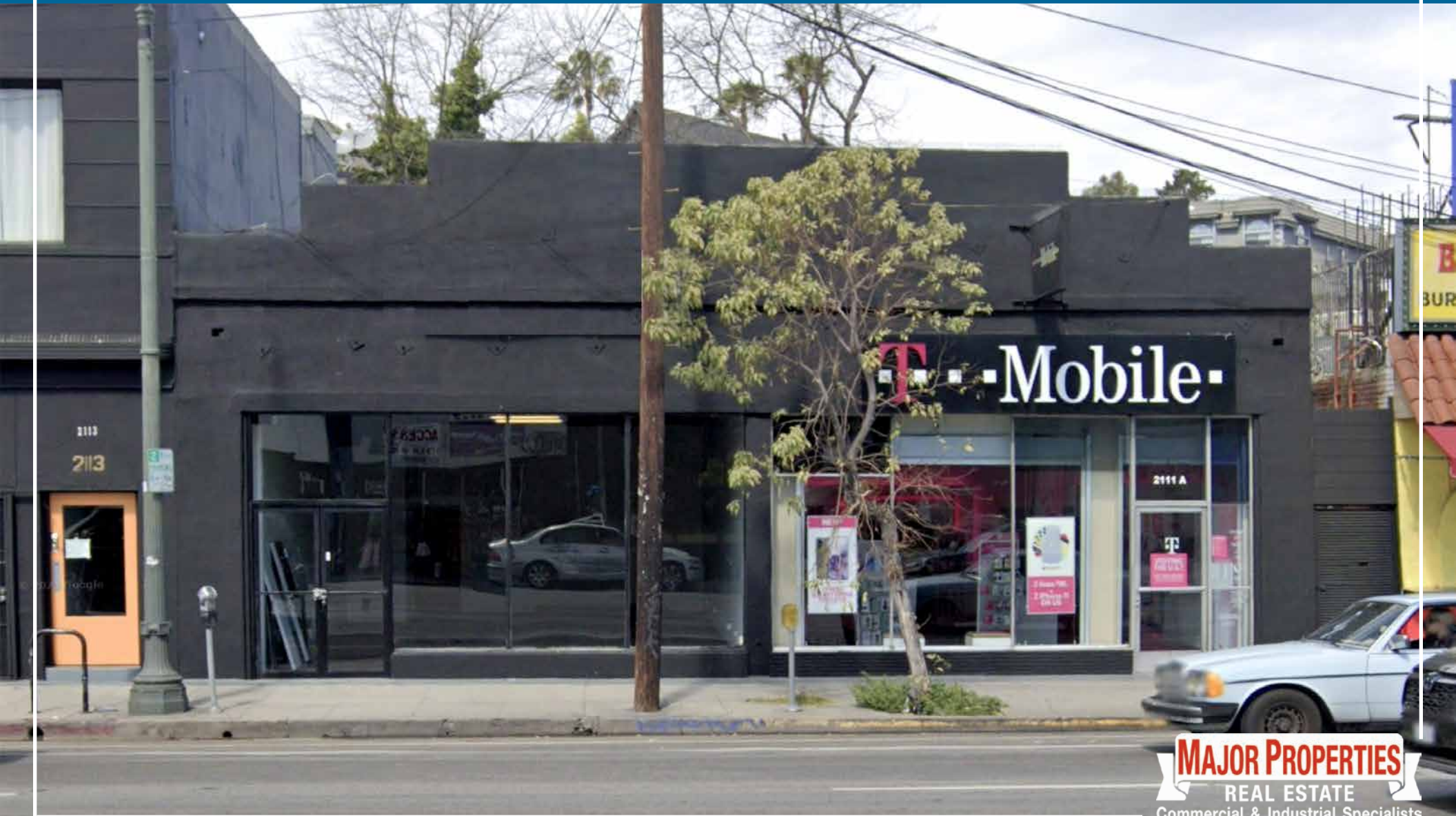


FOR LEASE

Heavy Traffic Echo Park Location

1,660± SF Retail Store

2111-B W SUNSET BLVD, LOS ANGELES, CA 90029



MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists



FOR LEASE

2111-B W SUNSET BLVD
LOS ANGELES, CA 90026

- Prime heavy traffic retail location
- Northwest corner of Sunset Blvd & Alvarado Street
- Fantastic exposure and visibility!
- Large floor-to-ceiling storefront windows
- Polished concrete floors — Recessed track lighting
- High ceiling clearance



LEASE RENTAL

\$6,225 Per Month
(\$3.75 PER SF NNN)

AVAILABLE UNIT SIZE

1,660± SF

BUILDING SIZE

4,013± SF

YEAR BUILT

1927

LAND SIZE

6,970± SF

ZONING

LA C2

PARKING

Optional (Call Broker)

CLEARANCE HEIGHT

14'

