

3 COMMERCIAL UNITS FOR LEASE

549 SF & 839 SF Ground Floor Retail & 604 SF 2nd Floor Office

6,430± SF 2-Story Building on 9,400± SF of Land



Offering Memorandum



4376 S WESTERN AVENUE, LOS ANGELES, CA 90062

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LOS ANGELES, CA 90062

Property Details

Total Building Area: 6,430± SF

Total Land Area: 9,400± SF

Stories: 2

Total Units: 10 (7 Occupied; 3 Vacant)

Year Built: 1991

Parking: 18 Shared Surface Spaces

Zoning: LA C2-2D-CPIO

Assessor's Parcel Number: 5021-024-040

Property Highlights

- 3 units available in 2-story shopping center
- 2 ground floor retail units and one second floor office
- Abundant shared surface parking in gated lot
- Heavy traffic location at the intersection of 2 major thoroughfares
- Northeast corner of Western Avenue and Vernon Avenue
- 116' frontage on Western Avenue; 94' on Vernon Avenue
- 1-1/3 miles west of the Harbor (110) Freeway and 2-1/4 miles south of the Santa Monica (I-10) Freeway

UNITS FOR LEASE

Ground Floor:

Unit B: 549 SF | \$1,500 per month (\$2.73 per SF MG)

Unit D: 839 SF | \$1,600 per month (\$1.91 per SF MG)

Second Floor:

Unit H: 604 SF | \$1,100 per month (\$1.82 per SF MG)

7 Av



T & T Golden
NAILS
323-293-0690
Nails - Toy Hardware

NAILS
Nails Toy Hardware
323-293-0690
→

(323) 815-1116
JETAX

RENTAL L.A.
RENTAL L.A.
RENTAL L.A.

