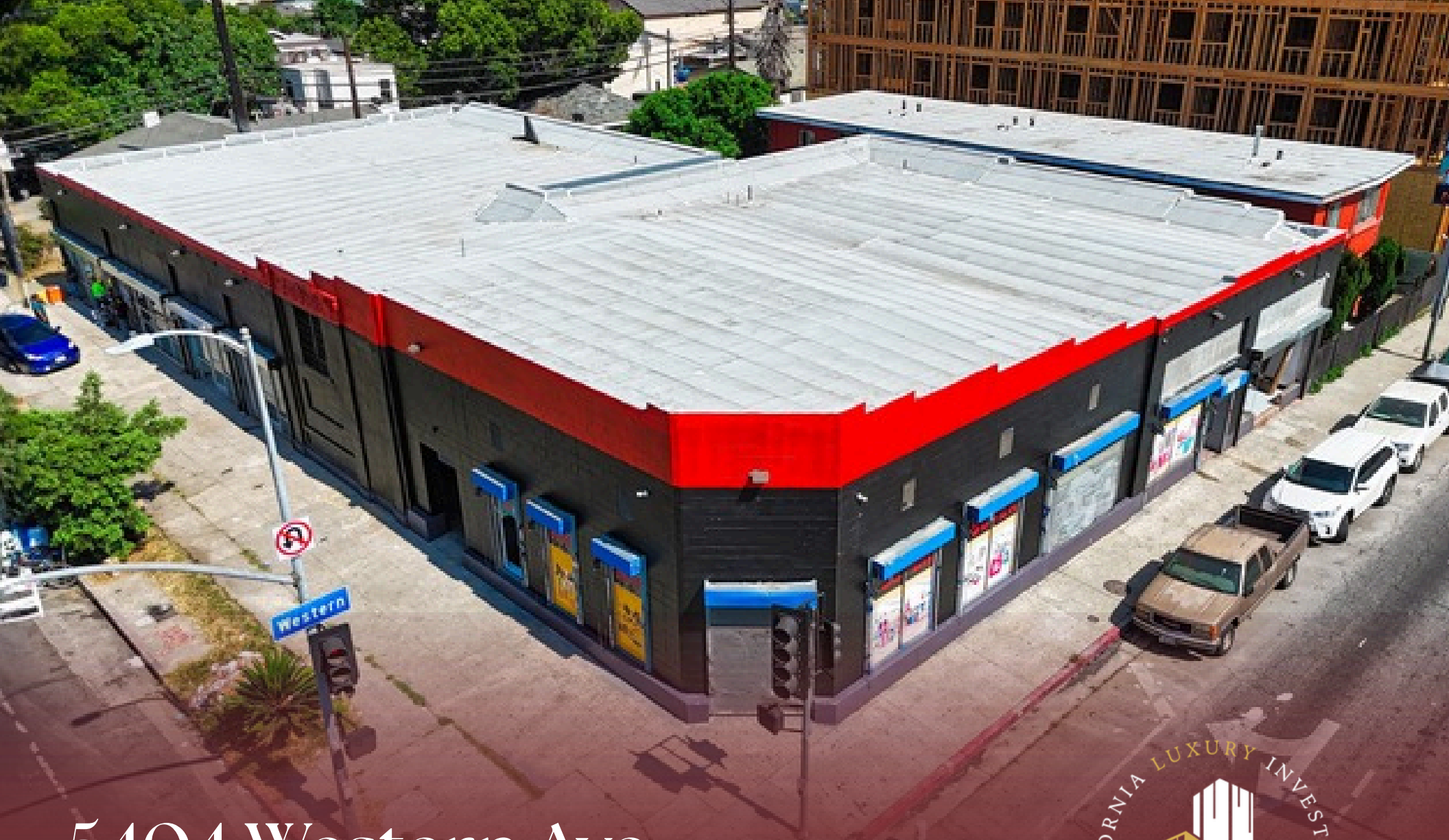




5404 Western Ave

LOS ANGELES, CA 90062

Exclusively listed by:

Shahram Shamounpour

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Property Overview

California Luxury Investments presents multiple retail units for lease in a newly remodeled (2025) shopping center at a signalized, hard-corner intersection in the heart of South Los Angeles. Positioned along Western Avenue, this high-visibility location benefits from strong daily foot and vehicle traffic. The property features

6 retail stores with different sizes, ranging from 1,000 to 10,000 SF, including a standout corner unit with a mezzanine—ideal for anchor or flagship tenants. Flexible layouts support a variety of uses, including retail, office, food & beverage, medical, fitness, and service businesses.

