



18726

S. WESTERN AVENUE

CBRE



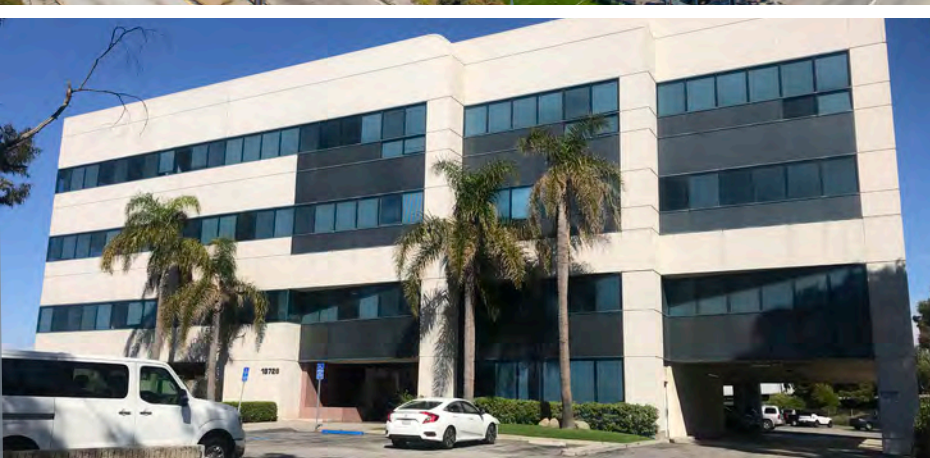
PROPERTY HIGHLIGHTS



- + Western Plaza is a 45,283 square foot four story steel frame multi-tenant office building constructed in 1987.
- + Full or Partial Owner-User Opportunity
- + Top of building signage is available with visibility to over 300,000 cars passing the building every day on the 405 freeway and Western Avenue.
- + Located near the strategic intersection of the South Bay's two dominant freeways: San Diego (405) and Harbor (110) with convenient access to the Artesia (91) and Century (105) freeways offering ease of access to four major freeways connecting all of Southern California.
- + Ideally suited for immediate ingress and egress preferred by freeway-oriented companies seeking office space in this submarket.
- + Within minutes of Los Angeles International Airport and the Ports of Los Angeles and Long Beach.
- + Nearby premier executive housing in the communities of Rancho Palos Verdes, Palos Verdes Estates, Rolling Hills, Rolling Hills Estates, Manhattan Beach, Hermosa Beach and Redondo Beach.



