

RETAIL FOR LEASE

839 SF Ground Floor Retail Unit

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

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

Offering Memorandum



4376 S WESTERN AVENUE, UNIT D, LOS ANGELES, CA 90062

4376 S WESTERN AVENUE
LOS ANGELES, CA 90062

Property Details

Available Area (Unit D): 839± SF

Total Building Area: 6,430± SF

Total Land Area: 9,400± SF

Stories: 2

Total Units: 10

Year Built: 1991

Parking: 18 Shared Surface Spaces

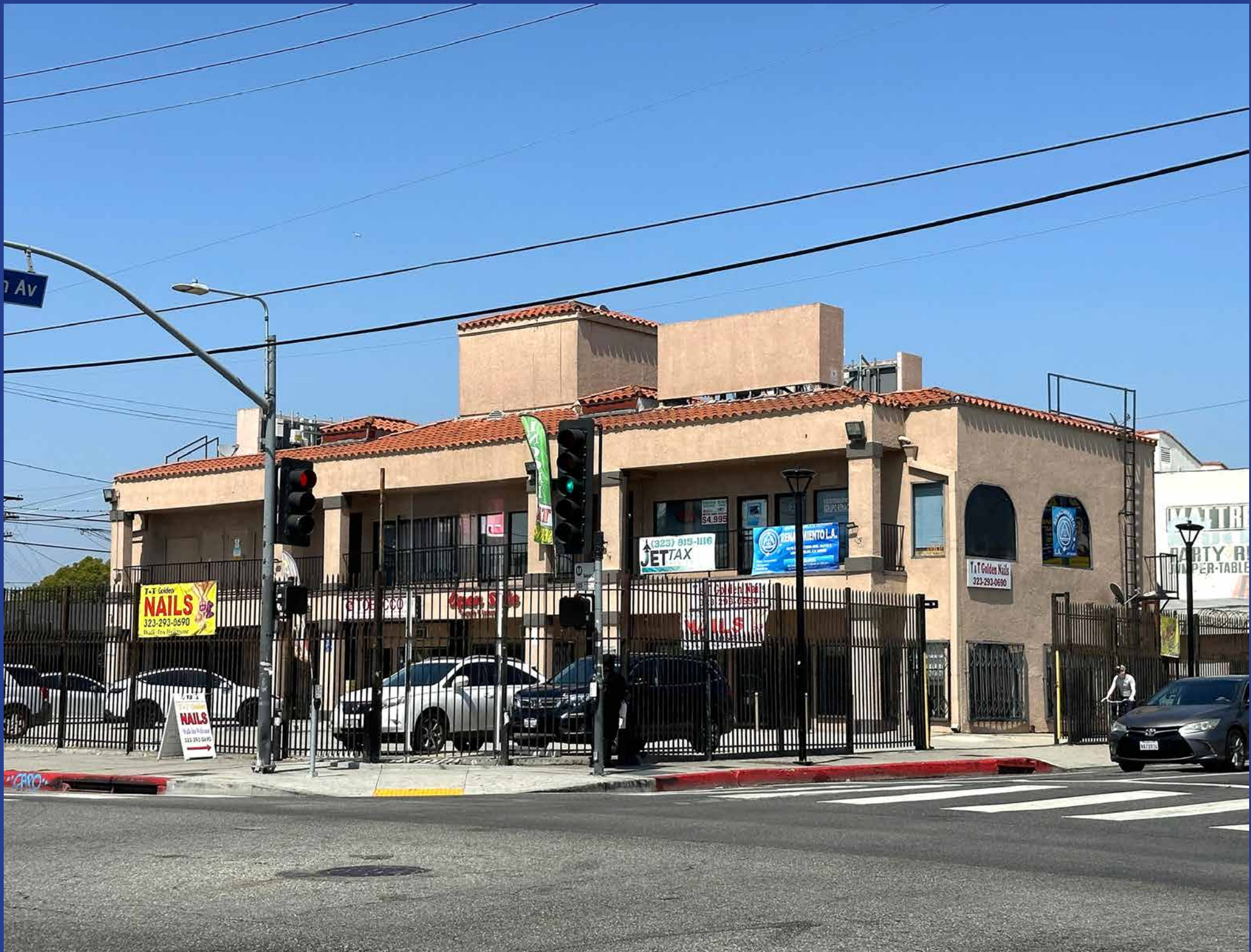
Zoning: LA C2-2D-CPIO

Assessor's Parcel Number: 5021-024-040

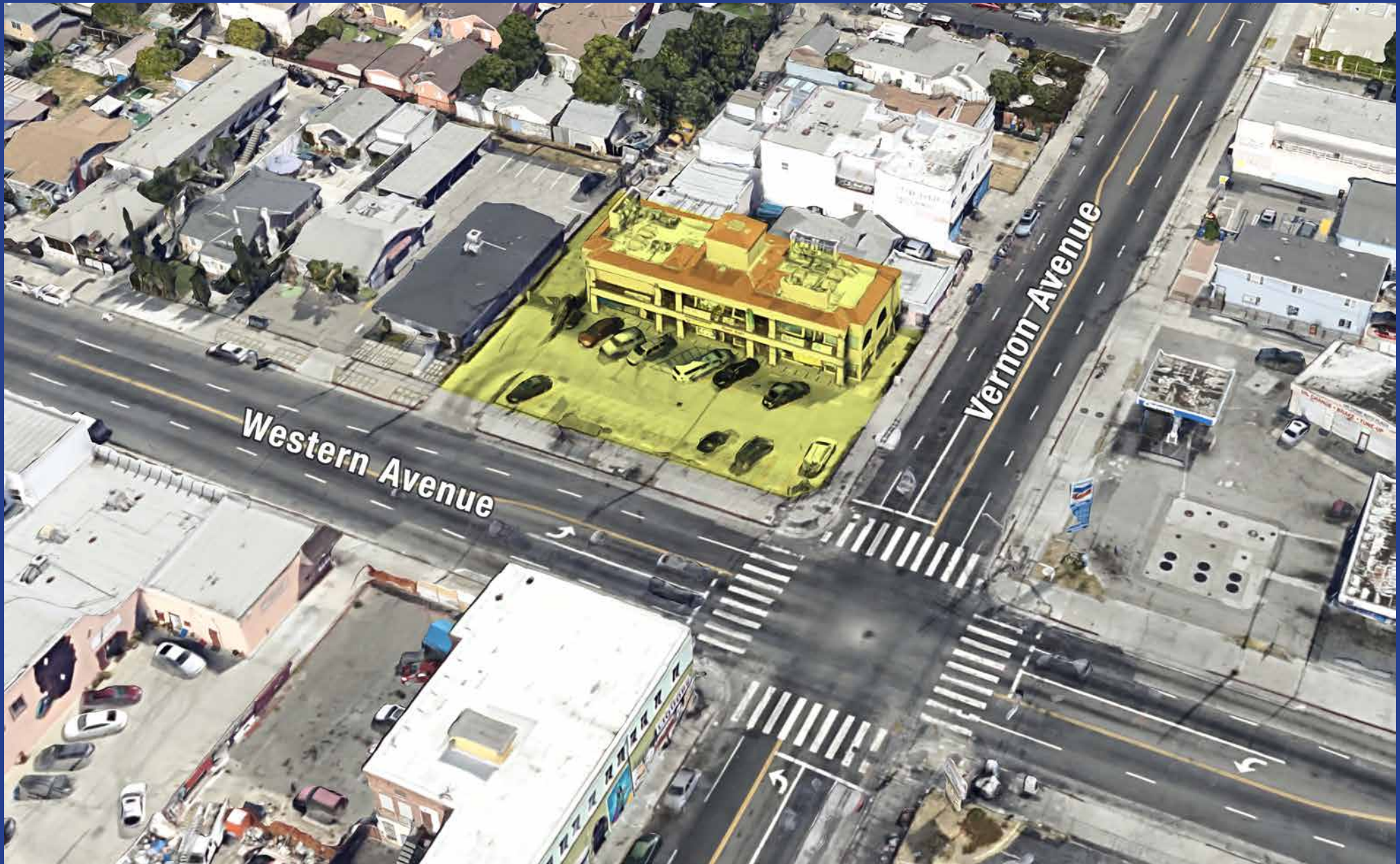
Property Highlights

- 839 SF retail space available in 2-story shopping center
- Ground floor Unit D
- 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

Lease Rental: \$1,600 Per Month
(\$1.91 Per SF MG)

