

SOUTH LOS ANGELES COMMERCIAL FACILITY FOR LEASE



3,000± SF Building on 6,560± of Land

7405 S Western Avenue, Los Angeles, CA 90047

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum

7405 S Western Avenue
Los Angeles, CA 90047

Property Details

Building Area	3,000± SF
Office Area	250± SF
Land Area	6,560± SF
Year Built	1938
Construction	Block & Stucco
Ceiling Height	15'
Power	200A/120-480V/3W
Ground Level Loading Doors	1
Restrooms	2
Parking	5+ Surface Spaces
Zone	LA C2
APN:	6017-009-002

Property Highlights

- Multi-use one-story commercial building for lease
- Great for auto related applications, auto parts, furniture store, general retail uses, office, warehouse, etc.
- Clean, open space — no posts — make it your own!
- New roll up loading door
- High ceiling clearance
- Secure, gated parking at rear with alley access
- Located 2 blocks south of Florence Avenue
- 1-½ miles west of the Harbor (110) Freeway
- 3 miles north of the Century (105) Freeway

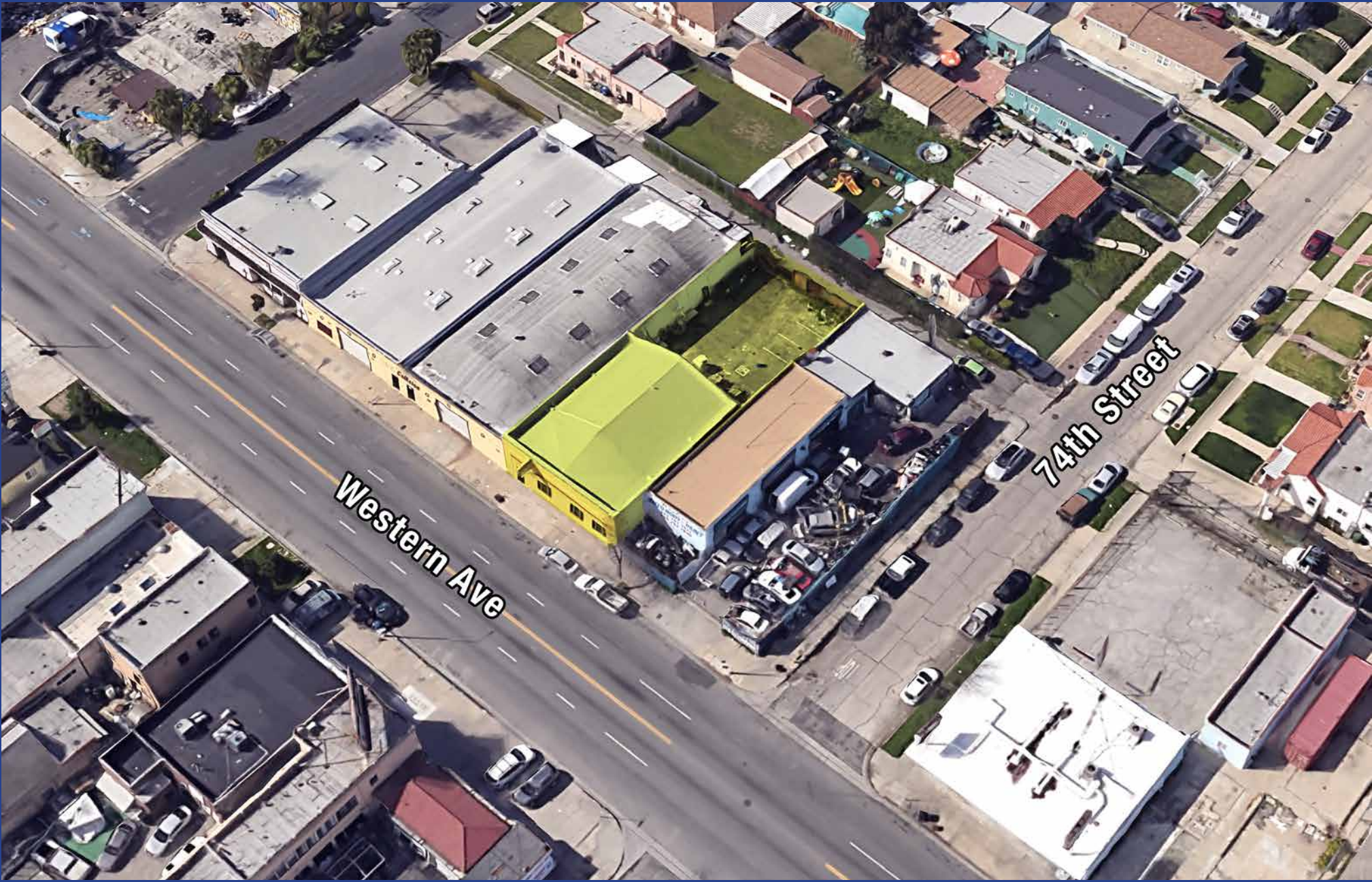
Lease: \$4,500 Per Month (\$1.50 Per SF MG)

