

# SALE

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial

**FREESTANDING RETAIL/WAREHOUSE  
OWNER-USER OR INVESTMENT OPPORTUNITY**



**7312-7318**

**S WESTERN  
AVENUE**

**±9,914 SF OF BLDG  
±8,276 SF OF LAND**

# EXECUTIVE SUMMARY

*S Western Ave*

**7312-7318 S Western Ave., Los Angeles, CA 90047**  
For Sale | ±9,914 SF of Building & ±8,276 SF of Land

7312-7318 S Western Avenue is a ±9,914 SF freestanding retail/warehouse facility on an 8,276 SF lot in the Inglewood/South LA submarket. Located along a high-traffic stretch of Western Avenue and near the 105, 110, 405, and 10 freeways, the property offers exceptional visibility, accessibility, and a rare opportunity for an owner-user or investor to secure a prime Los Angeles automotive site.

Built in 1948 with masonry construction, the building features a 13' clear height, a 12' x 10' ground-level loading door, ±3,164 SF of office space, and 200 AMP / 240V power. The functional layout and strong street presence make it ideal for immediate occupancy or future repositioning.

Offered at \$1,500,000 (~\$151/SF building) delivered vacant, this property represents a compelling value for buyers seeking a turnkey facility or a strategic acquisition along a high-traffic South LA corridor with long-term growth potential.

**\$1,500,000**

PRICE

**±\$151**

PER SF OF BUILDING

**\*Buyer to verify all information**

# PROPERTY HIGHLIGHTS

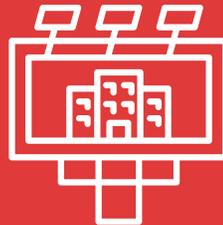
High-Exposure Freestanding Property with Excellent Freeway Connectivity



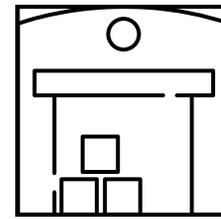
**Freestanding Auto Facility**



**Owner-User or Investment**



**High Visibility Signage**



**Ground-Level Loading**



**Central Freeway Access**

**SUBJECT PROPERTY**



# PROPERTY DETAILS

<b>Price</b>	\$1,500,000
<b>Price per SF</b>	±\$151 per SF
<b>Building Size</b>	TOTAL: ±9,914 SF 1st Flr: ±8,689 SF 2 <sup>nd</sup> Flr: ±1,225 SF
<b>Land Size</b>	±8,276 SF
<b>Clear Height</b>	±13'
<b>Drive-In Doors</b>	2 Ground-Level Drive-In Doors (12' W × 10' H)
<b>Power</b>	200 AMP / 240 Volt / 1 Phase
<b>Frontage</b>	Western Ave
<b>Year Built</b>	1948
<b>Zoning</b>	C2-2D-CP10
<b>APNs</b>	6018-001-009

