

# RETAIL PROPERTY FOR SALE



**STEVENSON**

REAL ESTATE SERVICES  
TRUSTED SINCE 1962

## 963 - 965 SOUTH WESTERN AVENUE

LOS ANGELES, CA 90006

### KRIS HONS

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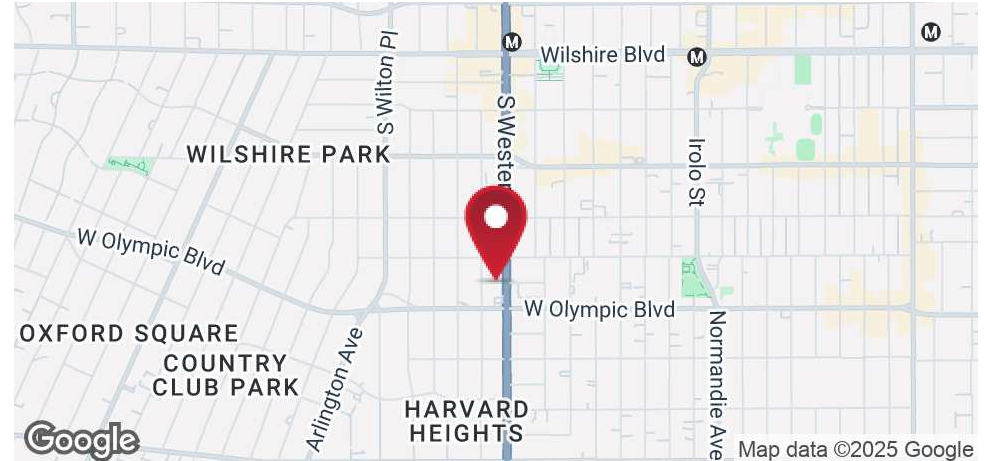
### DAVID "RANDY" STEVENSON

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CALDRE #00983560

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### OFFERING SUMMARY

Sales Price:	\$6,950,000
Building Size:	7,950 SF
Lot Size:	12,969 SF
Zoning:	C2-1
Price/SF:	\$874.21
APN:	5080-007-002

