

RETAIL SPACE

TO BE LEASED



165 W Manchester Avenue Los Angeles, California

SIZE

3.700

SUITE 165 <u>1 YEAR w CAM</u> \$6,475(\$1.75) +\$1,924(.52)=\$8,399 **3 YEARS w CAM** \$5,550(\$1.50) +\$1,924(.52)=7,474

<u>5 YEARS w CAM</u> \$4,600(\$1.24) +\$1,924(.52)=\$6,524

(All rental rates above are monthly rental rates. NNN/CAM rate is currently \$0.52 per square foot per month and is added to the above rental rates. A 3% annual increase on multiple year Leases applies)

| ZONING: | C2 (Retail Commercial) |
|--------------|--|
| TENANT PAYS: | All Triple Net Expenses |
| COMMENTS: | 2 blocks east of Interstate Freeway 110 just south of central Los Angeles. |
| | This is a major East-West thoroughfare with an extreme traffic count. |

For More Information, Contact Exclusive Agent:

Chuck Lantznester 209-951-1888 ext 1002 American Commercial Brokerage 1313 W Robinhood Drive, Suite A3 Stockton, CA 95207-5509

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