## FOR LEASE | ±3,017 SF RESTAURANT OPPORTUNITY 8636 S SEPULVEDA BLVD

SE Corner of Sepulveda Blvd & Manchester Ave | Los Angeles, CA

## beta.



**ROB URY** | LIC. 01767689 **T** 424 277 9889 **E** Rob.Ury@BetaAgency.com MITCHELL HERNANDEZ | LIC. 01875229 T 310 434 7790 x102 E Mitchell.Hernandez@BetaAgency.com

137 Eucalyptus Dr, El Segundo, CA 90245

**FLOOR PLAN** 









## PROJECT HIGHLIGHTS

- **Prime Location & High Visibility:** Highly visible retail opportunity on the east side of S. Sepulveda Blvd, just south of W Manchester Ave.
- Heavily Trafficked Retail Corridor & Strategic Airport Access: Major arterial thoroughfare seeing over 131,000 cars per day across Manchester, Sepulveda, and Lincoln Blvd — one of the main routes into LAX that sees upwards of 95,000 cars daily.
- **Convenient Parking:** Dedicated, at-grade parking stalls directly behind the storefront for customer ease.





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*For leasing, please contact:* 

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