

Sepulveda & Western

1630-1668 Western Blvd. | Los Angeles, CA 90710



PROPERTY FEATURES

- Redevelopment Project at Major Intersection of Sepulveda & Western
- Brand new Starbucks Drive Thru Under Construction
- Available 2,470 SF +/- Endcap with Patio facing Starbucks
- 900 SF to 20,000 SF Available spaces with New Façade
- Ample Parking Spaces
- Pylon Signage Available
- Ideal for Food Tenants
- In Close Proximity to the 405 & 110 Freeway

- RETAIL: +/- 20,286 SF
- PARKING: 54 STALLS
- LOT: 49,030 SF

	1 Mile
Population:	24,465
Households:	72,345
Avg. HH. Income:	\$ 48,055

LEASING INFO:

310.270.9243
310.247.0900

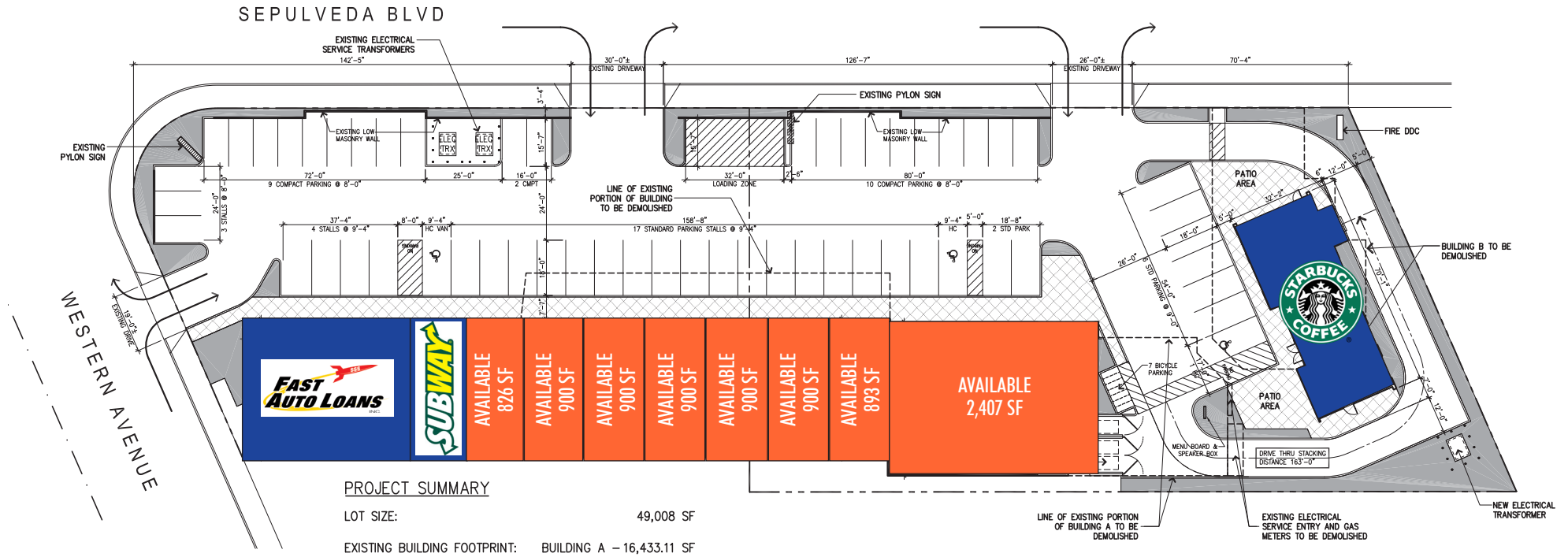
9034 Sunset Boulevard
West Hollywood, Ca 90069
www.charles-company.com



