

2,000 SF RETAIL SPACE FOR LEASE
Heavy Traffic Location With Great Signage
4120 S Broadway, Los Angeles, CA 90037

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum

4120 S BROADWAY
LOS ANGELES, CA 90037

Property Details

Retail Unit Area: 2,000± SF

Total Building Area: 11,896± SF

Year Built: 1950

Parking: 1 Employee Space + Visitor Space

Restrooms: One

Zone: LA CM

Traffic Count: 22,876 Vehicles Per Day (2022)

Property Highlights

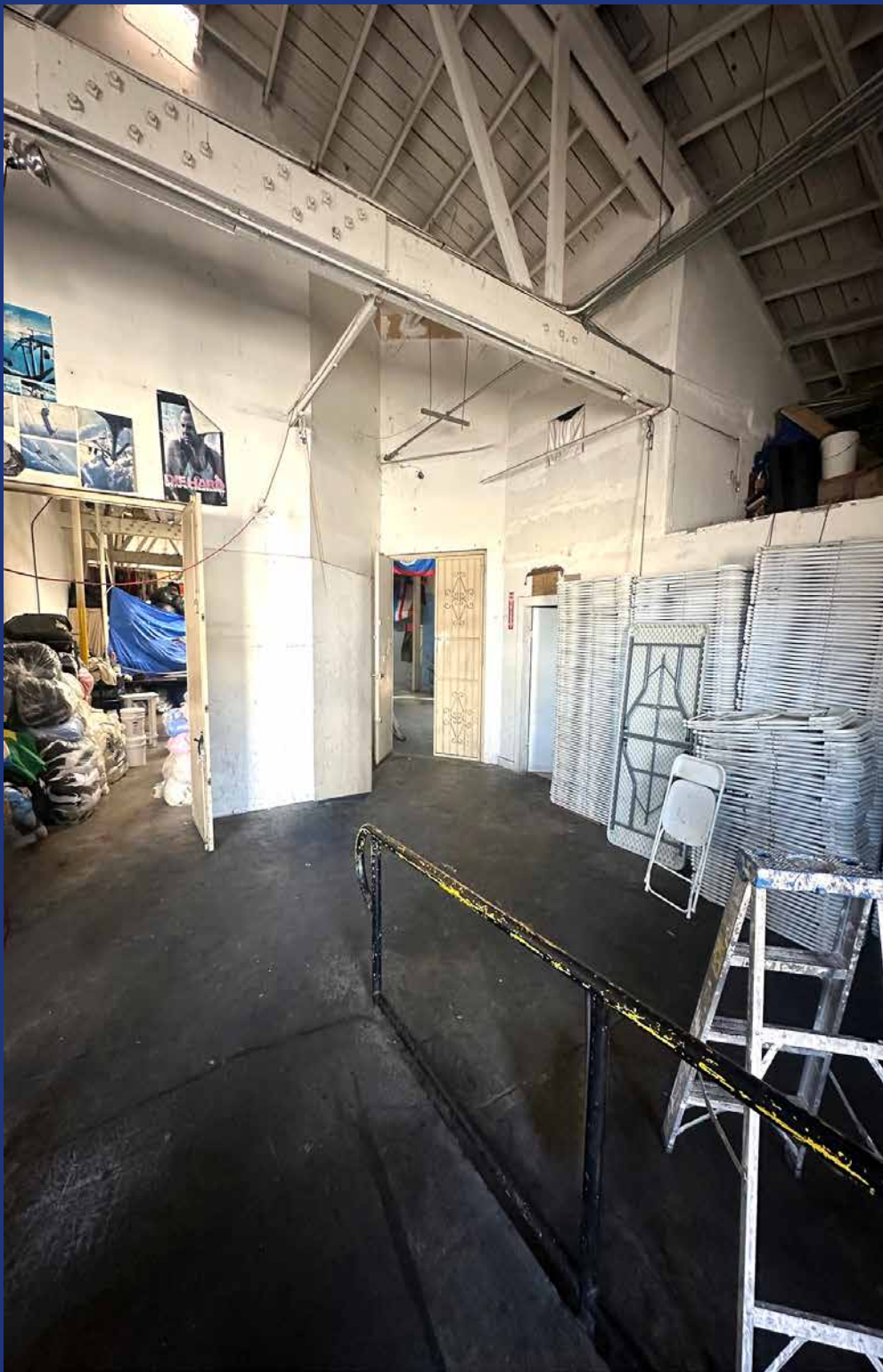
- Perfect for all retail applications
- Excellent visibility and exposure on busy Broadway
- Clean, open space with great potential
- Secure, gated surface parking for 2 vehicles
- Abundant street parking available
- Located 2-1/2 blocks south of Martin Luther King Jr. Blvd
- Close to Memorial Coliseum, BMO Stadium, Exposition Park and USC campus
- Available for occupancy now!

