

MEDICAL/DENTAL AND COFFEE SHOP FOR LEASE

8610 S. SEPULVEDA BLVD | WESTCHESTER, CA 90045



PROPERTY FEATURES

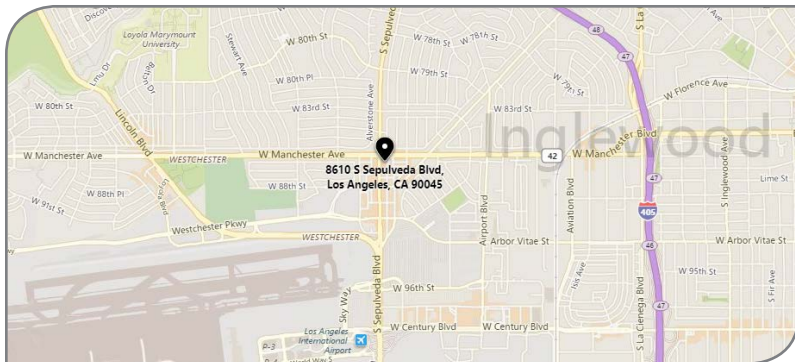
AVAILABLE: Suite 106 - ±3,333 RSF
Suite 108 - ±900-1,500 RSF
(Coffee Shop/Bakery)
Suite 202 - ±2,796 RSF
Suite 205 - ±1,075 RSF

RATE: \$2.75 - \$3.25 / SF MG

TERM: 5-10 Years or Longer

ZONING: LAC2

- ▶ Medical Suites Ready For Immediate Occupancy, Fully Built-Out With Exam Rooms, Doctor's Office, Reception, and Private Restrooms
- ▶ Coffee Shop / Bakery Space With Outdoor Patio
- ▶ One Building South of Manchester Avenue, Signalized Corner
- ▶ Sepulveda Boulevard Frontage, Signage, & Visibility
- ▶ Close Proximity To Major Retailers & Restaurants Such As Kohl's, Trader Joe's, T.J. Maxx, Ross, Panera Bread, In-N-Out, CVS, and More!
- ▶ One (1) Mile from LAX, Howard Hughes, Loyola Marmount University, and 405 & 105 Freeways
- ▶ Ample Parking In Rear



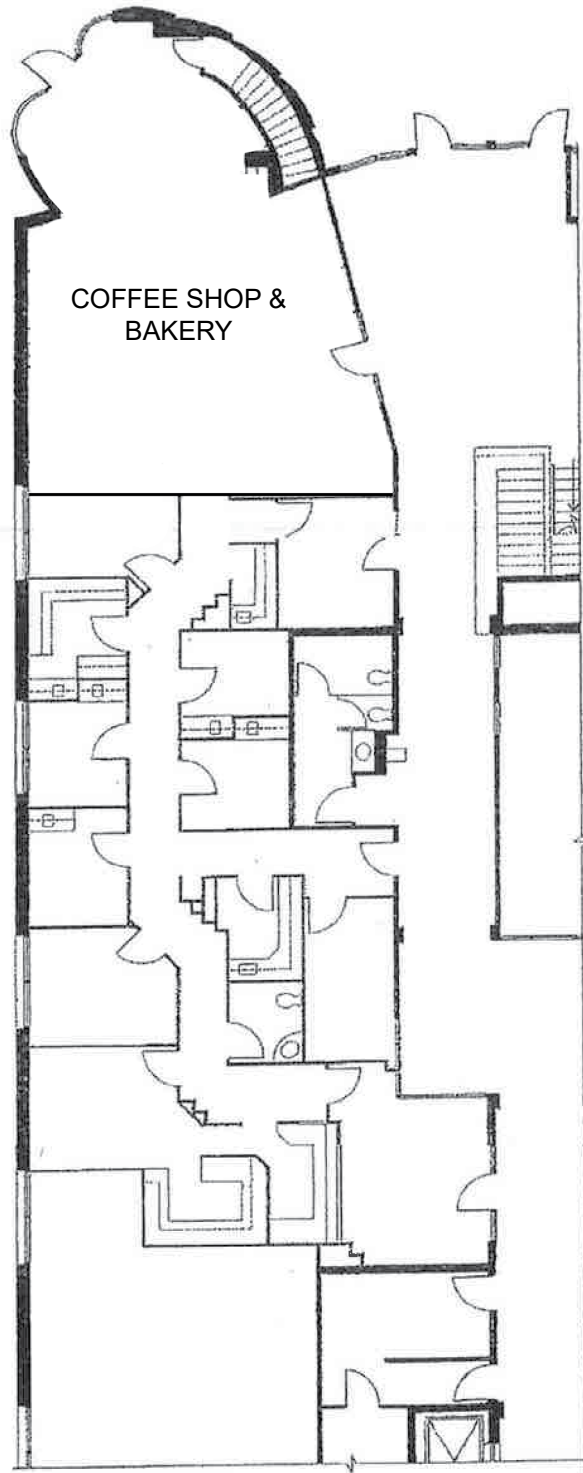
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MEDICAL/DENTAL AND COFFEE SHOP FOR LEASE