### PROPERTY OVERVIEW

Attention all owner-users! This is a great opportunity to own a commercial property with a large lot in the heart of Koreatown. This showroom-warehouse building is perfect for a retail business that is looking for excellent visibility and high traffic (40,632 cars per day on Western Avenue per MPSI 2024 estimate). The gated and secure parking area offers a prime place to locate your business in the City of Los Angeles. Please do not disturb the tenant. Please call broker for showing instructions.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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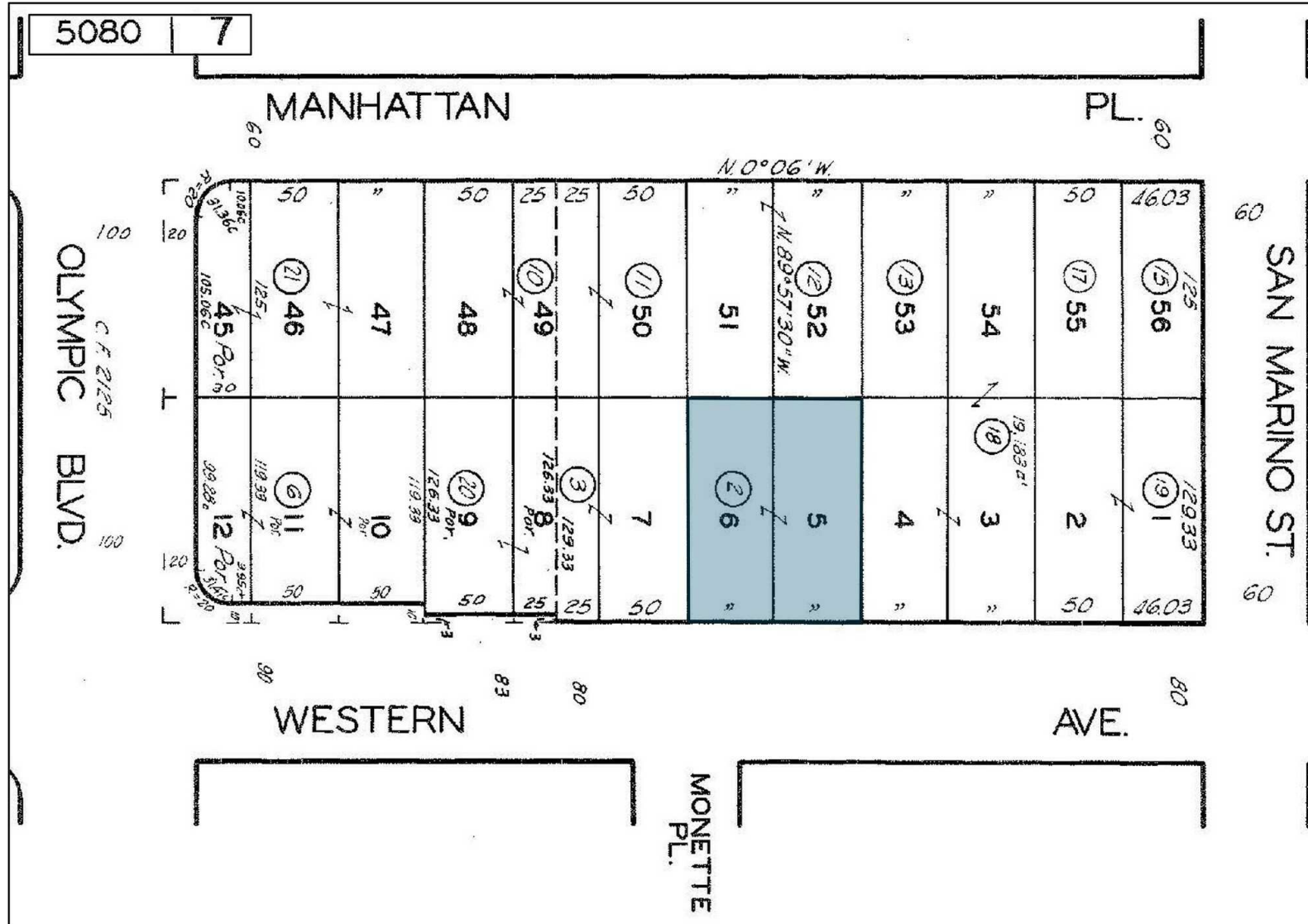
