

RETAIL SPACE

FOR LEASE

4376 S. WESTERN AVE., LOS ANGELES, CA 90062

Property Information

Location: 4376 S. Western Ave.
Los Angeles, CA 90062

Size: B: 548 sq.ft.
B: 1,718 sq.ft.
G: 491 sq.ft.

Rate: B: \$2.50/sqft/month, MG
G: \$2.00/sqft/month, MG

Property Highlights

- NEC of Western & Vernon w/ great visibility
- In the heart of high density residential neighborhood
- **18** parking spaces
- Convenient access to 110 FWY

For More Information, Contact:

CNC properties
2560 W. Olympic Blvd.
Suite 204
Los Angeles, CA 90006
www.cnccre.com

Howard Chang
213.788.3357
hchang@cnccre.com
CA Real Estate Lic # 01700619

Michael Cho
213.788.3357
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MULTI - TENANT RETAIL BLDG.

FOR SALE

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Property Aerial Map



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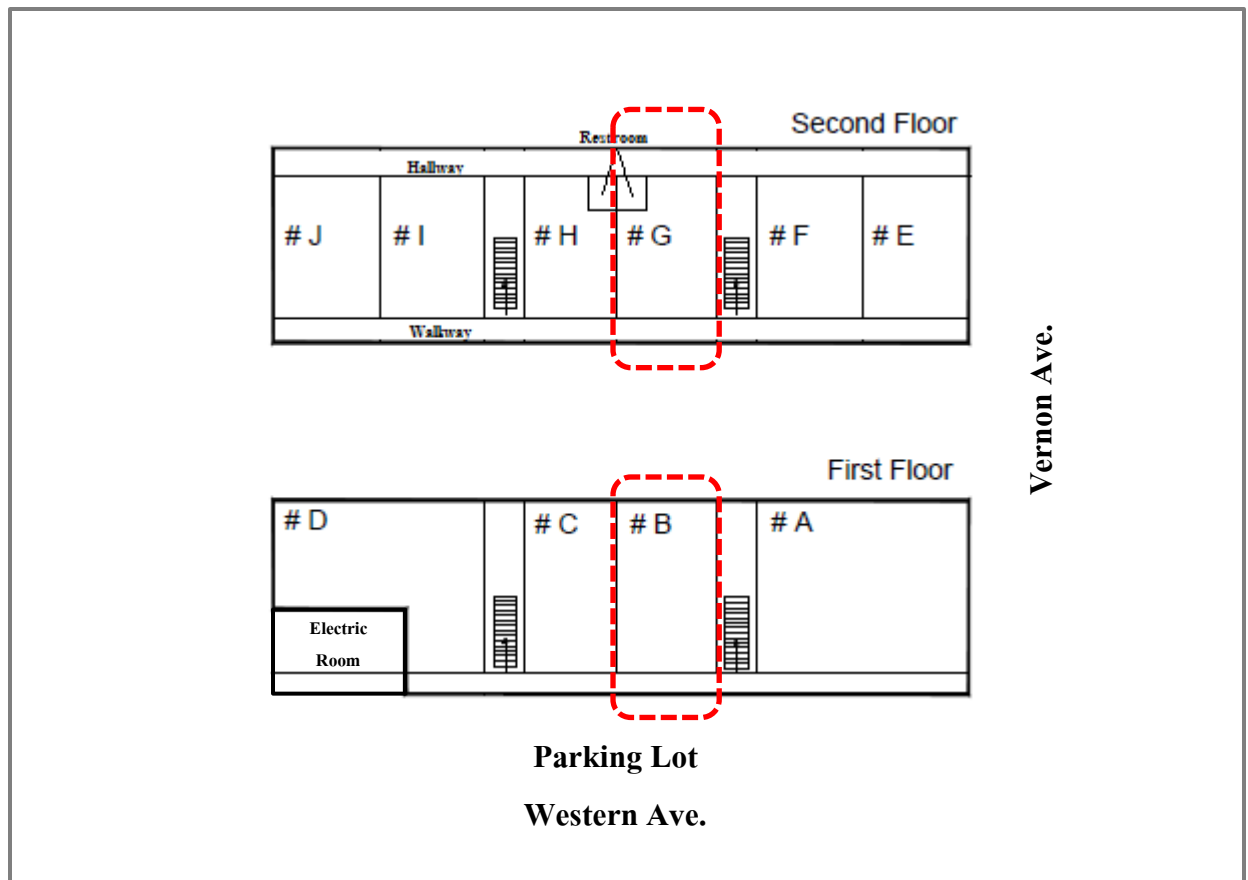
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Property Site Plan