8610 S. SEPULVEDA BLVD | WESTCHESTER, CA 90045

SUITE 108 FLOOR PLAN (NOT DRAWN TO SCALE)



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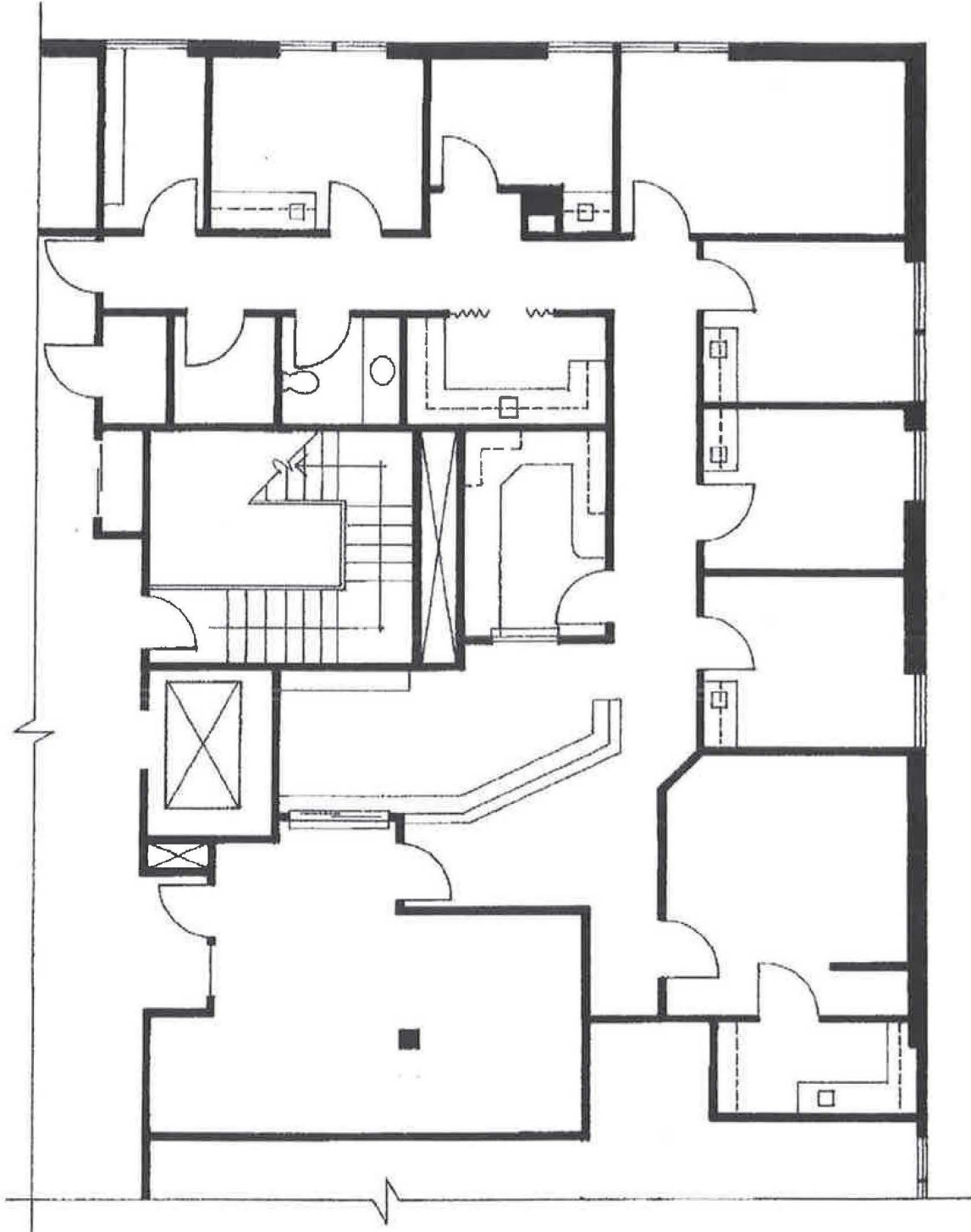
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8610 S. SEPULVEDA BLVD | WESTCHESTER, CA 90045

