

5716 W Manchester Ave

Westchester, CA 90045



COMPASS
COMMERCIAL

Exclusively Marketed by:

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THE OPPORTUNITY



Compass is pleased to offer a well-positioned multi-use commercial property near LAX, SoFi Stadium, Intuit Dome, the KIA Forum, Space X headquarters, Google's Playa Vista campus and many other high impact destinations.

Completely rehabbed and currently serving as an automotive sale and rental site, 5716 W. Manchester can easily serve very diverse, multi-purpose needs with little or no modifications.

The current licensing as an auto sales and rental agency is proving to be a strong highest and best use contender though creative minds can find a myriad of other possible uses to capitalize on the upcoming surge in the area from the World Cup and 2028 Olympics. Property has multiple showrooms, a large sales office with private and public bathrooms, including ADA compliant ones. The lot can fit 50 vehicles with most of them protected from the sun and environmental elements. Property will qualify for SBA financing and cleared Phase I environmental survey in recent years.

Other potential uses include flex space, office, retail, divide for small space rental, multi-tenant automotive repair, and more. The site was previously determined to be eligible to build up to 28 residential units as well.

5716 W Chester Ave SUMMARY / HIGHLIGHTS

Offering Price : \$2,600,000

Building Size: 4,290 SF

Lot Size: 10,454 SF

Year Built: 1959

Zoning : C2

APN: 4125-016-021

Investment Highlights

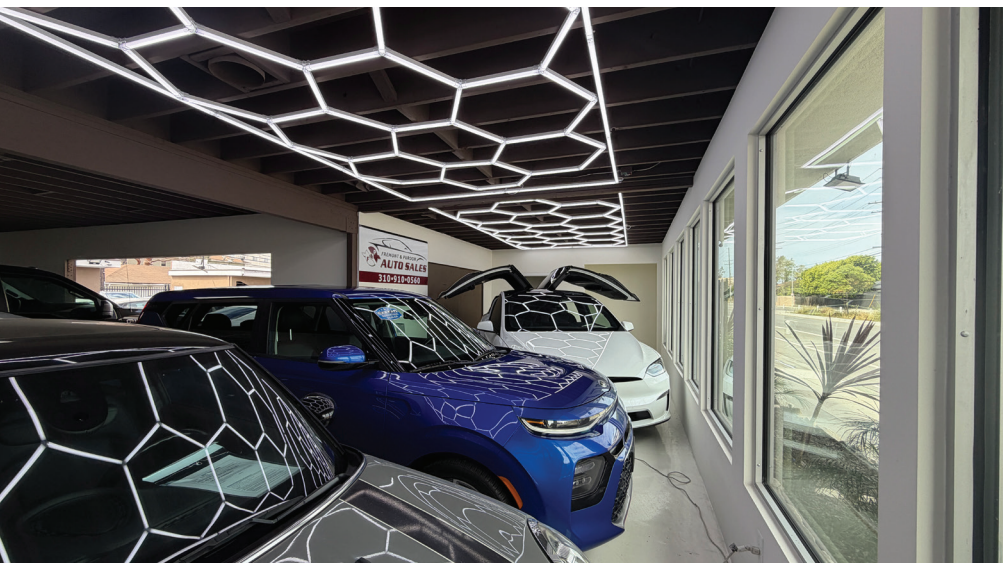
- Move in Ready Auto Site
- Excellent Owner User
- Value Add Investment Opportunity
- Perfect positioned near LAX, Sofi Stadium, Inuit Dome, Kia Forum, SpaceX HQ and Google's Play Vista Camps



5716 W Manchester Ave PHOTOS









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