Featuring high ceilings, modern finishes, a full-site camera security system, and optional rear storage units, the center is built for both functionality and security. Surrounded by a dense residential community and two newly developed 50-unit apartment buildings, this is a prime opportunity to grow your business in a high-exposure Los Angeles corridor.





Investment Highlights

6 Retail Stores with Different Sizes

Six retail units with flexible layouts ranging from approximately 1,000 to 10,000 SF provide opportunities for a diverse tenant mix, allowing investors to maximize occupancy and income potential across multiple business types.

High Ceiling

Ceiling heights of approximately 12'–16' create bright, open interiors that enhance tenant appeal, improve merchandising visibility, and support a wide range of commercial uses.

Storages

On-site rear storage units offer additional leasable space and operational convenience for tenants, creating an added revenue stream and increasing overall property functionality.

Hard Lighted Corner Lot

Strategically positioned on a signalized hard corner along Western Avenue, the property benefits from strong visibility, steady traffic flow, and excellent signage exposure—key drivers for retail success.

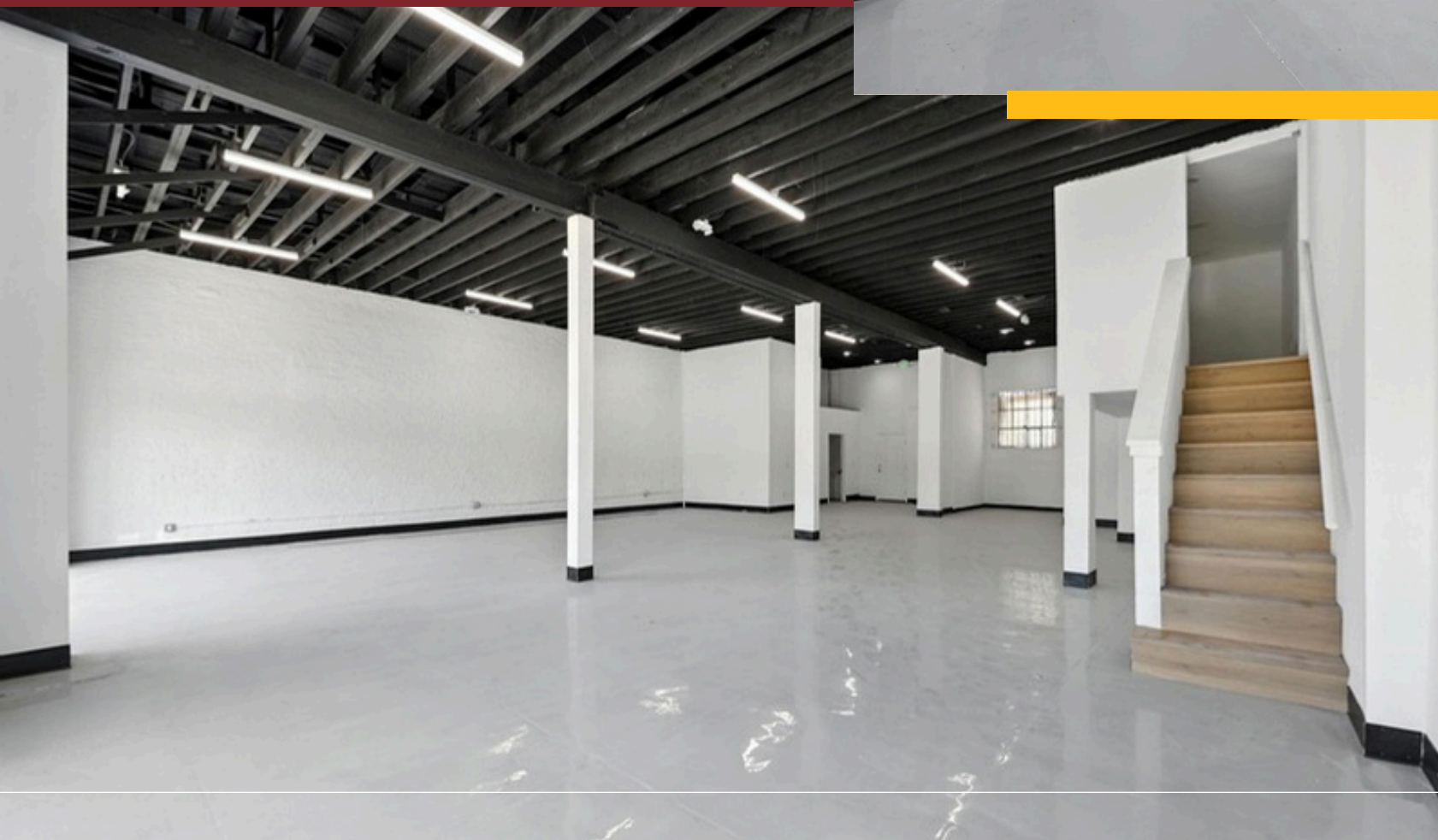
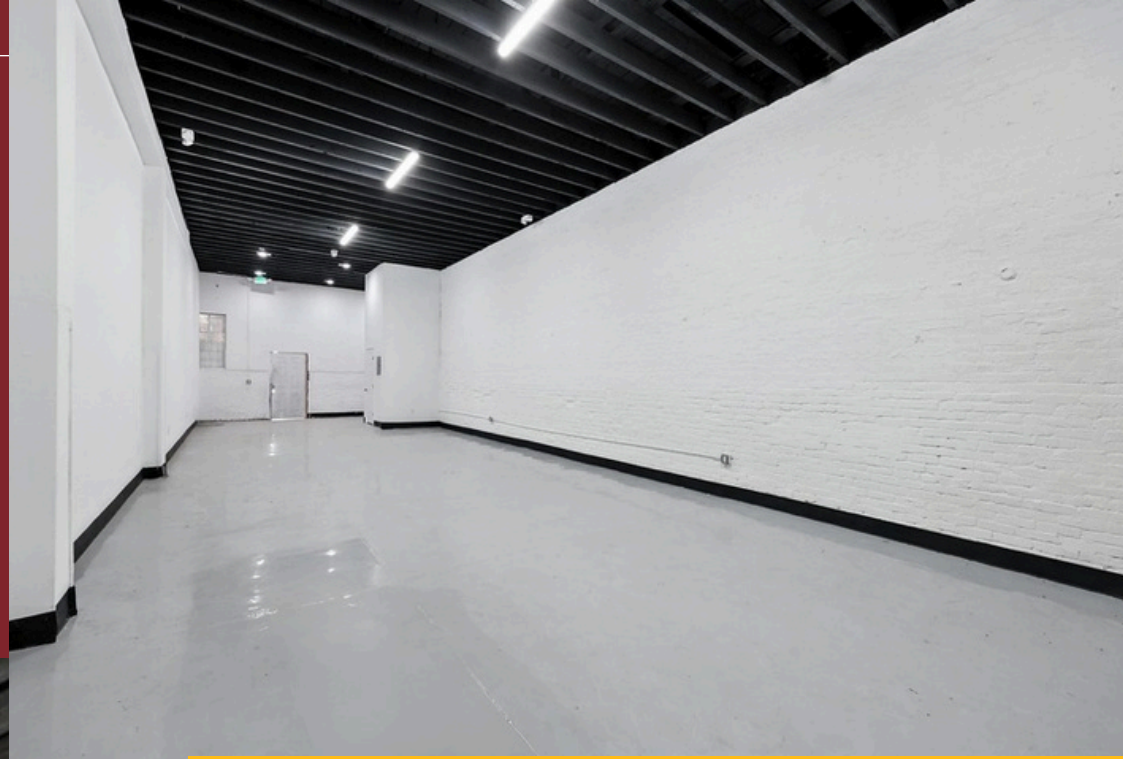
Remodeled in 2025

A complete renovation in 2025 introduces modern systems, updated façades, and improved infrastructure, reducing near-term capital expenditures while enhancing long-term asset value.

Mezzanine

The corner unit mezzanine adds vertical space and design flexibility, making it ideal for flagship tenants seeking a unique layout, increased capacity, or elevated customer experience.





