

RETAIL / COMMERCIAL SPACE FOR LEASE

2700 N Broadway, Los Angeles, CA 90031

Flexible Leasing Opportunity in Lincoln Heights

GROUND FLOOR: ±5,106 SF

SECOND FLOOR: ±5,905 SF

COMBINED: ±11,011 SF

BASEMENT STORAGE AVAILABLE



High-visibility corner commercial opportunity in Lincoln Heights offering flexible configurations for retail, showroom, medical, creative office, fitness, education, service-oriented uses. Available for ground floor, second floor, or combined tenancy.

Ideal Uses:

- Retail / showroom
- Medical / wellness
- Fitness / studio
- Education / training
- Church / community use
- Creative office / flex use

Lease Terms - Modified Gross

- **Ground Floor:** \$2.10–\$2.35/SF/month
- **Second Floor:** \$1.85–\$2.10/SF/month
- **Combined (preferred):** \$2.00–\$2.25/SF/month
Rates depend on leased SF, term, and use.
- **Utilities:** Master-metered. Utility allowance applies tenant responsible for all overages. Submetering may be required.

For Leasing Information & Tours

Keivan Sarraf

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Tel: (424) 256-5881

Property Highlights

- Signalized corner location
- Strong visibility and signage potential
- Flexible multi-level leasing opportunity
- Ground floor, second floor, or combined configurations
- Additional basement storage available
- Planned frontage improvements (see rendering)
- Elevator rehabilitation possible depending on tenant needs and deal structure

Available Spaces for Lease

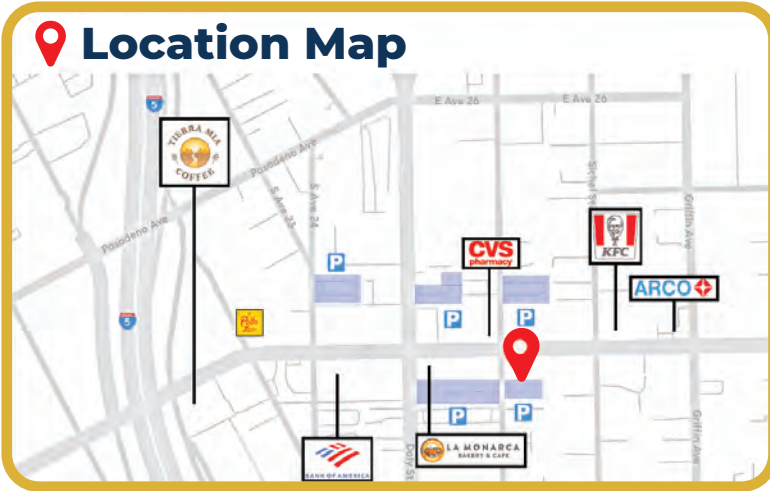
- **Prime Ground Floor Retail:** ±5,106 SF
- **Second Floor:** ±5,905 SF
- **Combined Opportunity:** ±11,011 SF
- **Basement Storage:** Available separately or bundled

All square footages are approximate. Renderings are conceptual and subject to change. Elevator service subject to tenant requirements, feasibility, and final deal terms. Lease structure and included services subject to final deal terms.

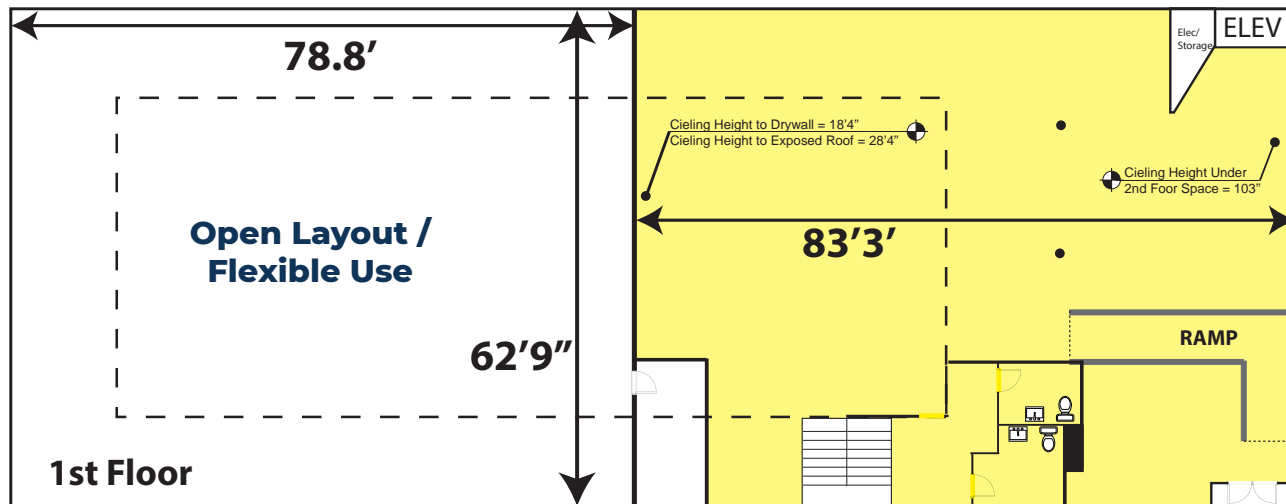
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Location & Property Details

