

7630-7632 S. WESTERN AVENUE

FREESTANDING TWO-UNIT RETAIL BUILDING

LOS ANGELES 90047



OWNER- USER OR
INVESTMENT
OPPORTUNITY

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WESTMAC Commercial Brokerage Company

1515 S Sepulveda Boulevard, Los Angeles, CA 90025 | 310.478.7700 | westmac.com | Company DRE# 01096973

PROPERTY INFORMATION

7630-7632 S. Western Avenue, Los Angeles, CA 90047

7630-7632 S. Western Avenue presents an opportunity to acquire a freestanding, two-unit retail building along an active South Los Angeles commercial corridor. The approximately 1,125-square-foot building is situated on an approximately 2,750-square-foot lot. The property features two individual storefronts, separate entrances, and approximately 25 feet of frontage on S. Western Avenue. A gated rear yard provides additional usable space and operational flexibility.

PRICE	\$495,000
BUILDING SIZE	Approximately ±1,125 SF*
LOT SIZE	Approximately ± 2,750 SF*
PROPERTY TYPE	Freestanding Two-Unit Retail Building
YEAR BUILT	1951*
APN	6018-017-009
FRONTAGE	Approximately 25 Feet on S. Western Avenue*
ZONING	C2-1VL-SP
ANNUAL RENTAL INCOME	\$30,000 Gross
LEASE TERM	Month-to-Month
TENANCY	Can be delivered vacant or with the current tenant



*Buyer to independently verify all property information. Images feature AI virtual staging and AI virtual remodeling for illustrative purposes only to demonstrate the property's potential.

EXTERIOR IMAGES

7630-7632 S. Western Avenue, Los Angeles, CA 90047



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INTERIOR IMAGES

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AREA INFORMATION

7630-7632 S. Western Avenue, Los Angeles, CA 90047



7630-7632 S. Western Avenue

is located along S. Western Avenue in a densely populated urban area with strong neighborhood connectivity and convenient access to major regional destinations.

The location offers access to the 105, 110, and 405 freeways. Nearby destinations include SoFi Stadium, Intuit Dome, Kia Forum, Hollywood Park and Downtown Los Angeles.

Western Avenue is an established commercial corridor supported by dense surrounding residential neighborhoods, convenient public transportation, and steady vehicle traffic.



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