

FOR LEASE | ±2,665 SF RESTAURANT OPPORTUNITY

# 8636 S SEPULVEDA BLVD

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

beta.

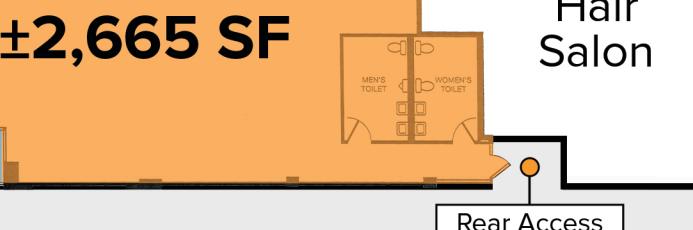


## FLOOR PLAN



Explore virtual tour of premises

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S Sepulveda Blvd

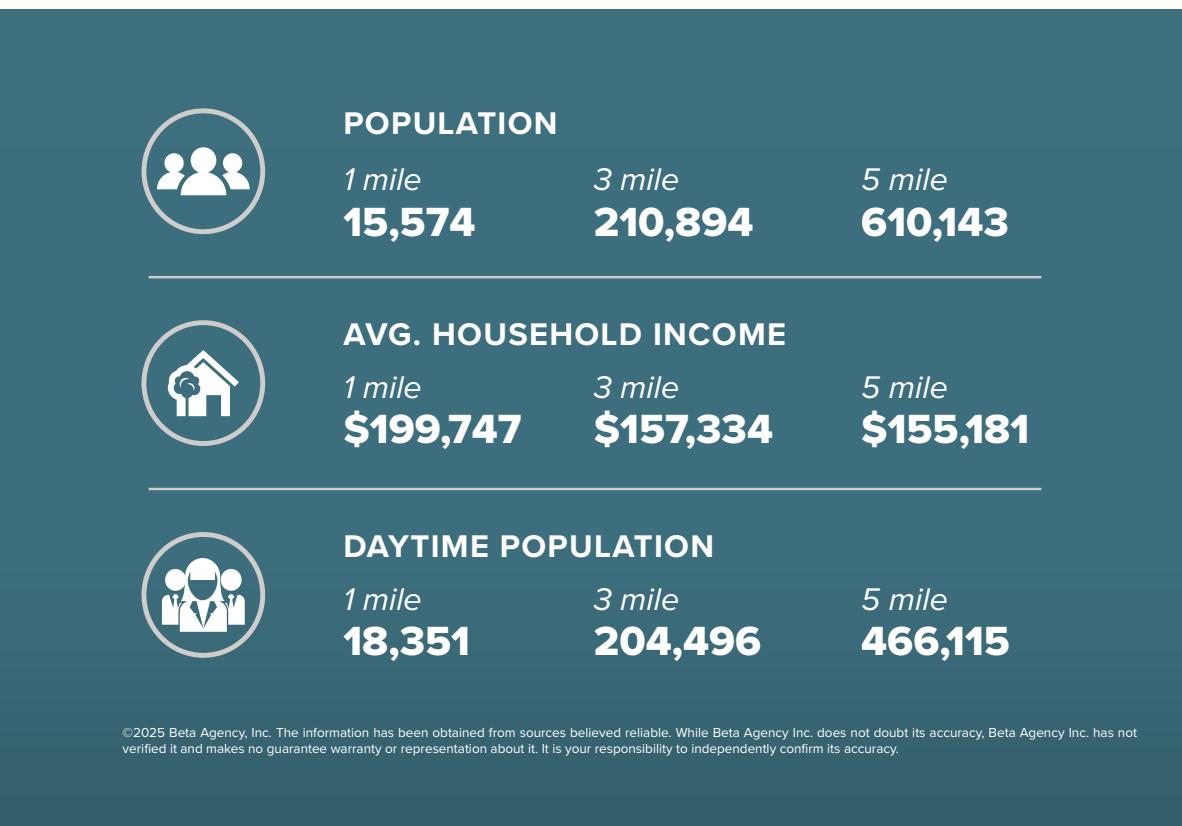
Sidewalk

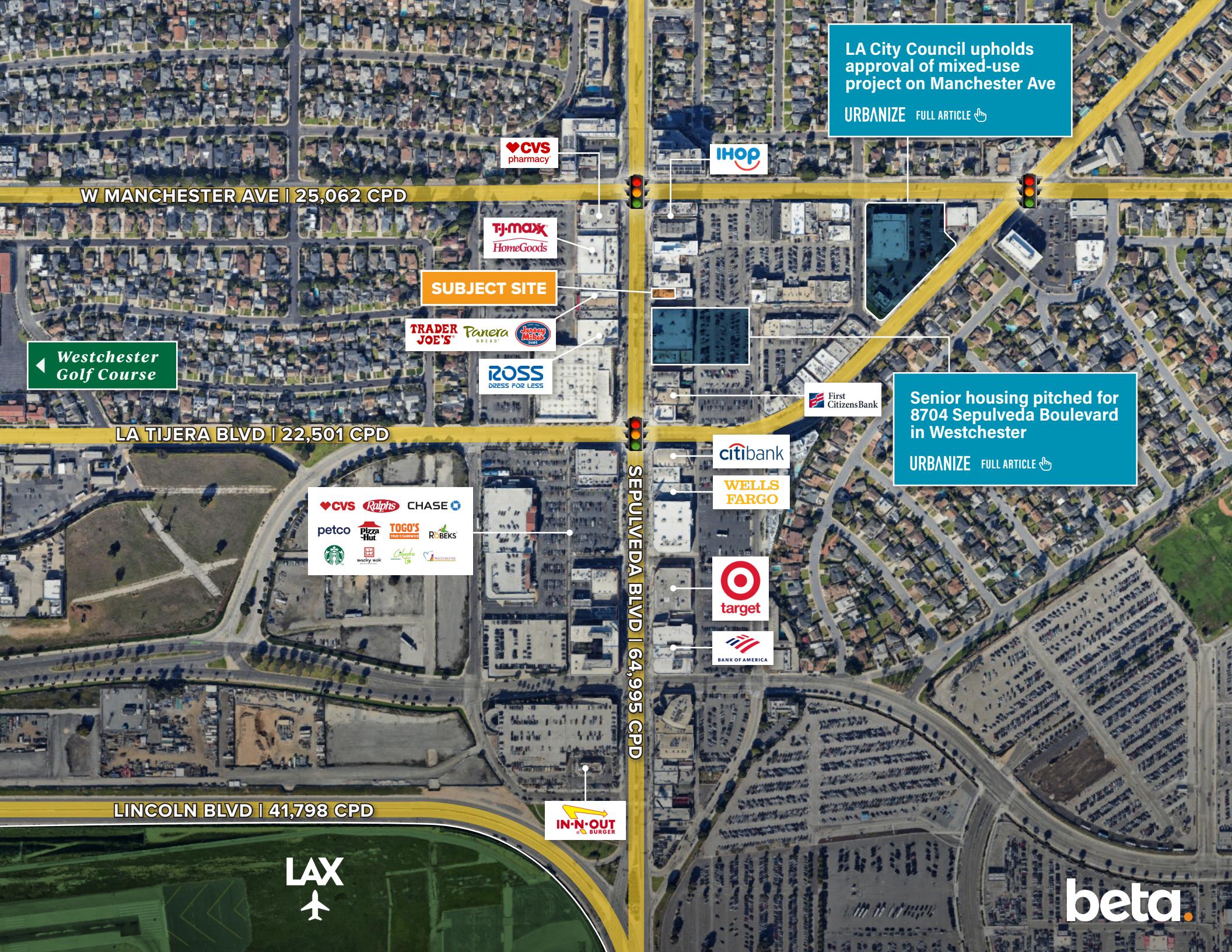
Sidewalk

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# 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.
- Patio Space Included:** 304 SF enclosed and covered patio
- Proximity to Major University Campus:** Loyola Marymount University's campus is located 5 minutes away and features a student population of approximately 11,000.







*For leasing, please contact:*

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