

Available for lease!

1700-1732 South Western Avenue
Los Angeles, California 90006



DAVID MALING
Principal
213.453.1770 Call or Text
david.maling@avisonyoung.com
License No. 01139115

**AVISON
YOUNG**

Leasing terms



SF AVAILABLE: ±2,400

ASKING RENT: \$1.75 + NNN

TERM: 3 to 5 Years

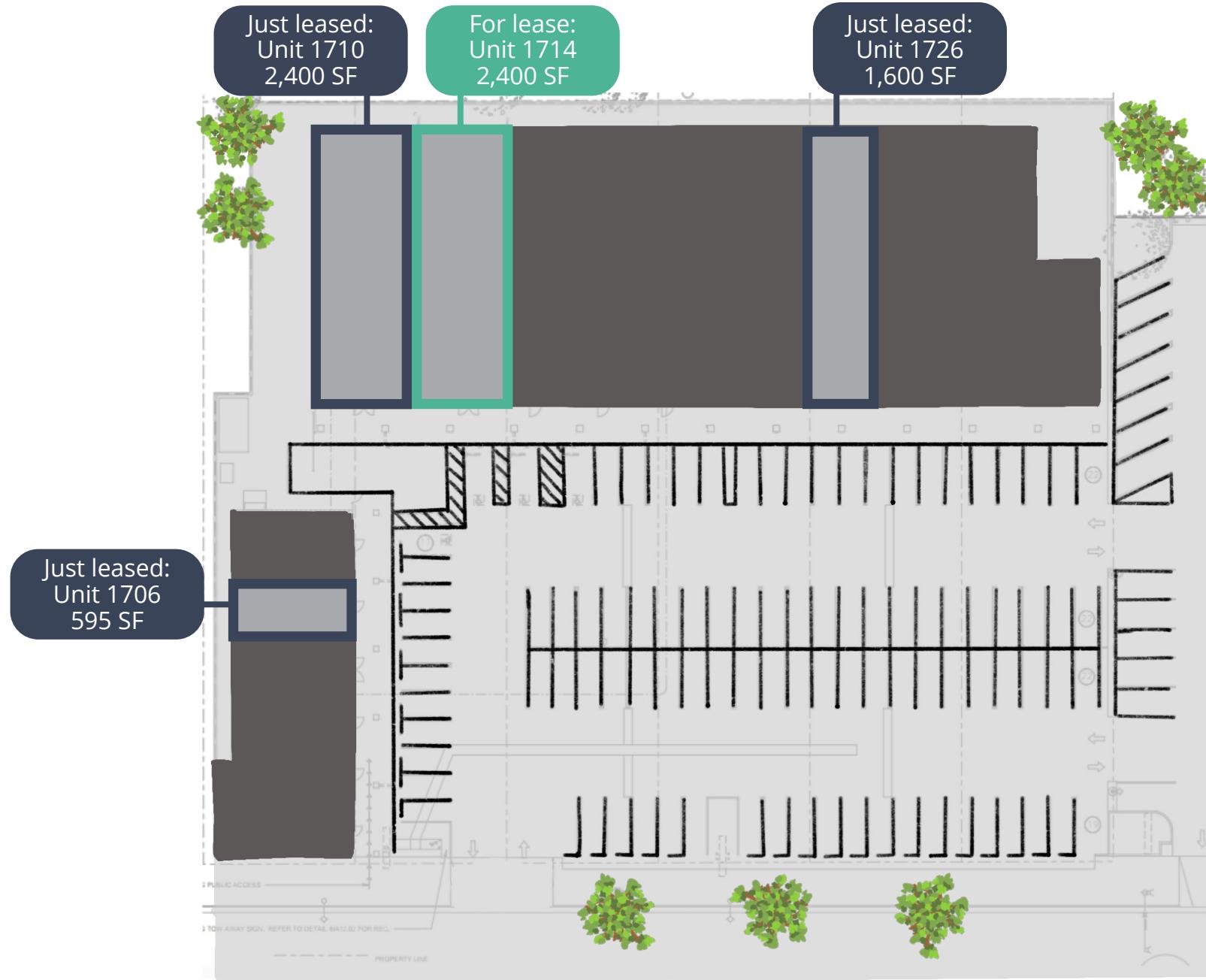
DATE AVAILABLE: Available

HIGHLIGHTS

- Unit 1714: ±2,400 SF retail space
- Great opportunity for various retail including pet services, beauty, health, and more!
- Strategically located in a bustling area of West Adams
- Ample parking (4.15/1,000 SF)
- Situated on a busy commercial corridor of Western Avenue, two blocks north of Interstate 10



