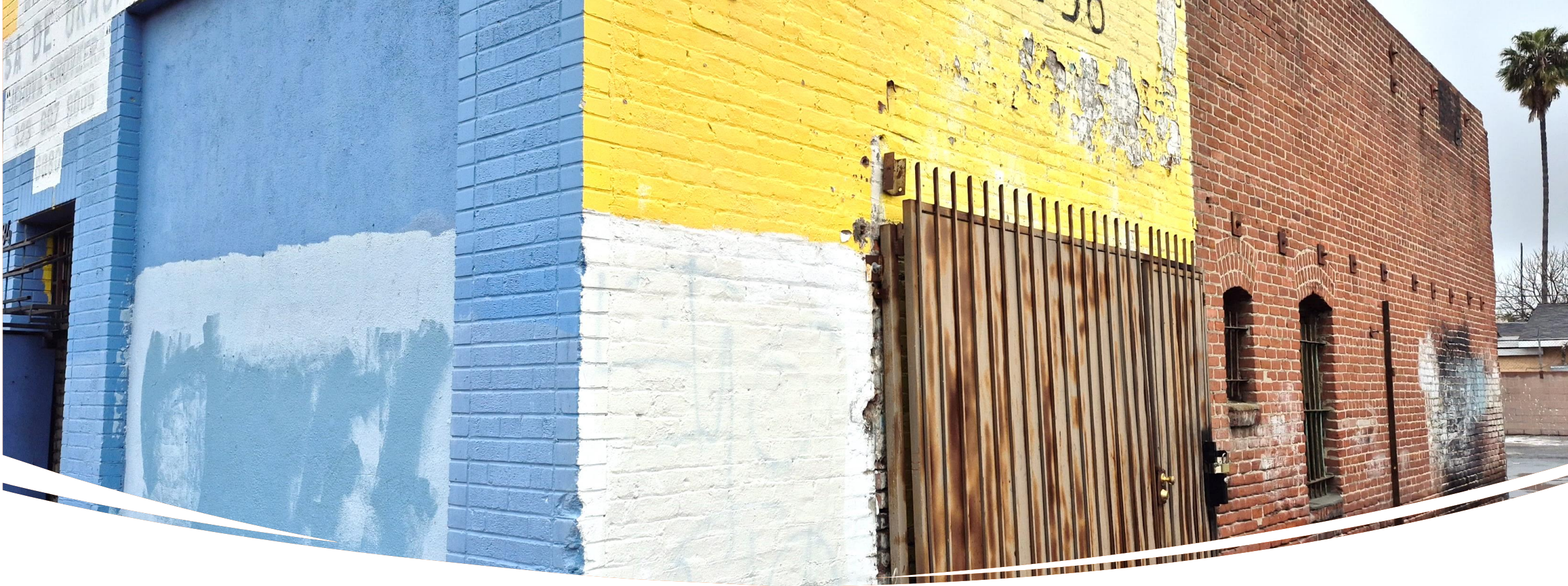


**RETAIL
SPACE
FOR LEASE**



*Exclusive listing by Mike Tolj
Tolj Commercial Real Estate
DRE NO: 01373646*

6080 & 6084 South Hoover, Los Angeles, CA 90044



PROPERTY HIGHLIGHTS

- *Bow Truss High Ceilings*
- *Secure Gated Property*
- *High Street Frontage & Visibility*
- *Conveniently near the 110 & 10 Freeways*
- *Minutes to Downtown Los Angeles*

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LEASE TERMS

Located in the South-Central area of Los Angeles, this **retail property** is ideal for a furniture store, fitness center, art gallery, learning center and more. All uses must comply with Los Angeles zoning codes and regulations.

Unit 1	6080
Square Footage:	Approx. 5,400
Rental Rate:	\$2.00 per sf per month
Term:	1-5 Years + (Modified Gross)
Unit 2	6084
Square Footage:	Approx. 2,400
Rental Rate:	\$2.15 per sf per month
Term:	1-5 Years + (Modified Gross)
Combined Units	6080 & 6084
Square Footage:	Approx. 7,800
Rental Rate:	\$1.75 per sf per month
Term:	1-5 Years + (Modified Gross)

Property is zoned LA-C2-VL-CPIO with a total lot size of 10,800 SF. Parking is unreserved and available on a first-come, first-served basis, with limited availability between both spaces. If leased separately, tenants will share trash and water costs.

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AERIAL VIEW

Hoover St

Unit 1 | 5,400-sf



6080 S. Hoover St.

Unit 2 | 2,400-sf

Custom Bendz

6084 S. Hoover St.

715

S Hoover St

725

6080 & 6084

719

South Hoover Street, Los Angeles, CA 90044

J & M Market
Temporarily closed



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INTERIOR PHOTOS – UNIT 1



6080 & 6084 South Hoover Street, Los Angeles, CA 90044

Mezzanine not in SF.

INTERIOR PHOTOS – UNIT 2



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FOOD AMENITIES



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REAR PARKING LOT



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Disclaimer and Information Notice

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