

9900-9904-9910 S CENTRAL AVE L.A. 90002



We are proud to present a Trophy Lease property which features several improvements for a school, Trade school, or rehabilitation center, and has the flexibility for a multiple of uses. There is a fortified metal 7' fencing around the property. street access, walk-in gates, front and back,(on both sides of the corner lot), a rolling parking lot gate from the rear alley, and a handicap ramp access with handrails at the rear of the building. There is side by side tandem parking off street for at least nine cars (3 wide x 3 deep). Inside the 2,080 sq ft building is a large open meeting area with a one step elevated platform (on the west side). There are office meeting areas and a second open room format on the East Side that has a kitchen. Of the 2 bathrooms, one is handicapped. The adjacent building has 496 sq.ft. The entire property has been upgraded with new flooring, new doors, a freshly painted interior, overhead LED lighting and another updated bathroom. The rear lot of this building presently has a children's gym, and play area that can complement a daycare area or other multiple other uses.

For Lease at \$6,500/mo. NNN





- Total Buildings Square Feet 2,576
- Total Lot Size 8,310 Square Feet
- Gated & Secure
- Air Conditioning
- Features Outdoor Space

- New Flooring
- Redone Bathrooms
- Freshly Painted
- Kitchen Area
- Convenient Location

Call for details

ROBERT LEIGHTON

DRE License # 0924322

310.433.0054

rleighton@robertleighton.com

Represented by



RHONDA PAYNE

DRE License # 00959668

213.503.5282

rstpayne@pacbell.net