SCAN QR CODE TO
DOWNLOAD BROCHURE

1630-1668 Western Blvd. | Los Angeles, CA 90710

■ LEASED
■ MTM
■ AVAILABLE



Sepulveda & Western

1630-1668 Western Blvd. | Los Angeles, CA 90710

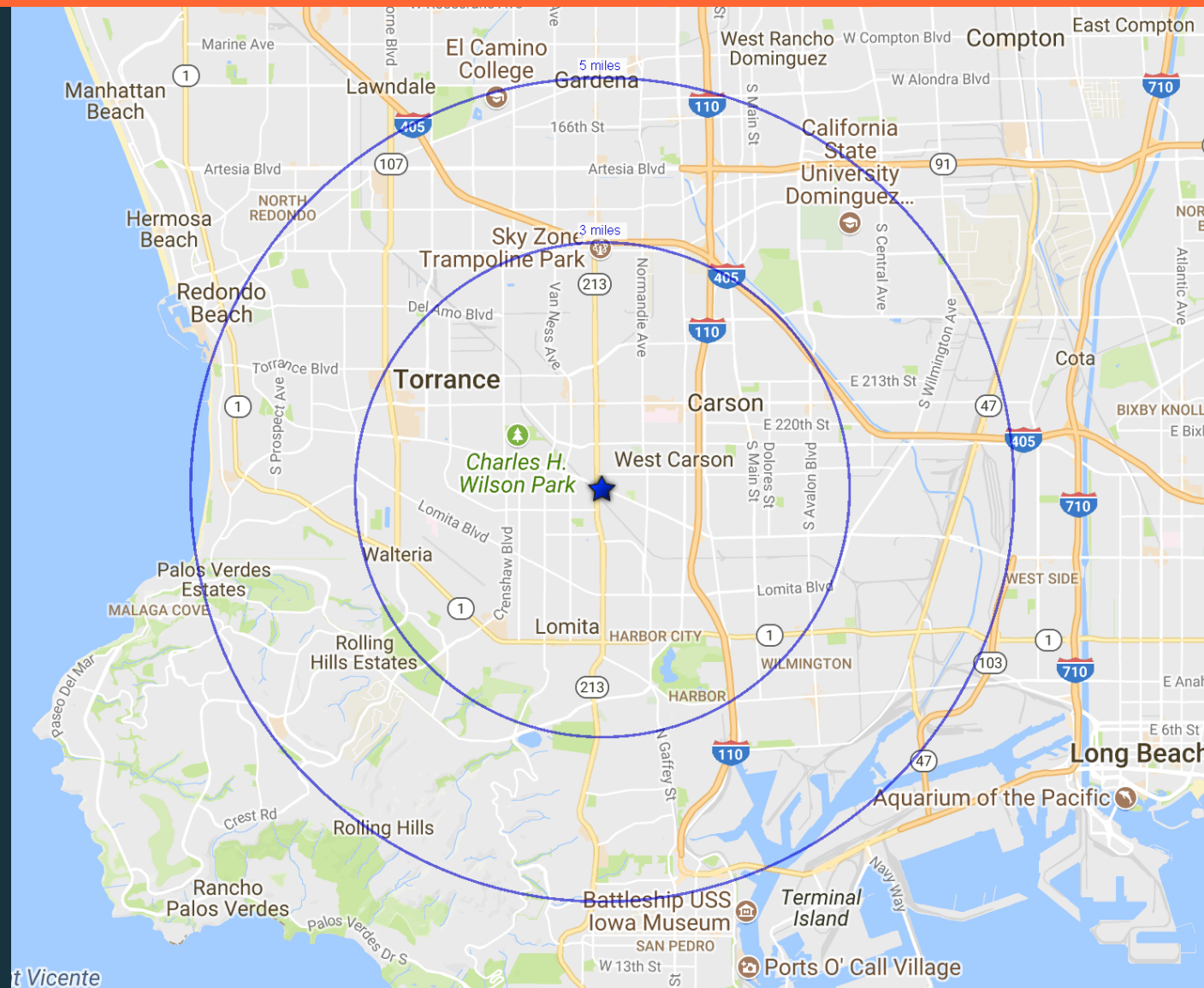
DEMOGRAPHICS MAP

AREA DEMOGRAPHICS

	3 Miles	5 Miles
Population:	616,800	1,336,819
Households:	214,230	489,054
