

JUST FELL OUT OF LEASES

Ralphs

8620

W. Manchester Blvd. - 39,500 CPD

S. Western Ave. - 28,500 CPD

Ground Lease Opportunity

8620 S. WESTERN AVE.
LOS ANGELES, CA

Lot Size

17,134 SF (0.39 AC)

2025 Demographics

Miles	Population	Daytime Population	Avg. HH Income
1	36,293	26,292	\$98,253
3	401,055	300,800	\$89,016
5	1,041,593	877,726	\$93,664

For information, please contact:

Mark Baziak

Senior Managing Director
CA RE Lic. #01202116
t 949-608-2049
mark.baziak@nmrk.com

Property Highlights

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



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CORPORATE LICENSE #01796698