



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Retail Property
For Sale or Lease

963 - 965 South Western Avenue, Los Angeles, CA 90016



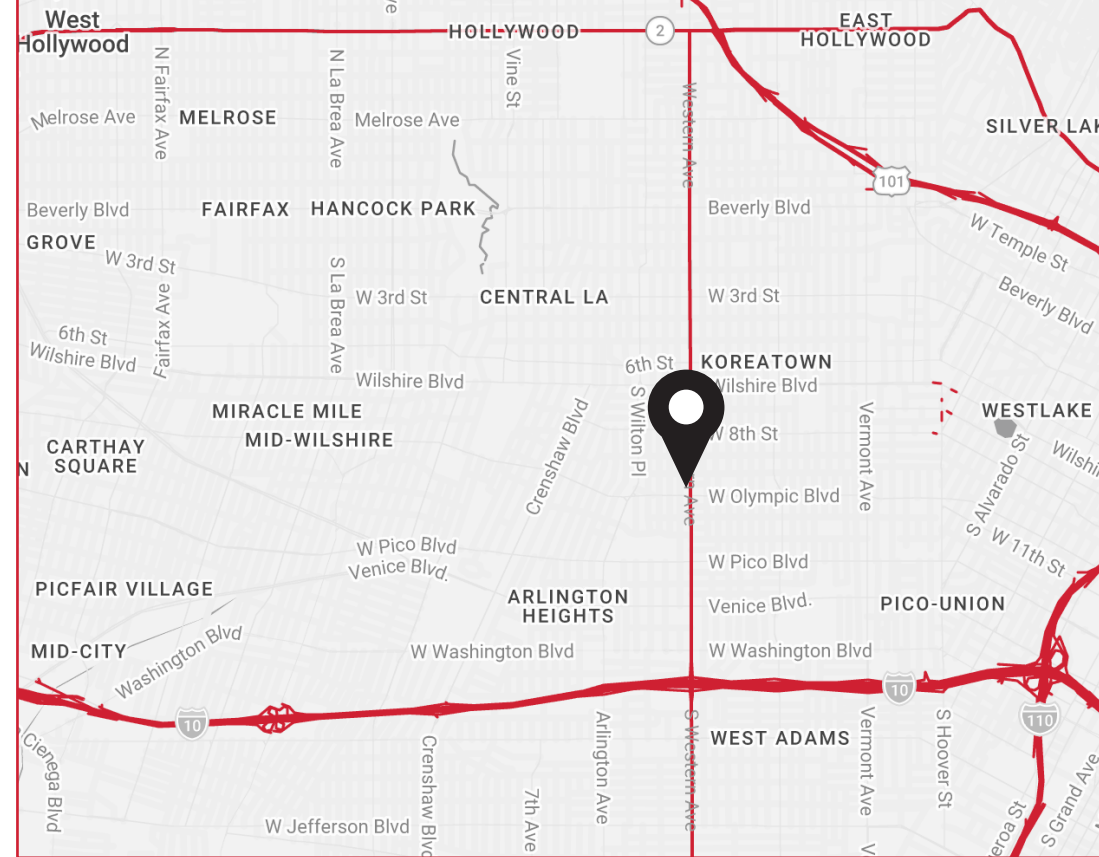
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1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202
StevensonRealEstate.com
CALDRE #00983560

Offering Summary

SALES PRICE	\$6,950,000
PRICE / SF	\$874.21
LEASE PRICE	\$2.95 / SF / MG
LEASE TERM	5 - 10 Year Term
BUILDING SIZE	7,950 SF
LOT SIZE	12,969 SF
ZONING	C2-1
APN	5080-007-002



Positioned along one of Los Angeles' most heavily traveled commercial corridors, this $\pm 7,950$ square foot retail warehouse/showroom property offers a rare owner-user or lease opportunity in the heart of the city. Situated on a generous $\pm 12,969$ square foot lot with C2-1 zoning, the property combines prominent street-front retail exposure with functional warehouse space, making it ideal for a variety of retail, wholesale, showroom, distribution, or service-oriented uses.

