

FOR LEASE | ±3,017 SF RESTAURANT OPPORTUNITY

8636 S SEPULVEDA BLVD

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

beta.

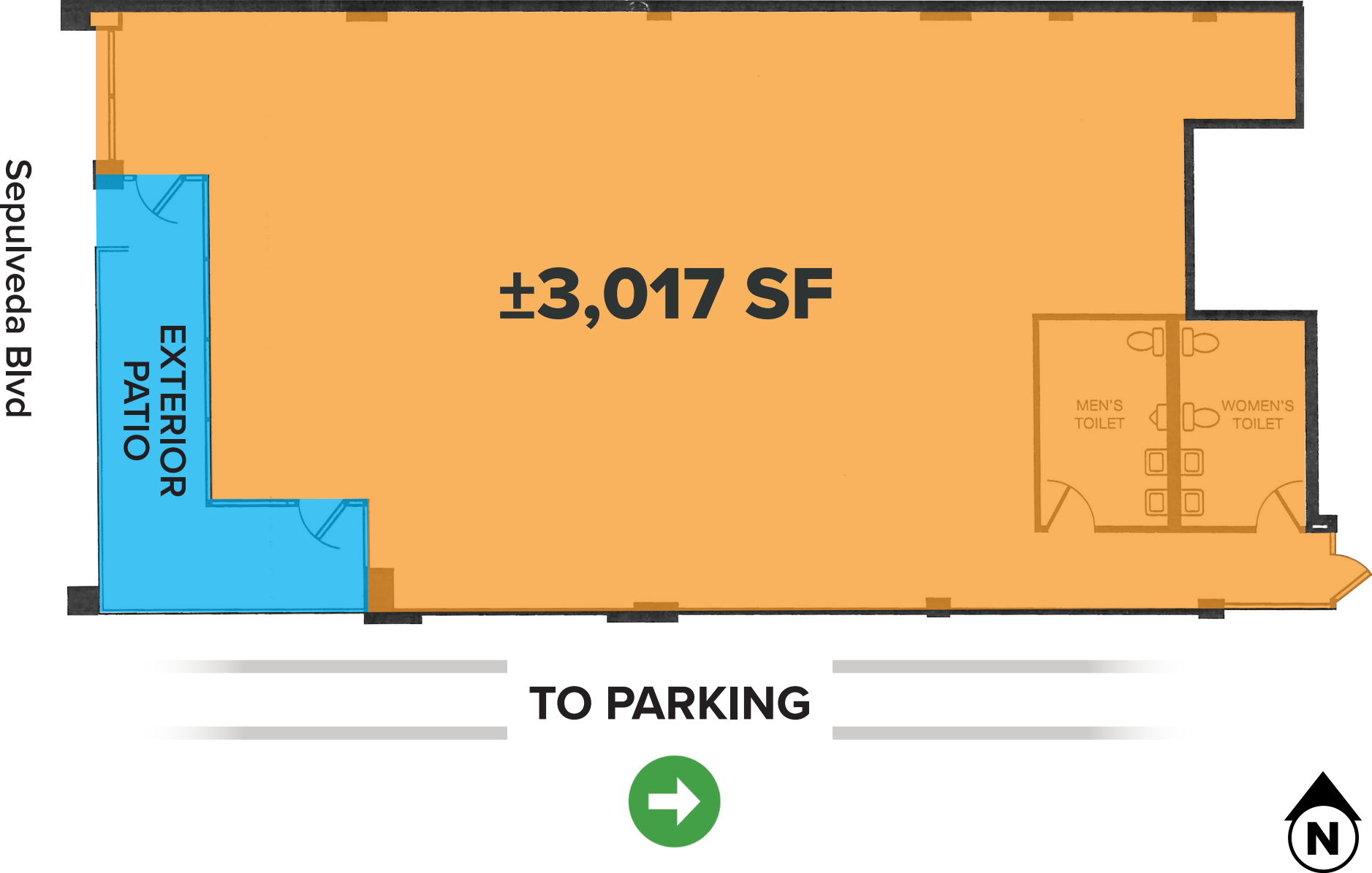


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FLOOR PLAN



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.



