

*Retail Property*

# FOR LEASE

IN WEST LOS ANGELES, CALIFORNIA





8940 NATIONAL BLVD. LOS ANGELES CA.


Unit B&C: 2,800 SF

Retail Store Front

Lease Rate: \$3.50 PSF

 Ruben Loico

 310 920 9890

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# RETAIL PROPERTY FOR LEASE IN WEST LA

8940 NATIONAL BLVD. LOS ANGELES CA.

**Location:** Robertson Triangle, Los Angeles, CA

## Lease Terms:

- Unit B&C: 2,800 SF (can be reduced to 2,000 SF optional)
- Lease Rate: \$3.50 PSF
- Ceilings : High 18' +

## Property Details:

- Type: Retail Store Front
- Total Property Size: 0.28 AC (12,390 SF)
- Year Built: 1939
- Construction Type: Wood Frame and Stucco
- Zoning: LAM1
- Total Parking: 17 spaces for all units



## Highlights:

- Total including other units 7,000 square feet of contiguous space available with flexible terms and great tenant incentives within a vibrant environment.
- Located within walking distance of the Metro and in close proximity to the 10 Freeway.
- Offering a variety of creative units, co-working spaces, retail front space, and offices, with customizable dedicated desks to meet every tenant's needs.
- Immediate occupancy available.
- The lease rate does not include utilities, property expenses, or building services.
- Space is in excellent condition, featuring natural light and high ceilings.
- Explore nearby amenities including Sprouts Farmers Market, Equator & Blue Bottle Coffees, Sephora, Salt & Straw, Erewhon, and In-N-Out Burger, CVS, Ross.
- Convenient access to the Culver Expo Line Station and direct access to the 10 and 405 Freeways, reaching Santa Monica, DTLA, LAX, and just 15 minutes to Beverly Hills.

## Traffic Counts:

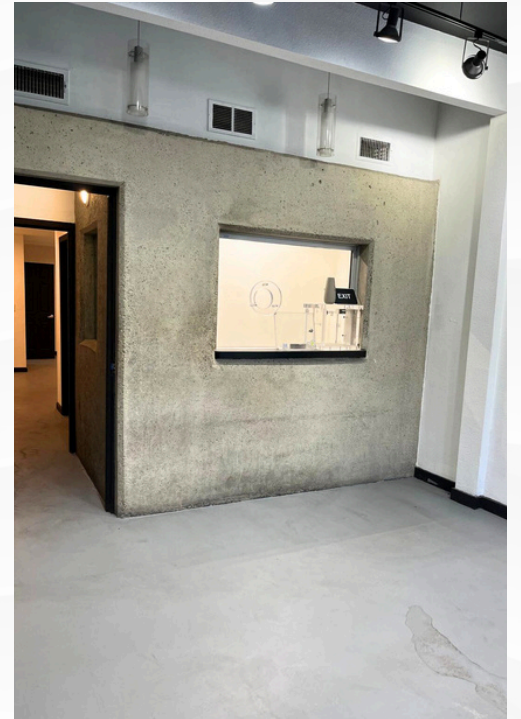
- National Blvd/Venice Blvd: 22.4K
- National Blvd/I-10: 27.2K
- Venice Blvd/Ellis Ave: 62.4K
- Santa Monica Freeway: 267.4K

## Location Scores:

- Location Score: Best Location (95)
- Walk Score®: Walker's Paradise (95)
- Transit Score®: Good Transit (61)
- Take advantage of this prime retail opportunity in West Los Angeles, where flexibility and community convenience meet.
- For more information or to schedule a viewing, please contact us!

## Other Spaces Available:

- Unit #D = 800 Sq Ft \$3.50 psf same ceiling height
- Unit #E = 900 Sq Ft \$3.50 psf same ceiling height
- Unit #F = 1800 Sq Ft \$3.50 psf same ceiling height



# PROPERTY DETAILS REPORT

## Subject Property Location

**Property Address** 8940 NATIONAL BLVD  
**City, State & Zip** LOS ANGELES, CA 90034-3343  
**County** LOS ANGELES COUNTY  
**Mailing Address** 4855 MARSHALL DR, CULVER CITY, CA 90230-5874  
**Census Tract** 2701.01  
**Thomas Bros Pg-Grid**

**Property Use** Take-out Restaurant (food preparation)  
**Parcel Number** 4312-011-034  
**Latitude** 34.030086  
**Longitude** -118.389753