Lease Rental: \$3,300 Per Month (\$1.65 Per SF MG)

Tenant Pays Electric & Internet

Lessor Pays Water, Sewer & Trash

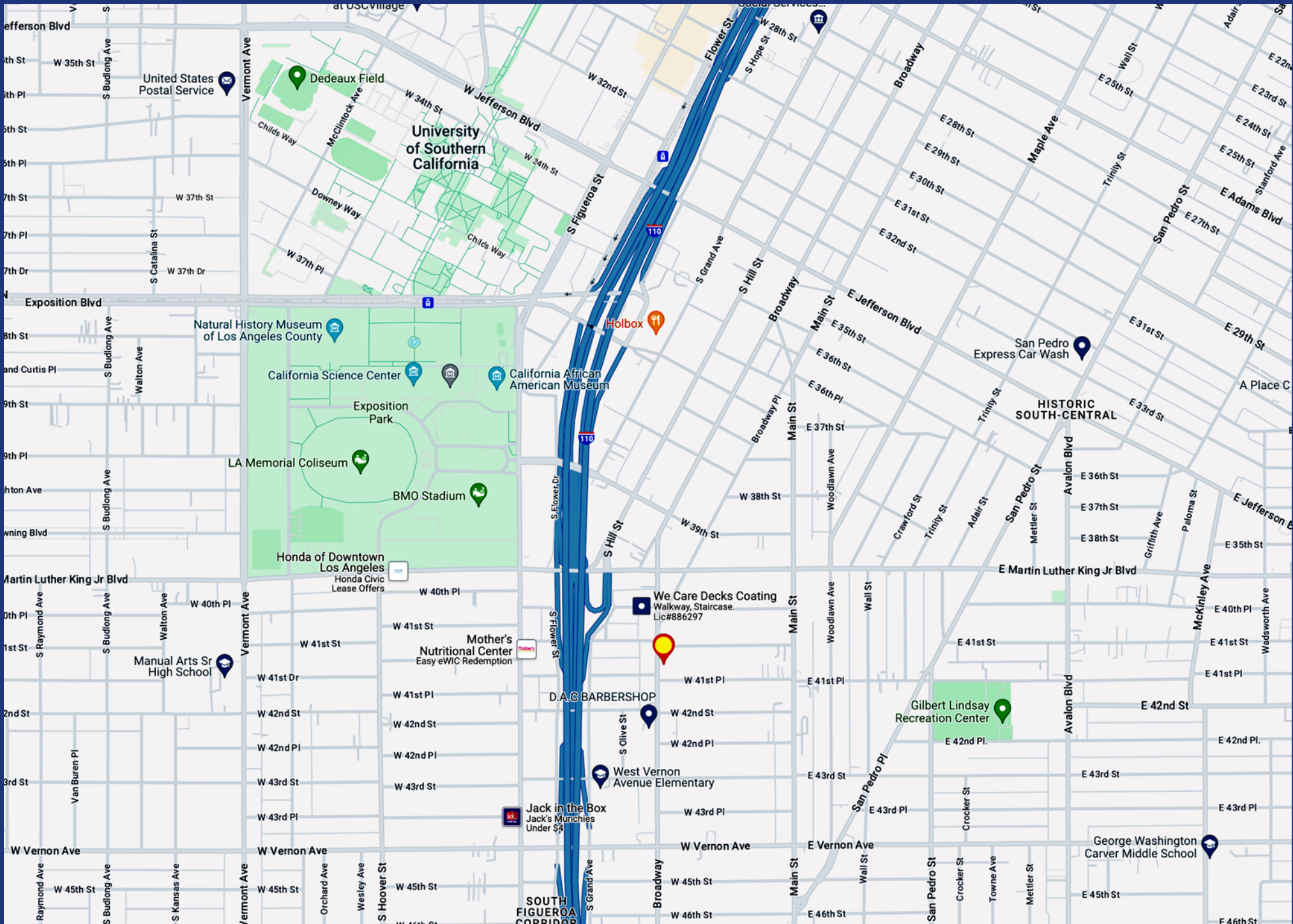
Term: Negotiable



Aerial Photo

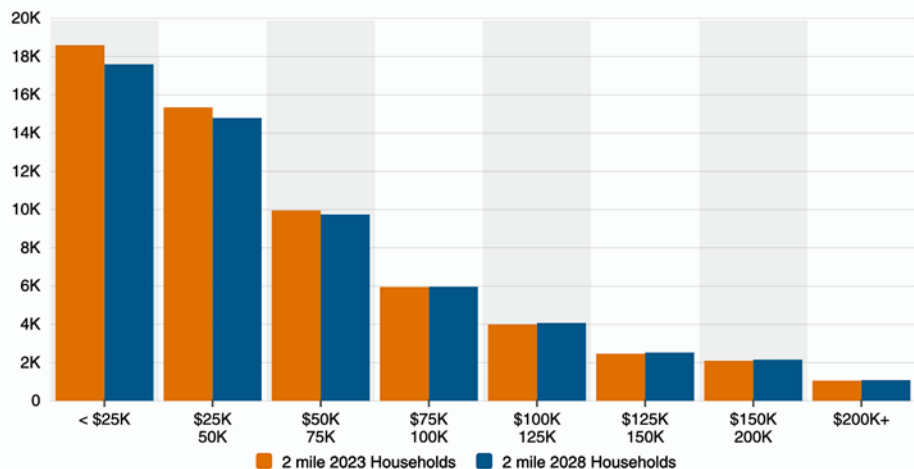


Area Map

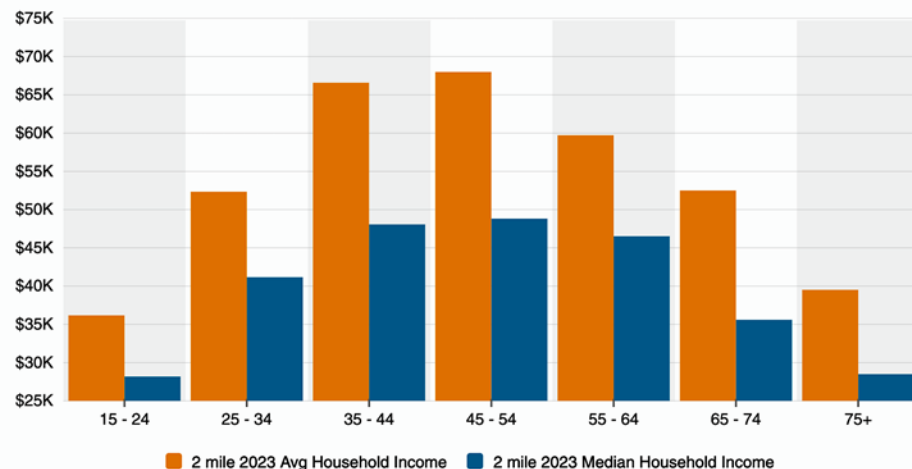


Area Demographics

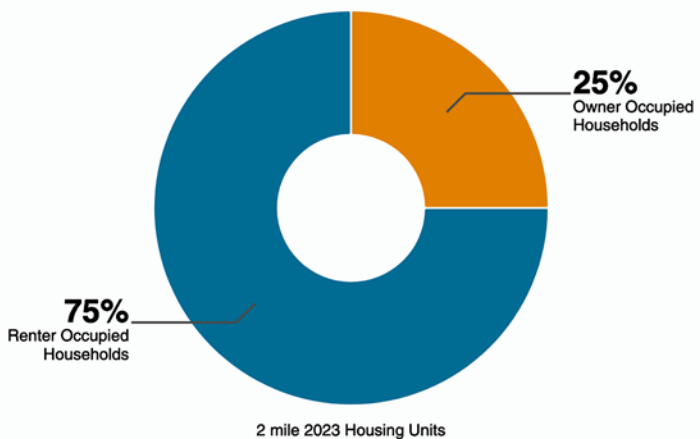
Household Income



