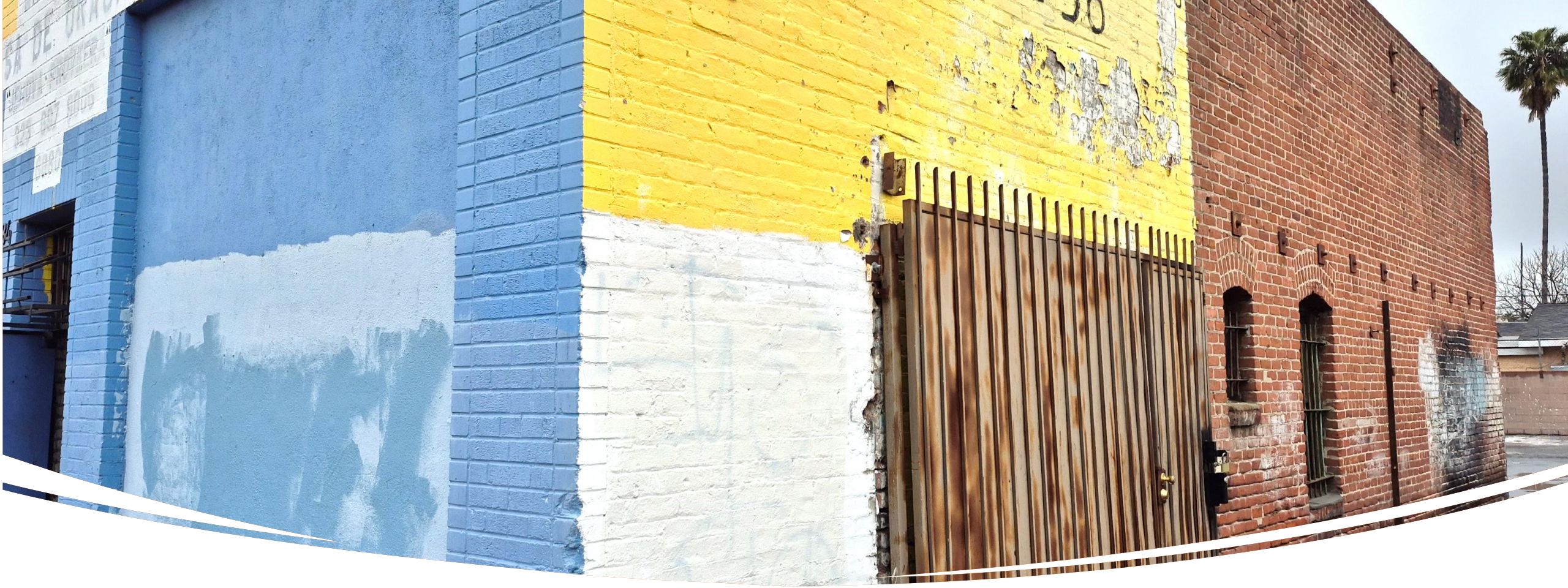


RETAIL SPACE FOR LEASE

Tolj Commercial Real Estate

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:	$1.65 per sf per month
Term:	1-5 Years + (Modified Gross)

Unit 2	**6084**
Square Footage:	Approx. 2,400
Rental Rate:	$1.80 per sf per month
Term:	1-5 Years + (Modified Gross)