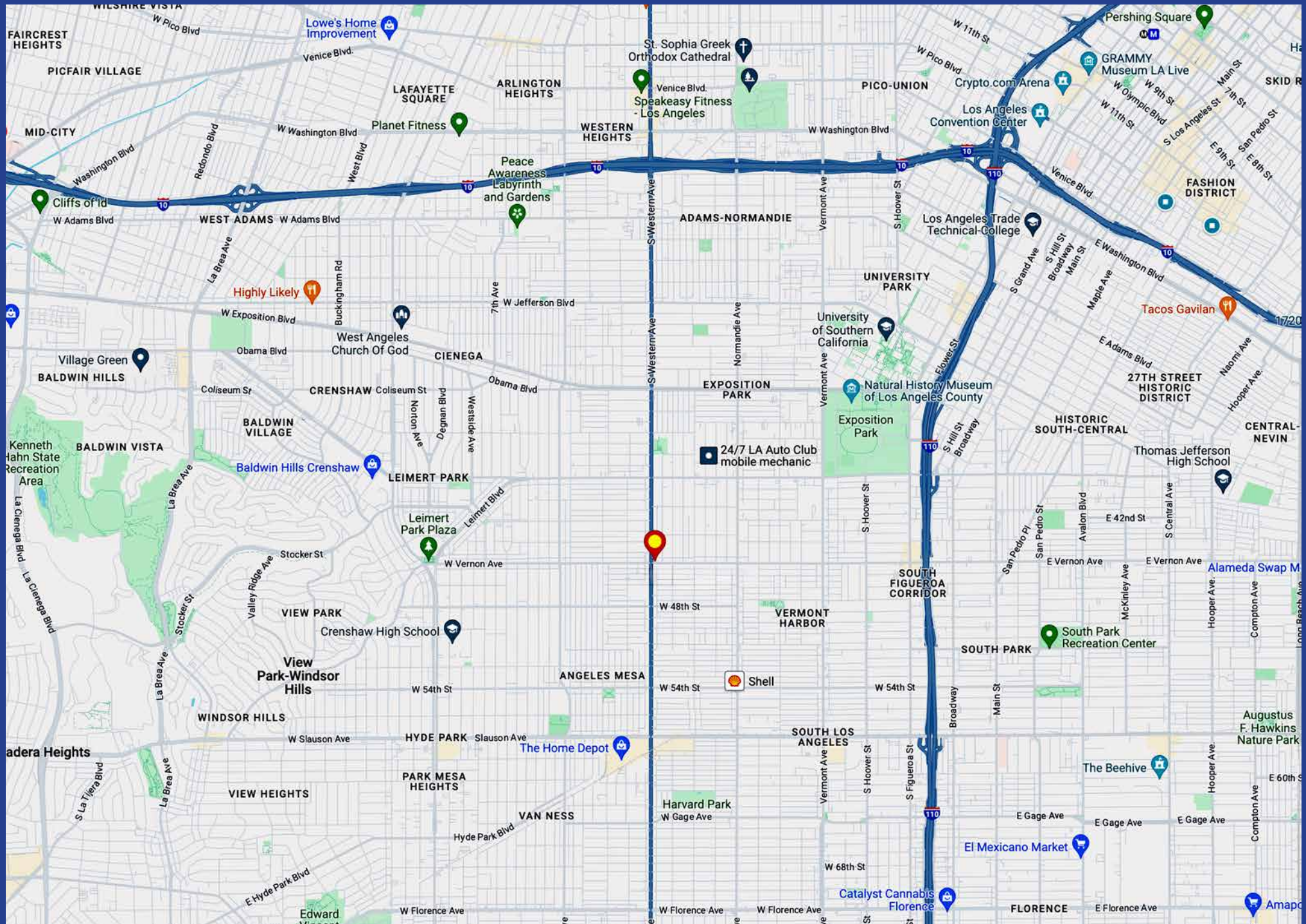


Aerial Photo



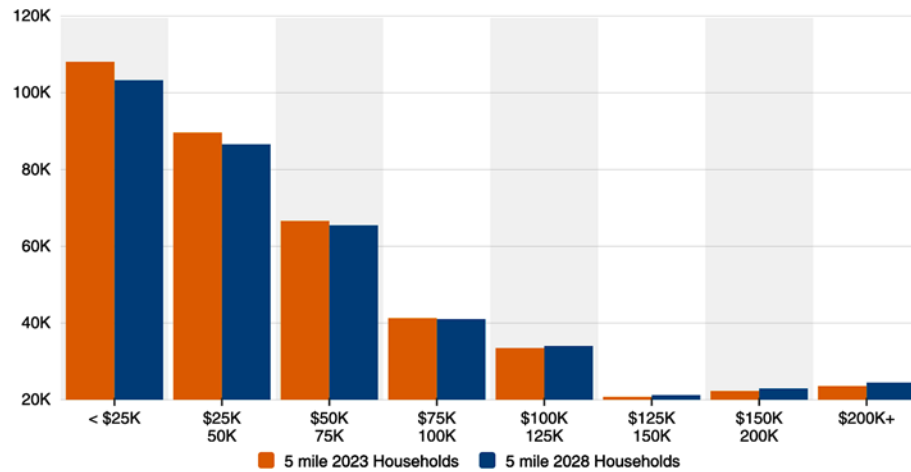
majorproperties.com

Area Map

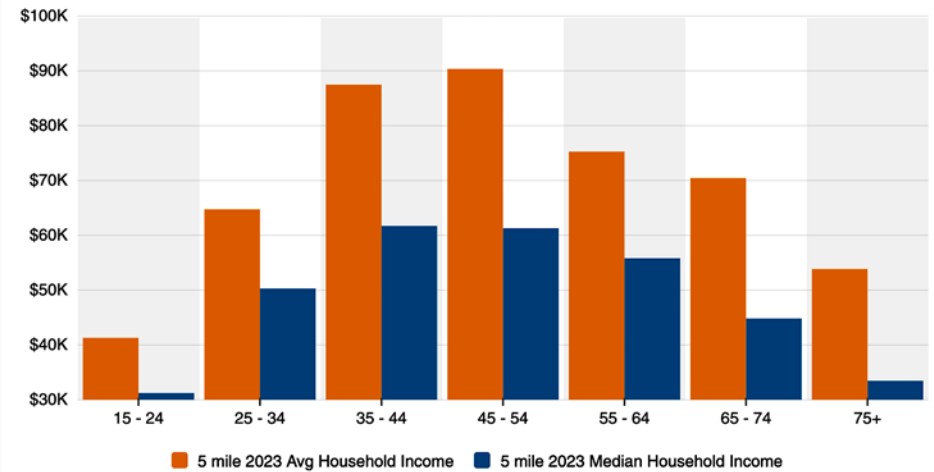


Neighborhood Demographics

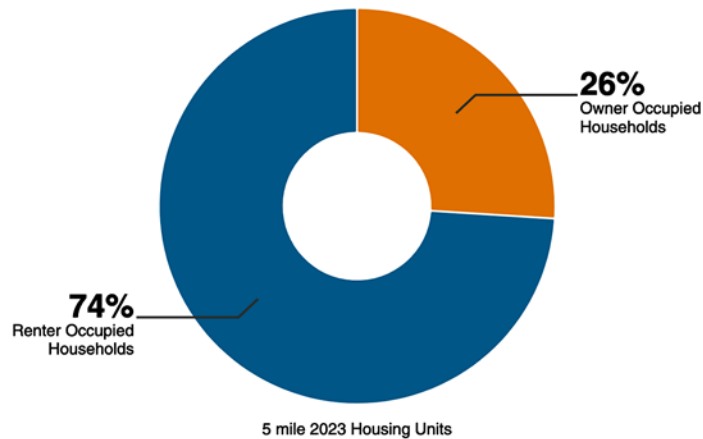
Household Income



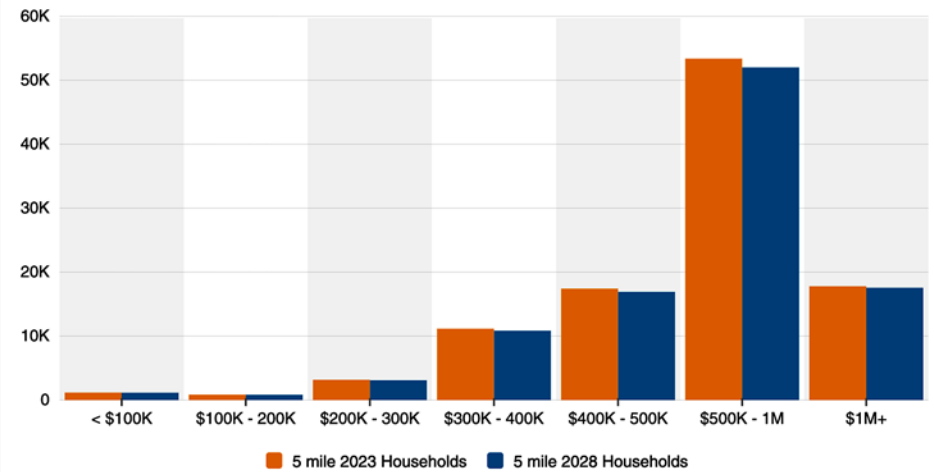
Household Income By Age



Housing Occupancy



Home Values



4376 S Western Avenue, Unit D
Los Angeles, CA 90062

Retail For Lease

839 SF Ground Floor Unit

2-Story Building With Shared
Gated Parking

Exclusively offered by



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