**Legal Description Details** Lot Number: 304,305 Tract No: 625 Brief Description: TRACT NO 625 SE 32.6 FT OF LOT 304 AND ALL OF LOT 305

## Current Ownership Information *\*Source of Ownership data: Assessment Data*

<b>Primary Owner Name(s)</b>	LICONA RAMIRO & CORNELIA F
<b>Vesting</b>	

## Latest Full Sale Information

Details beyond coverage limitations

### Financing Details at Time of Purchase

No financing details available

## Property Characteristics

	<b>Bedrooms</b>		<b>Year Built</b>	1939	<b>Living Area (SF)</b>	5,655
	<b>Bathrooms/Partial</b>		<b>Garage/No. of Cars</b>		<b>Price (\$/SF)</b>	
	<b>Total Rooms</b>		<b>Stories/Floors</b>	1 Story	<b>Lot Size (SF/AC)</b>	12,390/.28
	<b>Construction Type</b>	Wood	<b>No. of Units</b>		<b>Fireplace</b>	
	<b>Exterior Walls</b>		<b>No. of Buildings</b>	2	<b>Pool</b>	
	<b>Roof Material/Type</b>		<b>Basement Type/Area</b>		<b>Heat Type</b>	
	<b>Foundation Type</b>		<b>Style</b>		<b>A/C</b>	
	<b>Property Type</b>	Commercial	<b>View</b>		<b>Elevator</b>	
	<b>Land Use</b>	Take-out Restaurant (food preparation)			<b>Zoning</b>	LAM1

## Assessment & Taxes

	<b>Assessment Year</b>	2024	<b>Tax Year</b>	2024	<b>Tax Exemption</b>	
	<b>Total Assessed Value</b>	\$696,072	<b>Tax Amount</b>	\$9,494.65	<b>Tax Rate Area</b>	0-067
	<b>Land Value</b>	\$618,212	<b>Tax Account ID</b>			
	<b>Improvement Value</b>	\$77,860	<b>Tax Status</b>	No Delinquency Found		
	<b>Improvement Ratio</b>	11.19%	<b>Delinquent Tax Year</b>			
	<b>Total Value</b>		<b>Market Improvement Value</b>			
	<b>Market Land Value</b>		<b>Market Value Year</b>			

## Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	09/18/2007	LEHMAN BROTHERS BANK FSB	\$1,000,000	NO
2	05/25/2004	INTERBAY FUNDING LLC	\$625,000	NO

## Loan Officer Insights

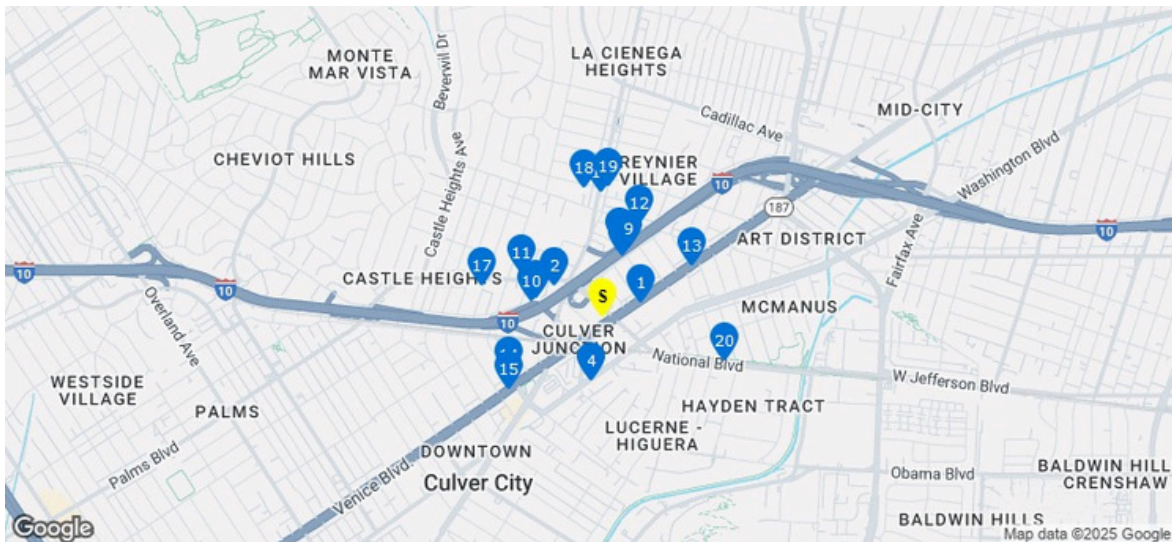
No details available

# COMPARABLES REPORT

Property Address 8940 NATIONAL BLVD LOS  
 City, State & Zip ANGELES, CA 90034-3343

