

LEASING OFFERING MEMORANDUM

4307 S. Leimert Boulevard

Los Angeles, CA 90008 | Leimert Park

APPROX. 2,200 - 5,450 SF

The offering

A new chapter in Leimert Park.

Daughrity Real Estate presents a commercial leasing opportunity at 4307 S. Leimert Boulevard in Los Angeles. Approximately 2,200 to 5,450 square feet is offered for lease, with final premises and configuration to be confirmed.

The existing former market space features a broad boulevard-facing facade, an open space, and rear support space. The property offers an opportunity for a tenant to shape its next use and interior build-out, subject to landlord and applicable approvals.



2,200 - 5,450	84 FT	LEIMERT PARK
APPROX. AVAILABLE SF	REPORTED BOULEVARD FRONTAGE	LOS ANGELES

Property & leasing details

PROPERTY ADDRESS	4307 S. Leimert Boulevard, Los Angeles, CA 90008
AVAILABLE AREA	Approximately 2,200 - 5,450 SF
REPORTED BUILDING AREA	5,450 SF
LEASE RATE	Upon request
TERM / LEASE STRUCTURE	Contact broker
YEAR BUILT	1939
REPORTED SITE AREA	11,761 SF (approximately 0.27 acres)
REPORTED FRONTAGE	84 feet on Leimert Boulevard
REPORTED ZONING	LAC1.5
ASSESSOR PARCEL	5024-019-013

SPACE CONFIGURATION

The stated area is an approximate availability range. Final demising, measurements, availability, delivery condition, and lease terms are subject to confirmation by the broker and landlord.

Exterior & access



BOULEVARD-FACING FACADE

Existing awning and street frontage along Leimert Boulevard.



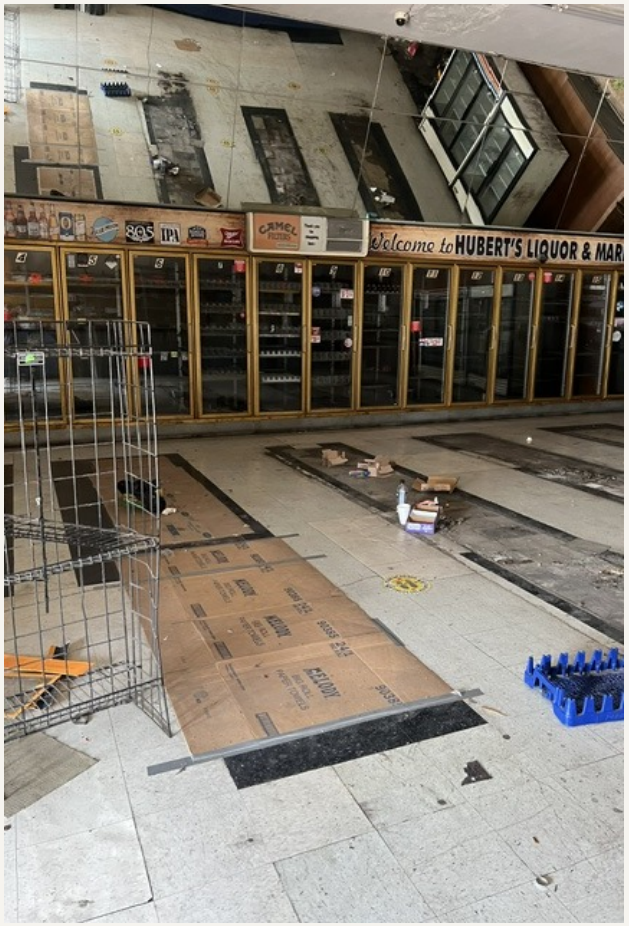
FENCED SIDE LOT

Parking allocation and access rights to be confirmed.