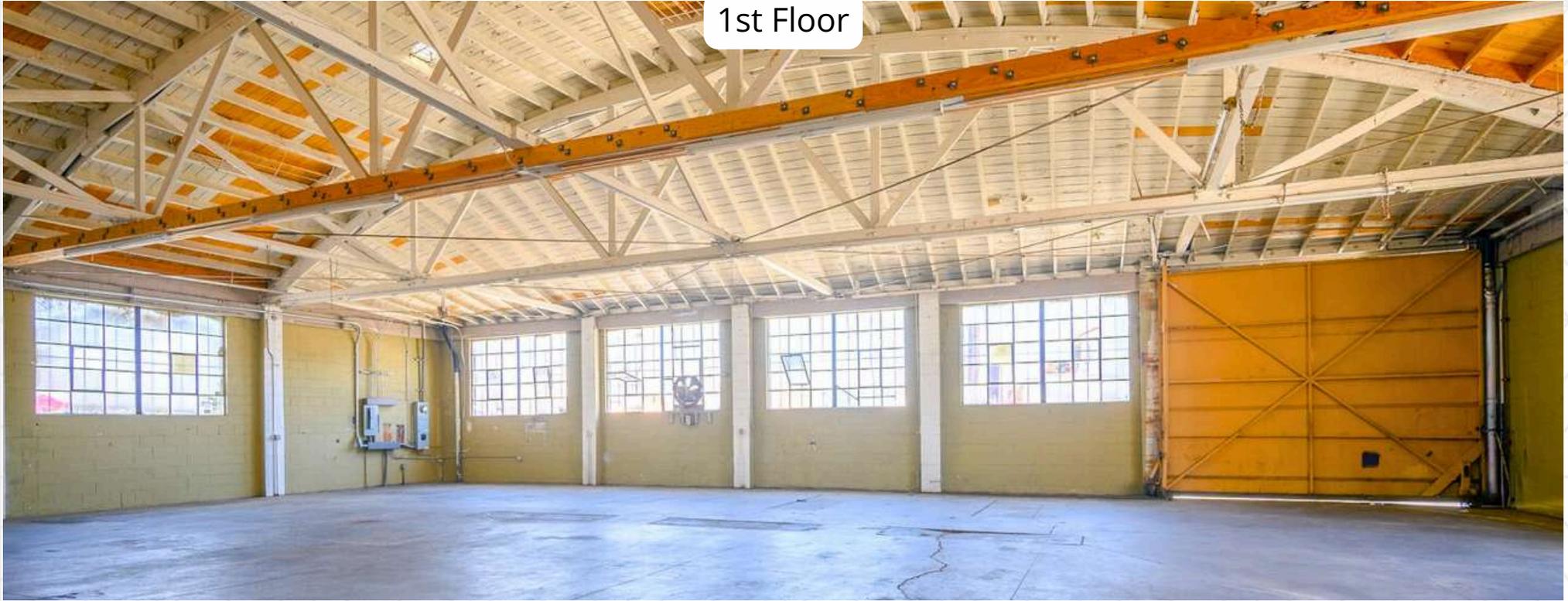
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# EXTERIOR PHOTOS



