

FOR
SALE

Multi-Tenant | Corner Retail Strip Center

WESTERN PLAZA



10714 S Western Ave

LOS ANGELES, CA 90047

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Property Overview

Executive Summary

Compass is pleased to exclusively offer the opportunity to acquire **Western Plaza; a multi-tenant retail strip center** located in Los Angeles' South Bay.

The property was developed in 2008, and spans an entire block along Western Avenue, one of the longest and most traveled thoroughfares in Los Angeles. Located less than one mile from both the 105 and 110 freeways, the property is surrounded by one of the most dense infill and residential demographic bases in the county.

The property spans $\pm 10,340$ SF, and consists of a single-story building situated on $\pm 34,727$ square feet (.79 AC) of land. The project holds an on-site, surface level parking lot accommodating 47 spaces (4.5/1,000 ratio), greater than original and today's zoning requirements.

The 7-unit project is anchored by Little Caesars (corporate guarantee) featuring of a long-standing and desirable tenant roster.

The opportunity presents both immediate and long-term upside as well as rental growth potential, advantageously poised as a successful addition to any investor's portfolio.



10714 S WESTERN AVE | LOS ANGELES

Investment Highlights

Investment Highlights

Block-Size Retail Center with Long-Standing and Desirable Tenant Mix

Signalized, Hard Corner Location

Successful Mix of National, Regional, and Local Tenant Base

Dense Infill Demographics with High Visibility on Western Ave

Ease of Management | Passive Investment Opportunity

Active Retail Corridor with Excellent Freeway Access

Located In Proximity to Sofi Stadium, Hollywood Park, KIA Forum and Intuit Dome

Internet Resistant Tenants with Favorable WALT



10714 S WESTERN AVE | LOS ANGELES

Property Highlights



Building Area	±10,340 SF
Lot Area	±34,727 SF
Zoning	LCC3*
APN	6077-001-001
Year Built	2008
Parking	4.5/1,000 (47 Spaces)
Street Frontage	258' on Western Ave.
Ingress/Egress	Multiple curb cuts along Western Ave and 108th Street
Traffic Count on Western Ave	25,226 VPD

- Buyer to verify any and all accuracy of information.
- Property is Tenant-Occupied. Please Do Not Disturb Occupants.

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Area and Market Overview

10714 S Western Ave, located in Los Angeles' South Bay submarket, presents an enviable location that combines urban vibrancy with strategic accessibility. Situated in a dense residential neighborhood, the shopping center is at the heart of one of Los Angeles' dynamic commercial corridors; Western Avenue. The property enjoys proximity to major thoroughfares, ensuring easy access for both local residents and commuters who frequent the property on a daily basis. The shopping center is strategically positioned to benefit from the vibrant energy of its surrounding neighborhoods, creating a synergy with customers within its own dense, locale while drawing in new customers serving their daily needs. Conveniently located near transportation hubs, including the 105 and 110 Freeways, the shopping center provides ease of access for visitors relying on public transportation, enhancing foot traffic. By nature, the property taps into a broad demographic which complements the tenant roster as a daily-trafficked center within the community. Los Angeles is a thriving economic hub, and 10714 S Western Ave is strategically positioned to capitalize on the city's economic growth. The surrounding area's economic stability and growth potential make it an attractive destination for businesses looking to establish or expand their presence.





10714 S WESTERN AVE | LOS ANGELES

Property Photo



10714 S WESTERN AVE | LOS ANGELES

Property Photo



Intuit Dome

Hollywood Park
(Brand new
development)

Sofi Stadium

10714 S WESTERN AVE | LOS ANGELES

Property Photo



For more information regarding
this opportunity, please contact:



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