T & T Golden Nails
323-293-0690

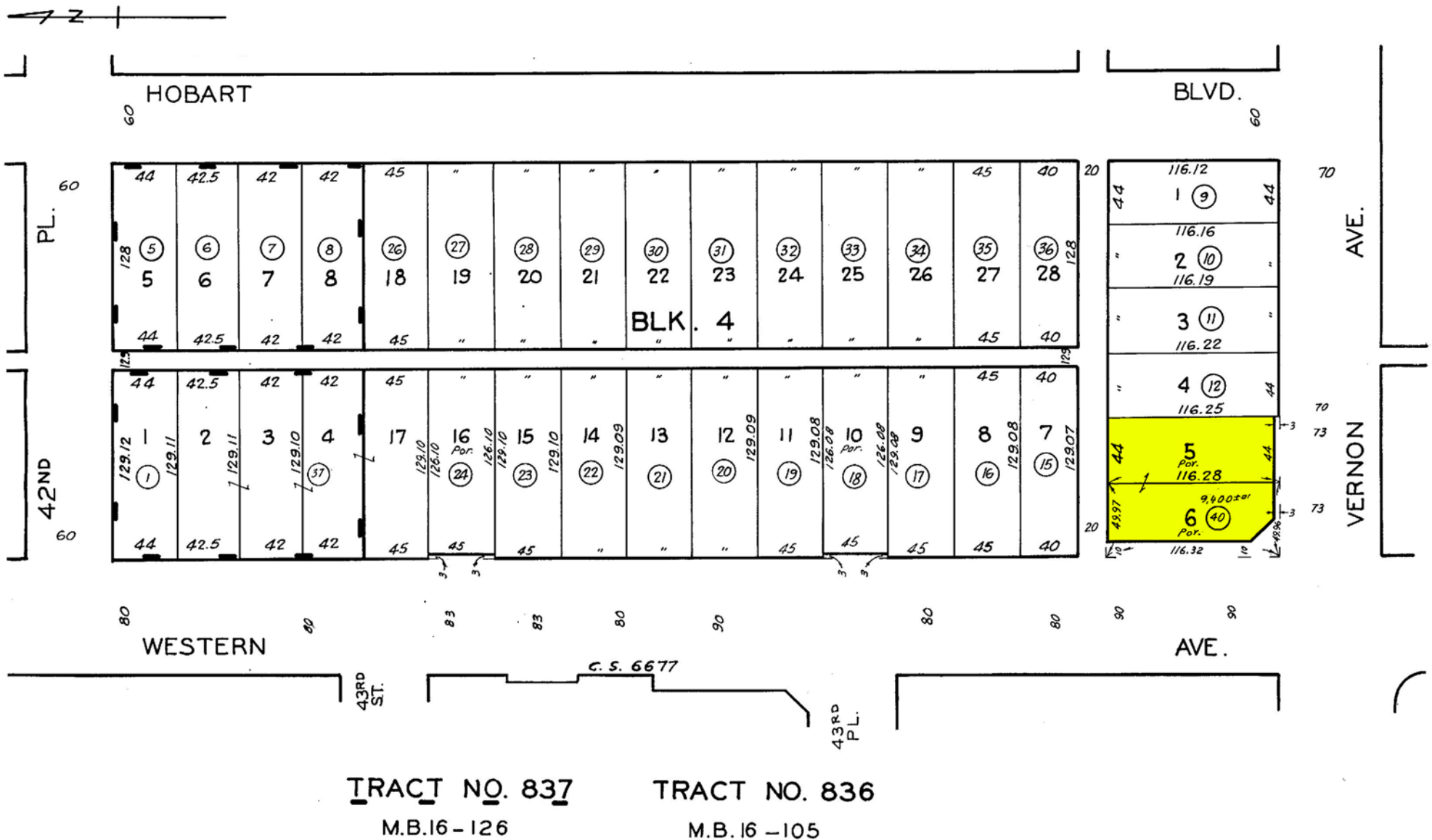
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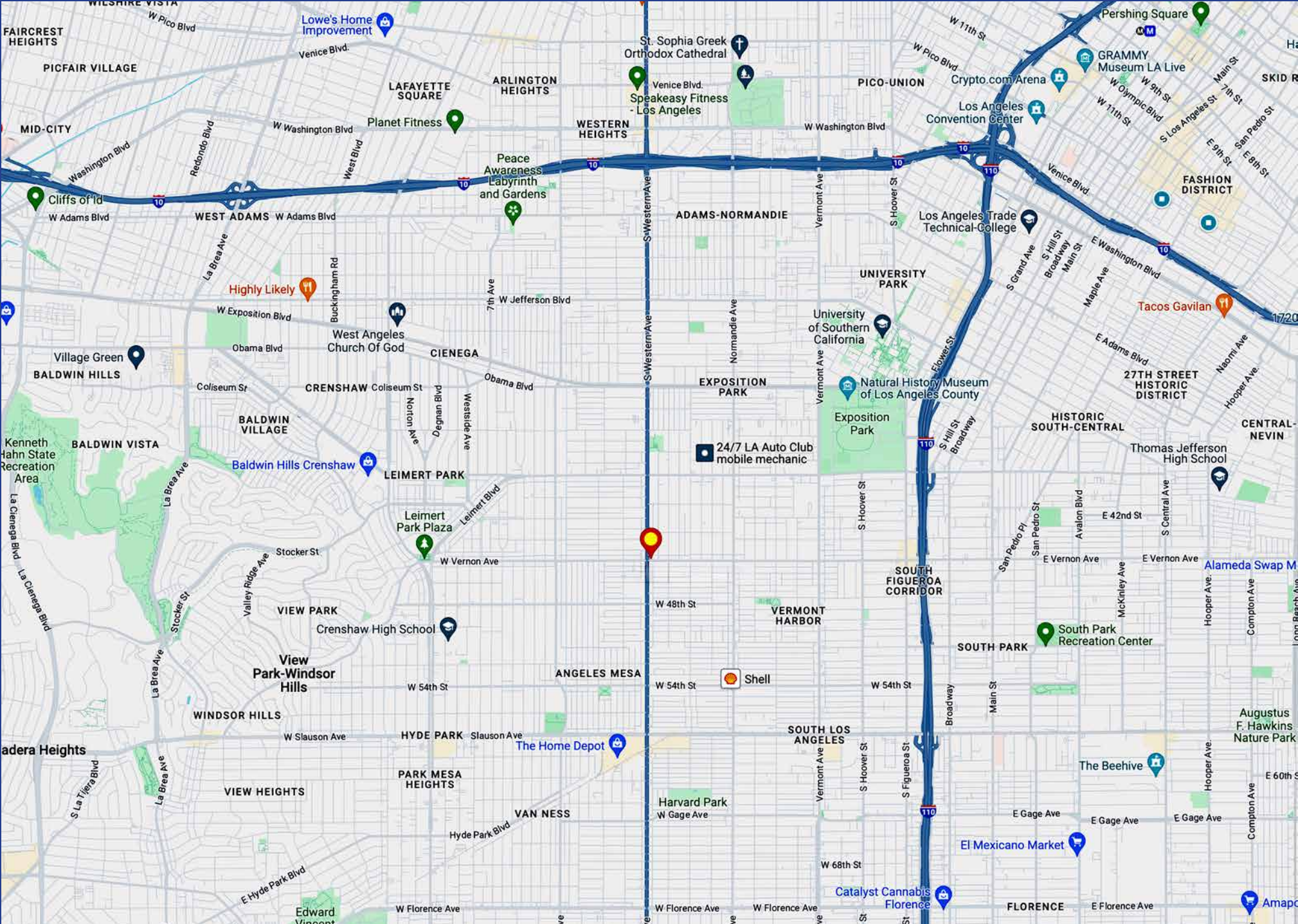
Aerial Photo