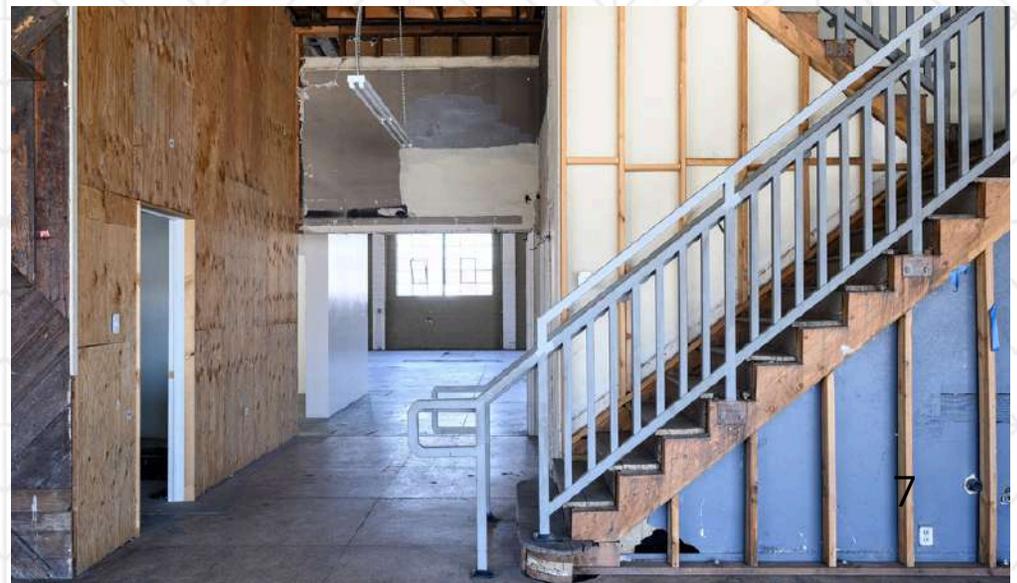
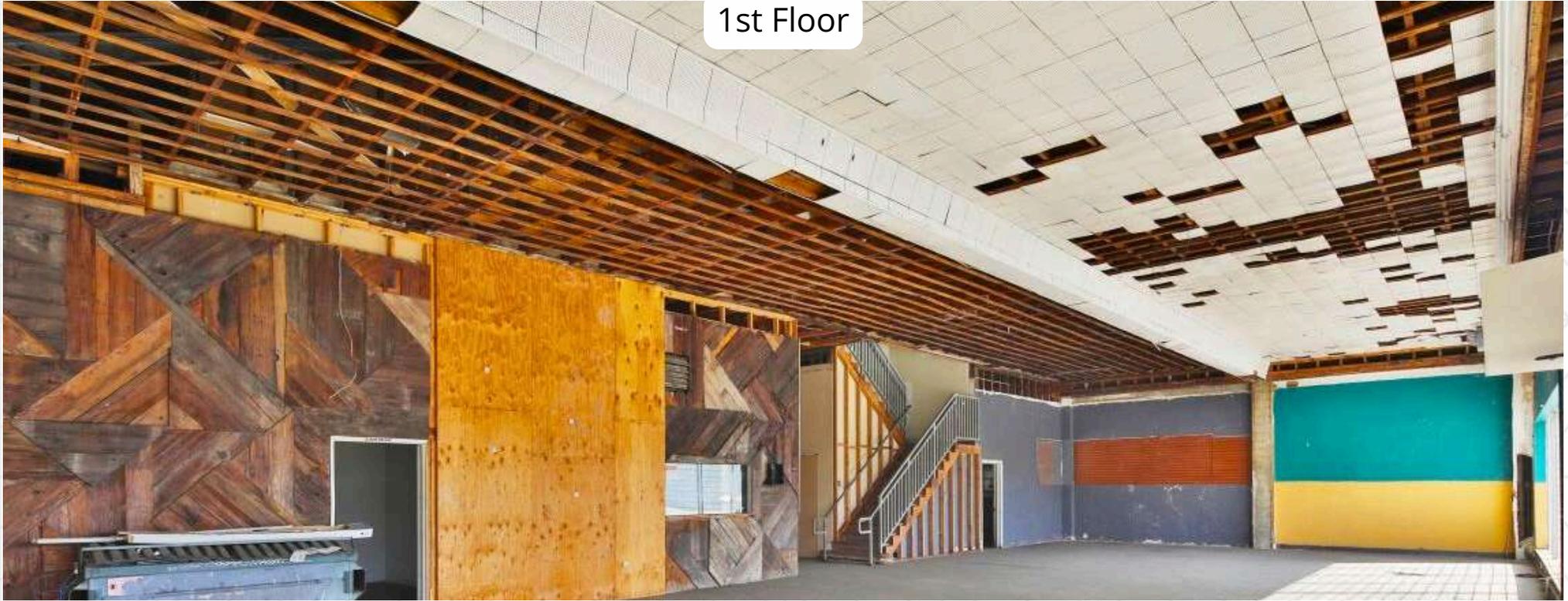
# INTERIOR PHOTOS

