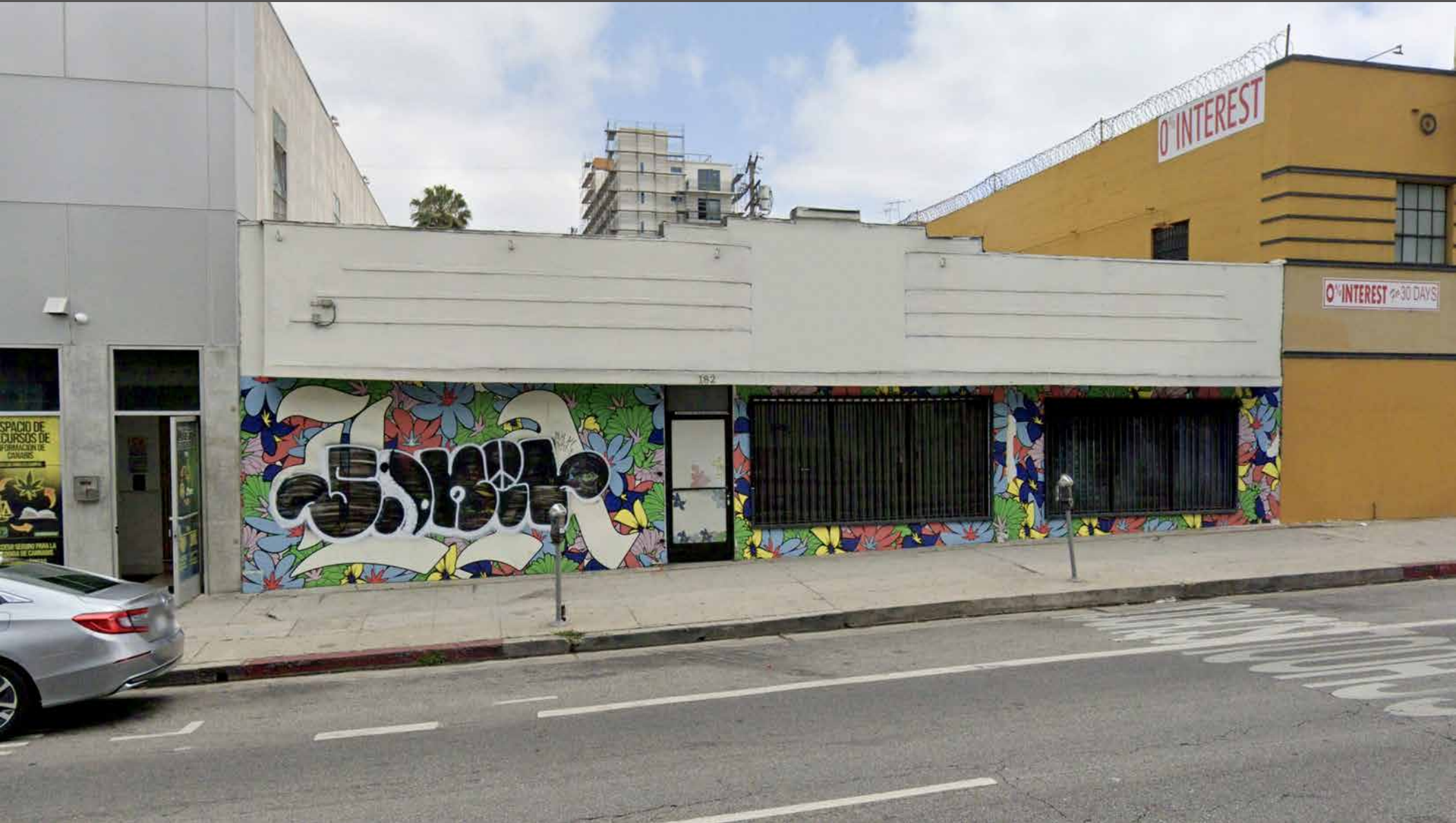


# WESTLAKE MULTI-USE FACILITY FOR LEASE



OFFERING  
MEMORANDUM

180-184 S Alvarado Street  
Los Angeles, CA 90057

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists



# FOR LEASE

180-184 S ALVARADO ST, LOS ANGELES, CA 90057

- Multi-use facility ideal for retail, medical clinic, religious use, warehouse, etc.
- Located midway between Beverly Blvd and 3rd Street
- Fantastic exposure, visibility and signage potential
- Open, “make it your own” space
- Rear loading door and parking off Mountain View Avenue
- Good clearance height and ample power
- 2 ADA restrooms

## LEASE RENTAL

\$11,600 Per Month  
(\$2.00 PER SF NNN)

## LEASE TERM

Negotiable

## BUILDING SIZE

5,800± SF

## YEAR BUILT

1950

## LAND SIZE

7,405± SF

## ZONING

LA C2-1

## CEILING HEIGHT

15'

## GROUND LEVEL LOADING

Yes

## PARKING

2 Vehicles (Tandem)

## TRAFFIC COUNT

27,257 Vehicles/Day (2025)





