

Retail Center For Sale

1045 South Western Ave, Los Angeles, CA 90006



PROPERTY DETAILS

BUILDING SIZE: 7,740 sq. ft.
LOT SIZE: 7,773 sq.ft.
PARKING: +/- 6 spaces
BUILT: 1927
ZONING: C2

HIGHLIGHTS

- One vacant unit (2,200 sf, seaweed factory). Can be owner occupied
- Exposure & frontage on Western Ave
- Across the street from Koreatown Galleria
- Close to 10 Fwy

ASKING:
\$3,950,000

Ryan Oh
(213) 804-7548
roh@cbcwilshire.com
BRE 01082638

John Choi
(213) 458-1988
jc@cbcwilshire.com
BRE 01361268

Coldwell Banker Commercial Wilshire Properties
3731 Wilshire Blvd., Ste 820, Los Angeles, CA 90010
T (213) 637-1112 F (213) 637-1113
BRE 01936489

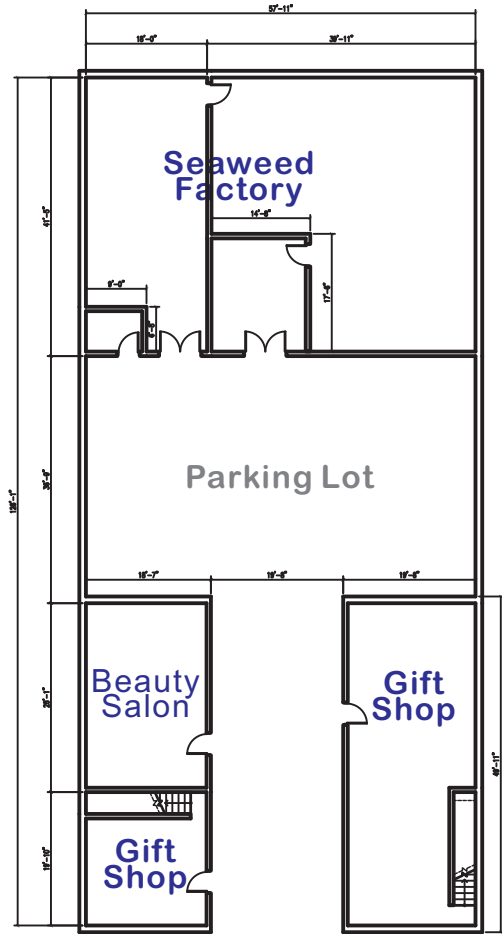


**COLDWELL
BANKER
COMMERCIAL**

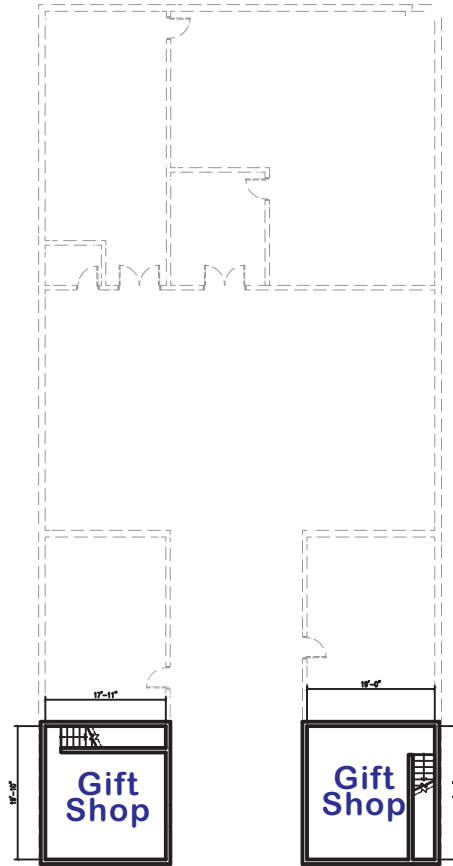
WILSHIRE PROPERTIES

Retail Center For Sale

1045 South Western Ave, Los Angeles, CA 90006



GROUND FLOOR PLAN



MEZZANINE PLAN

Western Ave



MONTHLY RENTAL INCOME

Seaweed Factory (2,200 sf, Vacant)	\$6,000
Beauty Salon (750 sf, MTM):	\$2,000
Gift Shop (1,100sf, MTM):	\$4,000
TOTAL:	\$12,000

All measurements are approximate and to be verified by Buyer. For illustration purpose only.