Combined Units	**6080 & 6084**
Square Footage:	Approx. 7,800
Rental Rate:	$1.60 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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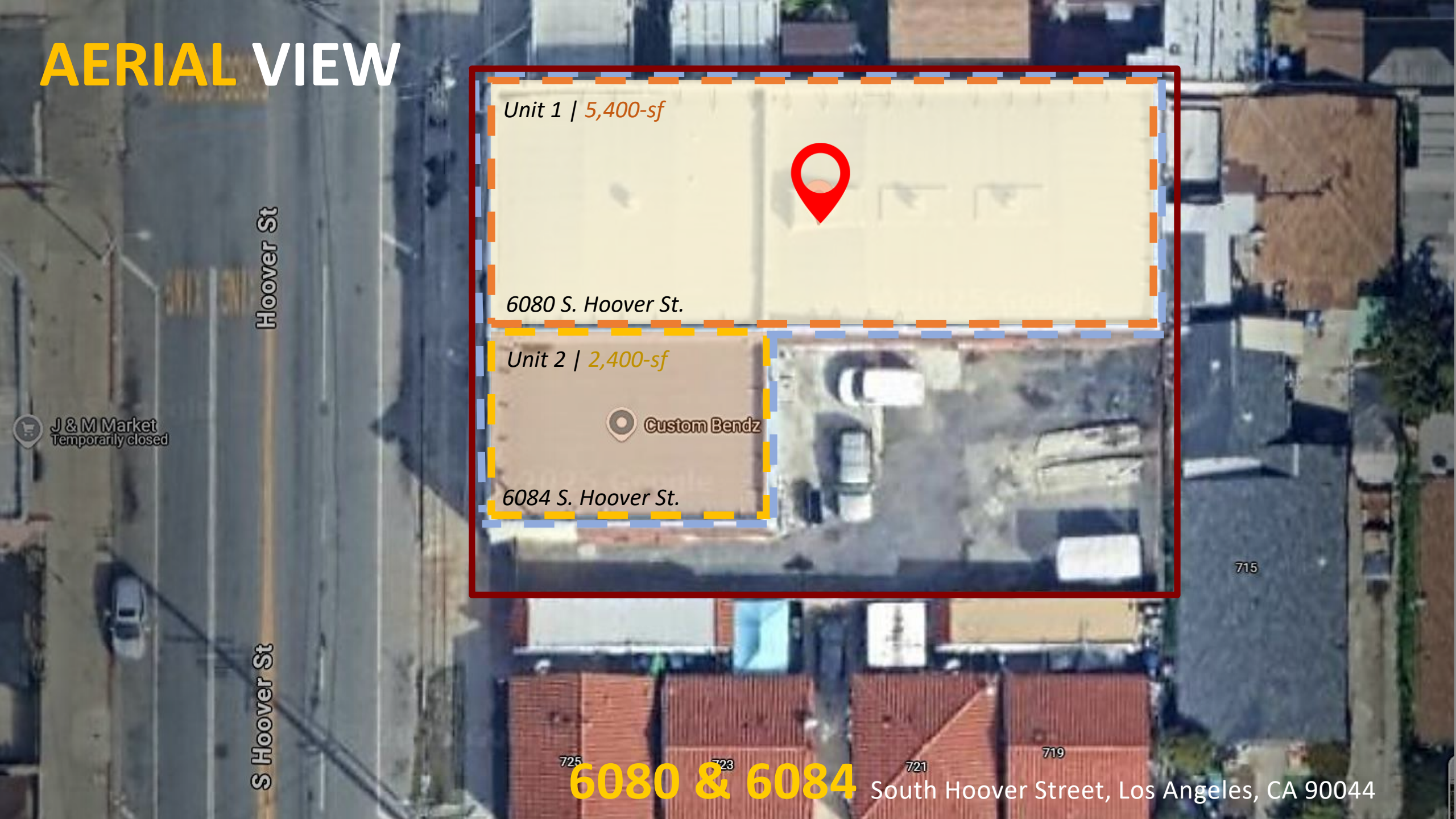
AERIAL VIEW



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INTERIOR PHOTOS – UNIT 1

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INTERIOR PHOTOS – UNIT 1





Mezzanine not in SF.