Area Sales Analysis					
Total Area Sales/ Count	\$27,744,500/ 20	Median # of Baths	2 3	Median Lot Size (SF/AC)	5,511 / .13
Price Range - 2 years	\$558,000 - \$2,150,000	Median # of Bedrooms	1,657	Median Year Built	1950
Age Range	6 - 98	Median Living Area (SF)	\$774/SF	Median Value	\$1,350,000
Median Age	75	Median Price (\$/SF)			

Comparable Sales 20 Comps													
Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		<b>SUBJECT PROPERTY</b>	09/27/1993	\$316,003		5,655	0			1939	12,390/.28		
1	●	3159 IVY ST	10/18/2024	\$900,000	\$552	1,629	0	3	2	1929	5,398/.12		0.14
2	●	9117 NATIONAL BLVD	10/07/2024	\$963,500	\$143	6,734	0	12	10	1964	6,850/.16		0.2
3	●	8950 KRAMERWOOD PL	09/27/2024	\$1,250,000	\$728	1,716	0	2	1	1944	6,250/.14		0.22
4	●	3739 ROBERTSON BLVD	09/26/2024	\$1,900,000	\$978	1,943	0			1983	5,097/.12		0.23
5	●	3309 S DURANGO AVE	11/04/2024	\$558,000	\$1,213	460	0	1	1	1927	14,637/.34		0.24
6	●	8945 KRAMERWOOD PL	10/23/2024	\$1,400,000	\$832	1,682	0	3	2	1942	4,738/.11		0.25
7	●	8955 KRAMERWOOD PL	10/23/2024	\$2,000,000	\$1,446	1,383	0	3	1	1942	5,276/.12		0.25
8	●	8951 KRAMERWOOD PL	10/23/2024	\$2,150,000	\$1,566	1,373	0	3	2	1942	5,176/.12		0.25
9	●	8939 KRAMERWOOD PL	10/23/2024	\$1,900,000	\$1,597	1,190	0	2	1	1942	5,986/.14		0.25
10	●	3308 ARIA LN	08/30/2024	\$1,300,000	\$742	1,752	0	3	4	2019	1,862/.04		0.25
11	●	3131 S CANFIELD AVE APT 209	10/28/2024	\$675,000	\$683	988	0	2	2	1980	15,500/.36		0.32
12	●	2865 S SHENANDOAH ST	08/20/2024	\$1,785,000	\$995	1,794	0	2	3	1956	4,060/.09		0.35
13	●	3133 S HALM AVE	10/01/2024	\$930,000	\$456	2,040	0	3	3	1947	5,281/.12		0.36
14	●	3743 S CANFIELD AVE APT 308	08/13/2024	\$829,000	\$508	1,632	0	1	3	1990	13,523/.31		0.39
15	●	3756 BAGLEY AVE APT 104	07/29/2024	\$799,000	\$806	991	0	2	2	1981	13,300/.31		0.41
16	●	9025 HARGIS ST	08/14/2024	\$1,517,500	\$1,096	1,384	0	2	1	1929	5,624/.13		0.43
17	●	9501 NATIONAL BLVD	07/23/2024	\$1,800,000	\$403	4,461	0	7	7	1971	4,099/.09		0.43
18	●	9107 HARGIS ST	08/21/2024	\$1,997,500	\$1,276	1,565	0	3	2	1927	4,994/.11		0.45
19	●	9012 OLIN ST	07/15/2024	\$1,300,000	\$664	1,958	0	4	2	1953	6,008/.14		0.45
20	●	3423 CAROLINE AVE	12/24/2024	\$1,790,000	\$358	4,994	0	10	8	1964	6,419/.15		0.45



# TRANSACTION HISTORY REPORT

## Subject Property Location

### Property Address

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### City, State & Zip

LOS ANGELES, CA 90034-3343

### County

LOS ANGELES COUNTY

### Mailing Address

4855 MARSHALL DR, CULVER CITY, CA 90230-5874

### Property Use

Take-out Restaurant (food preparation)

