

# 4922 S Figueroa Street Los Angeles, CA 90037

## High-Visibility Corner Commercial Property

Asking Price: \$1,000,000

### **CONTACT**

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### ***Investment Highlights***

- Prime corner location on S Figueroa Street with strong traffic exposure
- ±3,401 SF building on ±4,437 SF lot
- Zoned LAC2 – flexible commercial zoning
- Ideal for owner-user or investor
- Retail, signage, light industrial, or creative workspace
- Excellent visibility and freeway access

## **Property Summary**

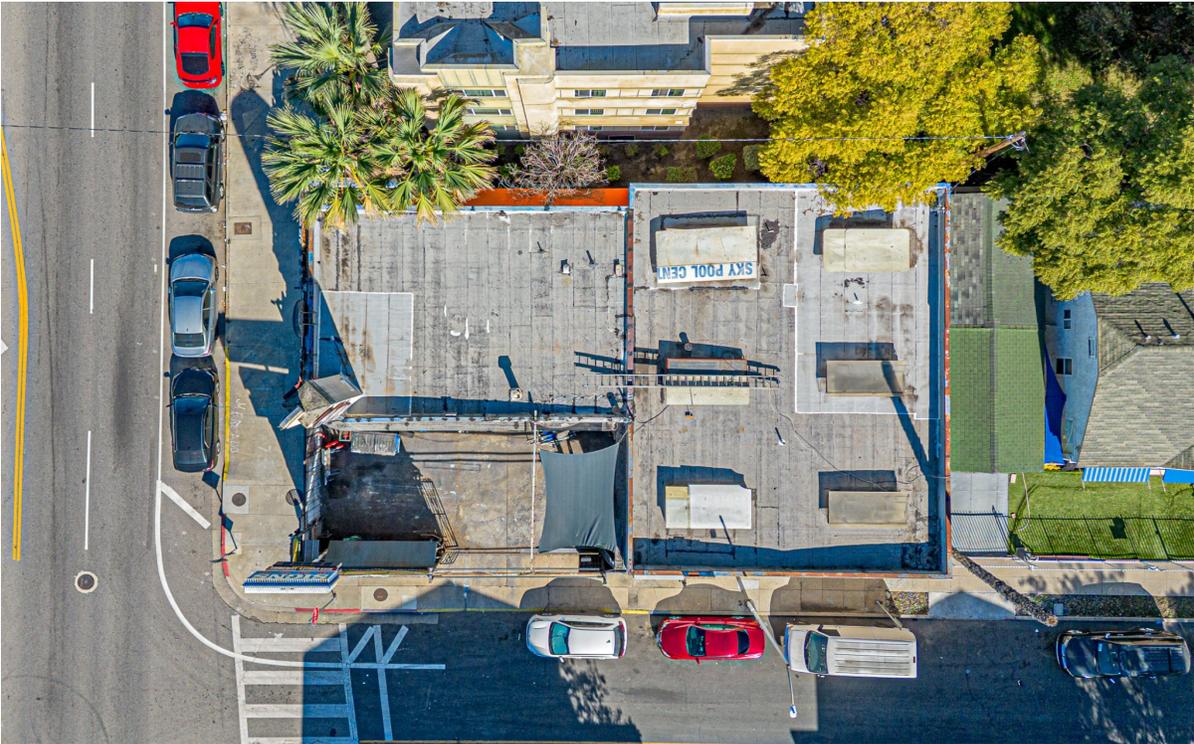
Building Size	±3,401 SF
Lot Size	±4,437 SF (0.102 acres)
Year Built	1939
Zoning	LAC2
Stories	1
Current Use	Signage / Light Industrial
Price per SF	±\$294

## **Investor Snapshot (Illustrative)**

*Estimates for marketing purposes only. Buyer to verify.*

Estimated Market Rent	\$2.25 – \$2.75 / SF / Month
Estimated Annual Gross Income	\$91,800 – \$112,200
Estimated Cap Rate	5.5% – 6.5% (Pro Forma)
Strategy	Value-add / Owner-user

**Aerial & Location Views**





**CONTACT**

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