

FOR SUBLEASE

9200 Sepulveda Blvd., Los Angeles, CA



For additional information or tour, please contact

Jon Varsano
Associate Vice President
310.235.2977
jon.varsano@grubb-ellis.com

www.varsanoretail.com

- Approximately 1,576 square feet
- \$2.00 per square foot per month, MDG
- 5 Reserved Parking Spaces
- Close Proximity to LAX
- Lots of Traffic & Great Visibility

Features:

- Large Glass Display Windows and Doors
- Private Office in Rear
- Large Storage Closet
- National & Regional Co-Tenants

GREAT RETAIL STOREFRONT NEAR LAX WITH LOTS OF TRAFFIC

VITAL STATISTICS



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DEMOGRAPHIC HIGHLIGHTS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Resident Population	11,598	197,712	581,659
Average Household Income	\$74,805	\$67,808	\$69,373
Number of Businesses	1,519	10,362	23,798
Business Population	22,791	150,954	296,567
Median House Price (90045) = \$540,000			
Traffic Count = 75,000 Vehicles per day			

Nearest Major Shopping Areas

Westchester Central Business District	0.0 Miles
Fox Hills Mall	2.5 Miles
Manhattan Village	3.7 Miles
Santa Monica Place	7.8 Miles

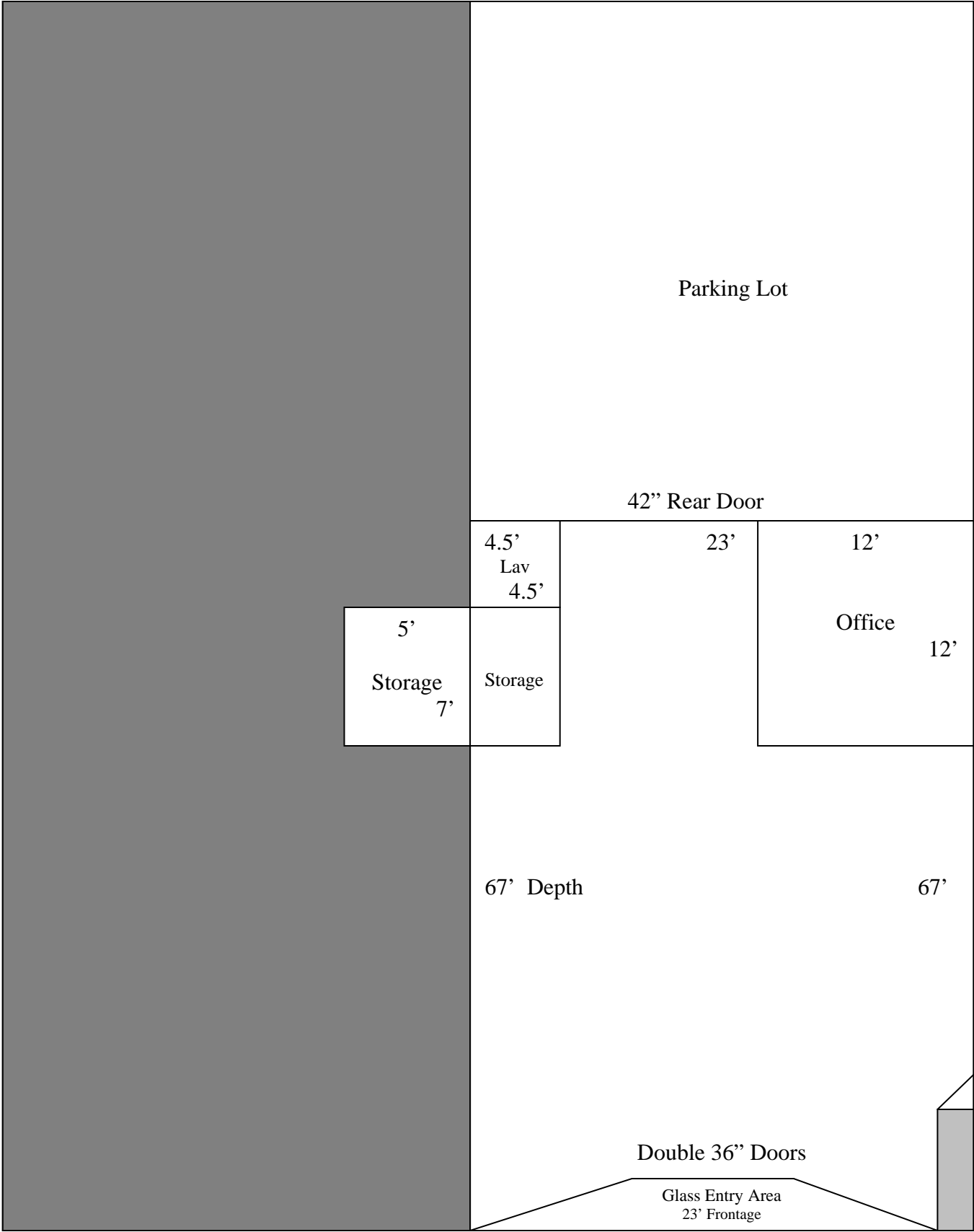
Transportation & Landmarks

LAX	0.3 Miles
San Diego Freeway (405)	1.5 Miles
Century Freeway (105)	1.5 Miles
Pacific Ocean	3.0 Miles