Plat Map

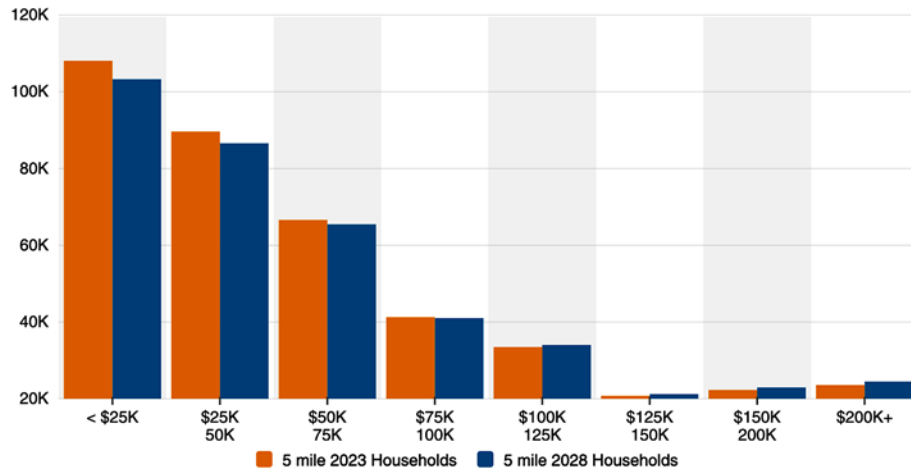


Area Map

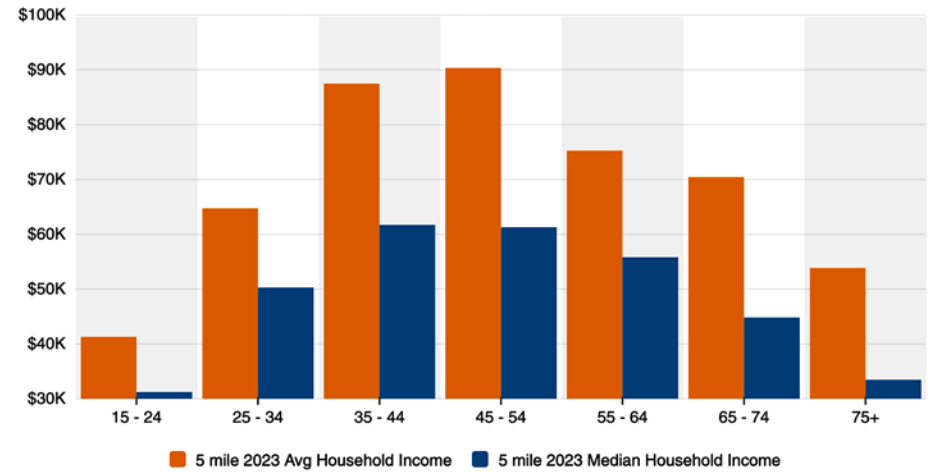


Neighborhood Demographics

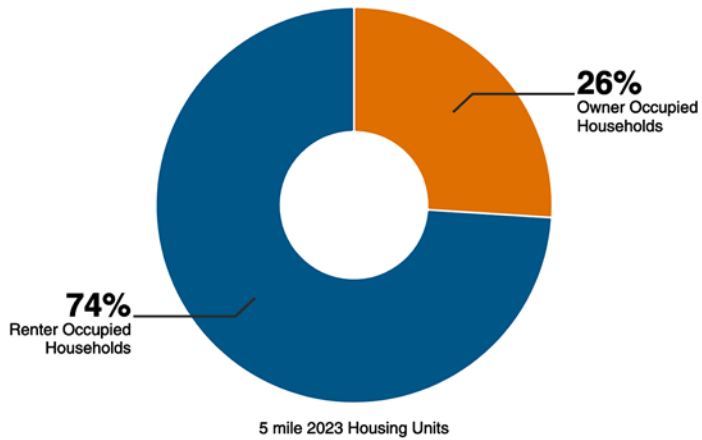
Household Income



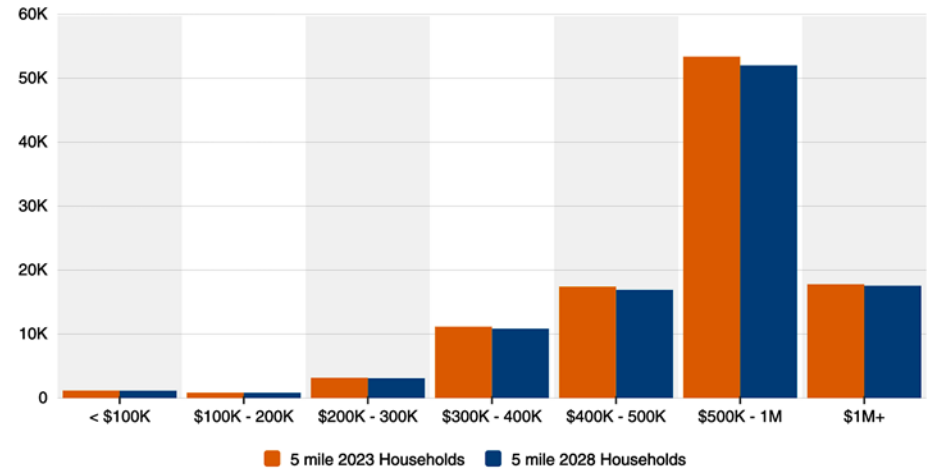
Household Income By Age



Housing Occupancy



Home Values



4376 S Western Avenue
Los Angeles, CA 90062

3 Commercial Units For Lease

549 SF Ground Floor Retail

839 SF Ground Floor Retail

604 SF 2nd Floor Office

2-Story Building With Gated Parking

Exclusively offered by



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