PROPERTY SUMMARY



For Sale \$15,250,000



BUILDING SIZE:
± 45,283 SF



PARKING:
122 Surface Spaces



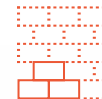
LAND AREA:
**±1.21 Acres
(±52,648 SF)**



ZONING:
**LACR1,
City of Los Angeles**



PARCEL NUMBER:
6108-002-014



CONSTRUCTION TYPE:
Steel Frame



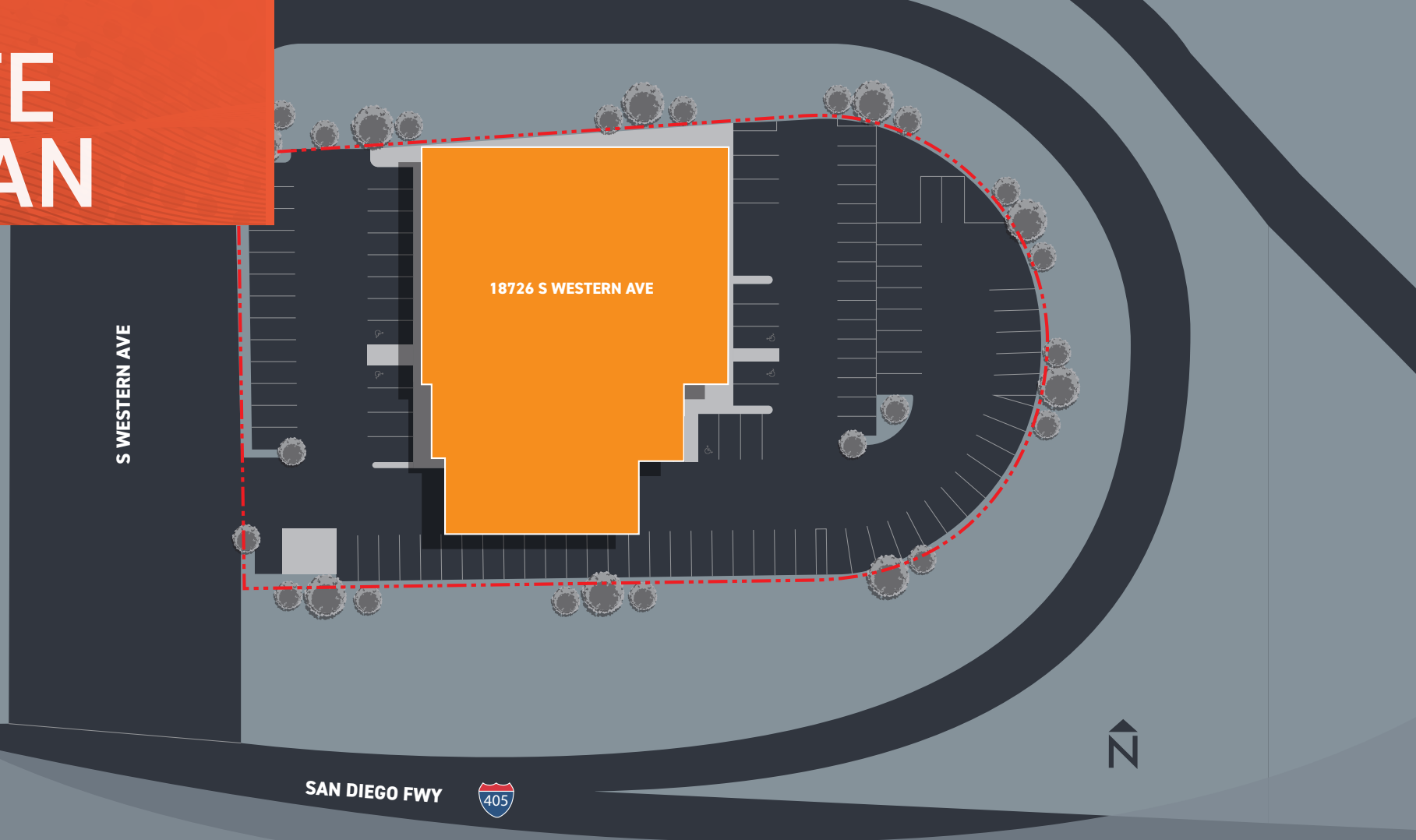
FLOORS:
4



BUILT / RENOVATED:
1987 / 2004

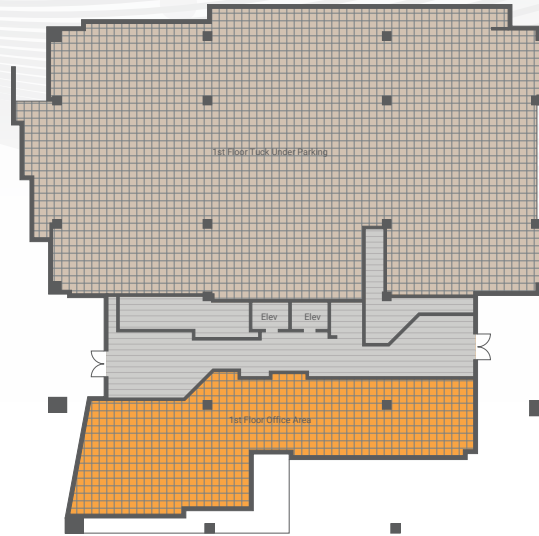


SITE PLAN

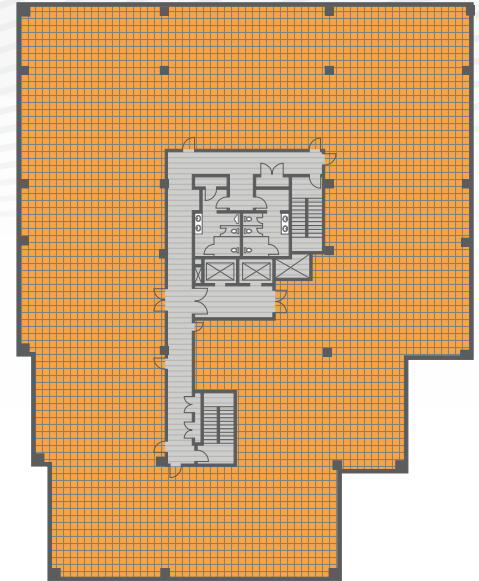


FLOOR PLATES

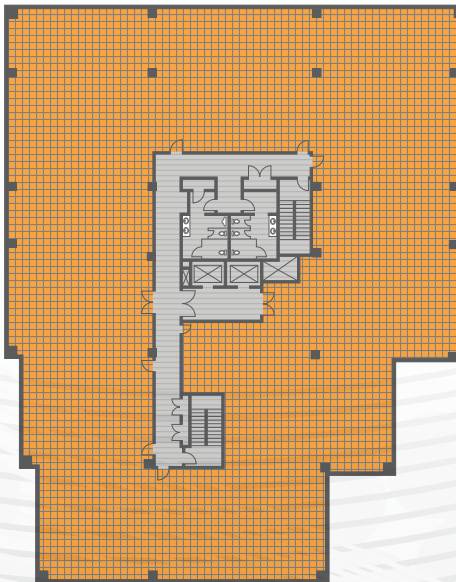
1ST FLOOR



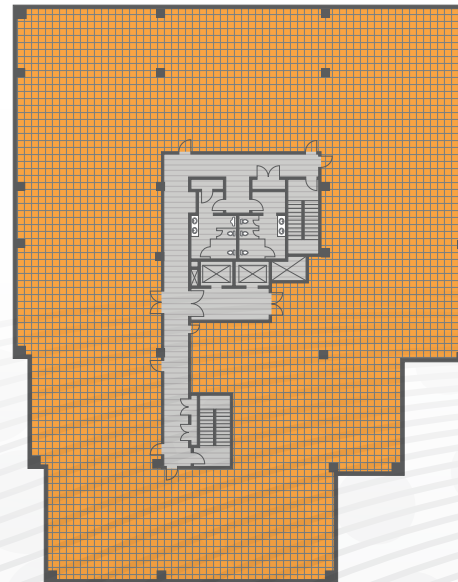
2ND FLOOR



3RD FLOOR



4TH FLOOR



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S. WESTERN AVENUE

LOS ANGELES
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