

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
mcho@cnccre.com
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MULTI - TENANT RETAIL BLDG.

FOR SALE

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Property Aerial Map



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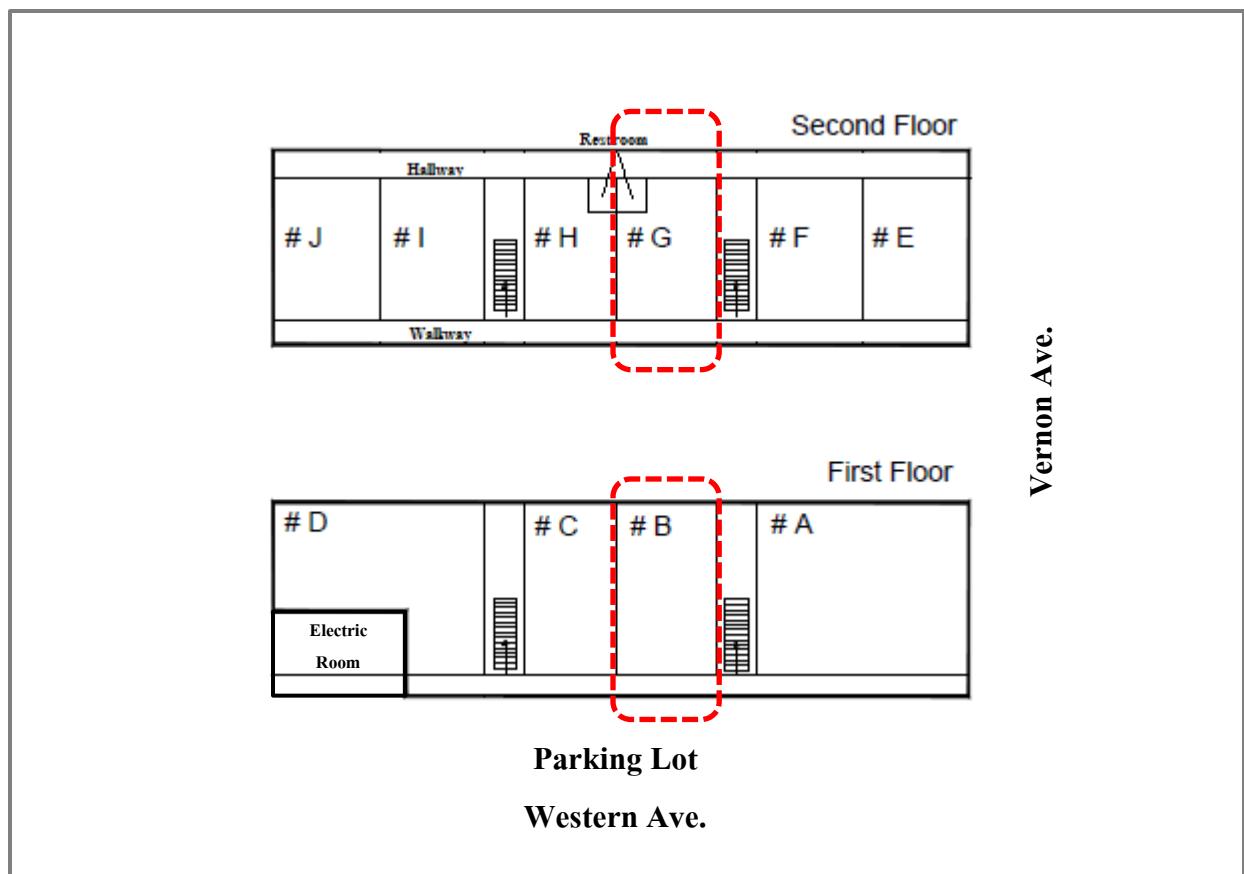
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Property Site Plan