Average Household Income:	\$55,341	\$ 65,592

TRAFFIC COUNT

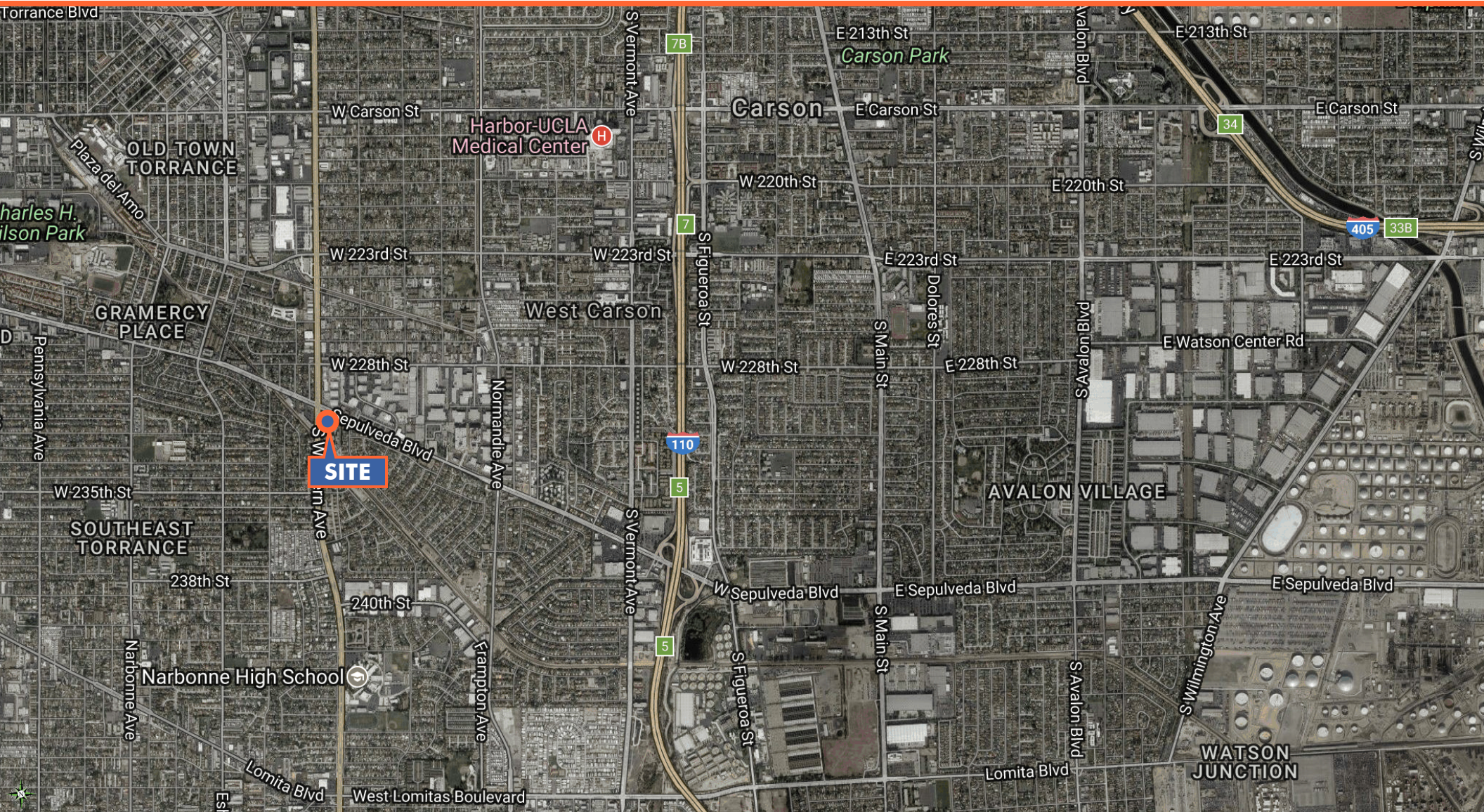
Sepulveda Boulevard:	+/- 49,000 VPD
Western Avenue:	+/-43,000 VPD



Sepulveda & Western

1630-1668 Western Blvd. | Los Angeles, CA 90710

LOCATION MAP



Sepulveda & Western

1630-1668 Western Blvd. | Los Angeles, CA 90710

AERIAL VIEW

