

4417 South Western Avenue

LOS ANGELES, CA 90062

\$559,000	4.37%	\$24,428	\$776
PRICE	CAP RATE	NOI	PRICE / SF

EXCLUSIVELY LISTED BY

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4417 South Western Avenue

Los Angeles, CA 90062

PRICE

\$559,000

CAP RATE

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NOI

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EXECUTIVE SUMMARY

4417 South Western Avenue
Los Angeles, CA 90062

\$559,000 ASKING PRICE	\$24,428 NOI	4.37% CAP RATE	\$776.39 PRICE/SF
100% OCCUPANCY	720 BUILDING SF	1963 YEAR BUILT	

PROPERTY DATA

On behalf of the ownership, we are pleased to exclusively offer Western & Vernon, a 720 square foot net-leased property located at 4417 South Western Avenue, Los Angeles, CA 90062. This offering represents a compelling opportunity to acquire a passive, bond-like income stream with contractually escalating rent.

Building SqFt	720
Year Built	1963
Lot Size (Acres)	0.160
Parcel ID	5016005002
Zoning	LAC2
County	Los Angeles
Coordinates	34.003221,-118.309179
Lot Size (SF)	6,959
Levels	1
Property Type	Commercial
Tax Amount	\$1,767.91
Tax Year	2024
Units	1
Parking Size	8+
Bathrooms	1
Metro Area (CBSA)	Los Angeles Metro Area

INVESTMENT HIGHLIGHTS

The site benefits from high-traffic exposure along South Western Ave, with daily vehicle and pedestrian traffic that support the tenant's customer acquisition and sales performance.

