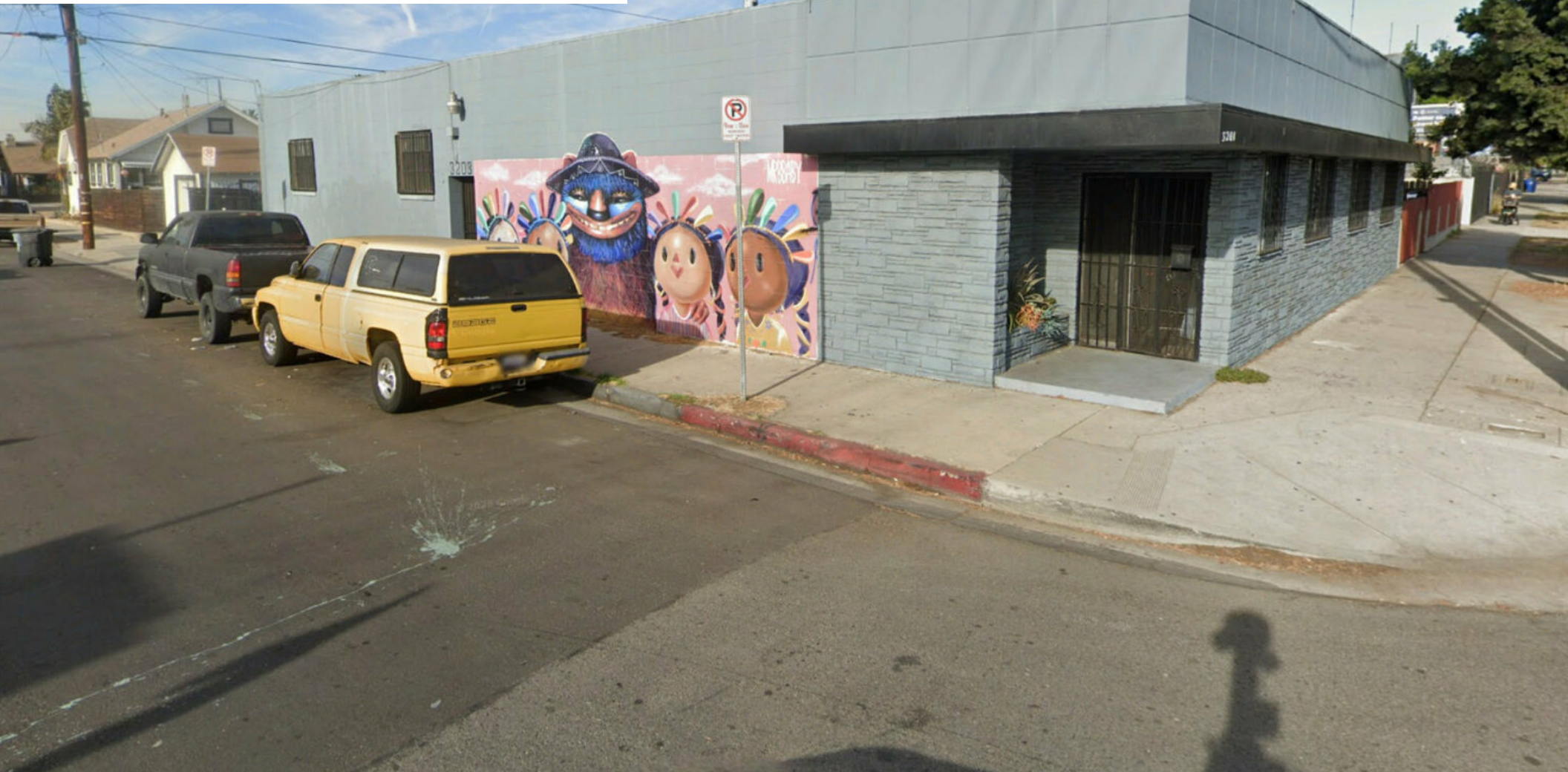


Retail Warehouse For Lease

+/- 3,944 SF / \$2.00 MG

Cypress Park - Northeast Los Angeles

NAI Capital
COMMERCIAL REAL ESTATE RETAILERS WORLDWIDE



3201 N. Figueroa Street

Cypress Park, CA 90065

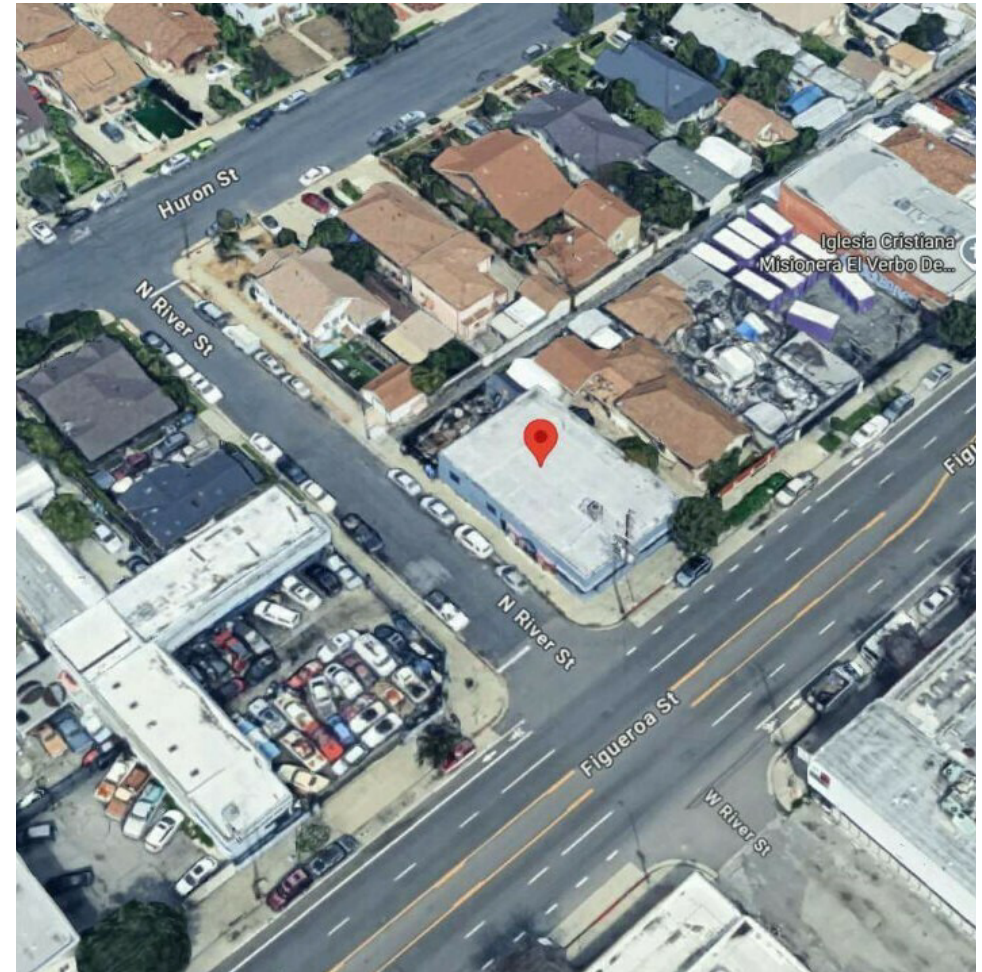
Offering Memorandum

Patrick Ortiz
Senior Vice President
310.806.6105
portiz@naicapital.com
CA DRE #01756382

Steven Berman
Vice President
818.815.2412
sberman@naicapital.com
CA DRE #00967188

Property Type	Retail Warehouse
Lease Rate	\$2.00 MG
Building Size	3,944 SF
Lot Size	5,227 SF
Year Built	1957
Features	Roll-Up Door / Gated Parking

This one story freestanding building offers excellent visibility and supports a wide range of uses, including retail, warehouse, showroom, storage, or light production. The open floor plan allows for flexible configurations, complemented by a rear roll up door and gated on site parking. The property benefits from immediate access to nearby restaurants, cafés, and quick service dining, providing convenient options for employees and customers. Easy access to the 110 and 5 freeways enhances regional connectivity, while nearby transit – including the Gold Line station approximately 0.4 miles away – further supports accessibility.



