

FOR LEASE

9137 S WESTERN AVE

LOS ANGELES, CA 90047

CORELAND
COMPANIES



9,483 SF Former Dollar Tree Available For Sale/Lease

PROPERTY HIGHLIGHTS

- Former Dollar Tree Space – Highly functional second generation retail with existing improvements suitable for various retail concepts. Excellent Visibility & Signage
- Prime South LA Location with Strong Surrounding Demographics
- 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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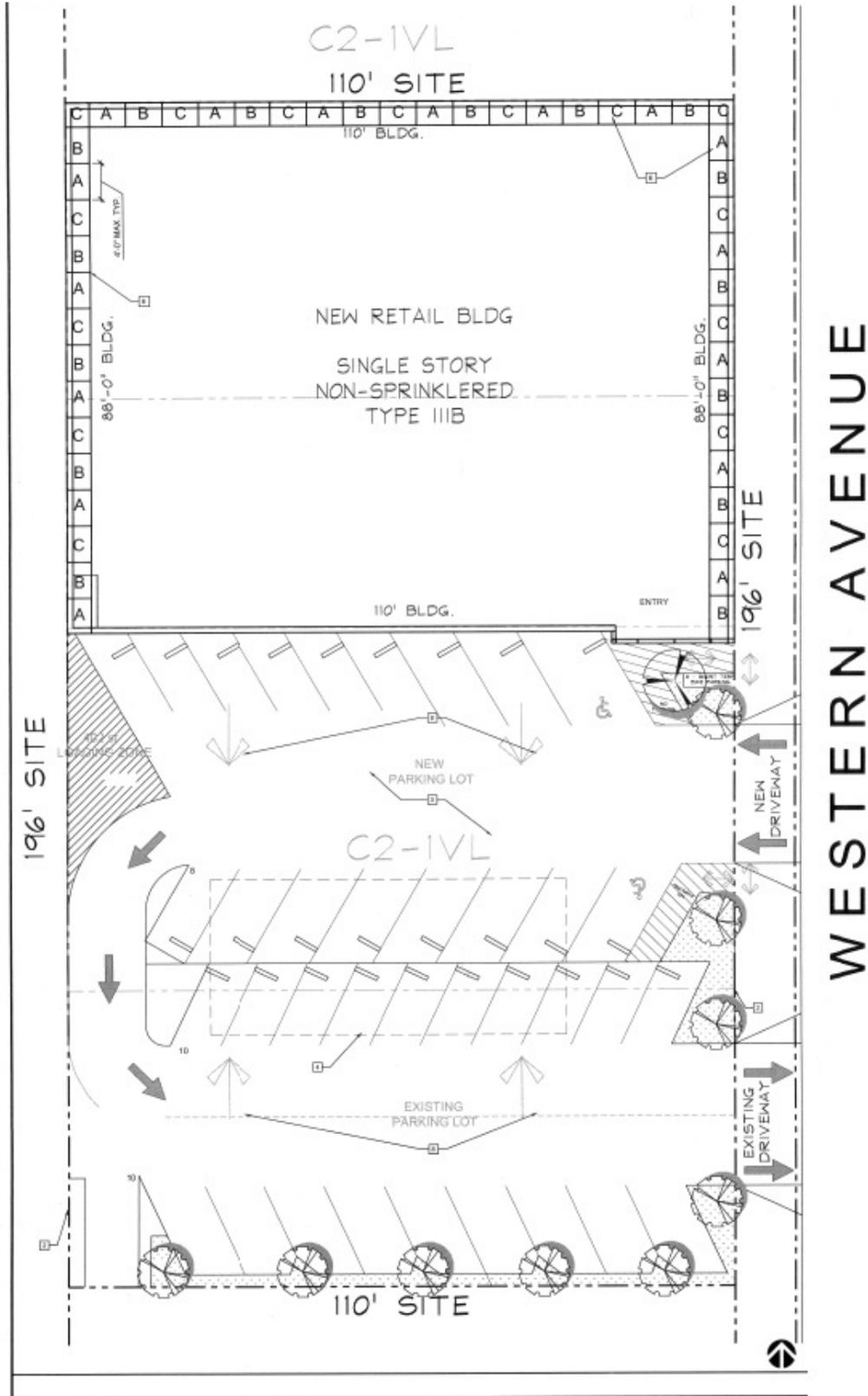
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PROPERTY DESCRIPTION

Year Built: 2016

Gross Leasable Area: 9,483 SF

Zoning: C2 ZI-2452 Transit Priority Area

Type of Ownership: Fee Simple

Lot Size: 0.50 Acres

Parking: 37 Spaces

LOCATION DESCRIPTION

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.

KIA
FORUM

DOLLAR TREE **Auto Zone**

Ralphs

SUPERIOR
GROCERS

SoFi
Stadium

SUBJECT
PROPERTY

TARGET **THE HOME DEPOT**
El Super

INTUIT
DOME

ALDI **Marshalls** **ROSS**
DRESS FOR LESS
OLD NAVY

FOOD 4 LESS

WSS
Your Neighborhood. Your State.

McDonald's