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INTERIOR PHOTOS – UNIT 2





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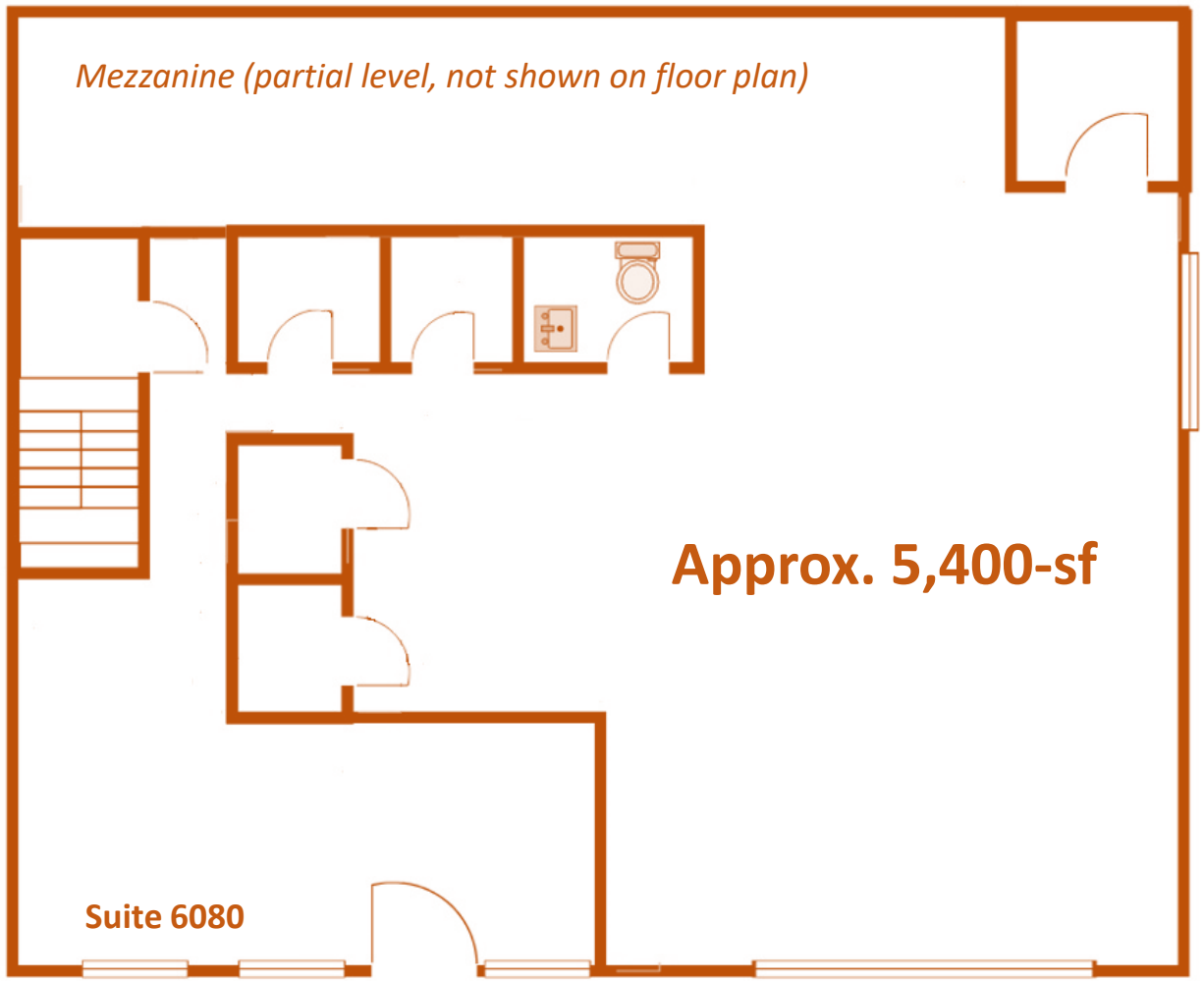
FLOOR PLAN



Floor plan is not to scale and may not be exact.

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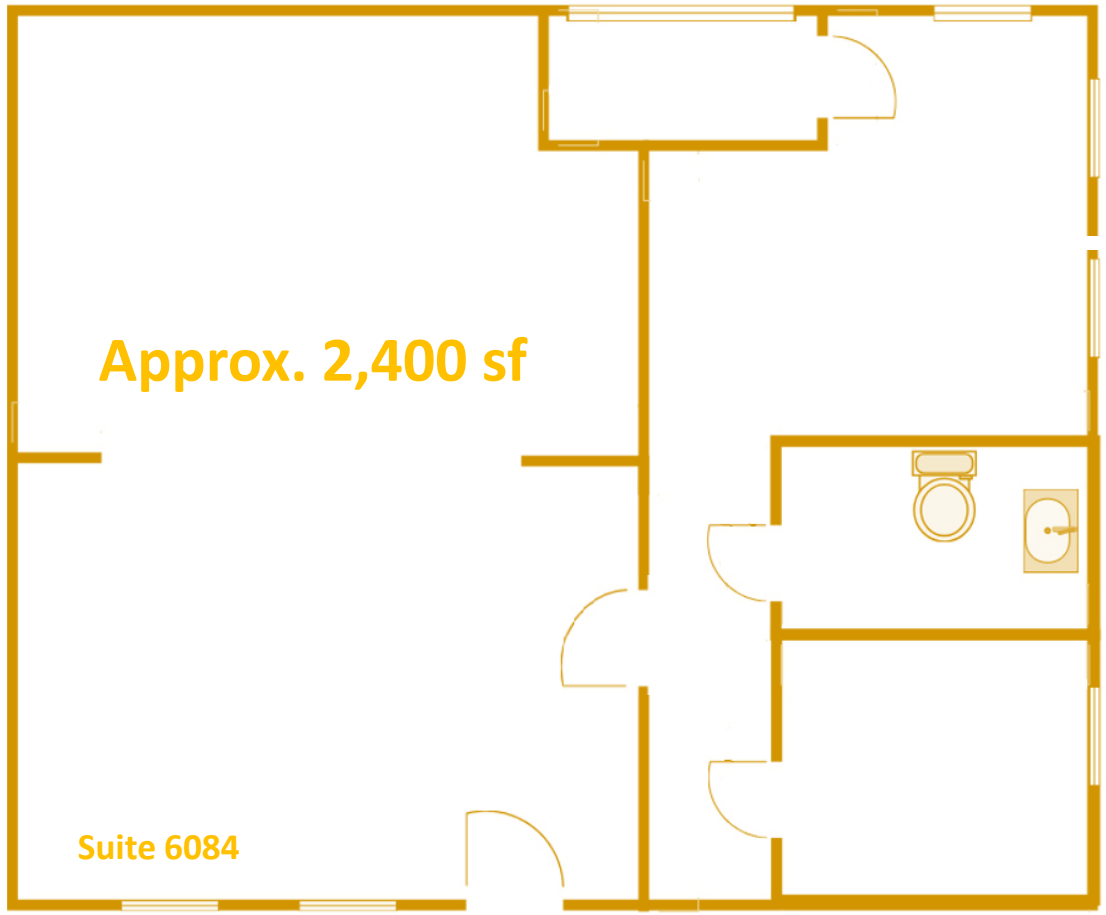