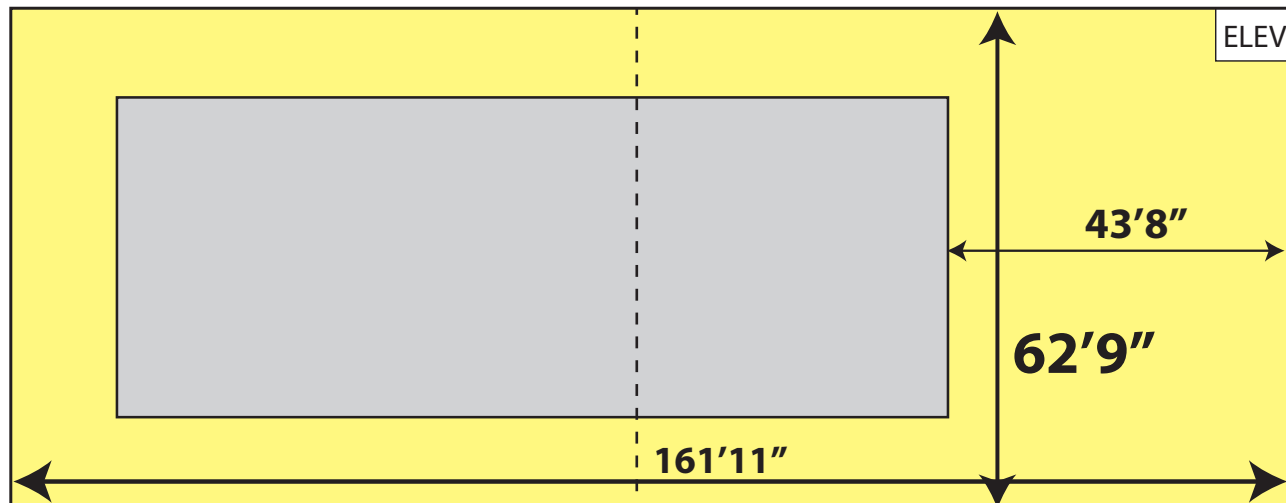
Location Map



Ground Floor - ±5,106 SF



Second Floor - ±5,905 SF



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BASEMENT STORAGE SPACE FOR LEASE

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Basement storage space available in Lincoln Heights. Ideal for inventory overflow, equipment, archive/records storage, contractor materials, and general commercial storage.

Gross Lease
Units A-C Available Now
Unit D Reserved
with 1st-Floor Lease



Approximate Unit Sizes

Unit A — 1,669 SF — \$1,585/month gross

Unit B — 2,599 SF — \$2,475/month gross

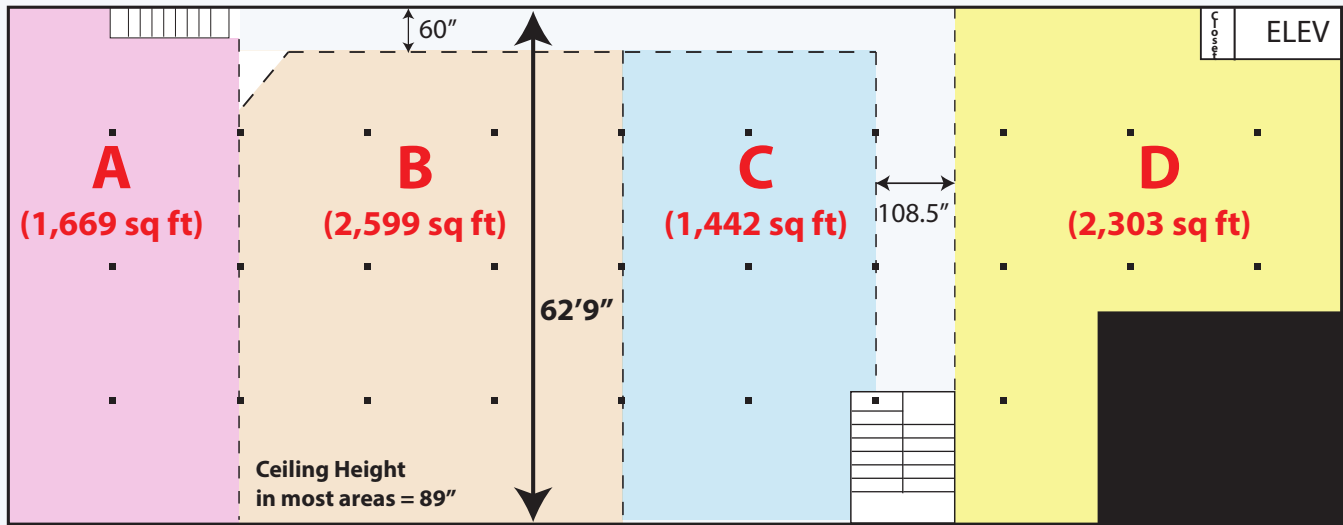
Unit C — 1,442 SF — \$1,395/month gross

Additional Storage Option

Unit D — 2,303 SF

Reserved with 1st-Floor tenant.

May be made available separately if not leased in connection with 1st-floor space.



Lease Terms

- Gross lease
- 2-3 year lease term
- 2 months' security deposit
- 3% annual rent increases
- Tenant to carry liability insurance

Important Notes

- No separately metered water or electrical service to basement spaces
- Storage space only
- Space offered on a gross rent basis
- Unit sizes are approximate
- Access by appointment or subject to building access rules.

Property Highlights

- Basement commercial storage
- Flexible unit sizes
- Lincoln Heights / Central Los Angeles location
- Suitable for business storage and overflow use
- Elevator-adjacent storage option potentially available
- Access subject to building rules and lease terms

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