City designated redevelopment/TOD area

\$559,000

ASKING PRICE

\$24,428

NOI

4.37%

CAP RATE

\$776.39

PRICE/SF

100%

OCCUPANCY

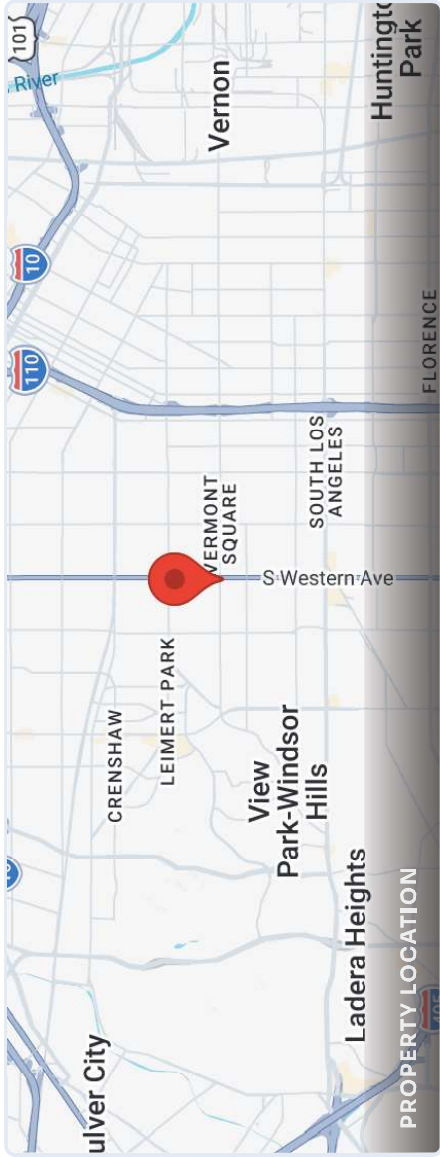
720

BUILDING SF

1963

YEAR BUILT

LOCATION HIGHLIGHTS



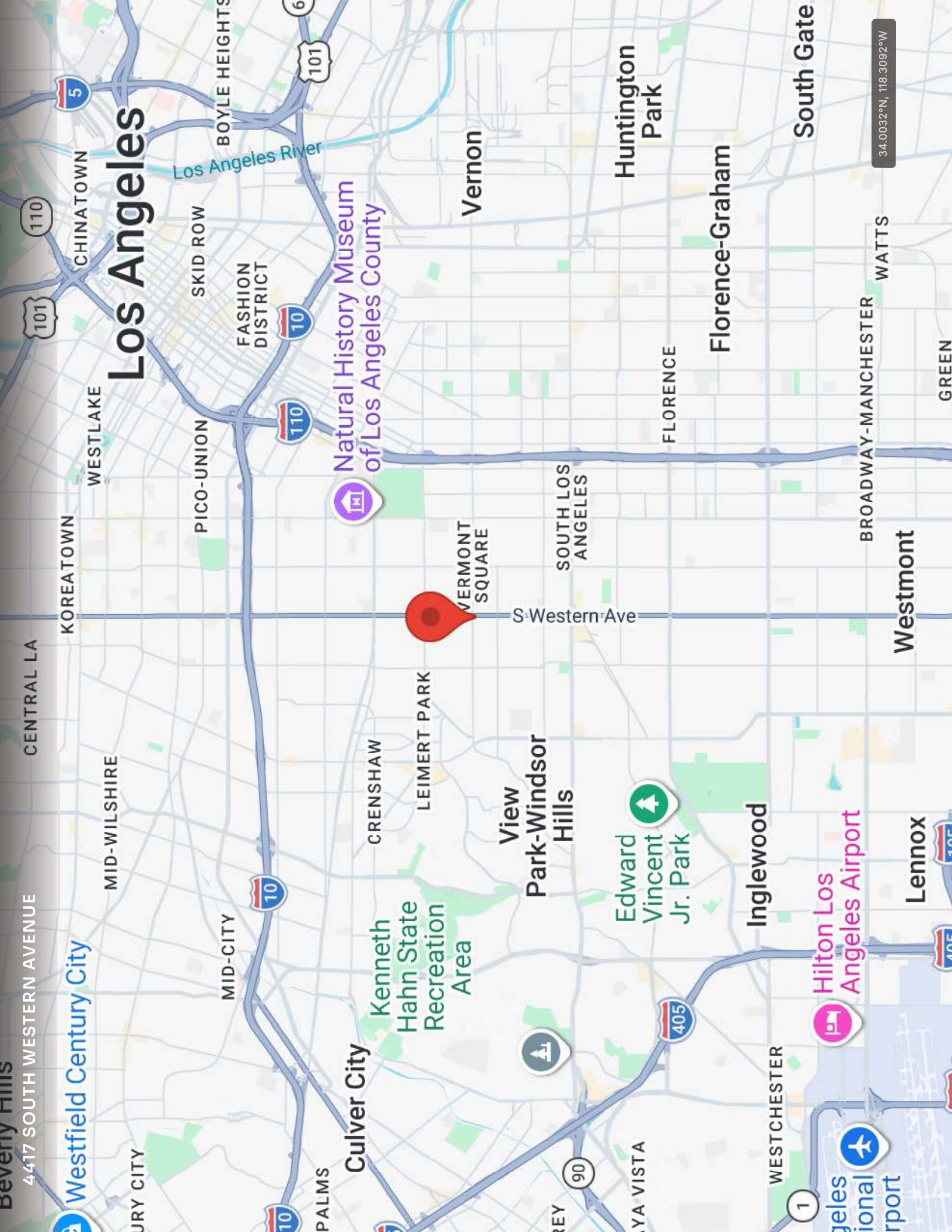
LOCATION	
Address	4417 South Western Avenue
City	Los Angeles
State	California
Zip Code	90062
Country	Los Angeles
APN / Parcel #	5016005002
Coordinates	34.003221,-118.309179

Multiple ingress and egress points, including dedicated right-in/right-out and full-access driveways, facilitate convenient customer visits from all directions.