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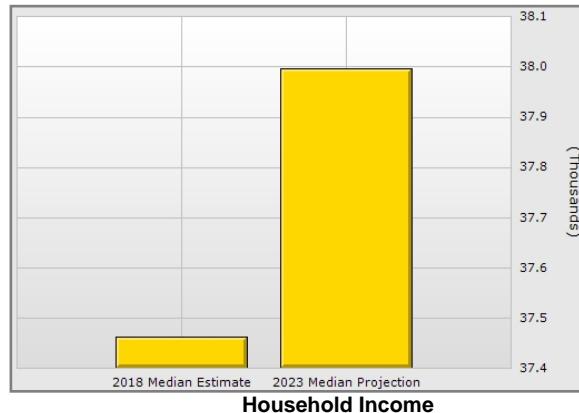
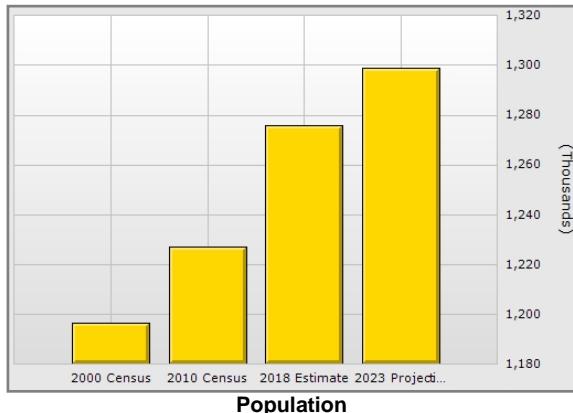
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Demographic Summary Report



| 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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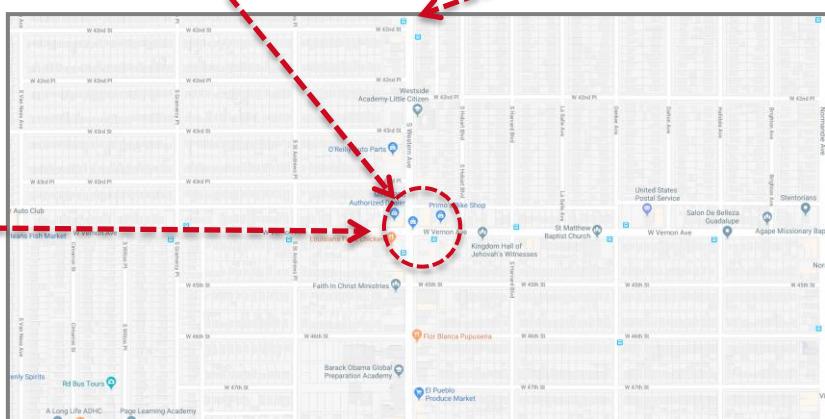
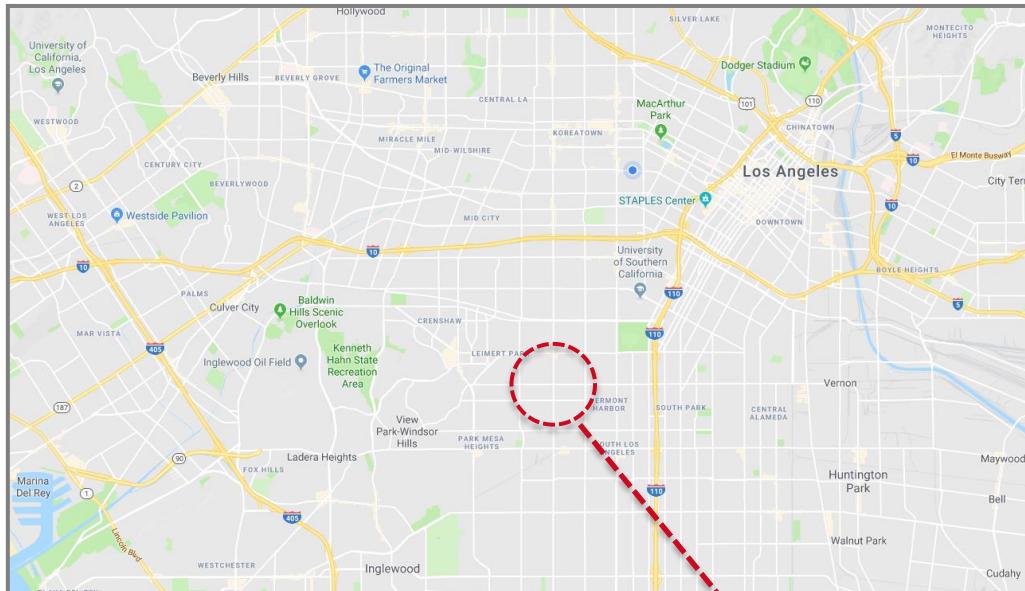
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