

# RETAIL

1872 SEPULVEDA

1872 S. Sepulveda Blvd Los Angeles, CA 90025



## PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prime commercial space located on S. Sepulveda Blvd in Los Angeles, CA. Boasting a highly visible and easily accessible location, this property offers an ideal setting for retail or office tenants seeking maximum exposure and convenience. The space features modern architecture, ample natural light, and customizable layouts to accommodate a variety of businesses. With high ceilings, versatile floor plans, and dedicated parking, this property presents a versatile canvas for creating a dynamic and engaging retail or office environment. With its prominent position and abundant amenities, this property is poised to elevate the success of businesses seeking a premium space in the heart of Los Angeles.

## PROPERTY HIGHLIGHTS

- ± 800SF of retail, ideal for Retail boutique, coffee, boba, juice, or dessert
- Prime location near Beverly Hills Rejuvenation Center and across from Equinox
- Open to food use because it's under 1K SF, your client can bypass standard LA parking shortfalls & fast-track a take-out or boutique café straight through LADBS.

## Dave Maldonado

(310) 442-1624

CalDRE #01949738

## OFFERING SUMMARY

Lease Rate:

**CALL BROKER FOR RATE**  
NNN are approx. **\$1.45 psf**

Number of Units:

1

Available SF:

800 SF

Building Size:

3,500 SF

## DEMOGRAPHICS

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Households

2,667

7,100

20,138

Total Population

5,391

14,340

41,109

Average HH Income

\$143,904

\$148,403

\$149,179



**COLDWELL BANKER**  
**COMMERCIAL**  
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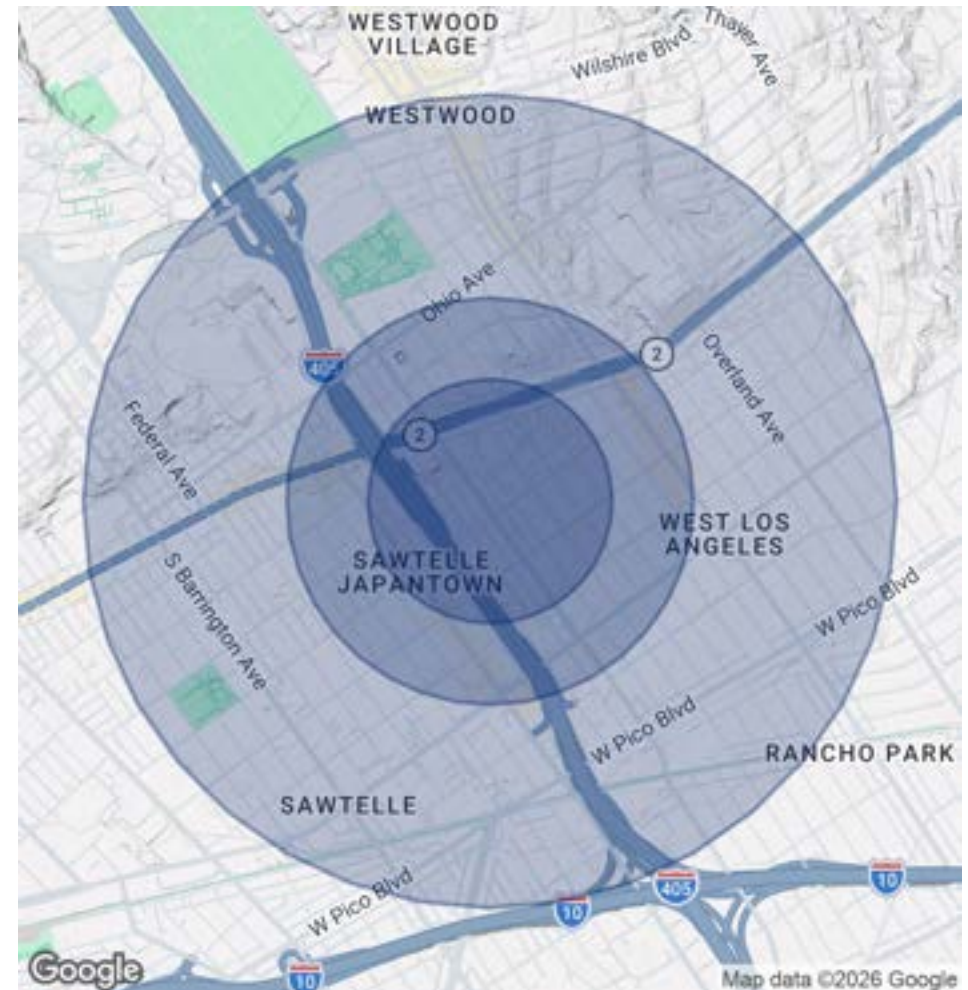
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,391	14,340	41,109
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,667	7,100	20,138
# of Persons per HH	2	2	2
Average HH Income	\$143,904	\$148,403	\$149,179
Average House Value	\$1,272,684	\$1,231,493	\$1,302,294

Demographics data derived from AlphaMap



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