



Special Teaser Rate: \$1.65 per sf per moth
3 MONTHS

*Available For Qualified Applicants
Per Landlord's Discretion*

RETAIL SPACE FOR LEASE



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

752 South Atlantic Boulevard, East Los Angeles, CA 90022



PROPERTY HIGHLIGHTS

- *Prime Storefront location*
- *Street Frontage Visibility*
- *Natural Light / Spacious Layout*
- *Ample Curb Street Parking*
- *Conveniently near the 710 Freeway*

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LEASE TERMS

Free Standing Retail Building is located east of Downtown Los Angeles. The subject property is suitable for various business uses including a real estate office, stationery and delivery store, print and copy center, coffee shop, salon, and other related retail or office purposes.

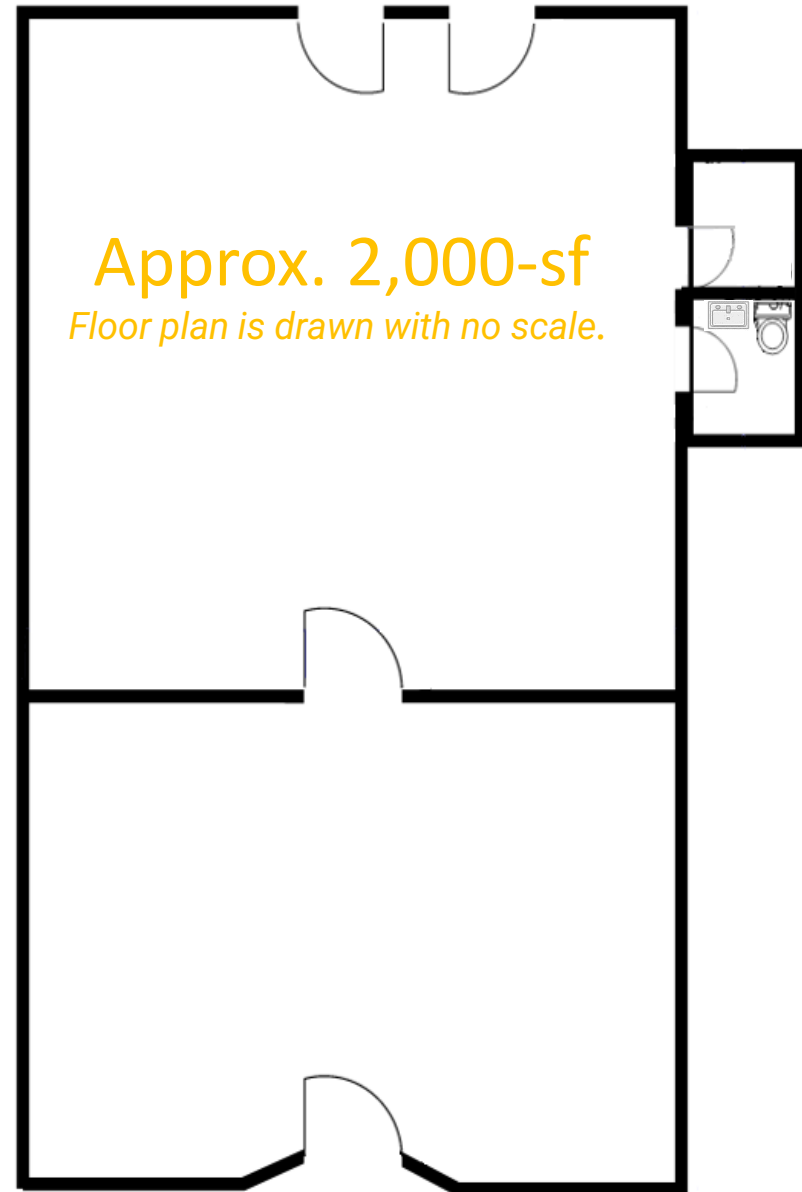
Square Footage:	Approx. 2,000-sf
Lease Type:	Modified Gross
Suite No.	1
Rental Rate	\$1.85 per sf per month
Term:	1-5 Years +
Parking:	City Curb & 4 stalls (back of the building)
Utilities:	Separately metered (except for water)
Zoning:	LA County Mixed Use Development (MXD)

**REDUCED
RATE**

Limited-time teaser rate of \$1.65 per sq. ft. per month for the first three months, available to qualified applicants, at the landlord's discretion. Terms and conditions apply. Rates and qualifications may change without notice.

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FLOOR PLAN



Approx. 2,000-sf
Floor plan is drawn with no scale.

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743

Davalos Insurance

Tortas Ahogadas Ameca
Mexican • \$

The Compound
Recording Studio

Atlantic Tax Services

Rivera Hair & Nail Salon
Temporarily closed

743 1/2

750 1/2

The Garage Board Shop
Skateboard shop

Rainbow Gift
Gift shop

754

CHALO MEXICAN
Mexican • \$\$

AERIAL MAP

752 South Atlantic Boulevard, East Los Angeles, CA 90022



INTERIOR PHOTOS

752 South Atlantic Boulevard, East Los Angeles, CA 90022

GATED
PARKING



752 South Atlantic Boulevard, East Los Angeles, CA 90022

TRAFFIC COUNTS



24,340



2022 Est. daily
traffic counts

Street: S Atlantic Blvd
Cross: Whittier Blvd
Cross Dir: S
Dist: 0.03 miles

23,624

2022 Est. daily
traffic counts



Street: Whittier Blvd
Cross: S Atlantic Blvd
Cross Dir: E
Dist: 0.02 miles

5,430

2022 Est. daily
traffic counts



Street: Hubbard St
Cross: S Hillview Ave
Cross Dir: E
Dist: 0.02 miles

752

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Disclaimer and Information Notice

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BROKER CONTACT INFORMATION



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