

**NEW
PRICE**



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*
- *Ample Curb Street Parking*
- *Conveniently near the 710 Freeway*

752 South Atlantic Boulevard, East Los Angeles, CA 90022



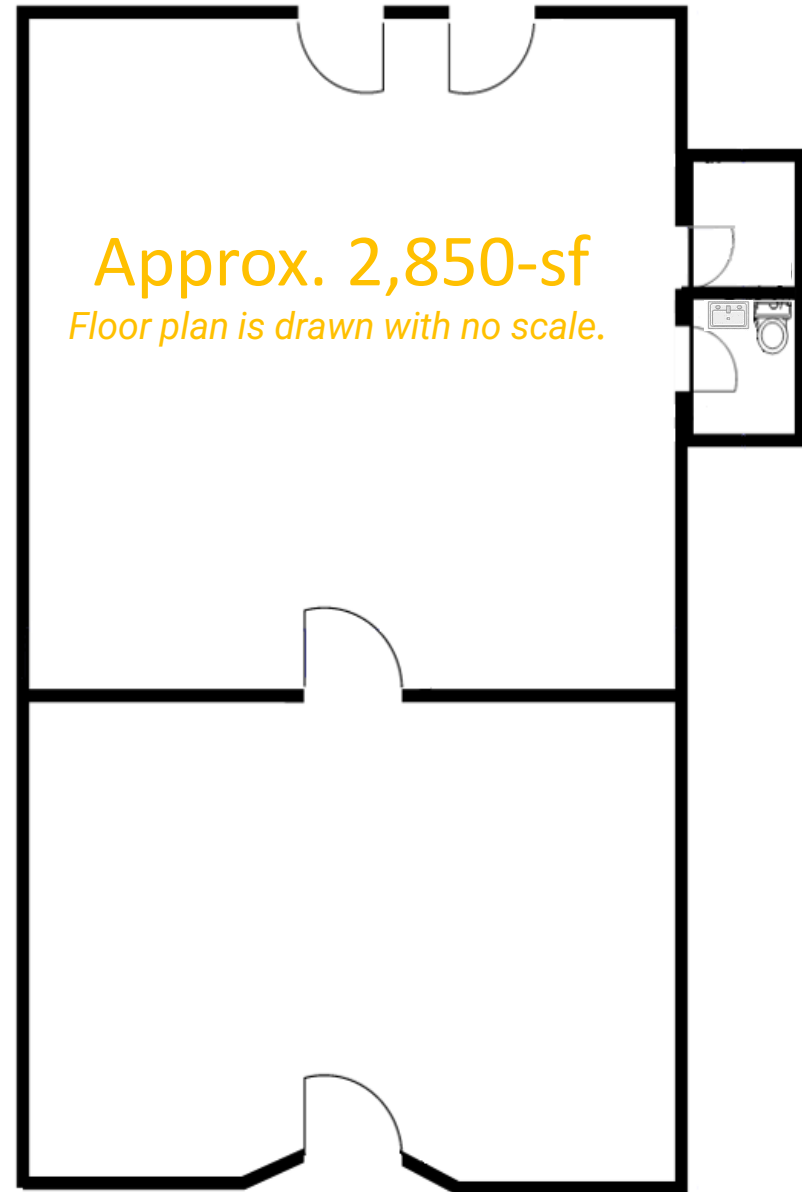
LEASE TERMS

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. 2,850-sf
Lease Type:	Modified Gross
Suite No.	1
Rental Rate	\$1.70 per sf per month
Term:	1-5 Years +
Parking:	City Curb & 4 stalls (back of the building)
Utilities:	Separately metered (except for water)
Signage:	Available on the Building