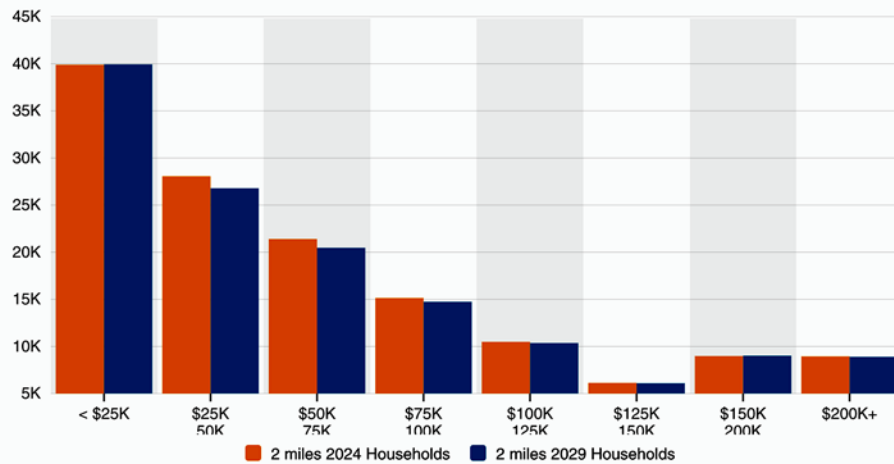
INTERIOR PHOTOS



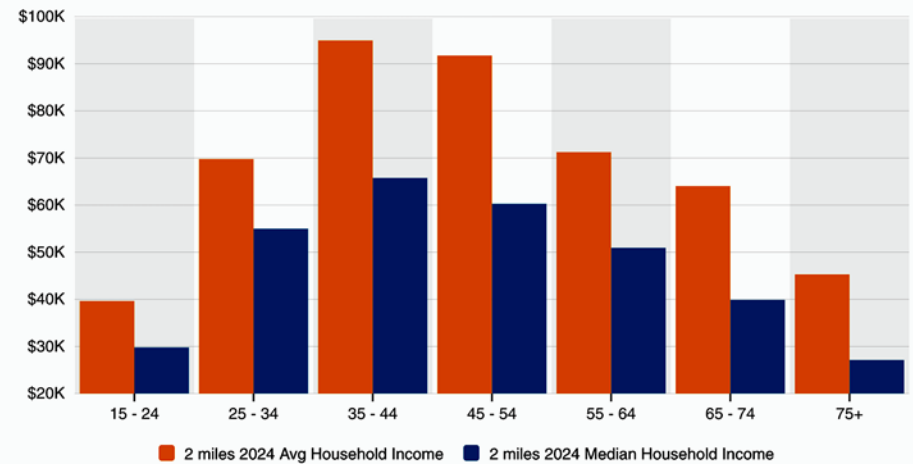


# AREA MAP

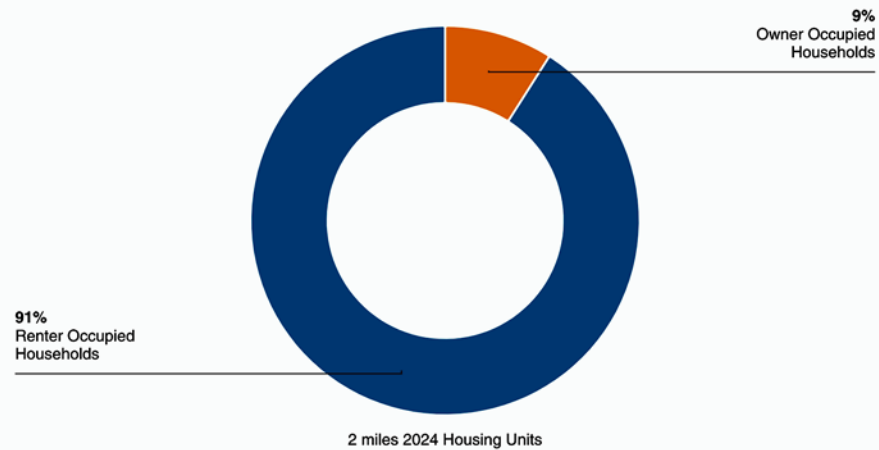
Household Income



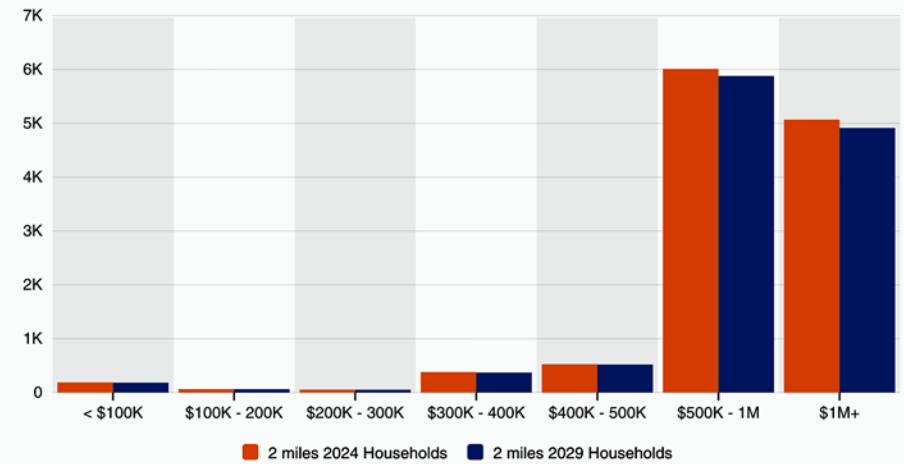
Household Income By Age



Housing Occupancy



Home Values



# NEIGHBORHOOD DEMOGRAPHICS



# FOR LEASE

*Westlake Multi-Use Opportunity*

## 5,800± SF Building on 7,405± SF of Land

### 180-184 S ALVARADO STREET, LOS ANGELES, CA 90057

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

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