

FOR LEASE | ±2,665 SF RESTAURANT OPPORTUNITY

8636 S SEPULVEDA BLVD

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

beta.



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137 Eucalyptus Dr, El Segundo, CA 90245

FLOOR PLAN



Explore virtual tour of premises

CLICK HERE

Sepulveda Blvd



±2,665 SF

EXTERIOR
PATIO ±304 SF

MEN'S TOILET
WOMEN'S TOILET

TO PARKING



S Sepulveda Blvd



Sidewalk



±2,665 SF

±304 SF

Hair
Salon

Spring
Cleaners

Rear Access

STAPLES®

Sidewalk

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.



POPULATION

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



AVG. HOUSEHOLD INCOME

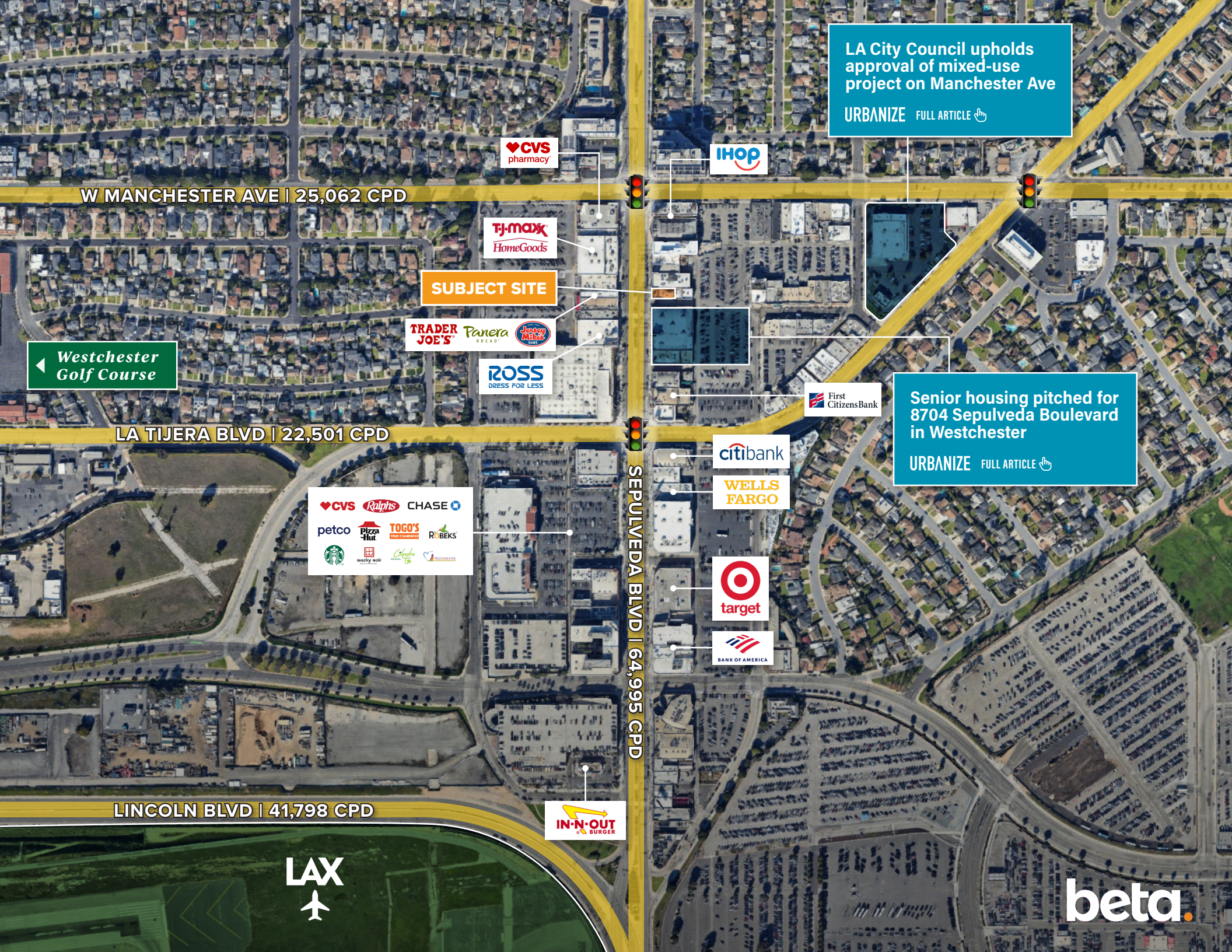
1 mile	3 mile	5 mile
\$199,747	\$157,334	\$155,181



DAYTIME POPULATION

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







For leasing, please contact:

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