The building features excellent visibility on South Western Avenue, benefiting from traffic counts exceeding 40,000 vehicles per day and providing outstanding signage and branding opportunities. A secure, gated parking and loading area enhances operational efficiency while offering convenience for customers, employees, and deliveries.

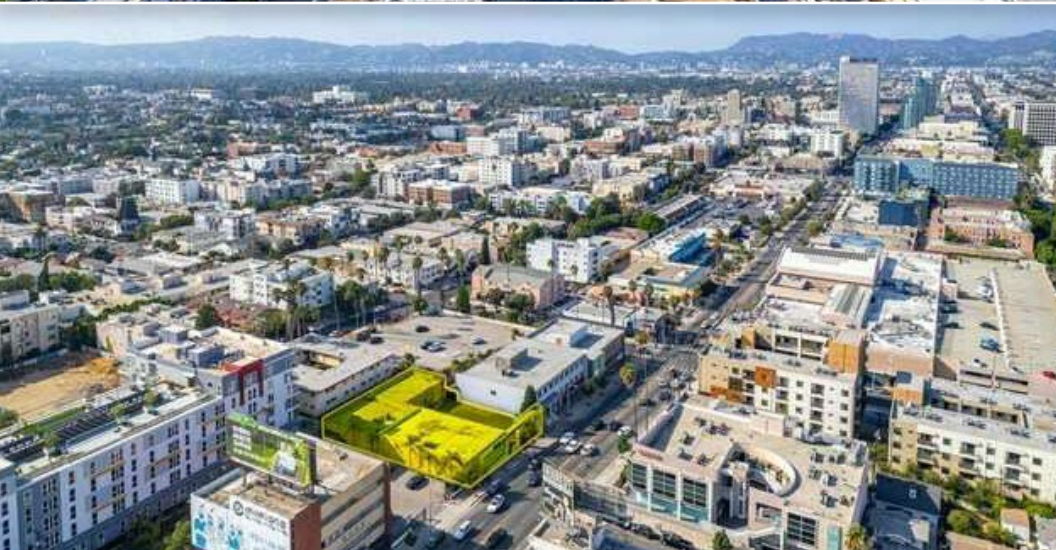
Located within a densely populated trade area near Koreatown and central Los Angeles, the property is surrounded by a strong mix of residential neighborhoods, retail destinations, and commercial businesses. Its strategic location provides immediate access to a large consumer base, major transportation corridors, and a highly active urban marketplace.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

