



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



SMALL RETAIL SPACE IN PRIME BALDWIN HILLS LOCATION

4062 S Victoria Ave, Los Angeles, CA 90008



RACHEL ADAMS, CCIM
(818) 697-9375 | rachel@illicre.com
DRE#02052879

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779

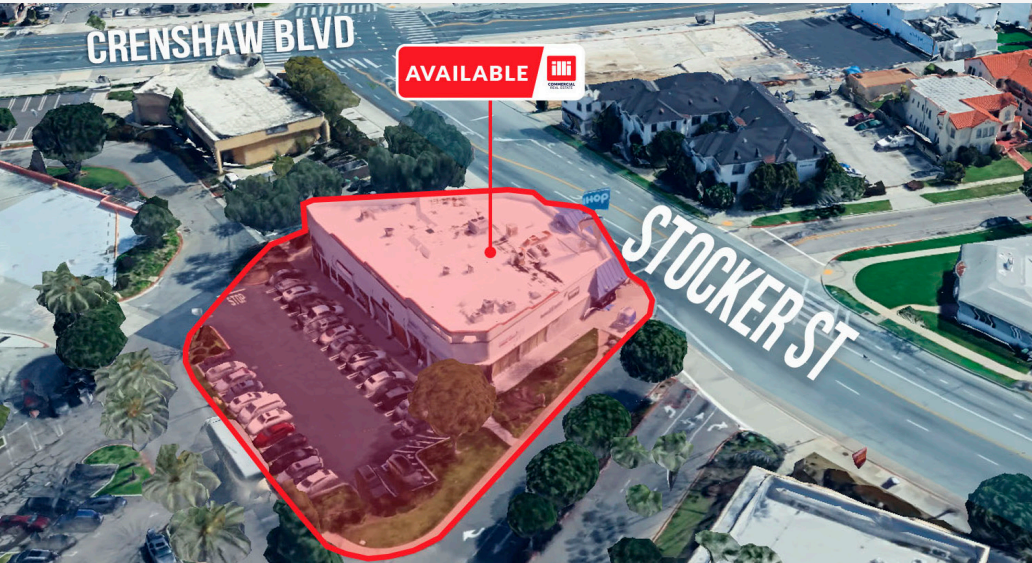


5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACE
LOS ANGELES, CA

PROPERTY FEATURES

4062 S Victoria Ave, Los Angeles, CA 90008



APPROX. 545-1,956 SF

FORMER NAIL SALON AVAILABLE

- ✓ Plumbing still in place from previous tenant
- ✓ 3 private rooms
- ✓ 2 restrooms

AREA AMENITIES

- ✓ Walking distance to Baldwin Hills/Crenshaw Mall, movie theater, restaurants, city parks and Metro Line

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	35,117	346,067	1,140,318
Avg. HH Income	\$81,602	\$80,148	\$88,555
Daytime Pop	33,660	326,484	1,131,233
Traffic Count	± 66,765 CPD ON STOCKER ST & CRENSHAW BLVD		

RETAIL SPACE
LOS ANGELES, CA

INTERIOR PHOTOS

4062 S Victoria Ave, Los Angeles, CA 90008





AVAILABLE



AERIAL MAP



**COMMERCIAL
REAL ESTATE**

RACHEL ADAMS, CCIM

SENIOR ASSOCIATE

(818) 697-9375 | rachel@illicre.com

DRE#02052879

TODD NATHANSON

PRESIDENT

(818) 514-2204 | todd@illicre.com

DRE#00923779



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.