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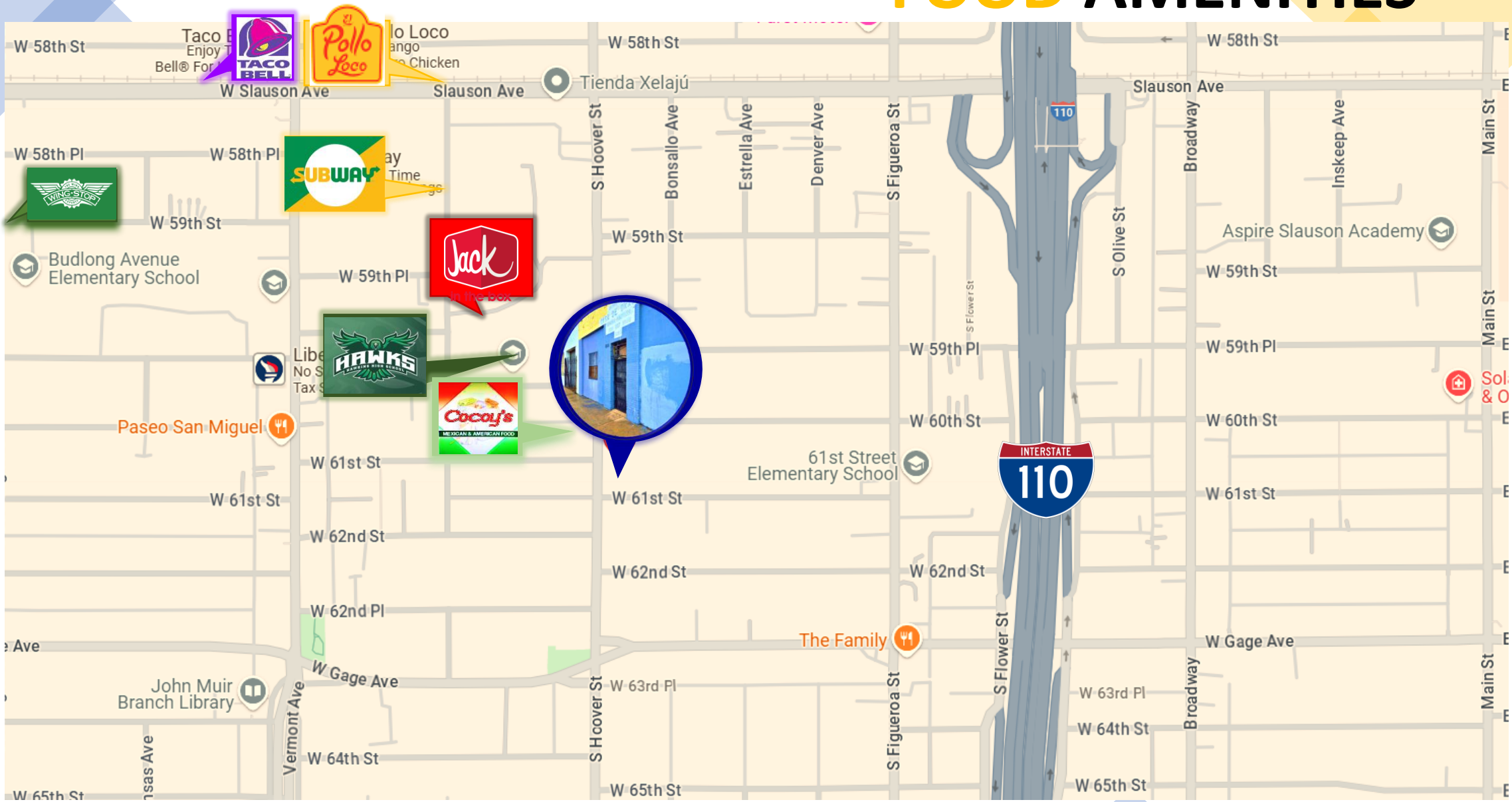
FOOD AMENITIES



