

# COMMERCIAL PROPERTY FOR LEASE

## Retail Store Available

1,200 SF



**7227½ S WESTERN AVENUE, LOS ANGELES, CA 90047**

- 1,200 SF retail store available for lease
- Recently refurbished — Like brand new!
- New paint, flooring and restroom
- Part of larger strip center
- Shared parking lot for 19± vehicles
- Heavy traffic location just south of Florence Avenue
- 29,691 vehicles per day traffic count (2022)
- Zoned LA C2
- Lease rental: \$2,000 per month (\$1.67 per SF MG)

*For More Information, Please Contact:*

**SION KHAKSHOUR**

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The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

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