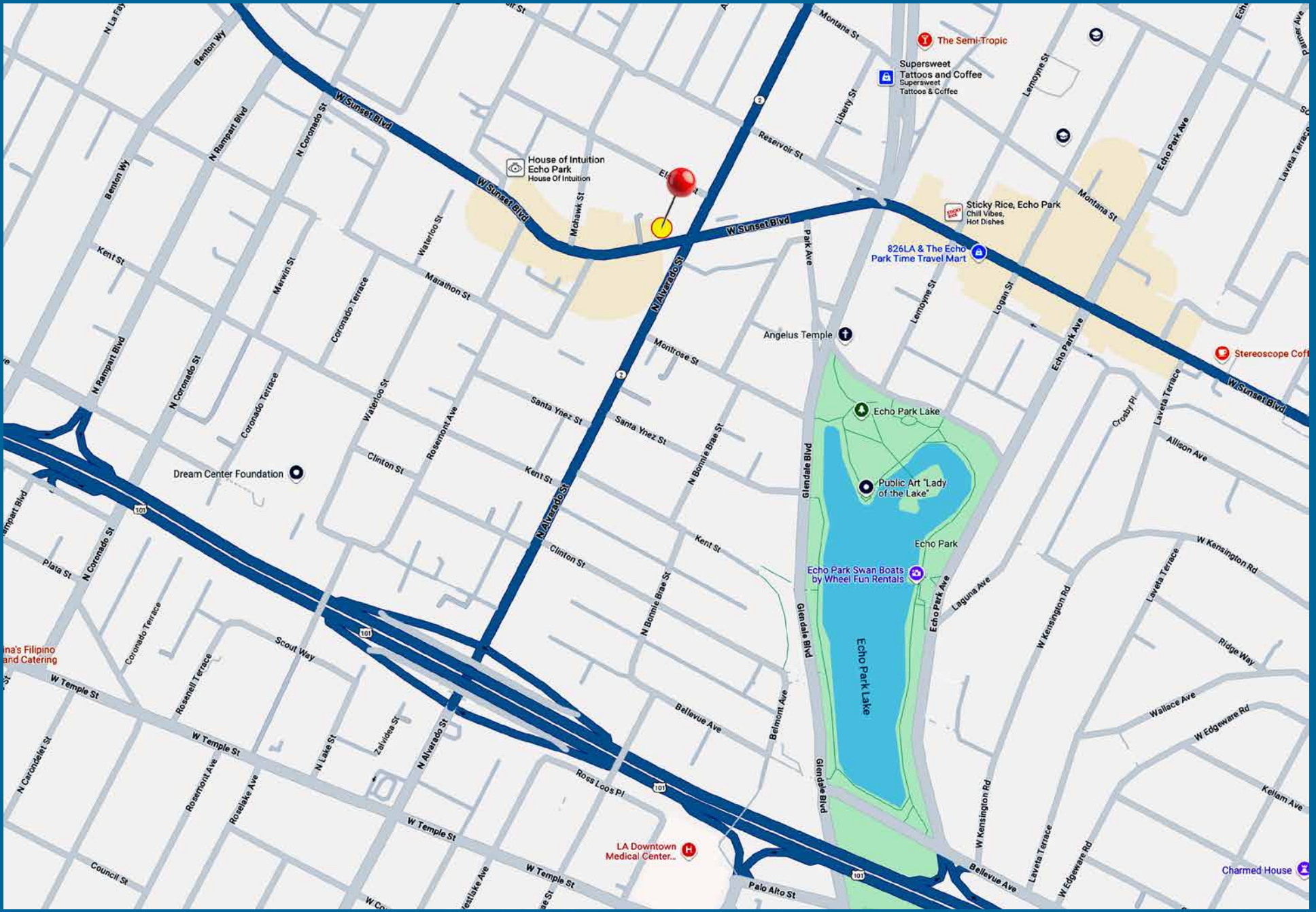
POWER

Ample

TRAFFIC COUNT

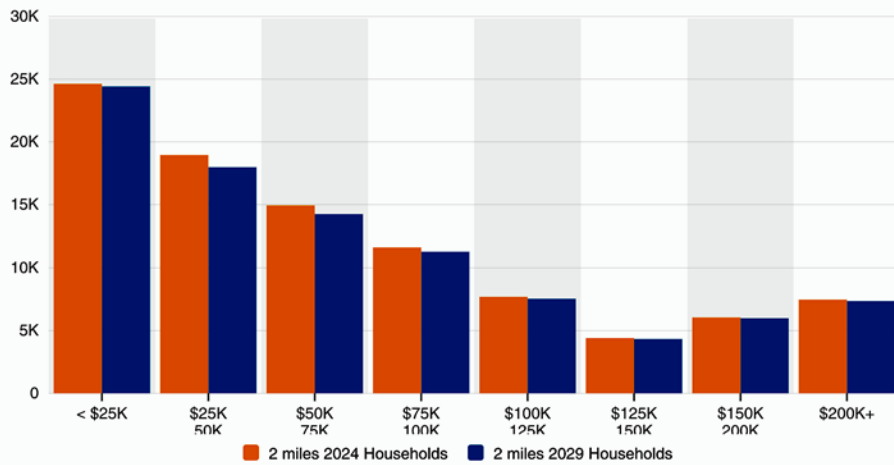
37,761 Vehicles/Day (2025)