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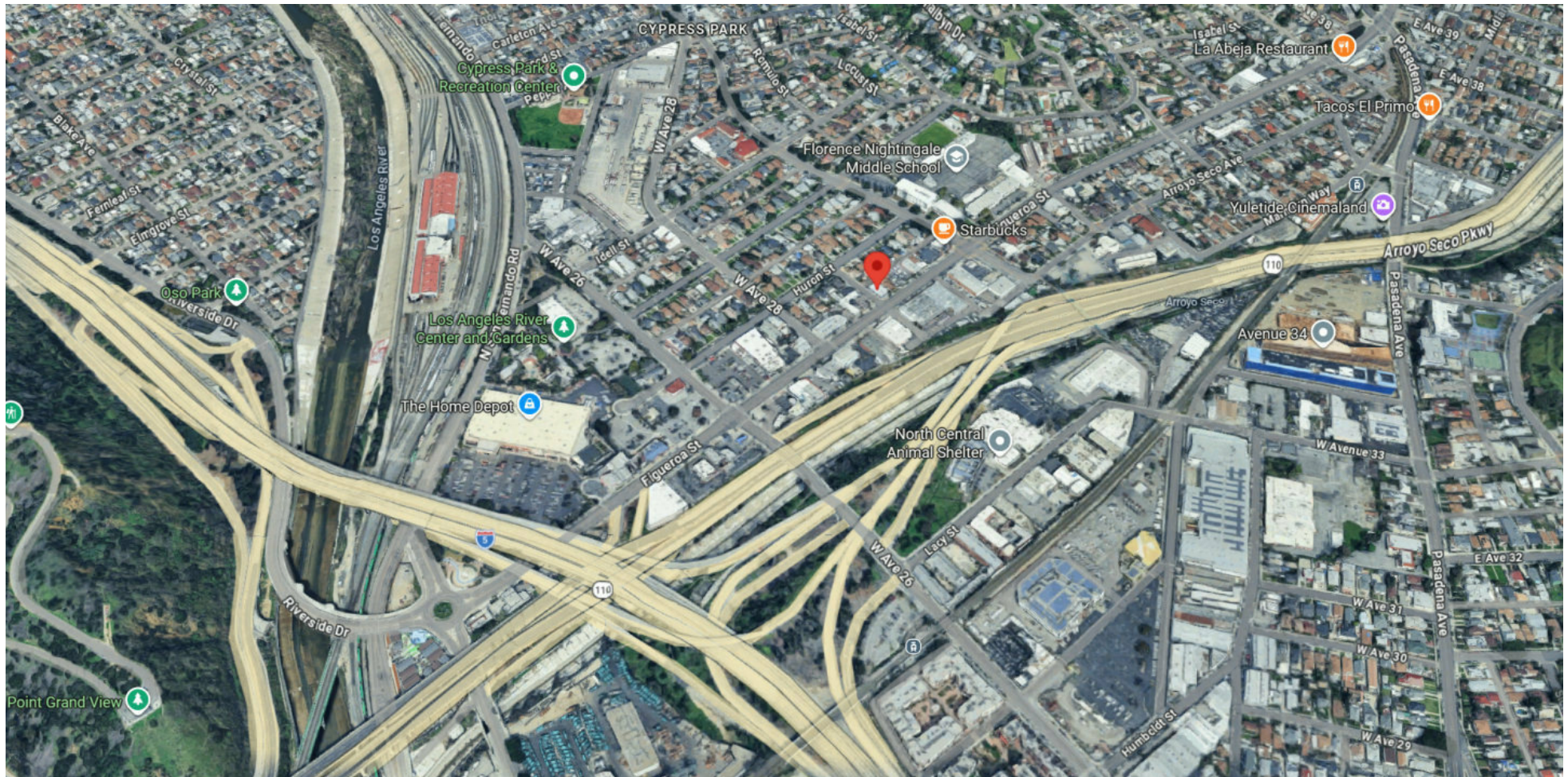
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Steven Berman

Vice President
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sberman@naicapital.com
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