Term: Submit

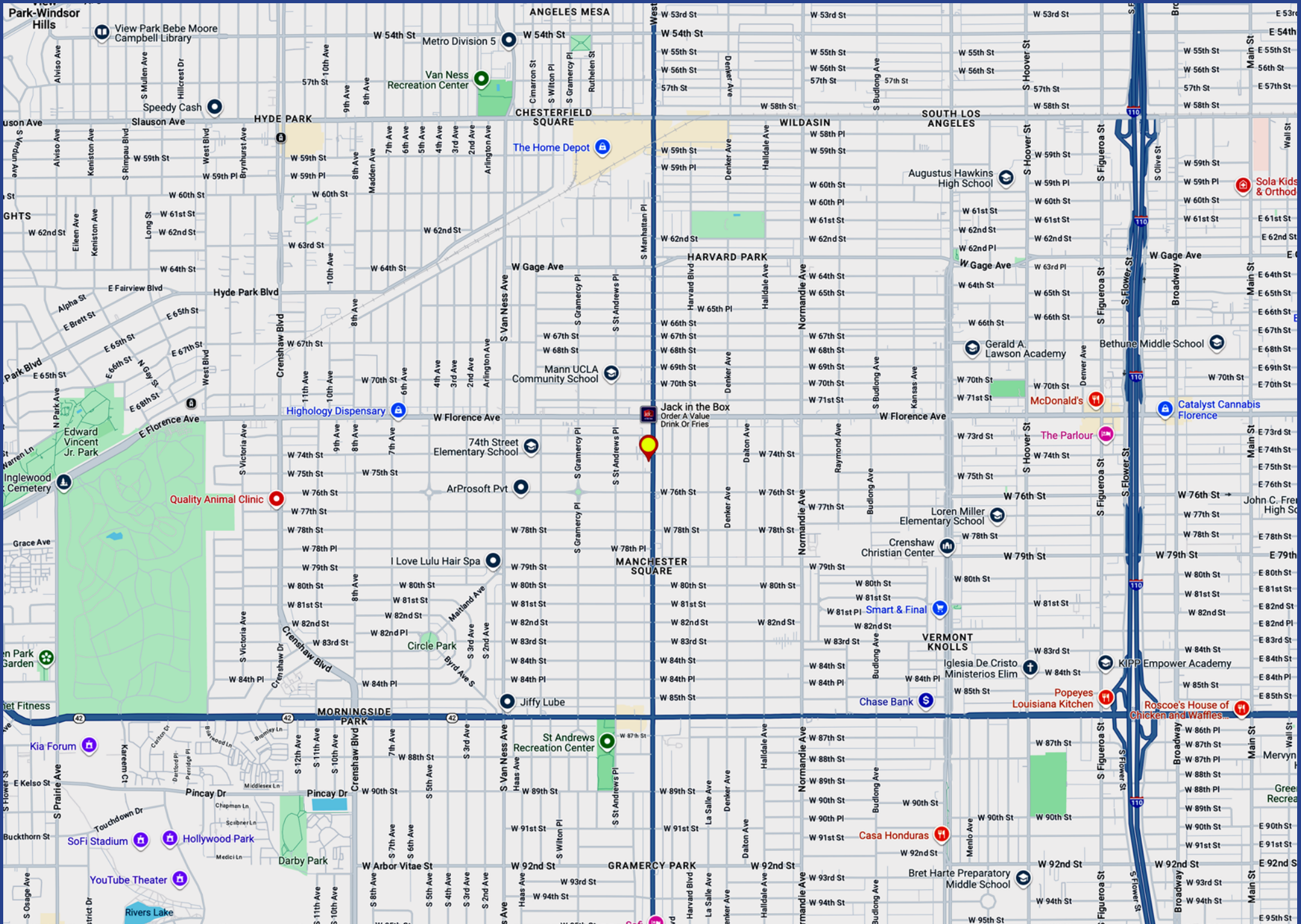




Aerial Photo

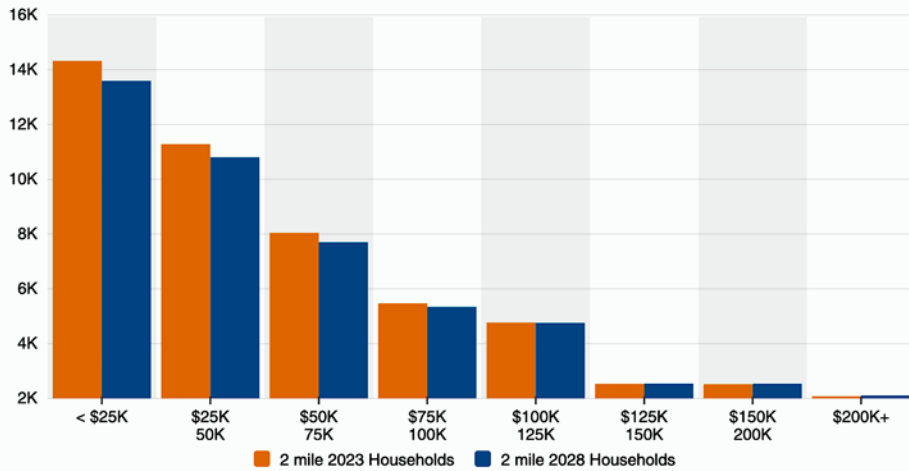


Area Map

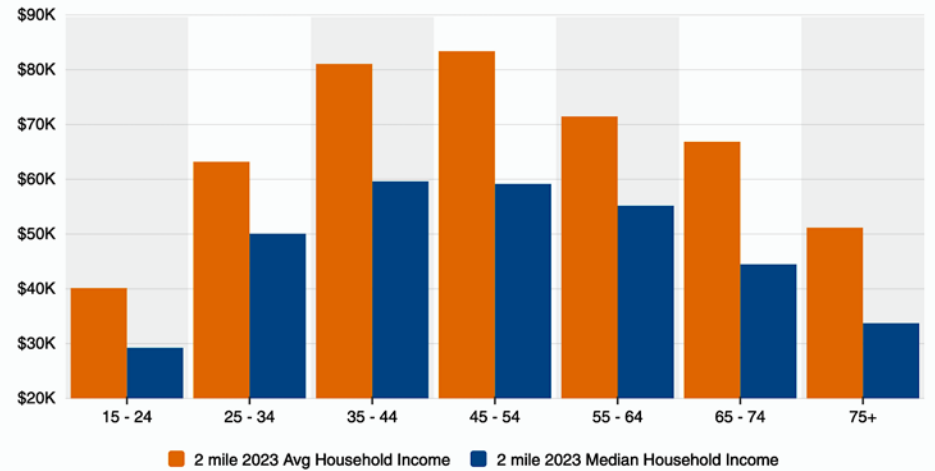


Area Demographics

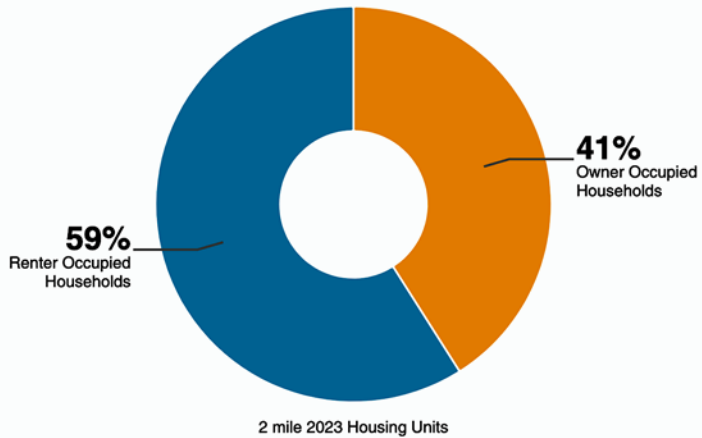
Household Income



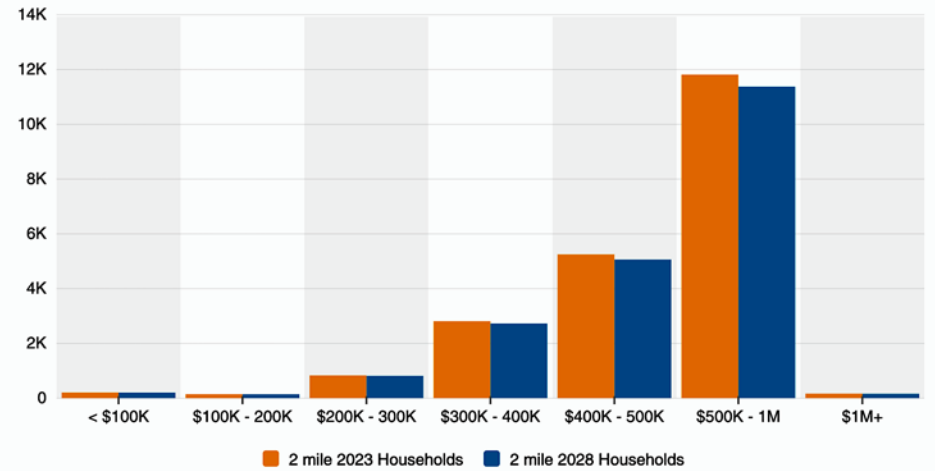
Household Income By Age



Housing Occupancy



Home Values



7405 S Western Avenue
Los Angeles, CA 90047

3,000± SF Building
6,560± SF of Land

Multi-Use Building For Lease

Auto Related Applications

Auto Parts

Furniture Store

General Retail

Office Use

Warehouse



Exclusively offered by

Sion Khakshour

Senior Associate

213.342.3384 office

213.210.7492 mobile

sion@majorproperties.com

Lic. 00697373

MAJOR PROPERTIES

1200 W Olympic Blvd
Los Angeles, CA 90015

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