Site plan



Your neighbors



Location overview

Demographics (1 mile radius)

66,929

Population

21,148

Households

17,641

Employees

\$66,361

Average household income

84%

Renter occupied

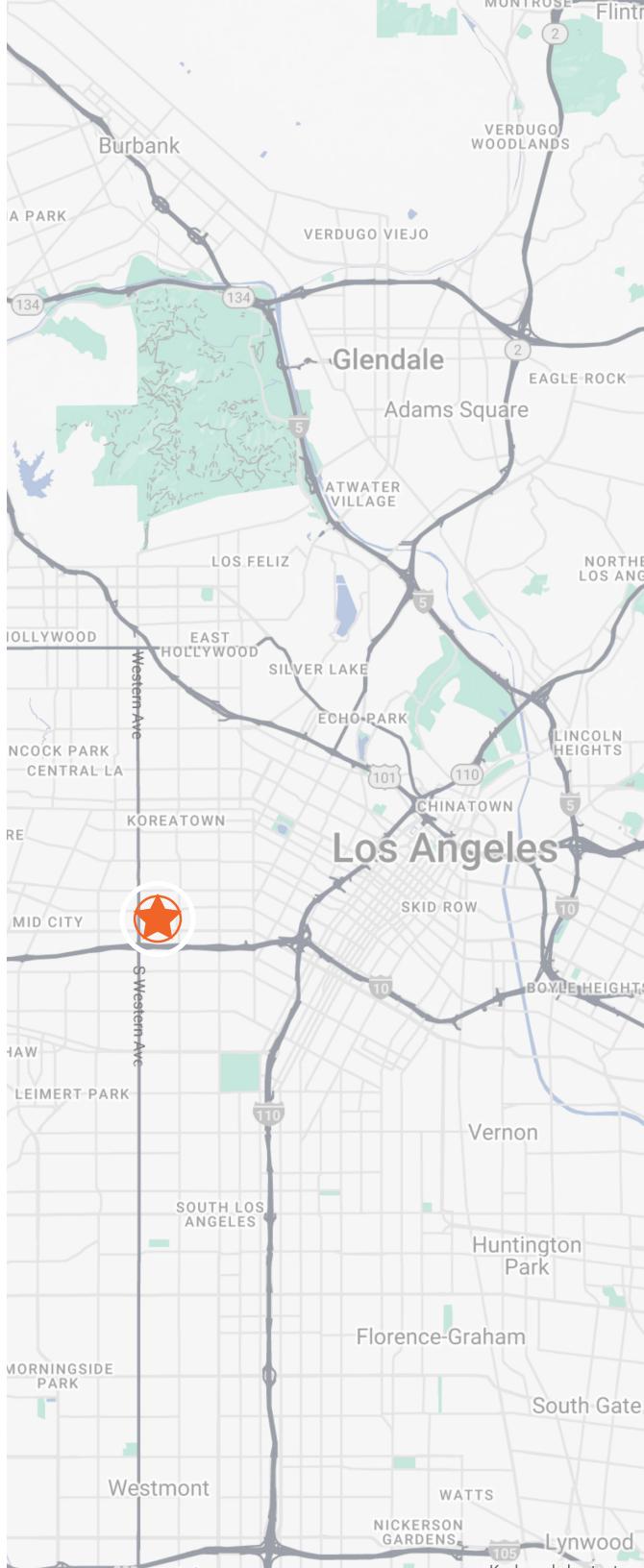
2,384

Businesses

About Los Angeles, California

With roughly 3.9 million residents within the city limits as of 2020, Los Angeles is the secondmost populous city in the United States and is the commercial, financial and cultural center of the Southern California region. Los Angeles has a Mediterranean climate, an ethnically and culturally diverse population, in addition to a sprawling metropolitan area. Los Angeles has a diverse economy with a broad range of industries, best known as the home of the Hollywood film industry. It also has one of the busiest container ports in the Americas. In 2018, the Los Angeles metropolitan area had a gross metropolitan product of over \$1.0 trillion, making it the city with the third-largest GDP in the world.

The subject property is located in the West Adams Heights (historically Sugar Hill) neighborhood, best known as a Historic Preservation Overlay Zone due to its significant role in Los Angeles history. Interstate-10 is immediately south of the property granting quick access to DTLA and the west side of Los Angeles.



Food4LESS



CVS pharmacy



T Mobile



Property Photos







**AVISON
YOUNG**

We look forward to
speaking with you!

David Maling
Principal
213.453.1770 Call or Text
david.maling@avisonyoung.com
License No. 01139115

Visit us online
avisonyoung.com

© 2024. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