1st Floor



# INTERIOR PHOTOS

1st Floor

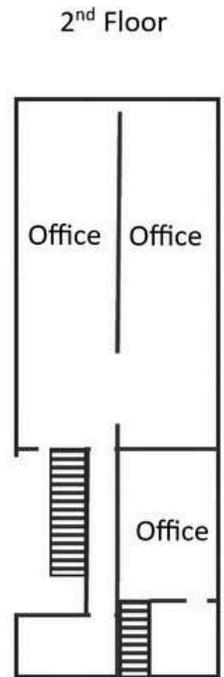
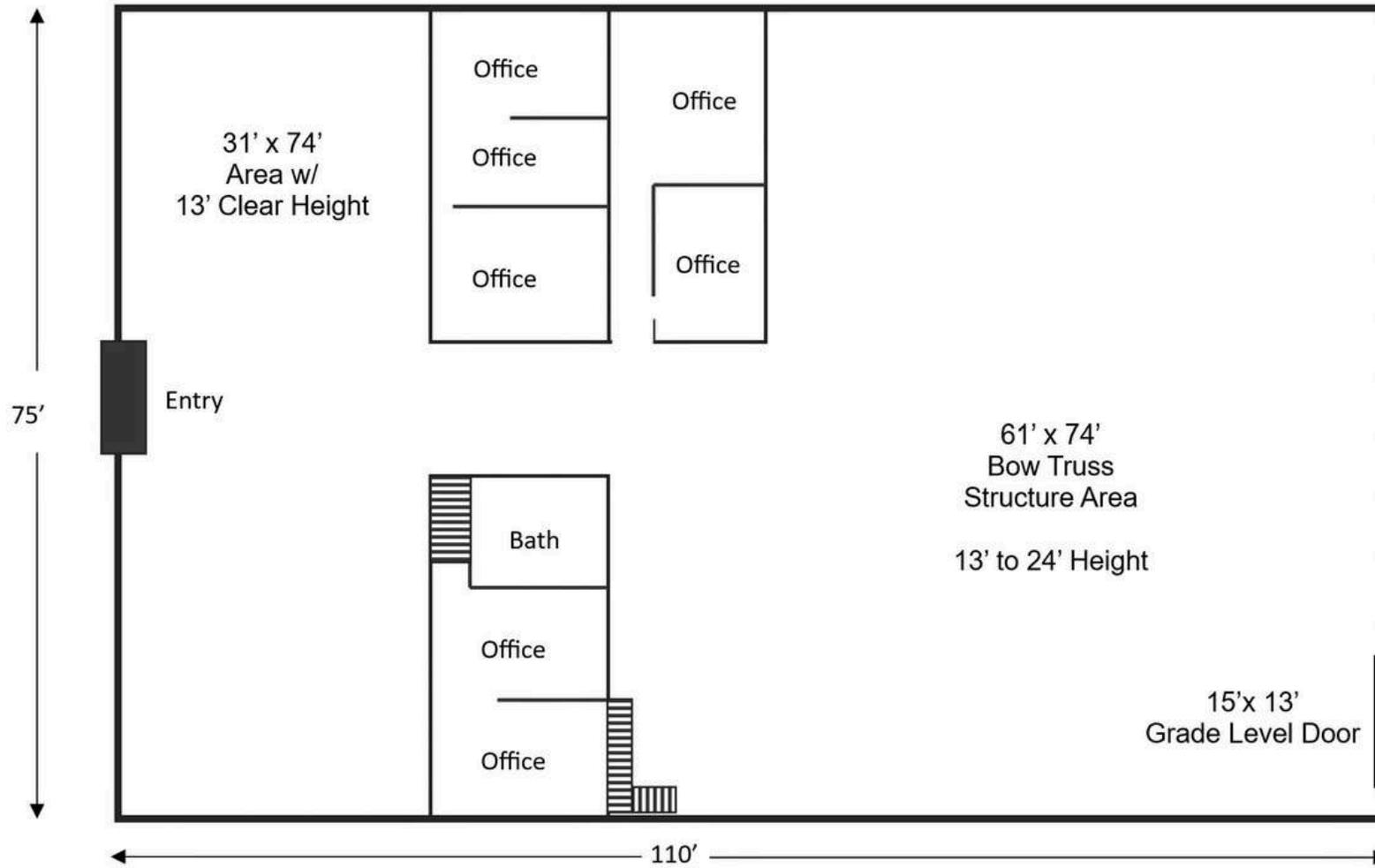


# INTERIOR PHOTOS

2nd Floor



# FLOOR PLAN





**7312-7318 S Western Ave.**



**FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT:**



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**MAJOR PROPERTIES**

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