

2235
2251
SEPULVEDA
BOULEVARD
LOS ANGELES, CA 90064

EXCLUSIVELY REPRESENTED BY:



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FOR LEASE

WESTMAC Commercial Brokerage Company
1515 S Sepulveda Boulevard | Los Angeles, CA 90025
Tel: 310-478-7700 | Fax: 310-479-3989 | www.westmac.com | DRE#: 01096973

WESTMAC
Commercial Brokerage Company

PROPERTY DESCRIPTIONS



2251 S SEPULVEDA

Approximately 7,350 square feet



2235 S SEPULVEDA

Approximately 6,884 square feet



RENTAL RATE

\$1.95 per square foot per month,
net net net
(Triple net charges = ±\$0.20/SF/Mo.)

ZONING

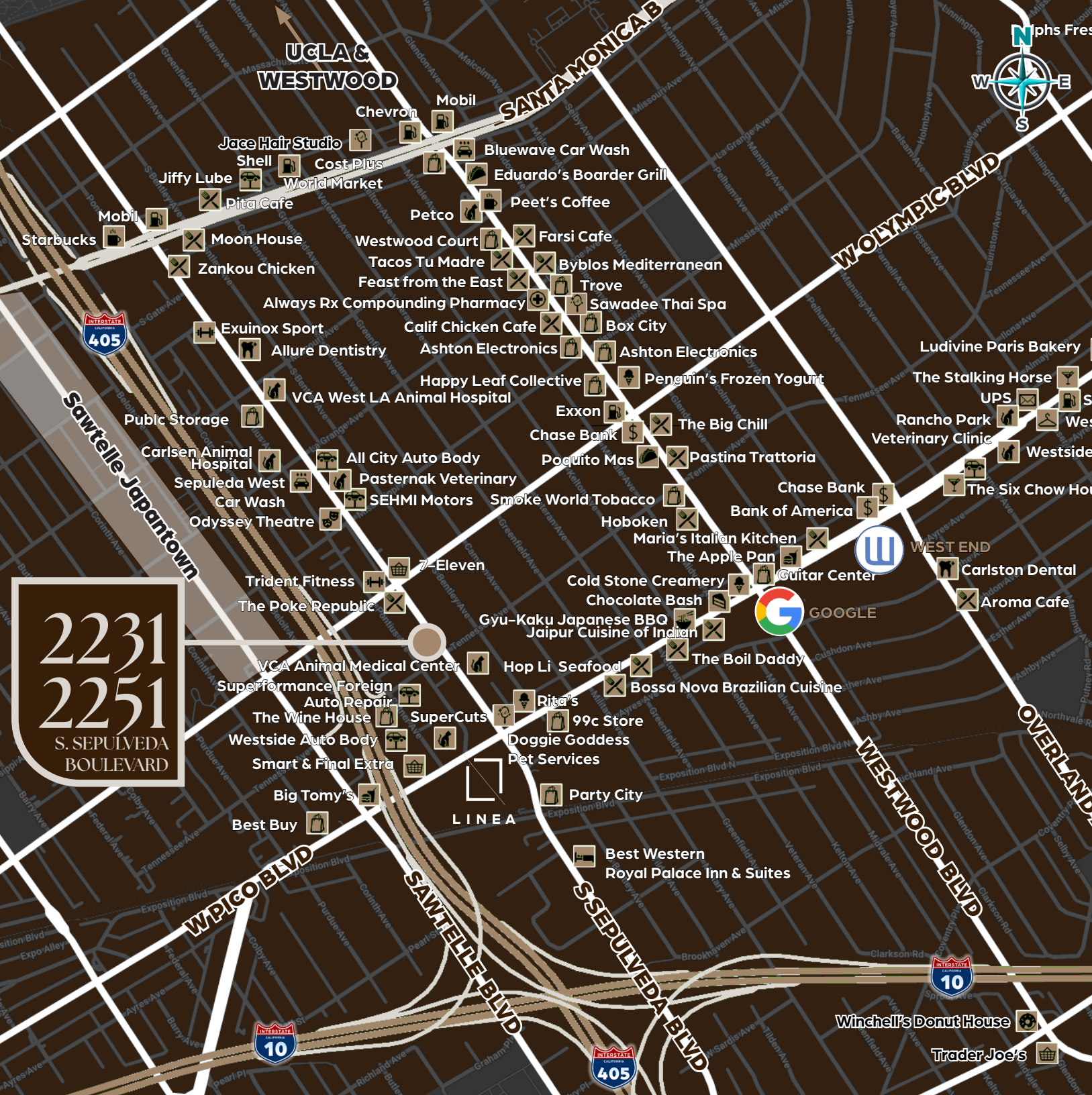
NI(EC) Hybrid Industrial

AVAILABILITY

Immediate

PROPERTY PHOTOS





2231
2251
S. SEPULVEDA BOULEVARD

DEMOGRAPHICS

POPULATION

1 mile	3 miles	5 miles
2024 Population		
38,335	320,649	649,414
2029 Projection		
37,708	324,980	652,988

HOUSEHOLDS

1 mile	3 miles	5 miles
2024 Households		
17,588	143,900	302,002
2029 Projection		
17,264	141,144	295,777

HOME VALUES

1 mile	3 miles	5 miles
Median Value		
\$1.07 M	\$1.04 M	\$1.1 M

HOUSEHOLD INCOME

1 mile	3 miles	5 miles
Average		
\$133,689	\$132,165	\$136,825
Median		
\$104,382	\$100,304	\$105,104

BUSINESSES

1 mile	3 miles	5 miles
Employees		
38,127	332,469	601,775
Businesses		
5,638	42,858	78,437

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