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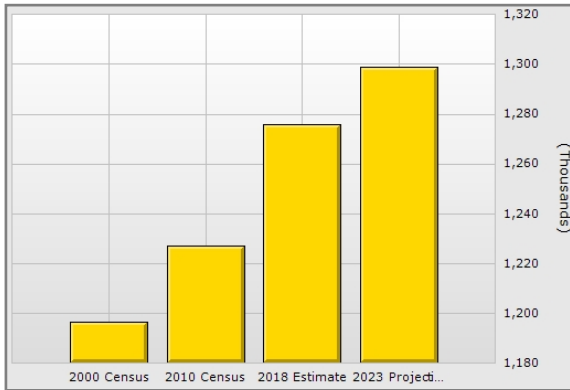
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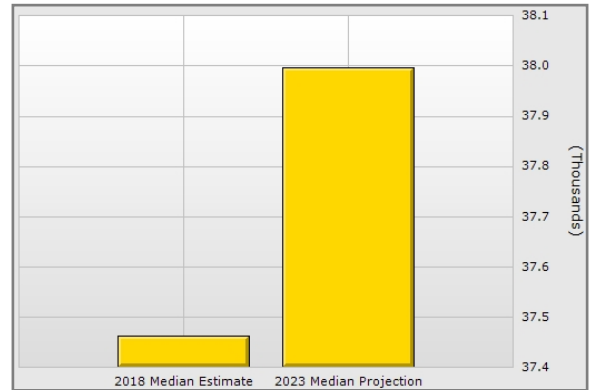
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Demographic Summary Report



Population



Household Income

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	52,830	465,969	1,275,623
2023 Population:	53,511	473,208	1,298,967
Pop Growth 2018-2023:	1.29%	1.55%	1.83%
Average Age:	35.90	35.00	35.60
Households			
2018 Total Households:	14,985	135,570	412,274
HH Growth 2018-2023:	1.03%	1.44%	1.85%
Median Household Inc:	\$36,394	\$33,846	\$37,463
Avg Household Size:	3.40	3.30	3.00
2018 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$387,187	\$409,636	\$453,987
Median Year Built:	1948	1951	1957

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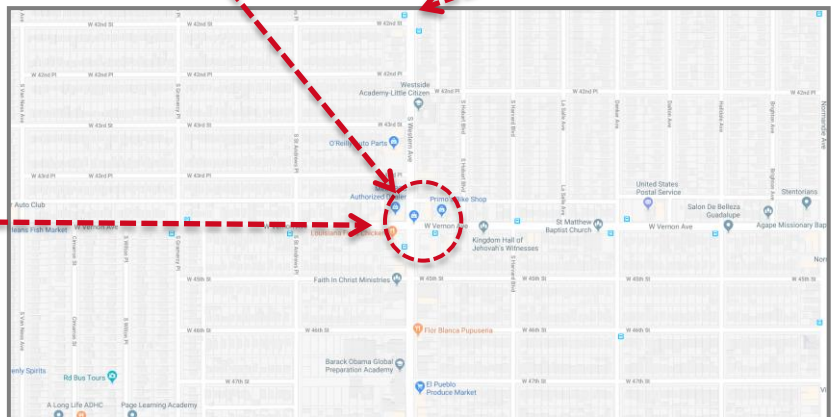
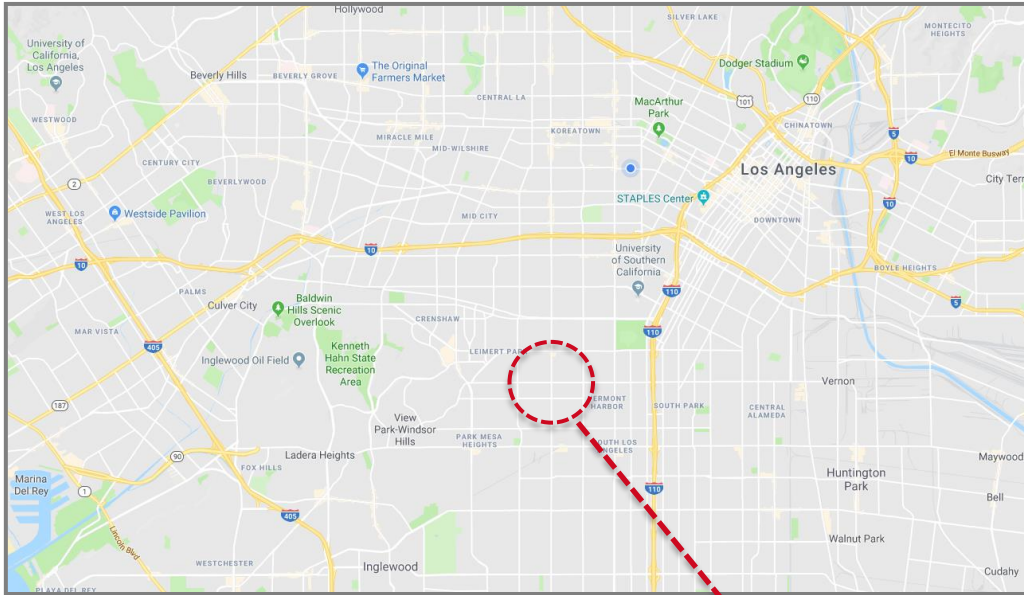
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