

28,852 SF | 67% LEASED | RETAIL BUILDING
\$6,500,000 (\$225.29/SF) 4% CAP RATE

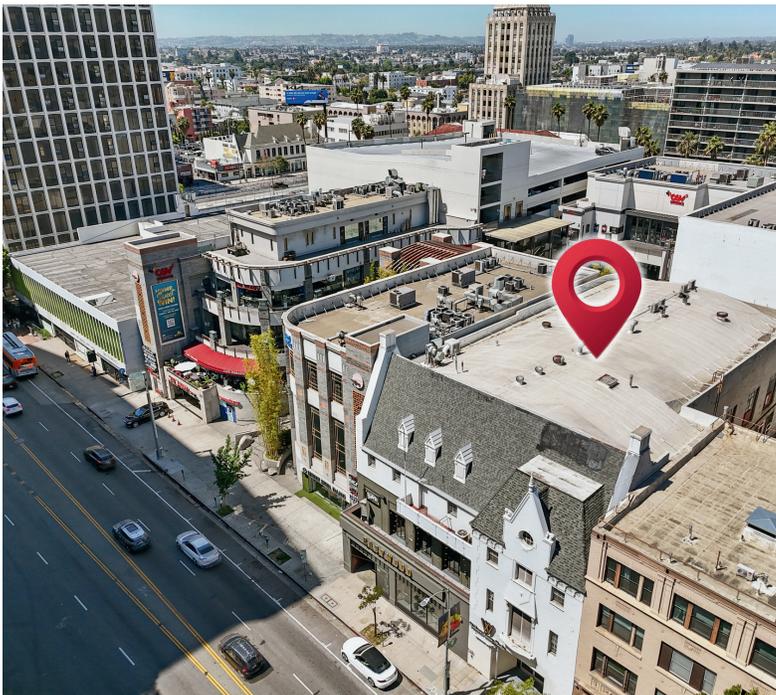


**607 S WESTERN AVE
LOS ANGELES, CALIFORNIA 90005**

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1ST FL - APPROX 9666 SQ FT - LEASED
2ND FL - APPROX 10686 SQ FT - VACANT
3RD FL - APPROX 8500 SQ FT - MTM

Well-maintained 3 story commercial building generating excellent revenue in a prime location. Second floor has two units vacant and available. First floor is currently a restaurant/bar/lounge and third floor is a dance studio. Heavy foot traffic on a busy street with incredible walkability. Next door to CGV mall, walking distance to the Wiltern theater, Solair luxury highrise, restaurants, shops, and metro station.



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