9137 S WESTERN AVE

LOS ANGELES, CA 90047





9,483 SF Former Dollar Tree Space Available For Lease

PROPERTY HIGHLIGHTS

- Former Dollar Tree Space Highly functional second generation retail with existing improvements suitable for various retail concepts.
- Prime South LA Location Situated on S. Western Avenue, one of the area's premier commercial arteries with dense traffic counts and consistent consumer activity.
- Excellent Visibility & Signage Prominent frontage along Western
 Avenue with strong exposure to both vehicular and pedestrian traffic.
- Strong Surrounding Demographics High population density with strong household spending in a tightly built urban trade area.
- Flexible Layout Large open sales floor, back-of-house storage area, and existing retail infrastructure suitable for quick tenant build-out.
- Convenient Access Easy ingress/egress from Western Avenue with close access to major east-west and north-south corridors.

SPACES	SPACE SIZE	
9137	9,483 SF	

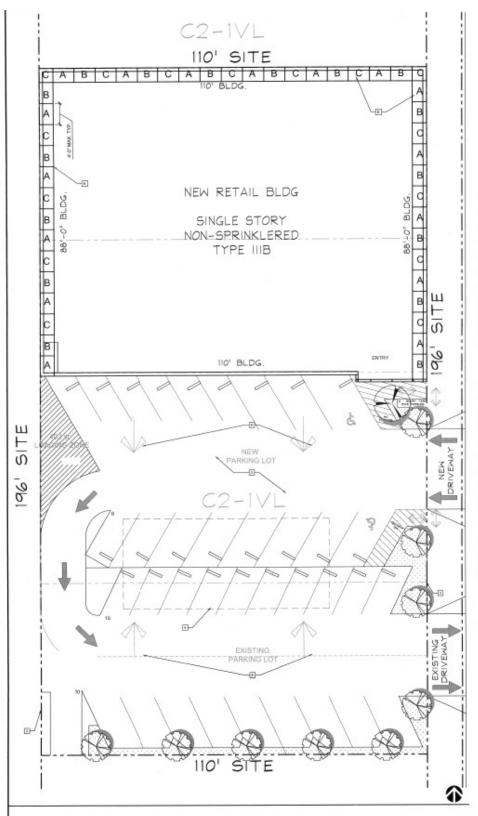
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,231	115,072	306,624
Total Population	38,222	384,286	1,010,024
Average HH Income	\$81,504	\$78,506	\$83,635

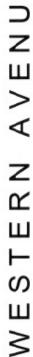
MATT HAMMOND

CHRIS PREMAC

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