SUITE 202 FLOOR PLAN (NOT DRAWN TO SCALE)



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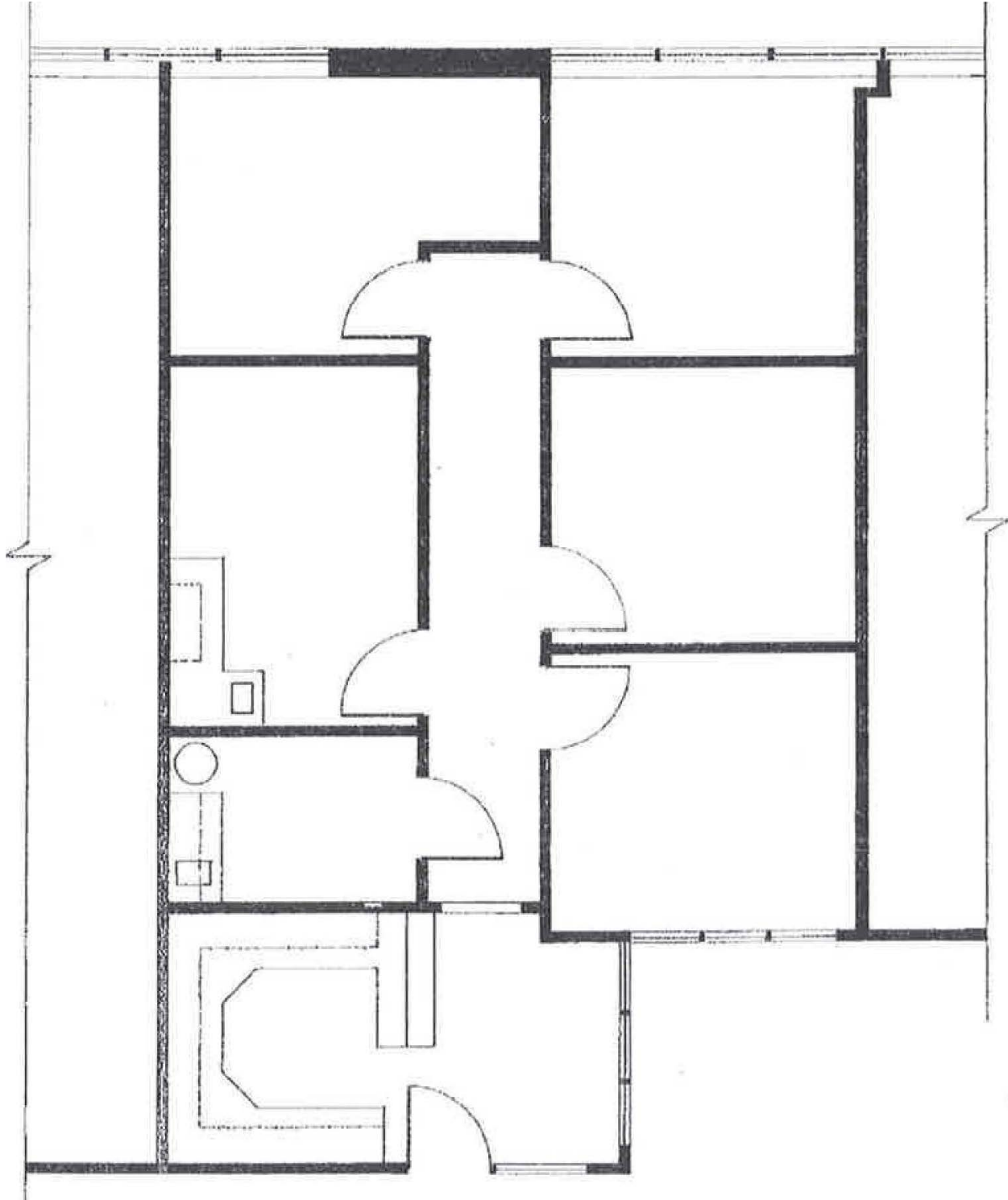
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SUITE 205 FLOOR PLAN (NOT DRAWN TO SCALE)



