

Ground Lease Opportunity

8620 S. WESTERN AVE.
LOS ANGELES, CA

Lot Size

17,134 SF (0.39 AC)

2022 Demographics

| Miles | Population | Daytime Population | Avg. HH Income |
|-------|------------|--------------------|----------------|
| 1 | 37,818 | 28,473 | \$78,349 |
| 3 | 412,028 | 323,269 | \$72,256 |
| 5 | 1,075,910 | 908,289 | \$78,269 |

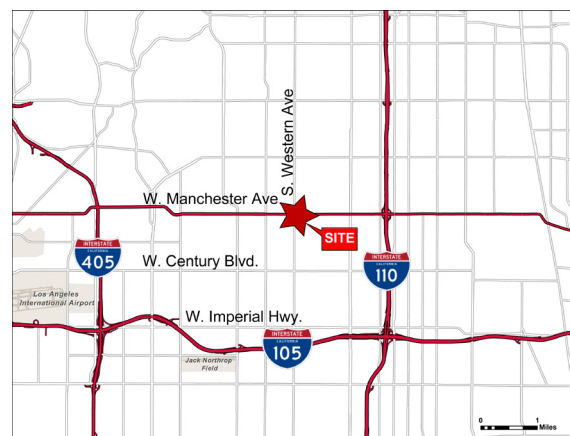
For information, please contact:

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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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