

WESTERN SQUARE SHOPPING CENTER

1700-1732 South Western Avenue | Los Angeles, CA | 90006





PROPERTY DESCRIPTION

1700-1732 South Western Avenue in Los Angeles, CA presents an exceptional leasing opportunity with Unit 1714 offering approximately 2,400 square feet of versatile retail space. Boasting ample parking and a strategic location on the busy commercial corridor of Western Avenue, this property is ideal for a wide range of retail businesses.

PROPERTY HIGHLIGHTS

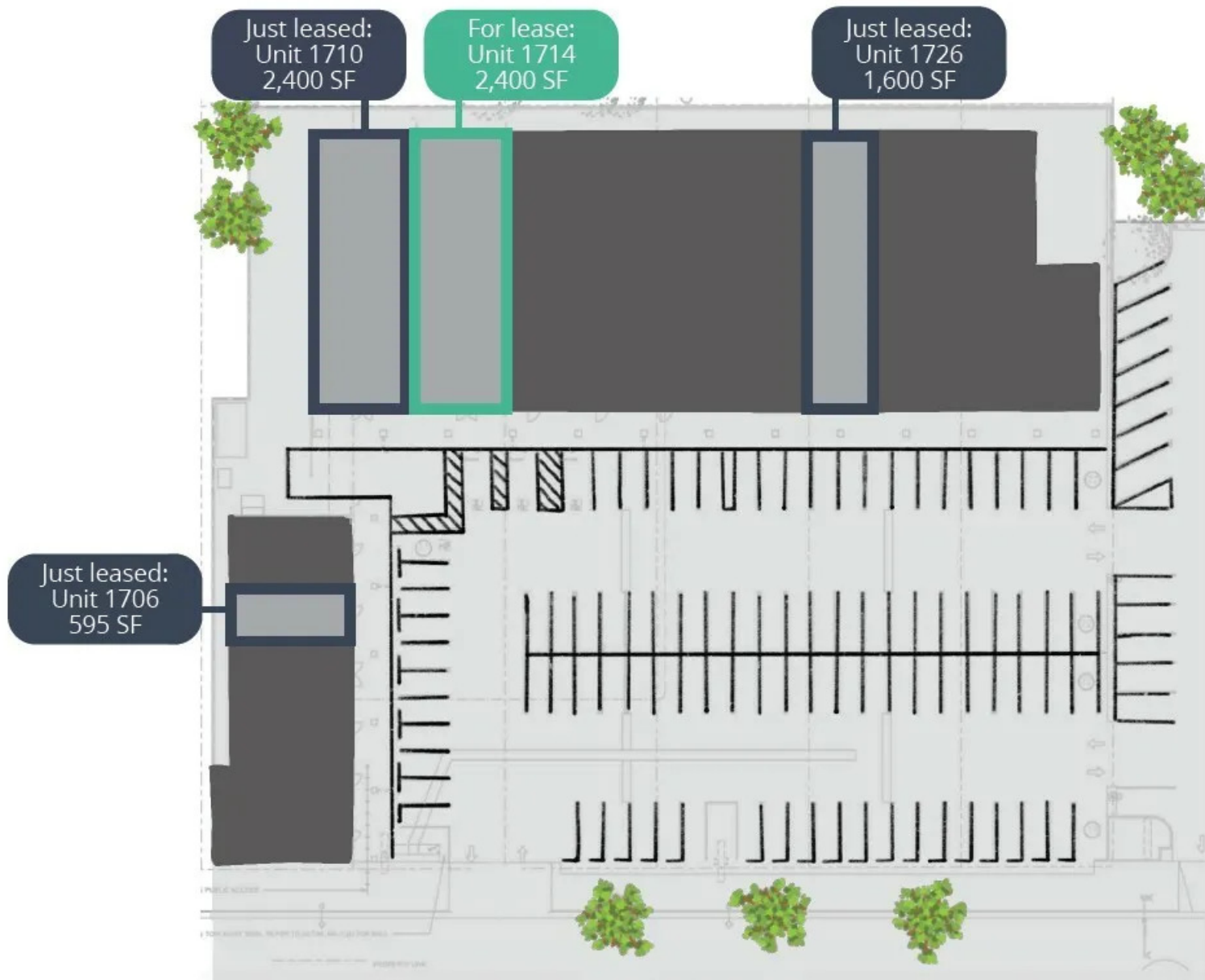
- Unit 1714: ±2,400 SF retail space
- Great opportunity for various retail including pet services, beauty, health, and more!
- Strategically located in a bustling area of West Adams
- Ample parking (4.15/1,000 SF)
- Situated on a busy commercial corridor of Western Avenue, two blocks north of Interstate 10

OFFERING SUMMARY

LEASE RATE:	\$1.75 SF/month (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	2,400 SF
LOT SIZE:	58,806 Acres
BUILDING SIZE:	24,055 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	22,287	226,274	507,672
TOTAL POPULATION	61,656	583,369	1,277,990
AVERAGE HH INCOME	\$76,862	\$86,999	\$101,164





Your neighbors





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