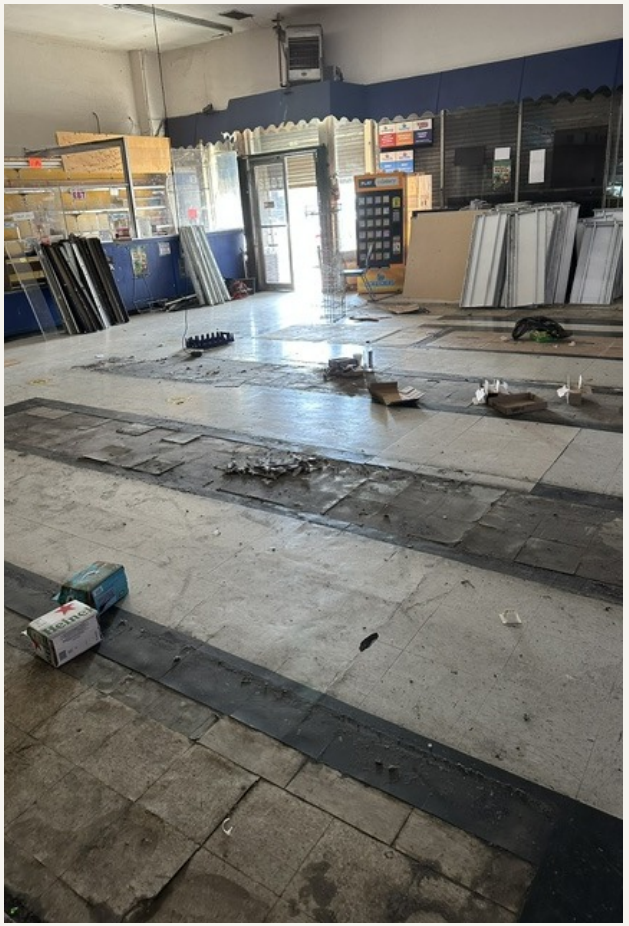
Interior | open space



OPEN SPACE & EXISTING COOLERS



FORMER MARKET INTERIOR



OPEN SPACE TOWARD ENTRY

Actual property photographs show the existing interior condition. Tenant improvements and the treatment of existing fixtures are subject to agreement.

Interior | counter & support



EXISTING COUNTER & ENTRY



REAR SUPPORT AREA



COUNTER & OPEN SPACE

Existing counters, equipment, and furnishings are shown for context. Their condition, inclusion, and availability are not represented as part of the lease.

The Leimert Park setting



Culture. Community. Commerce.

Leimert Park Village is a longstanding center of Black arts and culture in Los Angeles. Its local identity is shaped by music, galleries, community gatherings, neighborhood businesses, and the surrounding residential community.

NEIGHBORHOOD CONTEXT

A distinctive South Los Angeles commercial setting for neighborhood-serving businesses and retail concepts.

TRANSIT CONNECTION

Nearby Leimert Park Station provides access to Metro's K Line. Prospective tenants should evaluate the station route and surrounding access for their specific operations.

Sources: Discover Los Angeles, Leimert Park neighborhood guides; Metro, K Line station information. Existing sign shown for neighborhood context; signage rights are not implied.

Start the conversation

Schedule a property tour.

Discuss your space requirements, proposed use, lease terms, and delivery expectations with Daughrity Real Estate.

SHARION YOUNG

661.674.8221

Sharion@DaughrityCRE.com

daughrityrealestate.com

JAMES E. DAUGHRITY, SIOR

310.596.6730

james@daughrityrealestate.com

OFFERING INFORMATION

This memorandum is for preliminary leasing discussion only and is not an offer or commitment to lease. Information is based on owner/broker materials, the supplied CoStar report, and property photographs and has not been independently verified. Areas are approximate. Prospective tenants should verify measurements, zoning and permitted use, condition, parking, equipment, and all matters material to their tenancy. Availability and terms may change.

Source notes: Property data - supplied CoStar report and broker-provided availability. Photography - supplied property images. Neighborhood - discoverlosangeles.com, Leimert Park guides. Transit - metro.net, K Line station information. Brokerage contact - daughrityrealestate.com and broker materials.