Neighboring Businesses

Automotive	Electronics
Rex Rent-a-Car	Cingular Wireless
Ace Airport Rent-a-Car	ACS Wireless
Beverly Hills Rent-a-Car	Radio Shack
Goodyear Tire Center	Office Depot
Other	Food & Drink
Bank of America	Bar Melody: Sports Bar
UPS Store	In & Out Burger
Fast Frame	Korner Deli
International Florist	Robek's Juice

9200 S. Sepulveda Floor Plan
Drawing is not to scale and measurements are approximate



REASONS TO LOCATE YOUR BUSINESS IN WESTCHESTER

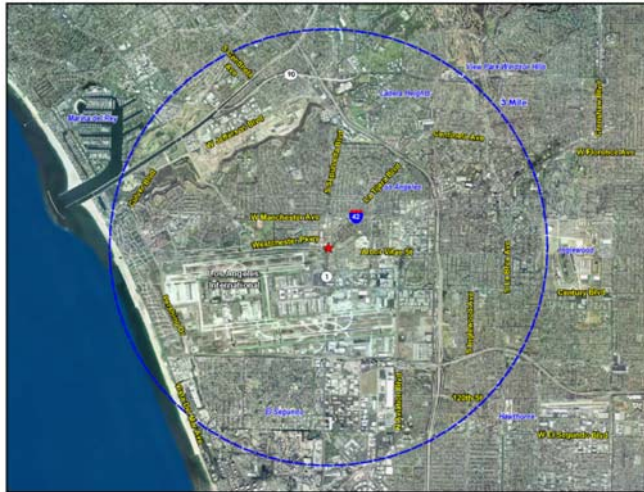
Improvement of Sepulveda Boulevard Planned

Reprinted from Westchester/Marina Del Rey Chamber of Commerce

The Westchester Streetscape Improvement Association, formerly the Sepulveda Task Force, will hold a design workshop to develop new ideas and a strategy for improving Sepulveda Boulevard from Lincoln Boulevard to Centinela Avenue. The group has already hired a design firm, Studio 111, to work with the community and address many of the divergent interests along the street to develop a realistic and buildable plan.

With that in hand, the Westchester Streetscape Improvement Association, a group of community residents initially appointed in 2001 by Councilwoman Ruth Galanter, will begin seeking funds on the local, state and federal level to implement the plan. The group recently completed its 501(c)3 filing and has become a bona fide non-profit organization.

Currently, the only funds available are the \$5.8million grant from the MTA that will be spent almost completely on adding permanent parking lanes through the Central Business District and creating intersection improvements on Sepulveda between Lincoln and Centinela. Any remaining funds will be used for beautification efforts.



9200 Sepulveda Bl. is located in a prime area of Westchester

CBD: Westchester's Central Business District, located between Sepulveda Blvd. and 92nd Street, was "master planned" by Security Bank to keep up with the needed services of the "people" who came to live in the homes and work at the jobs.

Flight Path Walk of Fame: The Flight Path honors the giants of aerospace like Charles Lindberg, Jack Northrop, Chuck Yeager, Amelia Earhart and the Wright Brothers with a plaque set in the sidewalks or along side gardens. You can find the Flight Path Walk of Fame on the sidewalk on the west side of Sepulveda (near Ralph's market) in the central business district of Westchester.

Playa Vista Housing to Bring New Potential Customers

Playa Vista Phase One is under construction and will soon provide up to 3,246 new residences in an array of housing types. It includes a mix of residential housing from affordable to luxury, all set next to a restored wetland and wildlife preserve.

A Great Place to Raise a Family

Reprinted from Realtor.com

Westchester, known for its close proximity to the airport is fast becoming one of the most sought out areas on the west side. Prices are considerably lower than its next door sister community Playa del Rey, yet it is enviably less than 5 to 10 minutes from the beach. The community has a "Midwestern feel", offering a slower paced family orientated neighborhood in the middle of bustling Los Angeles. It is a varied community of starter as well as custom built homes. Even though, prices have soared in Westchester, it is considered one of the last affordable enclaves on the west side

**Median House Price August 2003 for 90045
\$540,000**