POPULATION

1 mile	3 mile	5 mile
15,574	210,894	610,143



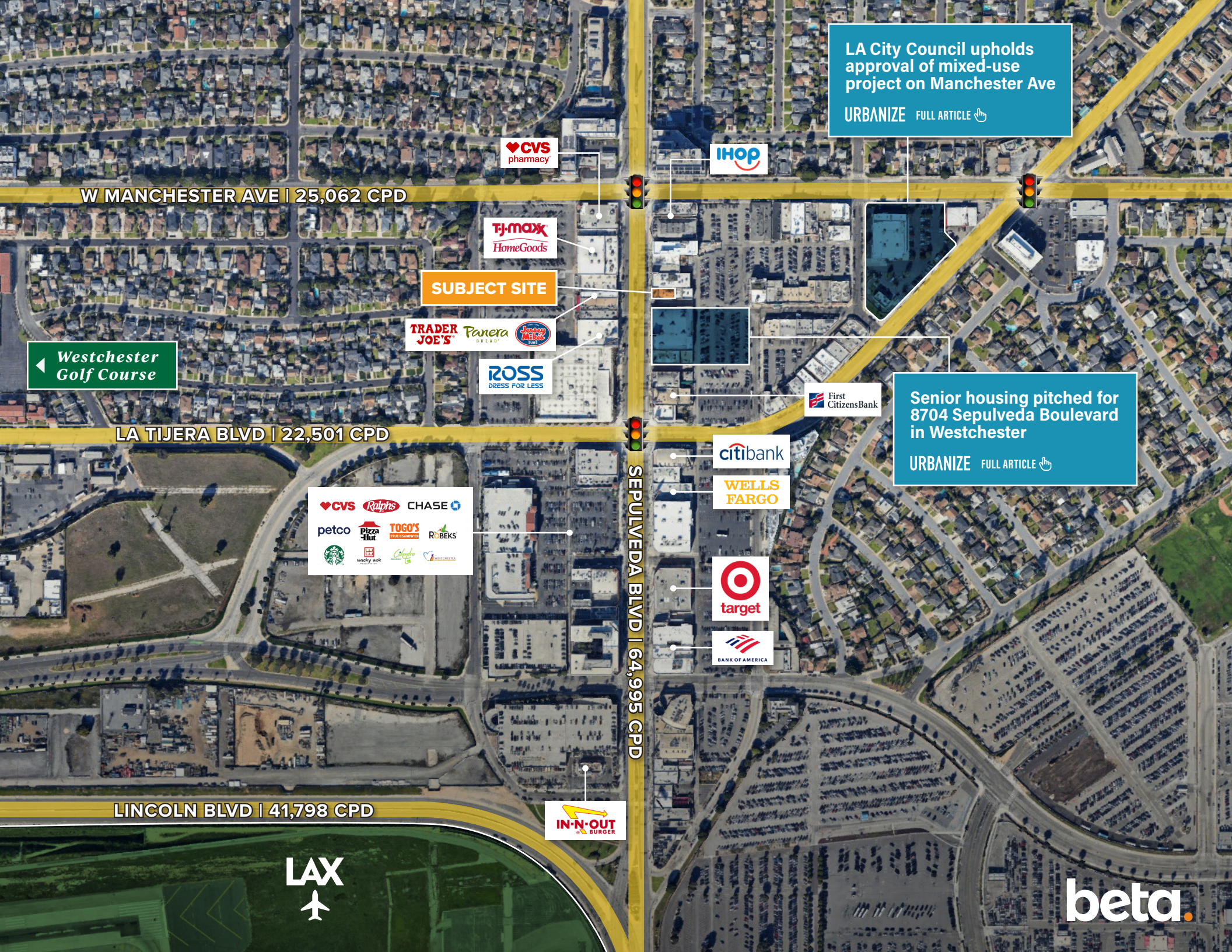
AVG. HOUSEHOLD INCOME

1 mile	3 mile	5 mile
\$199,747	\$157,334	\$155,181



DAYTIME POPULATION

1 mile	3 mile	5 mile
18,351	204,496	466,115





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