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REAR PARKING LOT





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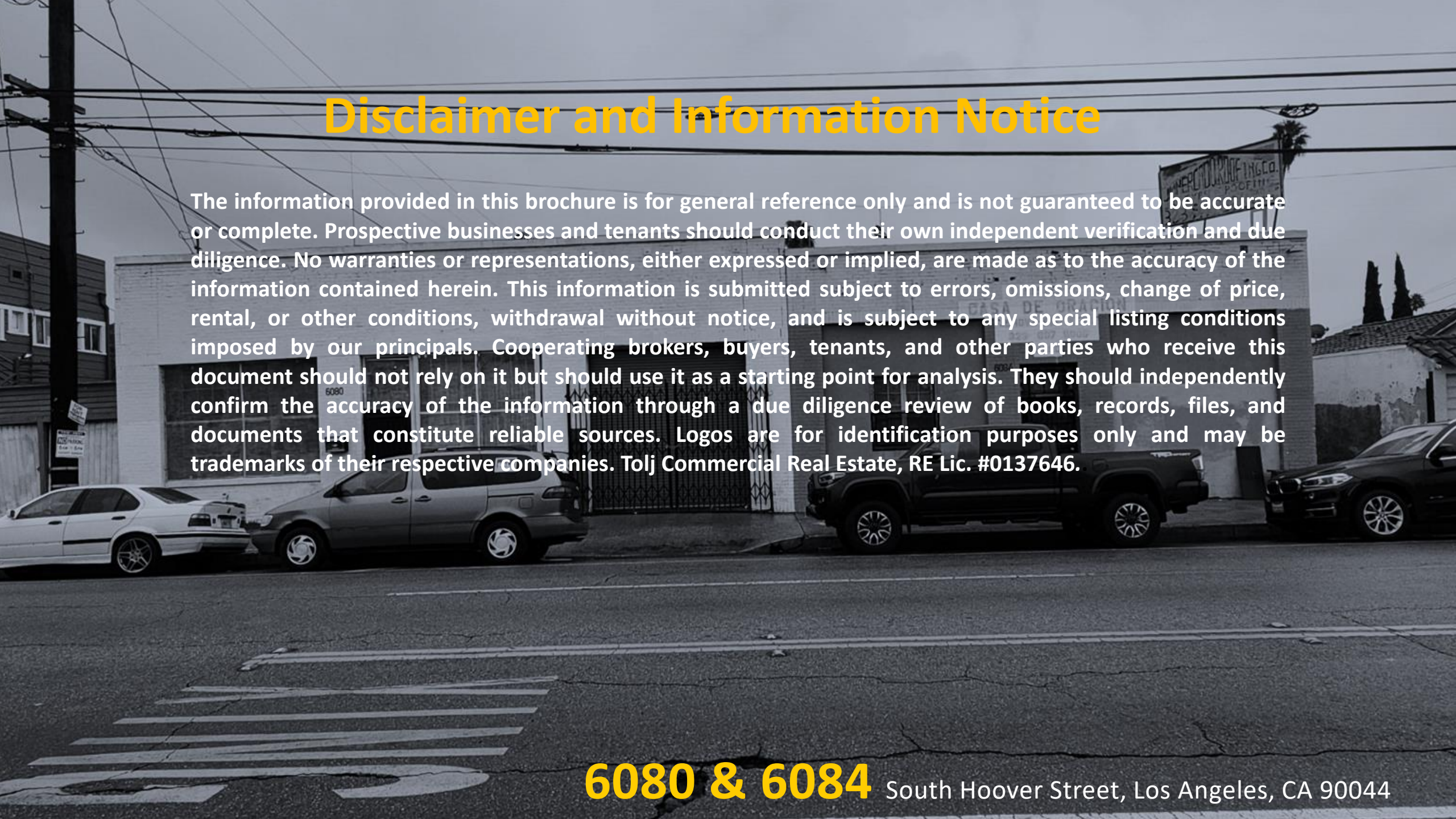

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