



FOR LEASE

11143 1/2 S. Western Ave,
Los Angeles, CA 90047

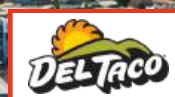
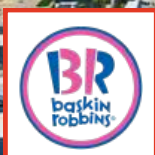


real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



11143 1/2



S Western Ave



PROPERTY OVERVIEW



TYPE

Retail



SIZE

1,000 Sqft

Unit 1-5 (Approx. 100 Sqft each)



RATE

\$3,500/month (1,000 Sqft)

\$700/mo (Per 100 sqft)



YEAR BUILT

1950



ZONING

C2



TERM

Negotiable



PROPERTY SHOWCASE



ZONED C2 FOR RETAIL

Flexible commercial zoning makes this an ideal fit for a beauty salon, personal services, massage, skincare, nail salon, or other conventional retail use



MINUTES FROM LOS ANGELES SOUTHWEST COLLEGE (LASC) ON WESTERN AVENUE

A steady source of student and staff traffic, with built-in demand for nearby food, retail, and service businesses



HIGH-VISIBILITY WESTERN AVENUE FRONTAGE

Positioned directly on S. Western Avenue, one of South LA's major commercial thoroughfares known for dense traffic counts and consistent consumer activity



PRIME SOUTH LA LOCATION

Located in a rapidly growing South Los Angeles corridor, benefiting from proximity to major entertainment and sports venues



STRONG PUBLIC TRANSIT ACCESS

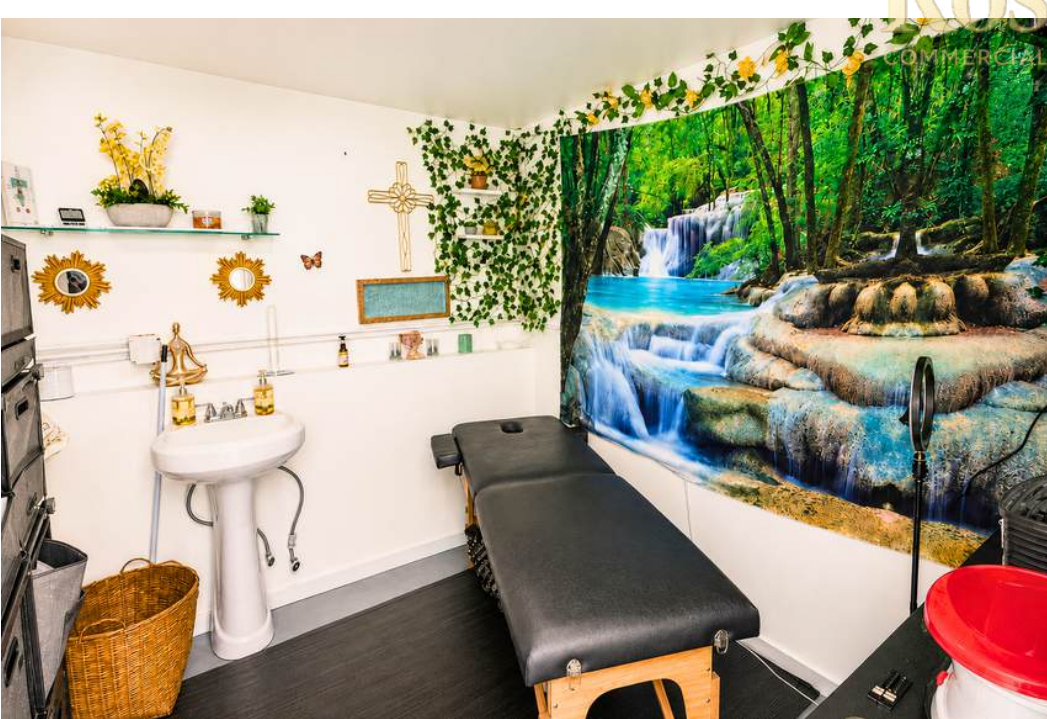
Convenient public transportation along the corridor supports walk-in traffic

PROPERTY PHOTOS



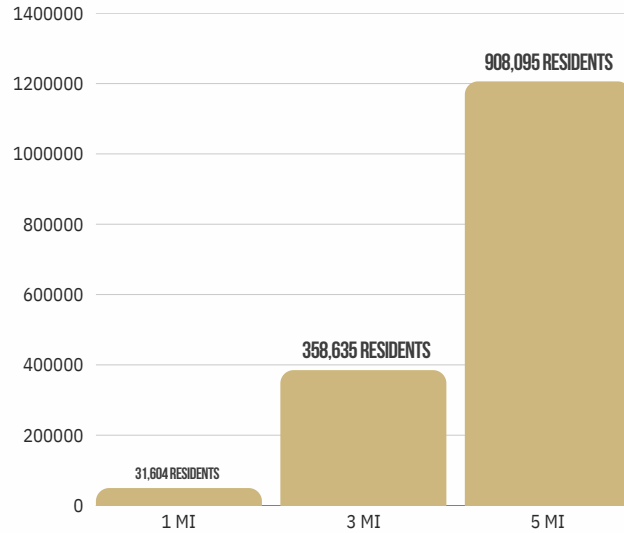
Rose & Co.
COMMERCIAL GROUP

PROPERTY PHOTOS

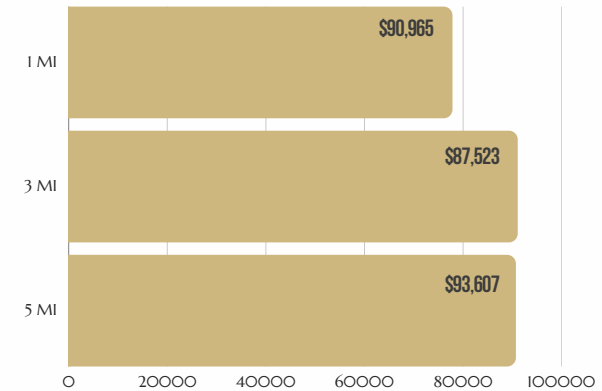


COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
S Western Ave	W 111th St	25,325 vehicles/day	.05miles
W 111th St	S Western Ave	816 vehicles/day	.09miles
S Saint Andrews Pl	W Imperial Hwy	470 vehicles/day	.11miles
West Imperial Highway	South Western Avenue	35,262 vehicles/day	.11miles
W Imperial Hwy	S Western Ave	27,092 vehicles/day	.12miles
West Imperial Highway	West Imperial Highway	39,015 vehicles/day	.12miles
S Western Ave	Lohengrin St	25,051 vehicles/day	.16miles
West Imperial Highway	West Imperial Highway	27,893 vehicles/day	.17miles
West 110th Place	S Hobart Blvd	285 vehicles/day	.18miles
Lohengrin St	S Manhattan Pl	892 vehicles/day	.20miles



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