



COMMERCIAL GROUP

FOR LEASE

2214 W Florence Ave,

Los Angeles, CA 90043

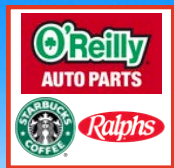


real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



S Van Ness Ave

2214-2218



W Florence Ave

SUBJECT



PROPERTY OVERVIEW



TYPE

Retail



SIZE

600 SF



RATE

\$1750/month with A/C Included



UTILITIES

Water and trash included



PARKING

Parking included



TERM

Negotiable



YEAR BUILT

1941



PROPERTY SHOWCASE



RETAIL SPACE

Four retail commercial units featuring separately metered spaces and private restrooms for each tenant



FLORENCE AVE. FRONTAGE

Three occupied units currently leased on a month-to-month basis at \$1,650 per month, presenting strong opportunity for future rent increases



INCLUDED UTILITIES

One recently vacated unit allowing for immediate occupancy or new tenant placement.



ON-SITE PARKING

Approximately seven designated parking spaces with convenient front and rear access for tenants and customers.

PROPERTY PHOTOS

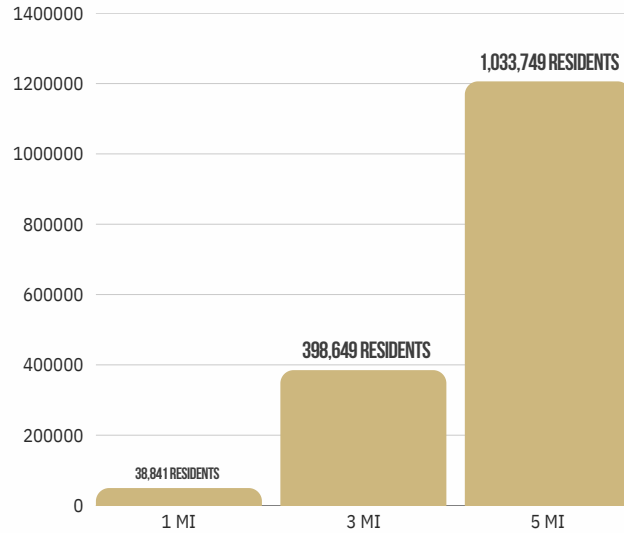


Rose & Co.
COMMERCIAL GROUP

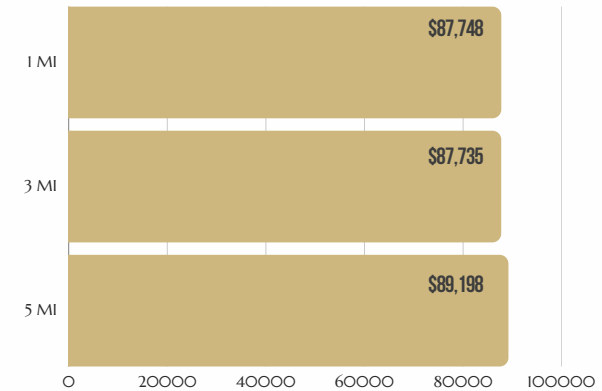


COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
W Florence Ave	Arlington Ave	38,749 vehicles/day	.01miles
W Florence Ave	Arlington Ave	38,427 vehicles/day	.01miles
S Van Ness Ave	W 73rd St	17,428 vehicles/day	.04miles
S Van Ness Ave	W 73rd St	17,407 vehicles/day	.04miles
W Florence Ave	Haas Ave	38,921 vehicles/day	.06miles
S Van Ness Ave	W Florence Ave	14,588 vehicles/day	.07miles
S Van Ness Ave	W Florence Ave	14,582 vehicles/day	.07miles
S Van Ness Ave	W 74th St	16,356 vehicles/day	.09miles
S Van Ness Ave	W 74th St	16,200 vehicles/day	.09miles
S Van Ness Ave	S Van Ness Ave	1,053 vehicles/day	.14miles



Specializing in Commercial Sales & Leases throughout Southern California



ARIE ROSE

Founder | DRE 02226762

- 424.421.4241
- arie@roseandcogroup.com
- roseandcogroup.com



ABIGAIL YEBOAH

Commercial Agent | DRE 02207861

- 562.350.7347
- abigail@roseandcogroup.com
- roseandcogroup.com