752 South Atlantic Boulevard, East Los Angeles, CA 90022

FLOOR PLAN



752 South Atlantic Boulevard, East Los Angeles, CA 90022



Davalos Insurance

Tortas Ahogadas Ameca
Mexican • \$

The Compound
Recording Studio

Atlantic Tax Services

Rivera Hair & Nail Salon
Temporarily closed

The Garage Board Shop
Skateboard shop

Rainbow Gift
Gift shop

CHALIC 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

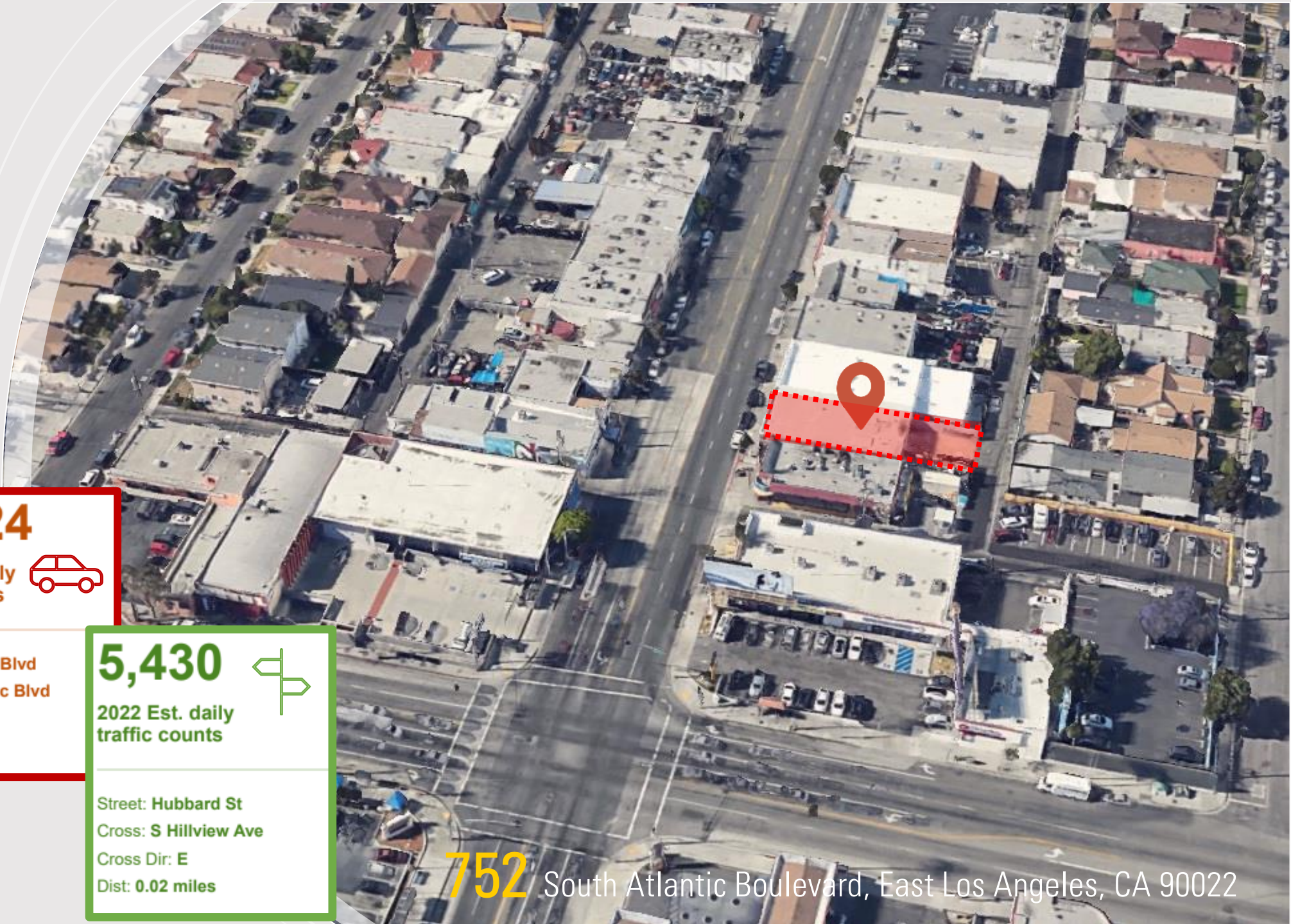
5,430



2022 Est. daily traffic counts

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

752 South Atlantic Boulevard, East Los Angeles, CA 90022



752 South Atlantic Boulevard, East Los Angeles, CA 90022

BROKER CONTACT INFORMATION



Mike Tolj, MBA
Commercial Broker
DRE No. 01373646
Work: 323.258.4946
Cell: 323.317.2561
mike@toljcommercial.com

Disclaimer: The information together with any projections or other data has been furnished for sources, which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties to conduct independent investigation of all information.

930 Colorado Boulevard, # 1, Los Angeles, CA 90041



www.toljcommercial.com