### Parcel Number

4312-011-034

## Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	07/17/2008	Assignment	Assignment of Mortgage	\$1,000,000	08-1276001	RAMIRO LICONA	
2	11/01/2007	Release	Release of Mortgage	\$625,000	07-2468411	CORNELIA F DELICONA	
3	09/18/2007	Mortgage	Commercial Loan	\$1,000,000	07-2141489	LICONA, RAMIRO; DE LICONA, CORNELIA FREUDENSTEIN	
4	03/28/2005	Assignment	Assignment of Mortgage	\$625,000	05-0710224	CORNELIA F DELICONA	
5	05/25/2004	Mortgage	Commercial Loan	\$625,000	04-1327703	DELICONA, CORNELIA F; LICONA, RAMIRO	
6	09/27/1993	Deed		\$316,003			
7	02/25/1993	Deed					



# ASSESSOR MAP REPORT

**Subject Property Location**

**Property Address**

8940 NATIONAL BLVD

**City, State & Zip**

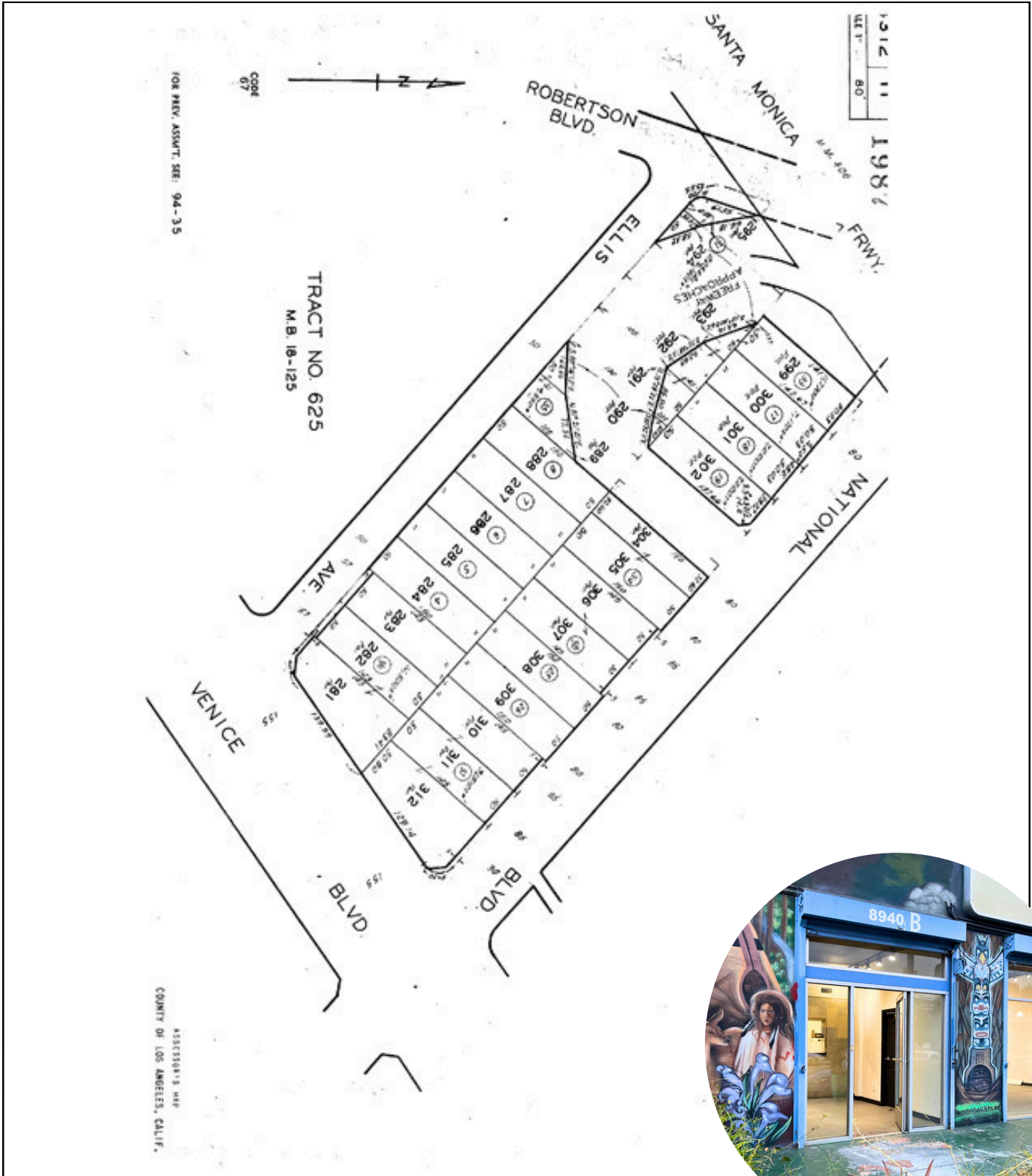
LOS ANGELES, CA 90034-3343

**County**

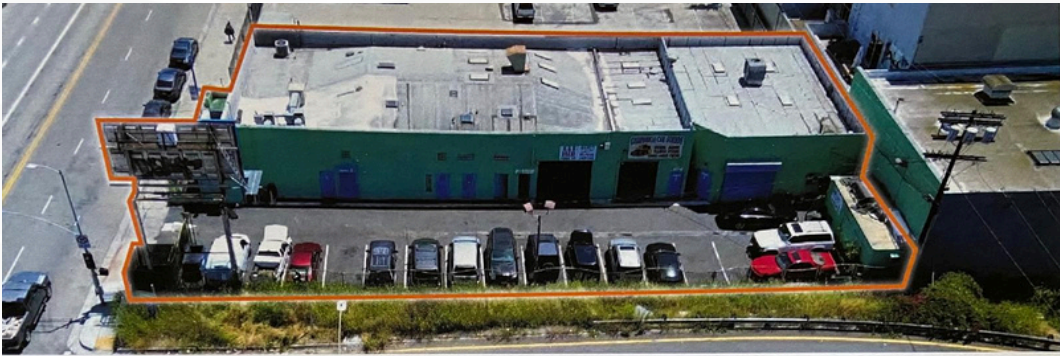
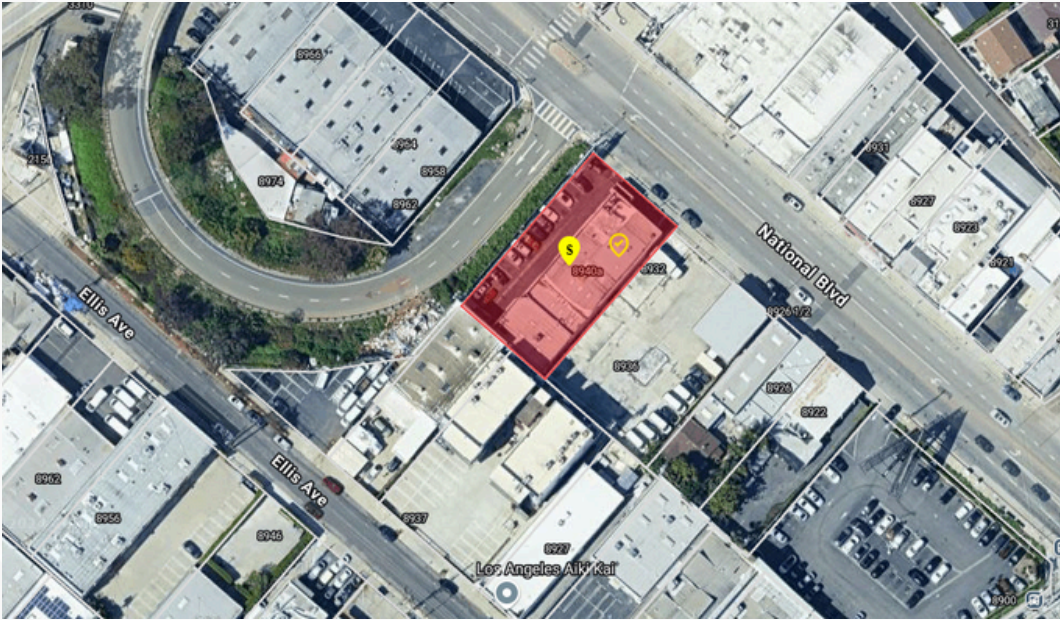
LOS ANGELES COUNTY

Parcel Number

4312-011-034



# LUX REALTY



**RUBEN LOIOCO**  
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