Ryan Oh
(213) 804-7548
roh@cbcwilshire.com
BRE 01082638

John Choi
(213) 458-1988
jc@cbcwilshire.com
BRE 01361268

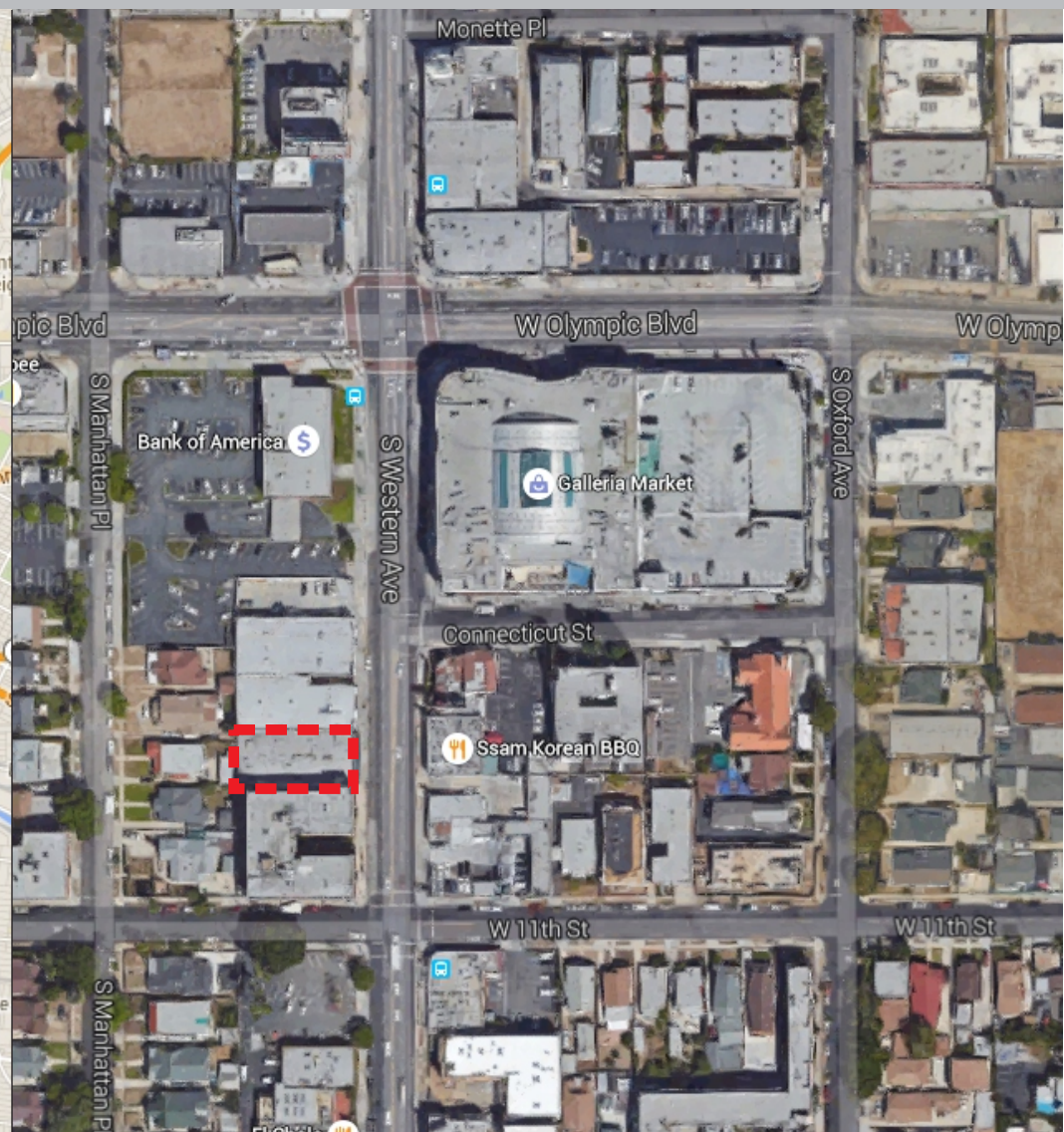
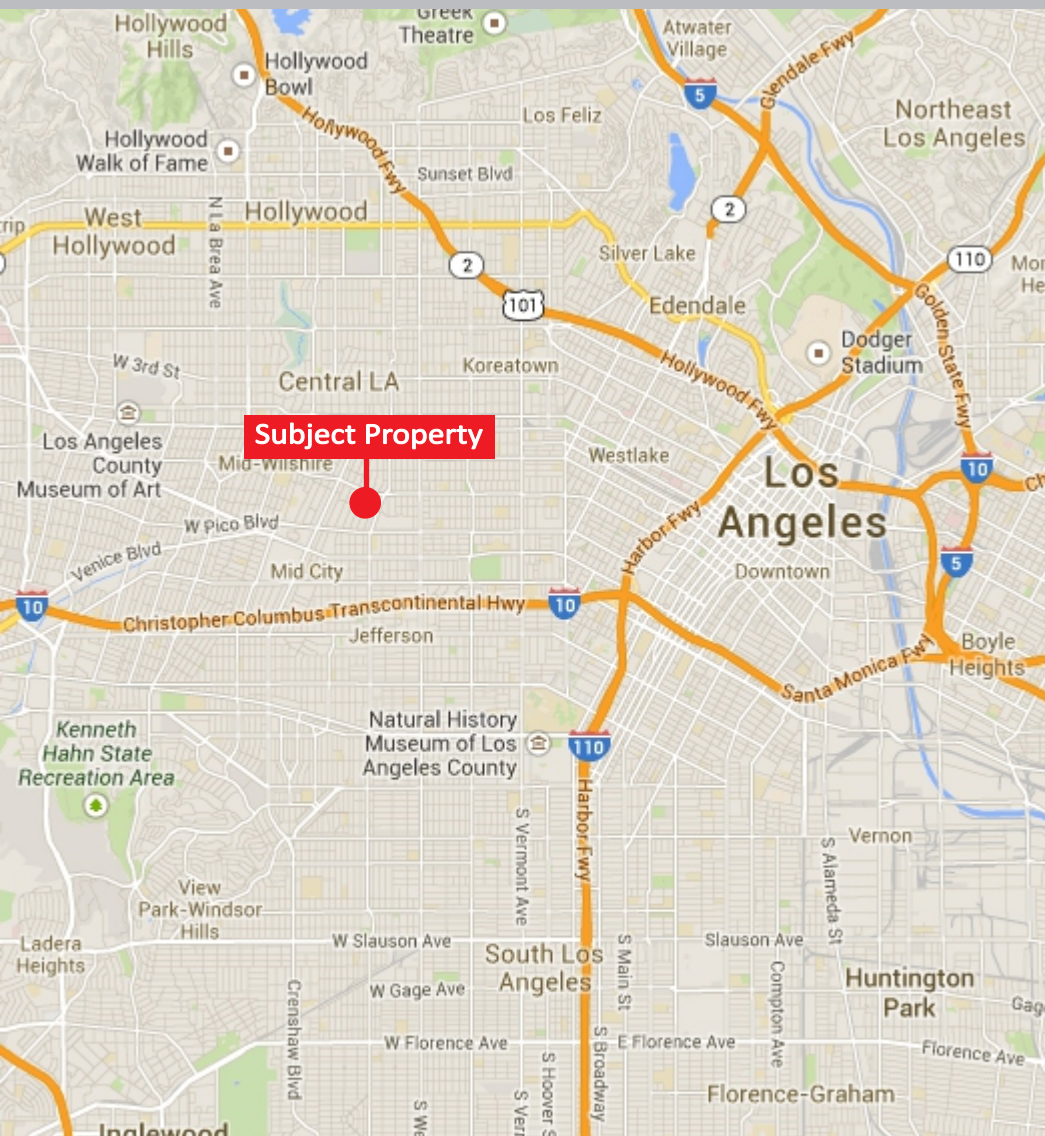
Coldwell Banker Commercial Wilshire Properties
3731 Wilshire Blvd., Ste 820, Los Angeles, CA 90010
T (213) 637-1112 F (213) 637-1113
BRE 01936489



WILSHIRE PROPERTIES

Retail Center For Sale

1045 South Western Ave, Los Angeles, CA 90006



Ryan Oh
(213) 804-7548
roh@cbcwilshire.com
BRE 01082638

John Choi
(213) 458-1988
jc@cbcwilshire.com
BRE 01361268

Coldwell Banker Commercial Wilshire Properties
3731 Wilshire Blvd., Ste 820, Los Angeles, CA 90010
T (213) 637-1112 F (213) 637-1113
BRE 01936489

