



FOR LEASE

6775 Santa Monica Blvd. #5,
Los Angeles, CA 90038



real

POWERED BY



PROPERTY AERIAL MAP



SPROUTS
FARMERS MARKET

TARGET
GNC
STARBUCKS COFFEE
Jersey Mike's SUBS
Crumbl cookies
CVS
BEST BUY

THE MELT

McDonald's

Ralphs



Public Storage

Public Storage

Mobil

Walgreens

SANTA MONICA BLVD

HIGHLAND AVE

6775

PROPERTY OVERVIEW



TYPE

Retail



SIZE

2,300 SF



PRICE

\$3.00 per sqft + \$1.00 NNN



TERM

3-5 Years



YEAR BUILT

1984



ZONING

LAM1



The images shown are artist-rendered visualizations intended for illustrative and marketing purposes only. They do not depict the actual premises, finishes, furnishings, or conditions of the property. Actual layouts, materials, fixtures, and design elements may vary.

PROPERTY PHOTOS

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Rose & Co.
COMMERCIAL GROUP



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TURNKEY MASSAGE SPA OPPORTUNITY

Fully approved and permitted for massage use, featuring a brand-new buildout and available for occupancy starting August 1



EFFICIENT 10-ROOM LAYOUT

Includes 9 private treatment rooms, 1 couples room area, and a welcoming reception area designed for smooth client flow



WELL-EQUIPPED OPERATIONS SPACE

Features a kitchenette/employee break room, dedicated laundry area with washer and dryer hookups, and support spaces for daily operations

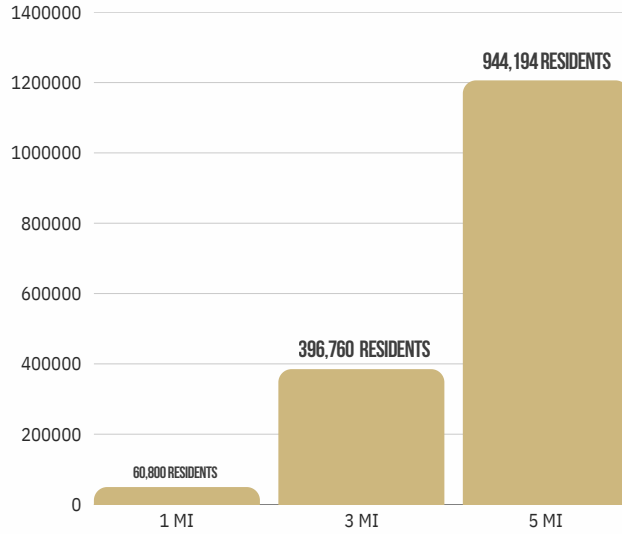


ADA-COMPLIANT & CLIENT-FRIENDLY

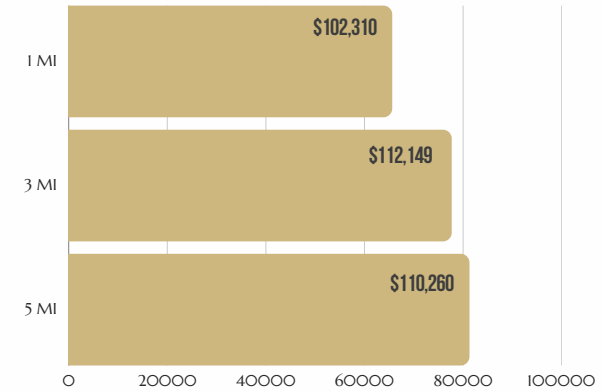
Includes two ADA-compliant restrooms and modern improvements throughout, providing a comfortable experience for both clients and staff

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Santa Monica Blvd	N McCadden Pl	41,210 vehicles/day	.04miles
Santa Monica Blvd	N McCadden Pl	41,724 vehicles/day	.04miles
N Highland Ave	Santa Monica Blvd	42,742 vehicles/day	.04miles
N Highland Ave	Santa Monica Blvd	42,766 vehicles/day	.04miles
Santa Monica Boulevard	N McCadden Pl	36,750 vehicles/day	.04miles
Santa Monica Boulevard	N McCadden Pl	36,431 vehicles/day	.04miles
2	N McCadden Pl	34,370 vehicles/day	.04miles
Santa Monica Boulevard	N McCadden Pl	31,250 vehicles/day	.04miles
Santa Monica Blvd	N McCadden Pl	51,299 vehicles/day	.08miles
Santa Monica Blvd	N Citrus Ave	42,593 vehicles/day	.08miles



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