

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



Conceptual rendering – planned frontage improvements

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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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

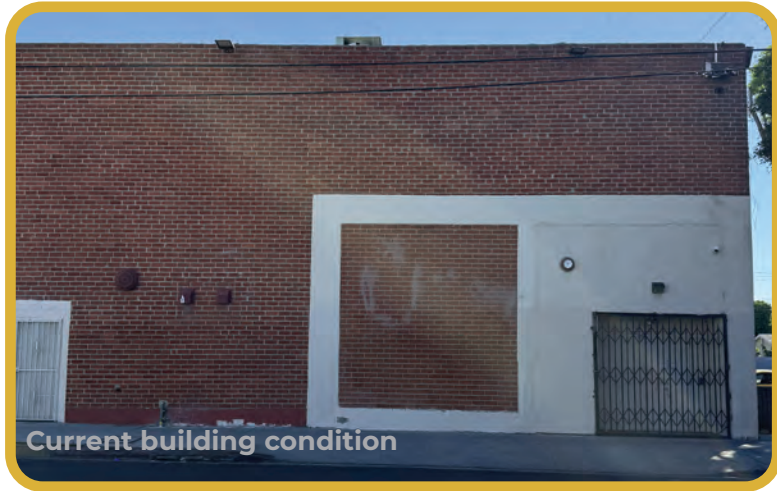
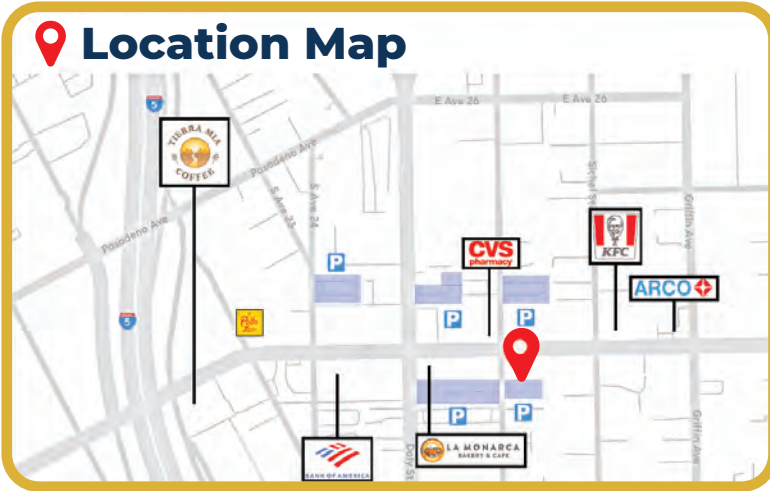
- **Prime Ground Floor Retail:** ±5,106 SF
- **Second Floor:** ±5,905 SF
- **Combined Opportunity:** ±11,011 SF
- **Basement Storage:** Available separately or bundled

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.

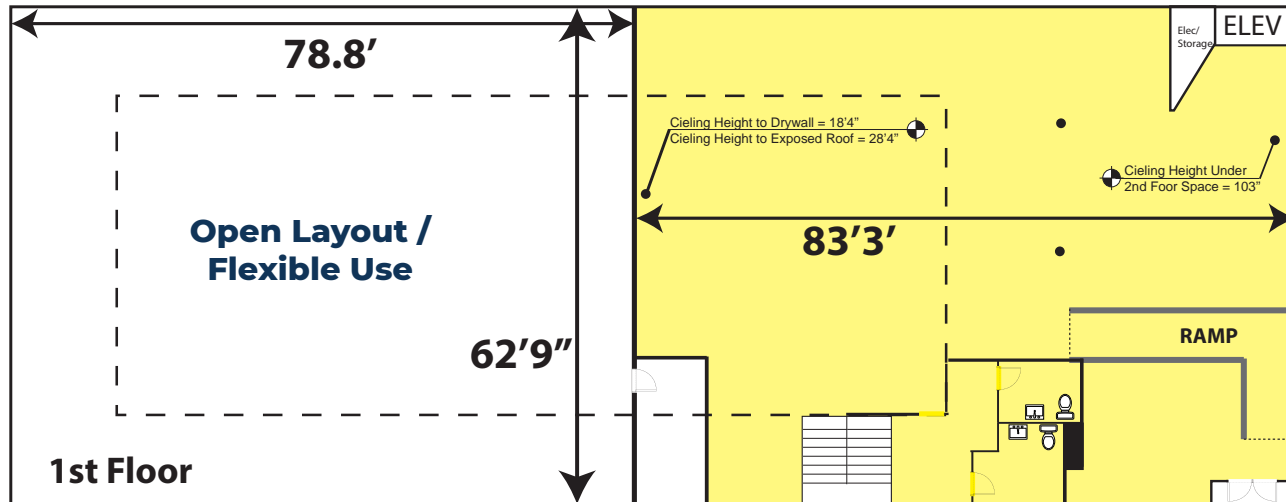
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Location & Property Details

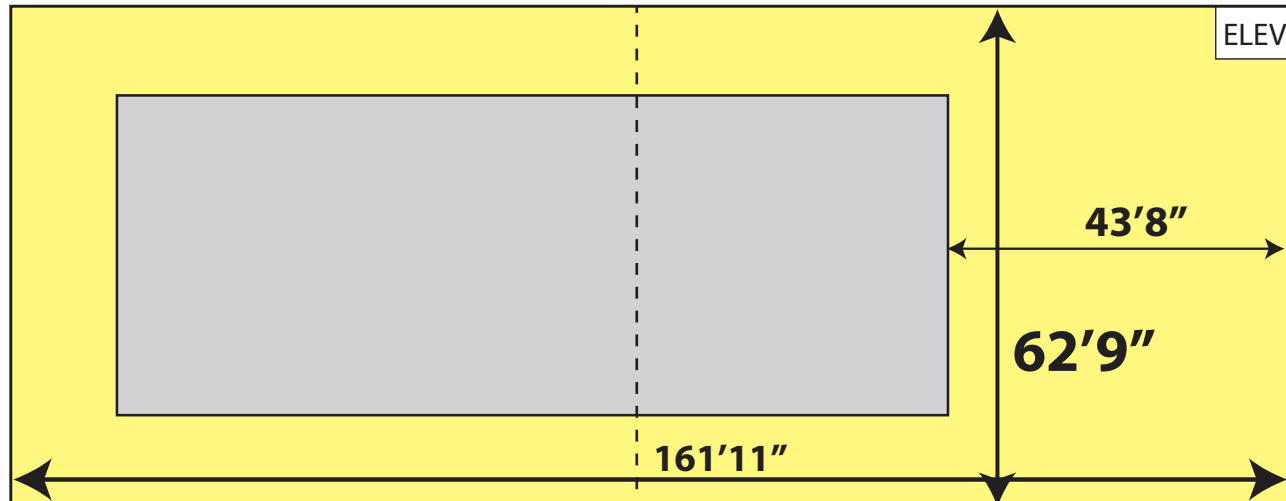
Location Map



Ground Floor - ±5,106 SF



Second Floor - ±5,905 SF



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