TRANSIT	
Vernon / Western	264 ft
Vernon / Harvard	0.1 mi
Western / 48th	0.2 mi

AIRPORTS	
Hollywood Burbank Airport	13.8 mi
Los Angeles International Airport	6.9 mi
Long Beach Airport	15.8 mi

HIGHWAYS	
Harbor Freeway	1.6 mi
Harbor Transitway	1.6 mi
Santa Monica Freeway	2.3 mi
I 10 EXPR	2.3 mi



Los Angeles

Natural History Museum
of Los Angeles County

Kenneth
Hahn State
Recreation
Area

View
Park-Windsor
Hills

Edward
Vincent
Jr. Park

Hilton Los
Angeles Airport

34.0032°N, 118.3092°W



4417 South
Western
Avenue

S Western Ave

W 45th St

W 45th St

W 45th St

AVE.

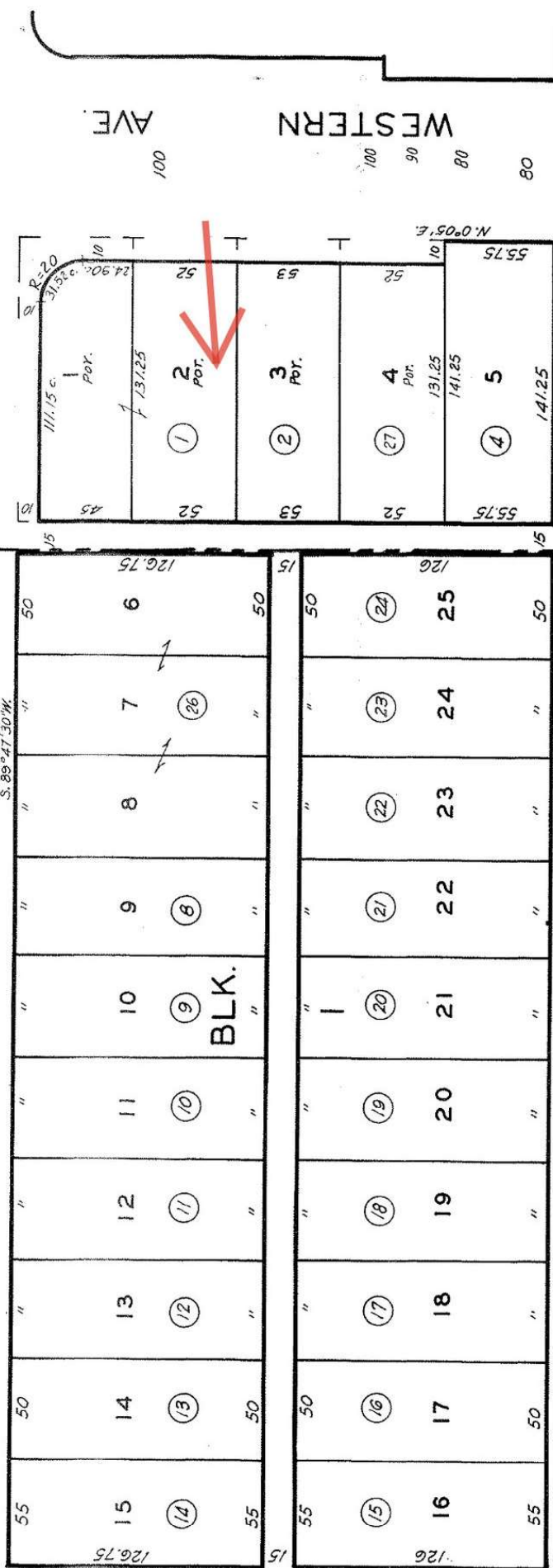
15.

WESTERN AVENUE SQUARE

M. B. 11 - 40

212-204

PL:



