open Floorplan
- **Soaring 13' Ceilings** | Ample Room for Buildout, Displays & Branding
- **Rare LAC2 Zoning** | Underlying Flexibility for a Wide Range of Commercial Uses
- **Easy Access** | 10-Freeway, Western Avenue, Washington Blvd | ±49,428 VPD
- **Prime Location** | Crypto.com Arena, LA Live and the Olympic-Bound LA Convention Center

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CONNECTIVITY AND ACCESS



VERY
WALKABLE

85

Buses

Washington & Western	0 min drive	0.1 mi
Western & Washington Blvd. (Southbound)	0 min drive	0.1 mi
Western & Washington Blvd. (Northbound)	0 min drive	0.1 mi
18th & Western Ave. (Northbound)	0 min drive	0.2 mi
Western & Santa Monica Fwy	2 min drive	1.1 mi

Transit/Subway

Wilshire/Western Station  	3 min drive	1.6 mi
Expo/Western  	3 min drive	1.6 mi
Wilshire/Normandie Station  	4 min drive	1.9 mi
Expo/Vermont  	5 min drive	2.4 mi
Wilshire/Vermont Station   	5 min drive	2.5 mi

Commuter Rail

Los Angeles 	10 min drive	5.1 mi
L. A. Union Station Metrolink Station	10 min drive	5.3 mi

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