

FOR LEASE

9137 S WESTERN AVE

LOS ANGELES, CA 90047

CORELAND
COMPANIES



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

9137

SPACE SIZE

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

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The site plan for C2-1VL is bounded by 110' SITE (top), 110' SITE (bottom), 196' SITE (left), and WESTERN AVENUE (right). The plan features a central 'NEW RETAIL BLDG' which is 'SINGLE STORY NON-SPRINKLERED TYPE IIIB'. The building is flanked by '110' BLDG.' on the top and bottom. To the left of the main building is a 'NEW PARKING LOT' and an 'EXISTING PARKING LOT'. A 'NEW DRIVEWAY' and an 'EXISTING DRIVEWAY' are shown on the right side, adjacent to 'WESTERN AVENUE'. The plan also includes a '196' SITE' label on the left and a '110' SITE' label at the bottom. A north arrow is located in the bottom right corner.

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KIA
FORUM

DOLLAR TREE *Auto Zone*

Ralphs

SUPERIOR
GROCERS

SoFi
Stadium

**SUBJECT
PROPERTY**

TARGET **THE HOME DEPOT**
El Super

INTUIT
DOME

ALDI **Marshall's**
ROSS
DRESS FOR LESS
OLD NAVY

FOOD 4 LESS

WSS
Your Neighborhood. Your Style.

McDonald's