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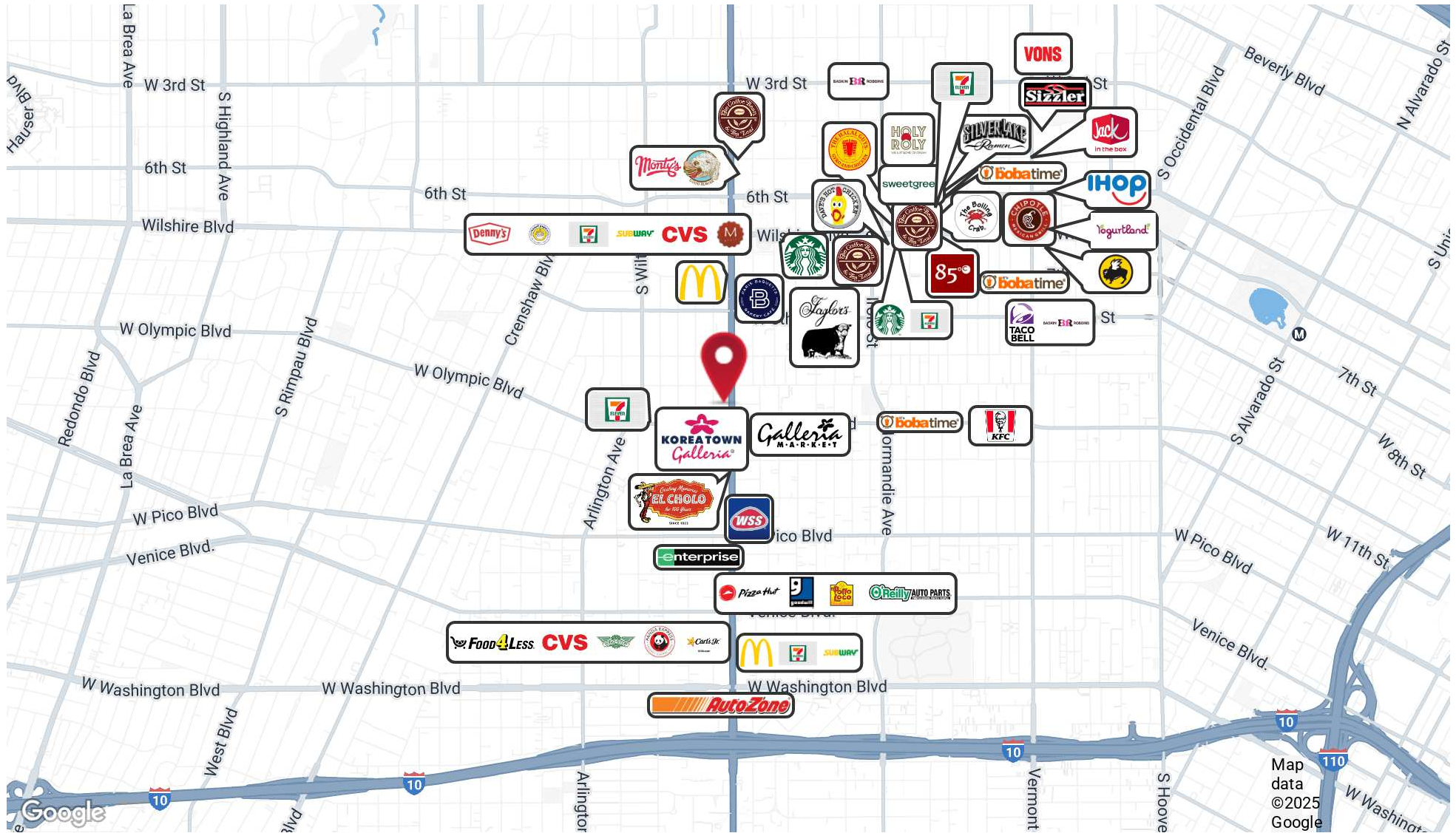
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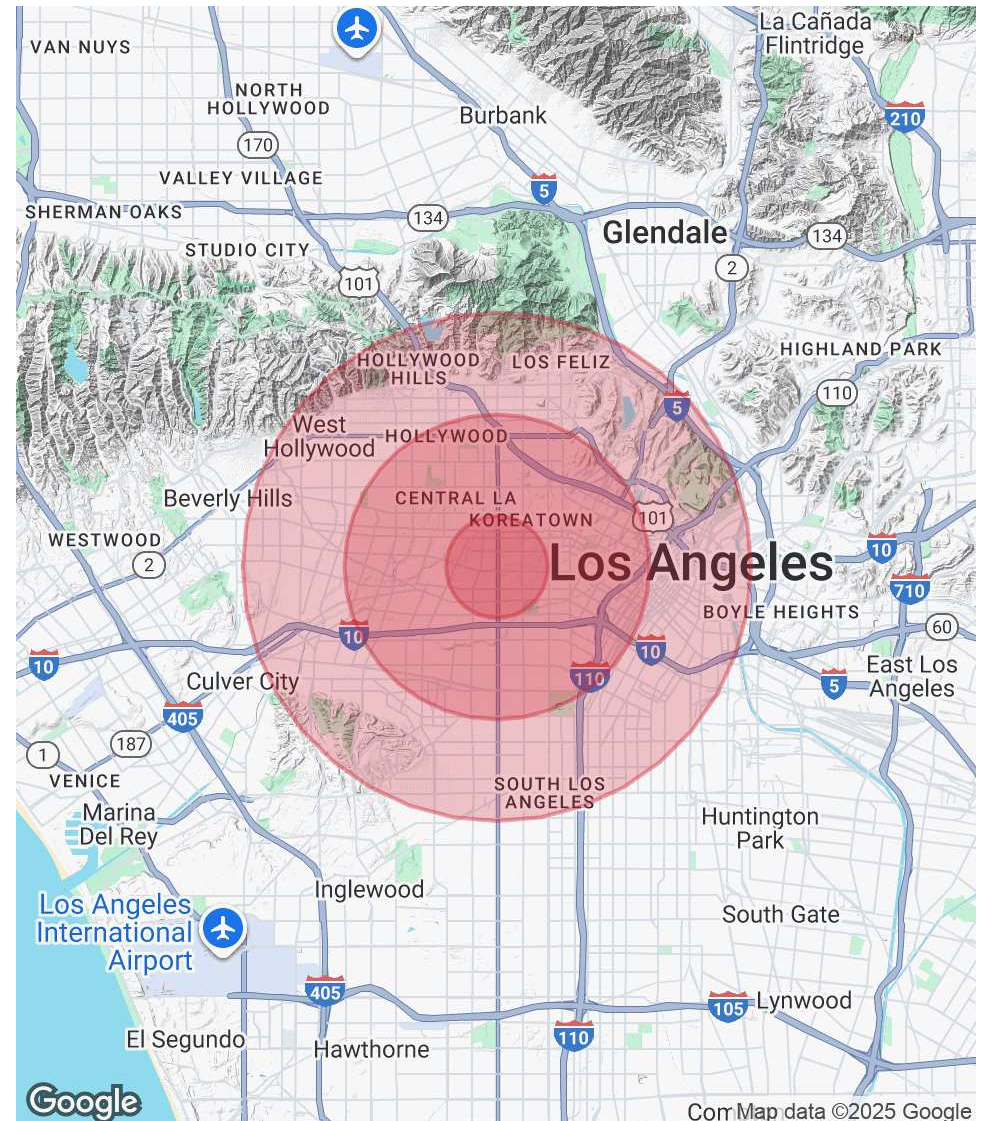
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	86,420	589,886	1,194,360
Average Age	41	39	40
Average Age (Male)	40	38	39
Average Age (Female)	42	40	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	36,269	236,019	491,276
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$77,677	\$83,073	\$94,980
Average House Value	\$1,097,015	\$1,126,255	\$1,126,865

Demographics data derived from AlphaMap



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