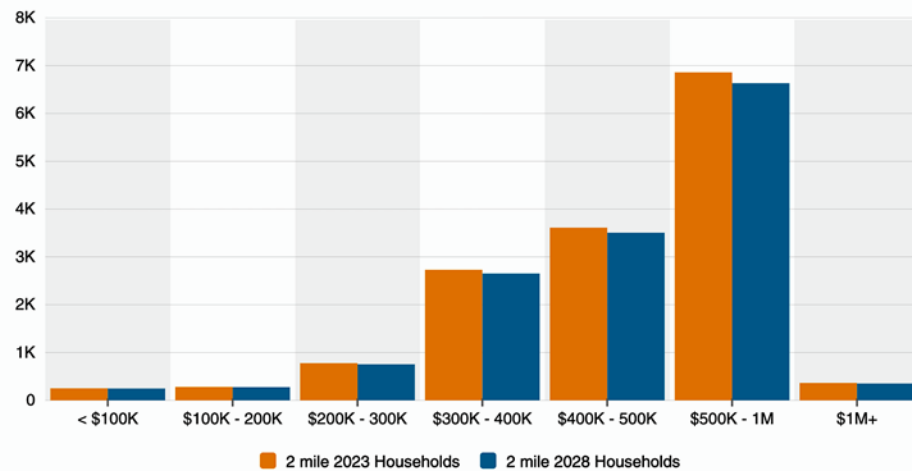
Household Income By Age



Housing Occupancy



Home Values



4120 S Broadway
Los Angeles, CA 90037

For Lease
2,000± SF Retail Store

Heavy Traffic Location

Clean, Open Space

Exclusively Offered by



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MAJOR PROPERTIES

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