Rent Roll

Address of Rental:

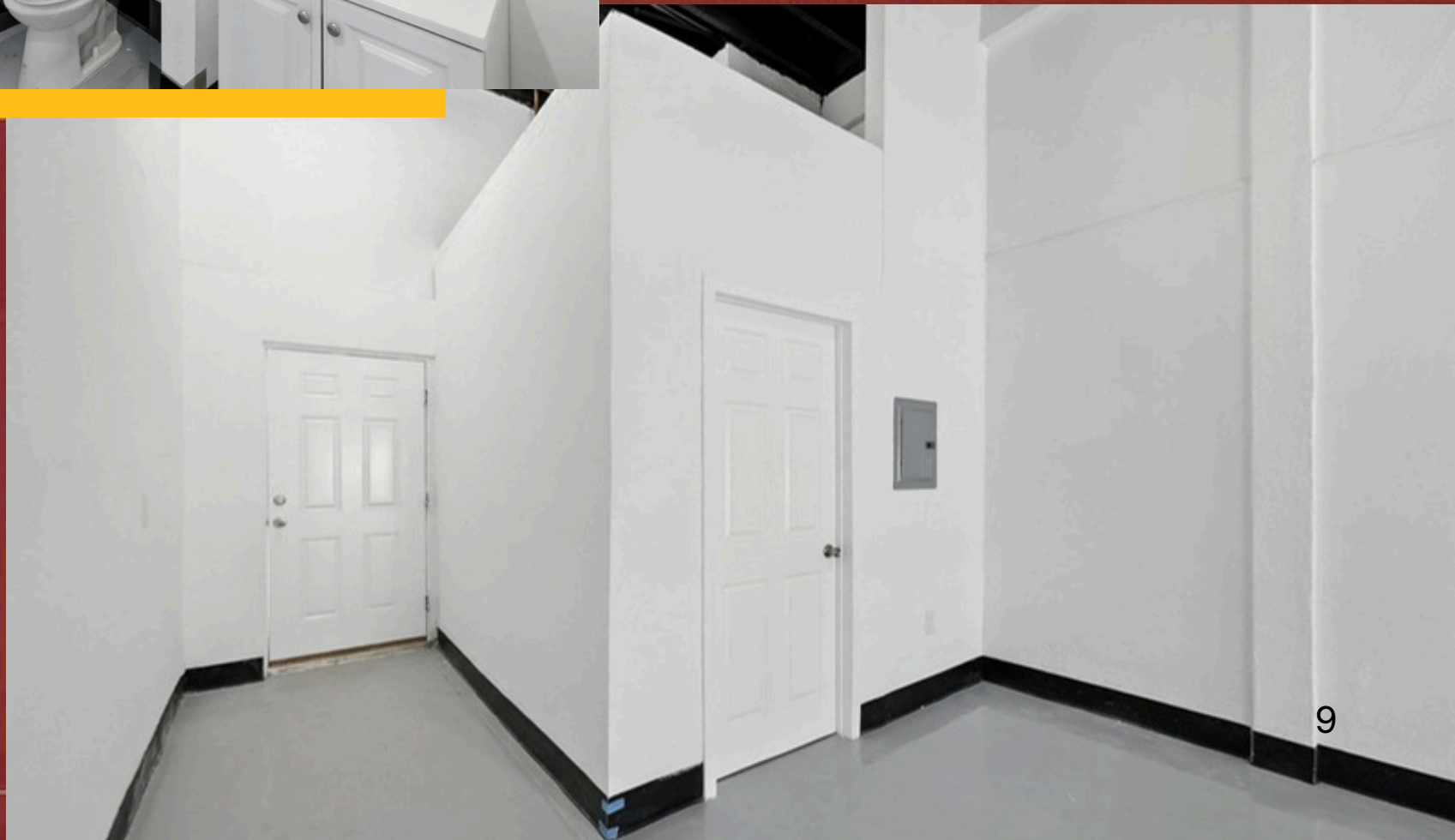
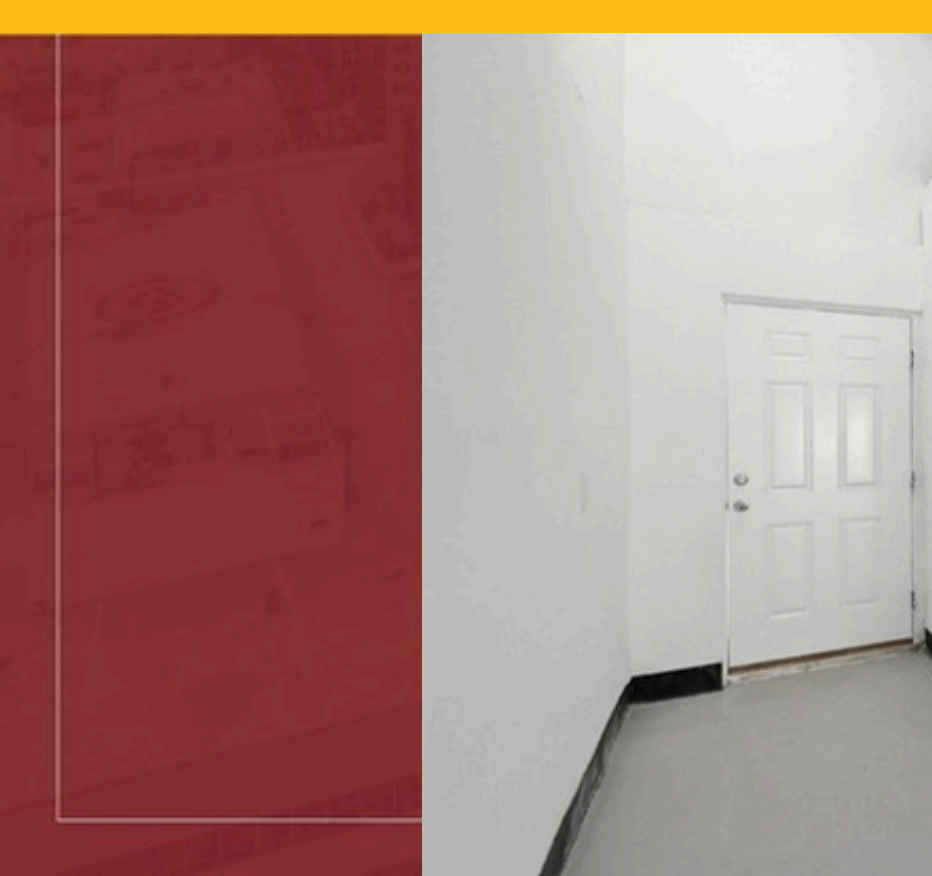
Street: 5404 Western Avenue
City: Los Angeles
State: California
Zip Code: 90062

