

Ground Lease Opportunity

**8620 S. WESTERN AVE.
LOS ANGELES, CA**

Lot Size

17,134 SF (0.39 AC)

2024 Demographics

Miles	Population	Daytime Population	Avg. HH Income
1	36,438	26,555	\$95,414
3	402,562	302,452	\$84,763
5	1,043,355	890,558	\$90,013

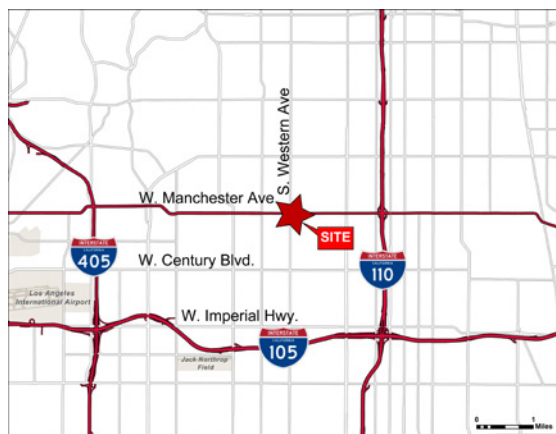
For information, please contact:

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Property Highlights

- Ralphs anchored
- Dense trade area
- Located on a busy intersection
- Possible drive-thru
- Close to the 110 and 105 freeways



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