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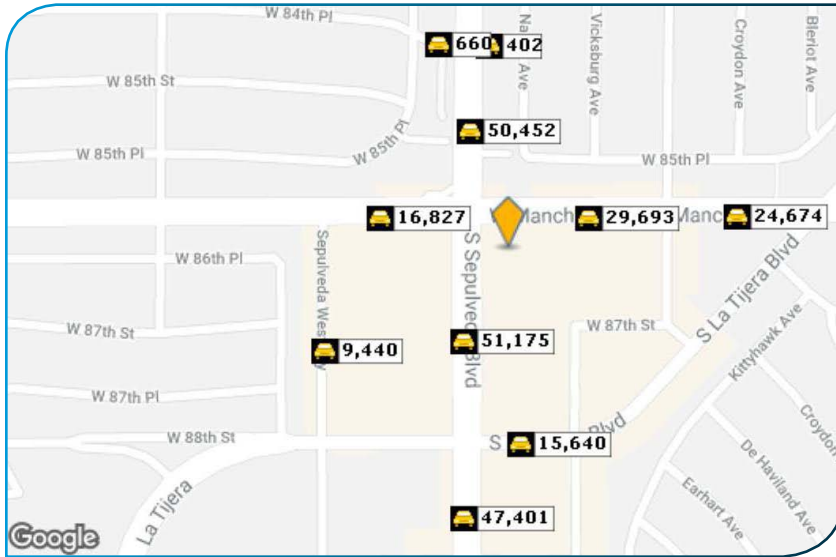
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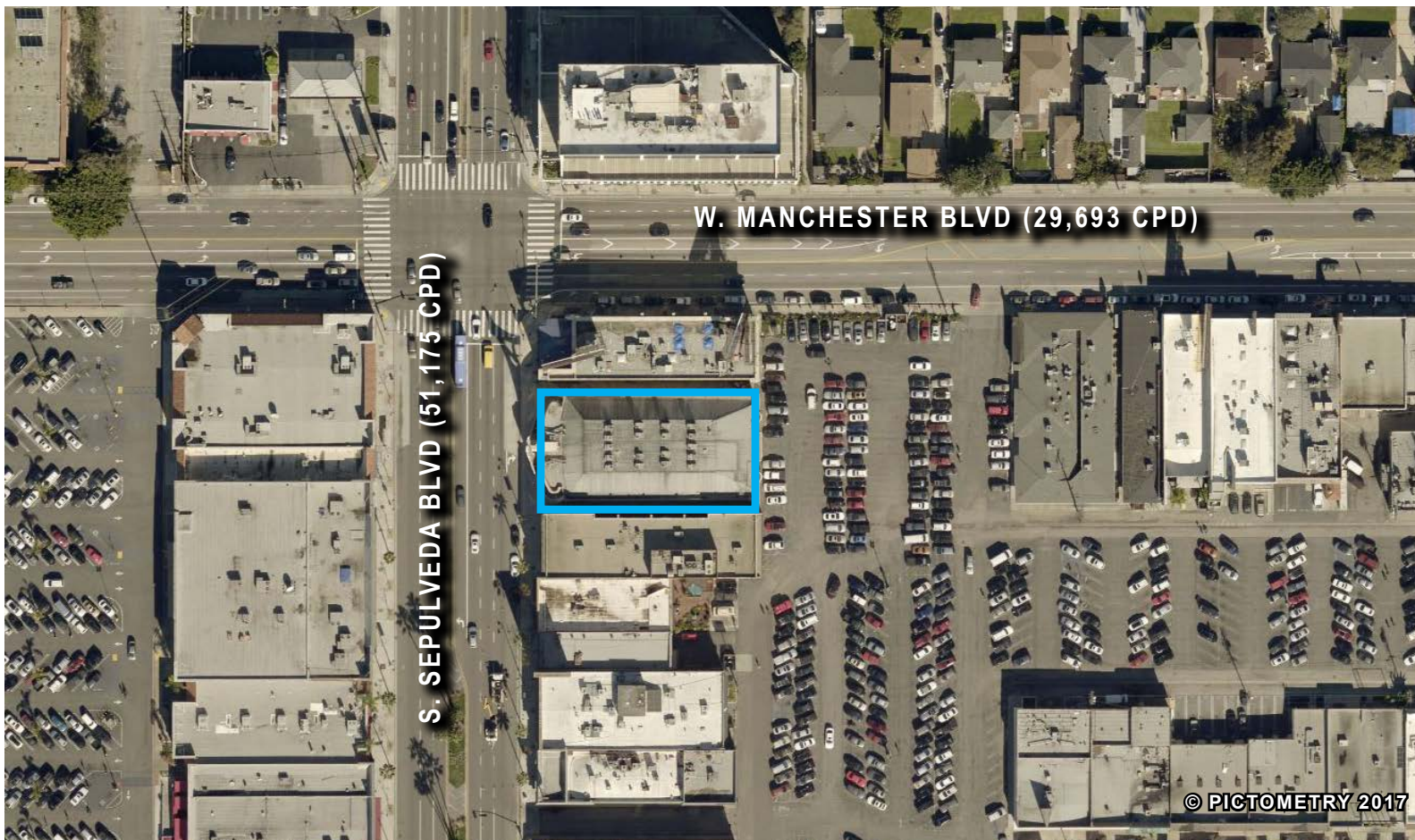
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TRAFFIC COUNTS & DEMOGRAPHICS



| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|---------------------|-----------|----------|----------|
| POPULATION (2018) | 17,245 | 214,803 | 623,190 |
| AVG HH INC (2018) | \$120,513 | \$96,856 | \$94,247 |
| ESTIMATED HH (2018) | 6,820 | 82,286 | 244,681 |
| AVG AGE | 41.0 | 37.9 | 38.3 |
| OWNER OCCUPIED | 4,408 | 34,775 | 95,992 |
| RENTER OCCUPIED | 2,413 | 47,511 | 148,689 |
| POPULATION (2023) | 177,617 | 219,418 | 636,028 |
| ESTIMATED HH (2023) | 6,948 | 84,182 | 249,725 |



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