



## 4813 S Western Avenue, Los Angeles, CA 90062

**Total Units: 13 (7 Residential + 5 Retail + 1 Warehouse) | Lot 14,703 SqFt +/- | Gross Income \$131,700**

- Mixed-Use Building
- Strong Income With Upside Potential
- Fully Occupied Retail Storefronts on the First Floor
- Seven Residential Units on the second floor
- Excellent Exposure on a High-Traffic Major Street
- Annual Income: Approximately \$131,700

UNIT TYPE	COUNT	SIZE(SF)	RENT (\$/MO)	DESCRIPTION
1 Bed / 1 Bath	4	547	\$945-\$950	One-bedroom apartments
Single	3	400	\$765-\$835	Single apartments
Retail Storefronts	5	1,250-2,000	\$900-\$1,000	Street-facing retail units
Warehouse / Storage	1	1800	\$0	Rear storage space (non-rent producing)

### CARRIE HSU

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