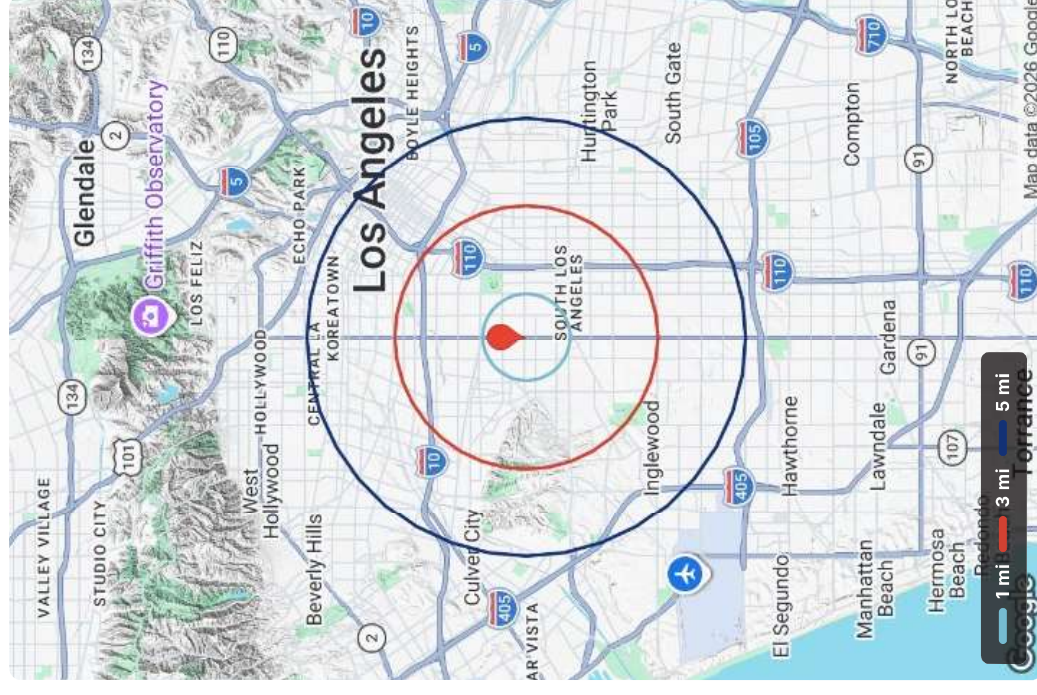


DEMOGRAPHICS (DETAIL)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	46,584	437,132	1,196,739
2010 Population	50,844	453,916	1,225,840
2026 Population	50,436	450,848	1,252,844
2031 Population	50,216	452,695	1,262,976
2026-2031 Growth Rate	-0.09 %	0.08 %	0.16 %
2026 Daytime Population	34,767	374,021	1,222,997

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	14,327	131,568	378,835
2010 Total Households	14,819	133,178	395,167
2026 Total Households	15,733	143,624	450,408
2031 Total Households	15,962	147,468	466,057
2026 Avg. Household Size	3.16	3.03	2.7
2026 Owner Occupied Housing	6,478	45,234	111,302
2031 Owner Occupied Housing	6,589	46,282	114,031
2026 Renter Occupied Housing	9,255	98,390	339,106
2031 Renter Occupied Housing	9,373	101,186	352,026
2026 Vacant Housing	900	9,822	36,051
2026 Total Housing	16,633	153,446	486,459

2026 HOUSEHOLD INCOME				
	1 MILE	3 MILE	5 MILE	
less than \$15,000	2,098	21,107	63,807	
\$15,000-\$24,999	918	10,913	32,139	
\$25,000-\$34,999	1,031	10,923	31,824	
\$35,000-\$49,999	1,453	15,287	47,702	
\$50,000-\$74,999	2,495	22,554	69,572	
\$75,000-\$99,999	2,036	16,514	52,261	
\$100,000-\$149,999	2,564	21,671	67,297	
\$150,000-\$199,999	1,653	12,087	37,858	
\$200,000 or greater	1,485	12,569	47,949	
Median HH Income	\$73,436	\$64,368	\$67,029	
Average HH Income	\$96,912	\$89,638	\$99,178	



\$73,436	MEDIAN HH INCOME (1-MI)
\$96,912	AVG HH INCOME (1-MI)
41.2%	OWNER OCCUPIED (1-MI)
58.8%	RENTER OCCUPIED (1-MI)
5.4%	VACANCY RATE (1-MI)
-0.09 %	2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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FOR MORE INFORMATION

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