Property Photos



Property Photos



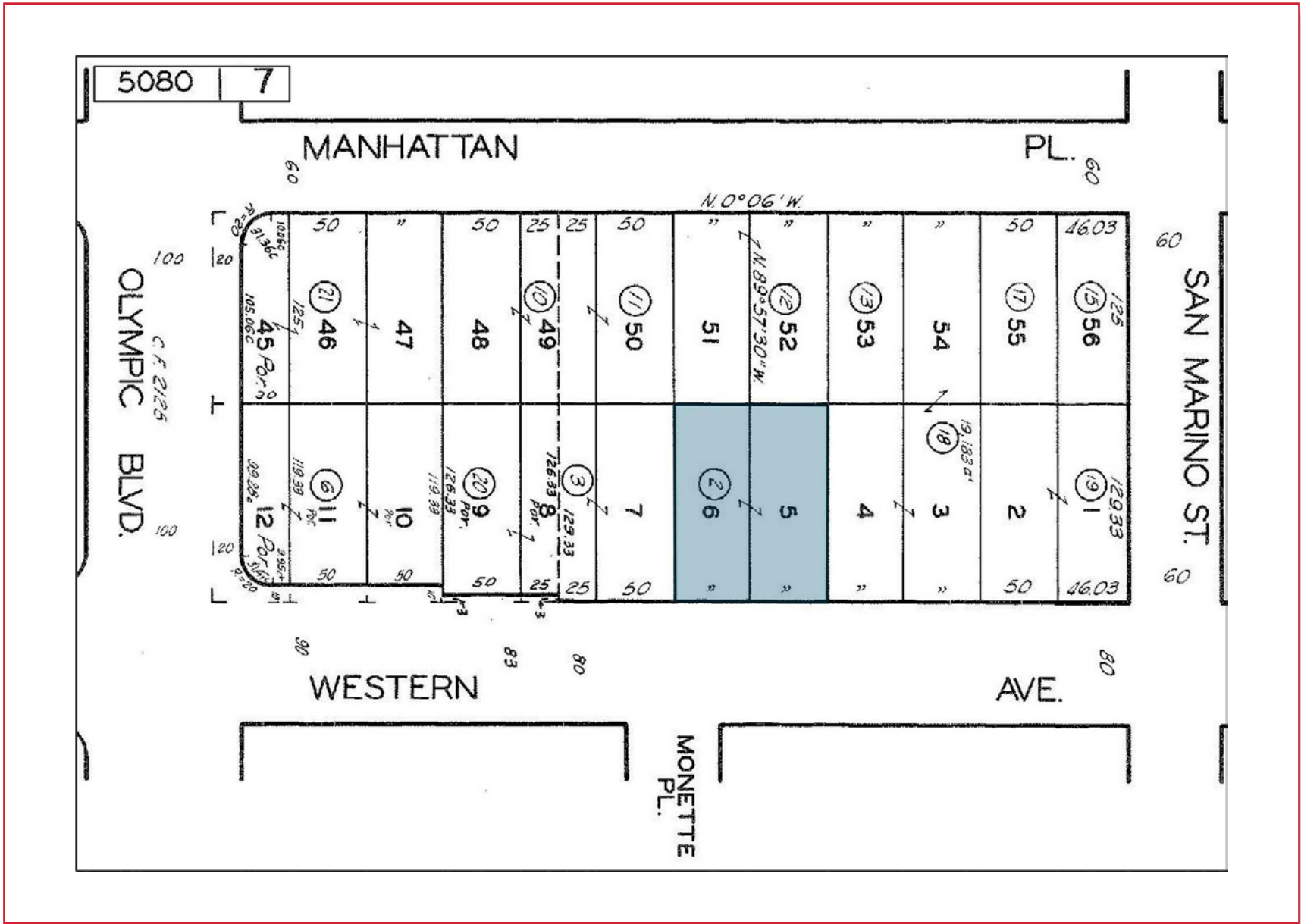
Property Photos



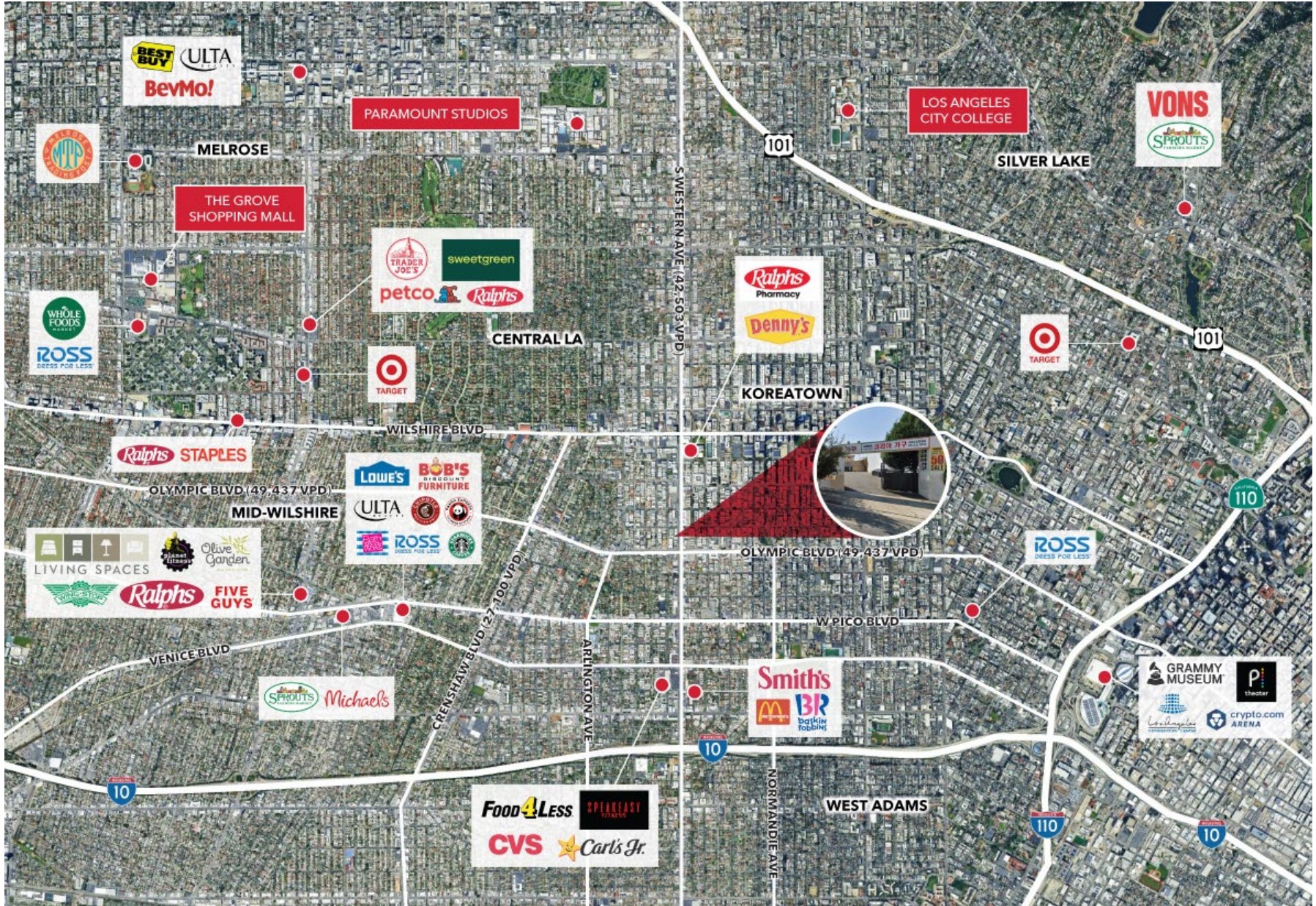
Property Photos



Parcel Map

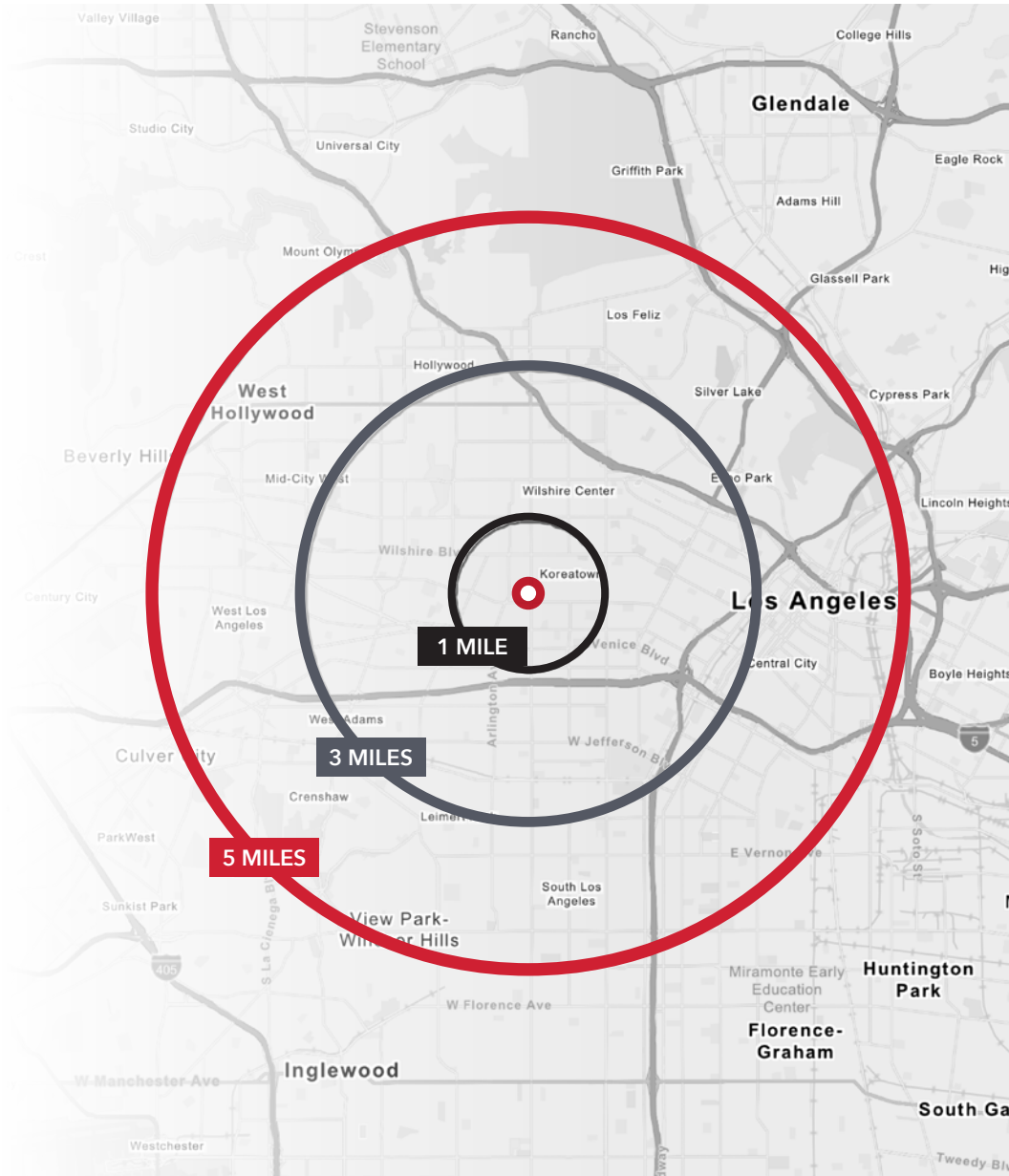
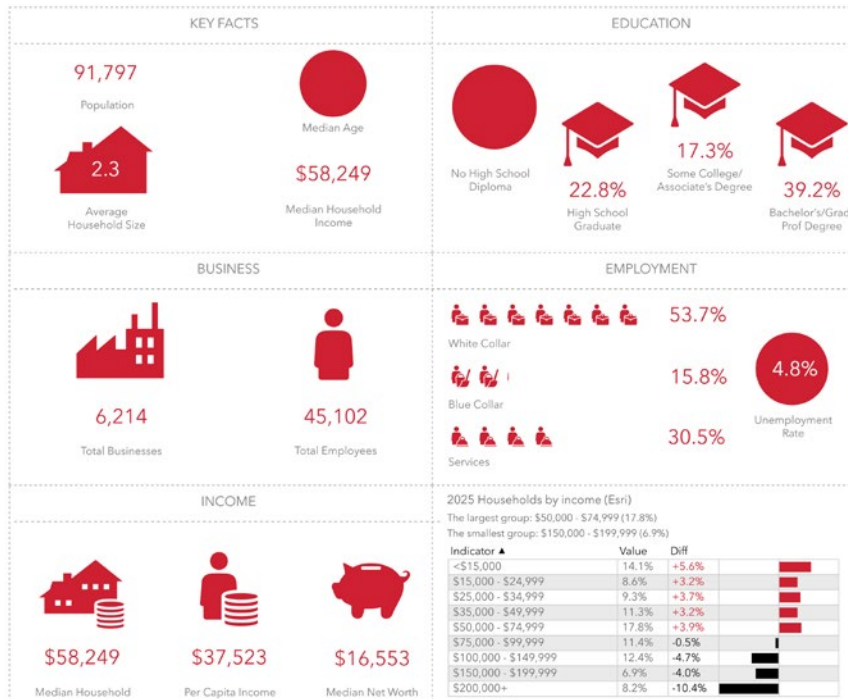


Location Map



Demographics

1-MILE RADIUS SNAPSHOT



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	91,797	605,887	1,237,800
Households	40,079	249,641	521,177
Families	20,588	124,139	244,358
Average Household Size	2.25	2.34	2.28
Owner Occupied Housing Units	4,382	36,020	101,872
Renter Occupied Housing Units	35,697	213,621	419,305
Median Age	38.6	36.4	37.1
Median Household Income	\$58,249	\$63,199	\$71,482
Average Household Income	\$86,095	\$95,751	\$110,617

For more information, please contact:

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