ADDRESS	UNIT	RENT
5404 - 5408 S Western Ave.	#1	\$5,000
5400 S Western Ave.	#2	\$5,000
1754 W 54th St.	#3	\$3,000
1748-1750 W 54th St.	#4	\$4,000
1752 W 54th St.	#5	\$2,000

Gross Monthly Rent: \$19,000

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Regional Map



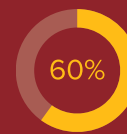
SHOPPING
CENTERS

- ~1.5 miles - Slauson Super Mall
- ~2.5 miles - Baldwin Hills Crenshaw Plaza
- ~4 miles north - Western Plaza Shopping Center

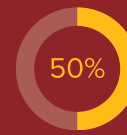


DINING/
TAKEOUT

- ~0.5 miles - Tracey's Belizean Restaurant
- ~0.5 miles - Paseo San Miguel Restaurant
- ~0.5 miles - Bocata Kitchen



WALK SCORE



BIKE SCORE

Los Angeles

Los Angeles County is the most populous county in the United States, with more than 10 million inhabitants as of 2022. As such, it is the largest non-state level government entity in the United States. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km²), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the nation's second largest city with about 4 million people.



**#1 MOST POPULOUS
COUNTY IN THE US**



**#1 LARGEST ECONOMY
IN THE US**



**+5 MILLION IN
LABOR FORCE**

POPULATION & EMPLOYMENT

- #1 most populous county in the U.S.
- +5 million labor force with +244,000 businesses

ECONOMIC DRIVERS

- #1 largest economy in the U.S.
- \$700 billion GDP in L.A. metro area in 2018
- 26 Fortune 500 headquarters

INTERNATIONAL TRADE

- #1 largest customs district in the U.S.
- #1 in imports, exports and total port tonnage in the U.S.
- +\$118 billion of total trade in 2019

TOURISM

- +50 million visitors to L.A. County in 2018
- \$288 million generated in L.A. transient occupancy tax in 2018
- 547,000 jobs supported by leisure & hospitality sectors in 2018



ECONOMIC IMPACT

Los Angeles County is commonly associated with the entertainment and digital media industry; all six major film studios—Paramount Pictures, 21st Century Fox, Sony, Warner Bros., Universal Pictures, and Walt Disney Studios—are located within the county. Numerous other major industries also define the economy of Los Angeles County, including international trade supported by the Port of Los Angeles and the Port of Long Beach, music recording and production, aerospace and defense, fashion, and professional services such as law, medicine, engineering and design services, financial services and more. High-tech sector employment within Los Angeles County is 368,500 workers, and manufacturing employment within Los Angeles County is 365,000 workers.



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