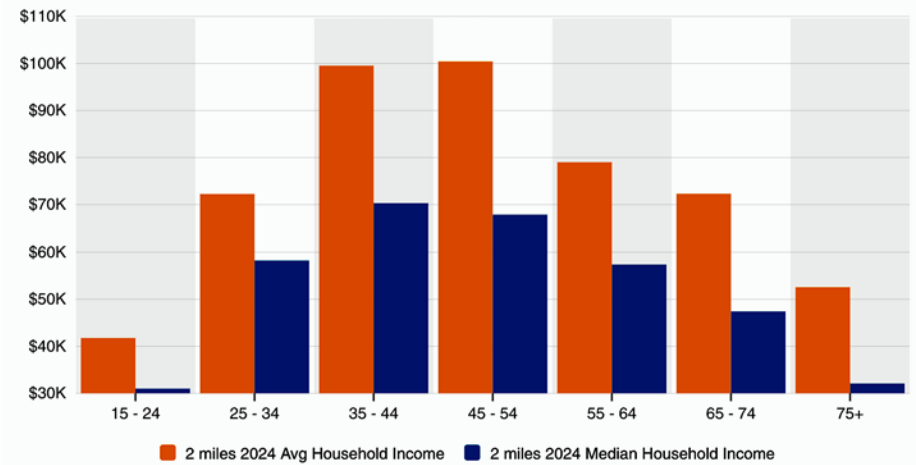


AREA MAP

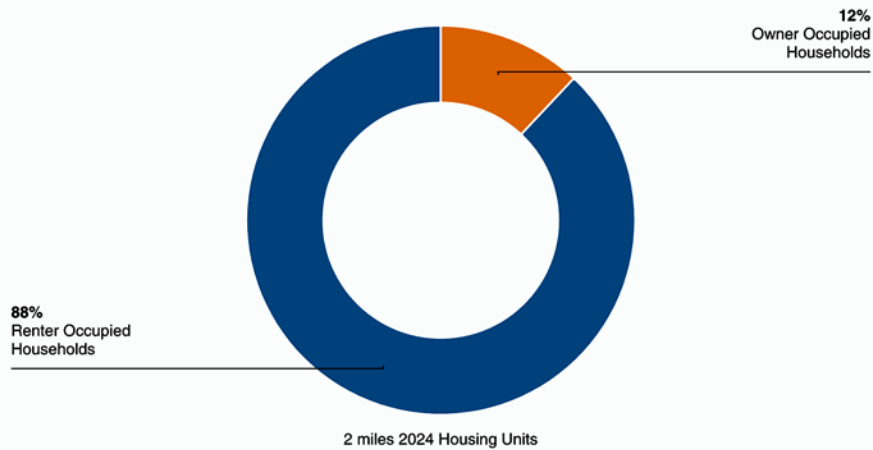
Household Income



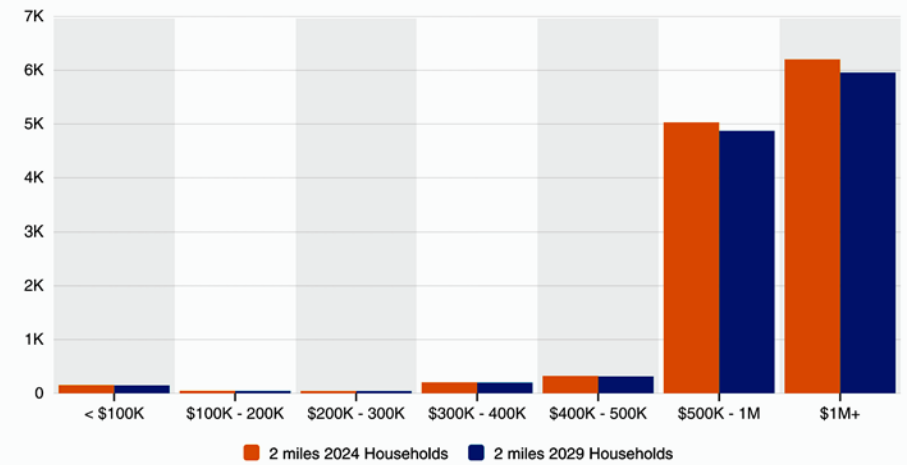
Household Income By Age



Housing Occupancy



Home Values



NEIGHBORHOOD DEMOGRAPHICS

FOR LEASE

Heavy Traffic Echo Park Location

1,660± SF Retail Store

2111-B W SUNSET BLVD, LOS ANGELES, CA 90029

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively offered by:

Daniel Moussazadeh

Sales Associate

213.747.7959 office

310.999.9437 mobile

daniel@majorproperties.com

Lic. 02058572

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists