

# FOR GROUND LEASE

COMMERCIAL LAND/ RETAIL DEVELOPMENT

8401 S.

**WESTERN AVENUE**

LOS ANGELES, CA 90047



INTERSTATE  
CALIFORNIA  
**105**  
210,475  
VPD

TRAFFIC COUNT  
**23,429 VPD**

S WESTERN AVENUE

W 84TH STREET

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# PROPERTY OVERVIEW



## RARE DRIVE-THRU OPPORTUNITY:

VACANT LAND PERFECTLY CONFIGURED FOR A SINGLE-LANE QSR DRIVE-THRU OR HIGH-CAPACITY EV CHARGING HUB.



## HARD CORNER VISIBILITY:

PROMINENT SIGNALIZED HARD CORNER LOCATION WITH APPROX. 85 FEET OF FRONTAGE ON S WESTERN AVENUE.



## FLEXIBLE C2 ZONING:

LAC2 ZONING SUPPORTS A WIDE VARIETY OF COMMERCIAL USES, INCLUDING AUTOMOTIVE AND FOOD SERVICE.



## BUILD-TO-SUIT / GROUND LEASE:

RAW LAND CONDITION ALLOWS FOR IMMEDIATE DEVELOPMENT OF A CUSTOM PROTOTYPE WITHOUT DEMOLITION COSTS OF EXISTING STRUCTURES.



## INGRESS/EGRESS:

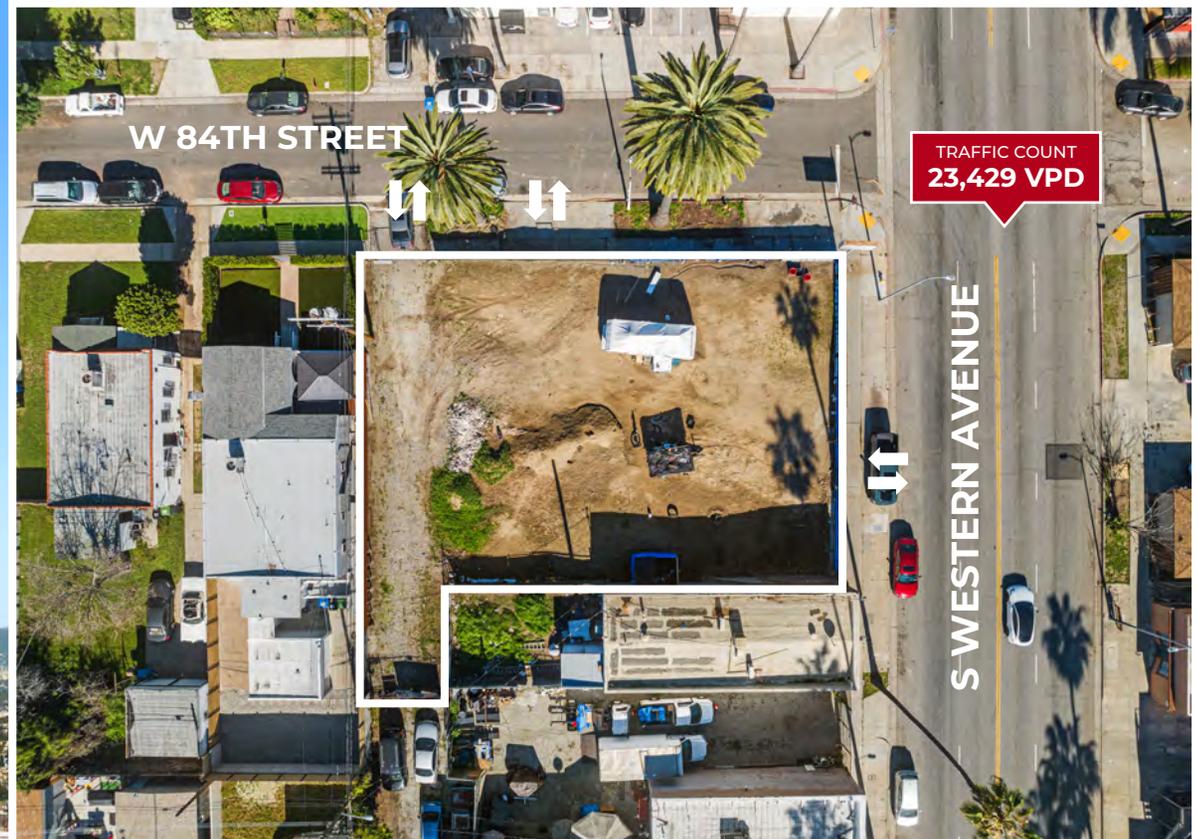
ACCESSIBLE LAYOUT SUITABLE FOR MANAGING VEHICLE FLOW, CRITICAL FOR HIGH-TURNOVER COFFEE, FAST FOOD, OR CHARGING STATION OPERATORS.

**PROPERTY TYPE** RETAIL

**LOT SIZE** 9,708 SF (0.22 AC)

**ZONING** C2

**STREET FRONTAGE** 85' ON S WESTERN AVE  
112' ON W 84TH ST



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# LOCATION HIGHLIGHTS



## PROXIMITY TO MAJOR HUBS:

Located approximately 2 miles from the SoFi Stadium & Hollywood Park Entertainment District, benefiting from regional growth.



## COMMUTER CONNECTIVITY:

Easy access to both the I-105 and I-110 Freeways, supporting EV charging demand.



## DENSE RESIDENTIAL POPULATION:

Situated in a high-density trade area (90047) providing a built-in daily customer base for food and service retail.

### 3-Mile Demographics

Household Income: \$90,018 Population Count: 404,578



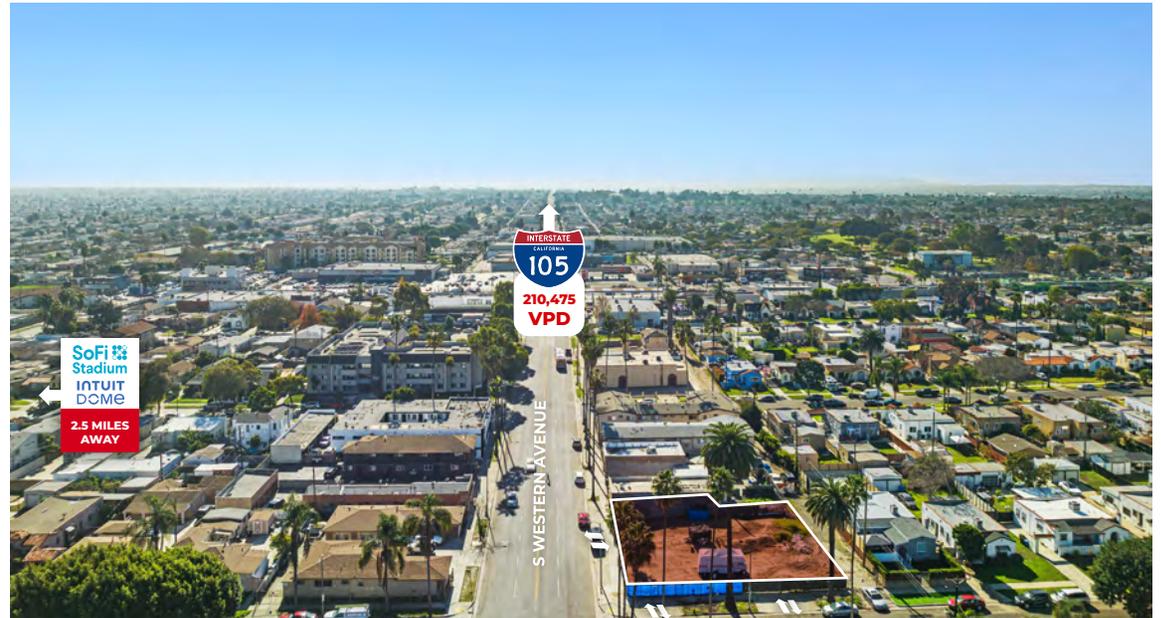
## UNDERSERVED MARKET:

The immediate trade area has high demand for modern, national brand Quick Service Restaurants and updated retail amenities.



## MAJOR ARTERIAL CORRIDOR:

Located on S. Western Avenue, a high-traffic north-south thoroughfare connecting major South LA communities.



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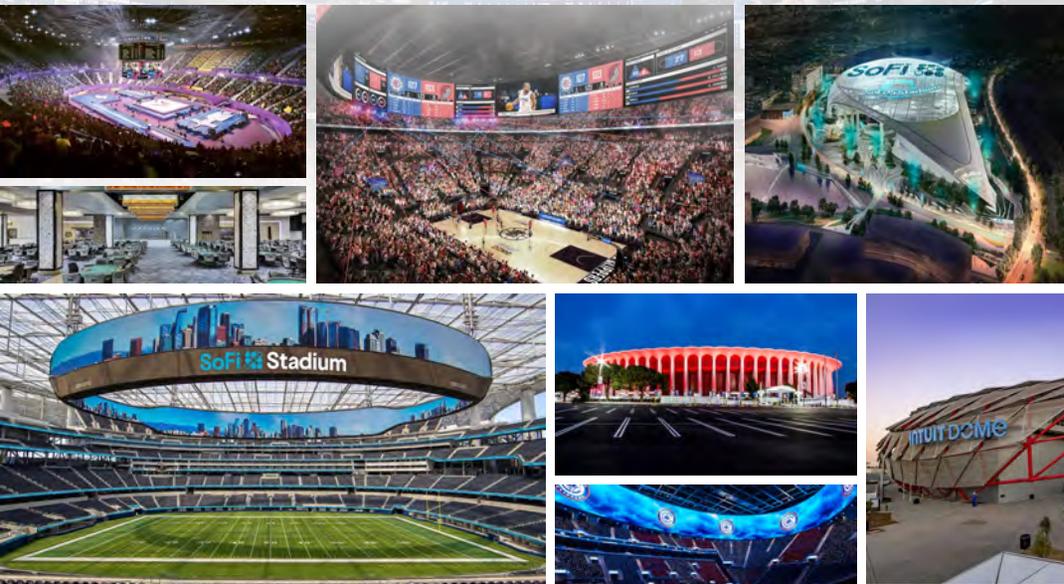
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# AREA OVERVIEW

## MANCHESTER SQUARE OVERVIEW

Living in Manchester Square just east of Inglewood, residents enjoy freeway and airport proximity, casual retail and dining, and comparatively affordable single-family homes built primarily in the 1920s and 1930s. New multi-family projects are also underway as part of its up-and-coming modernization efforts. A geometric layout of straight, east-west streets numbered 73rd to 85th makes it easy to navigate to the central South Western Avenue corridor. Within a handful of miles, residents can reach landmark entertainment venues, including SoFi Stadium, The Kia Forum, Hollywood Park Casino, and a new luxury IMAX Cinema with indoor/outdoor dining.

## SURROUNDING NEIGHBORHOODS



## EXCELLENT NEARBY AMENITIES

**KIA  
FORUM**

7 MINUTES AWAY  
**2.3 MILES**

The Kia Forum is a premier, renovated indoor arena with a **capacity of up to 18,000** for concerts. It is recognized as one-of-the **top-ranked United States venue** for music and entertainment, featuring a two-level, circular design that ensures no seat is more than 170 feet from the stage.

**SoFi  
Stadium**

8 MINUTES AWAY  
**2.5 MILES**

The 3.1 million-square-foot SoFi Stadium **is the largest stadium in the NFL**, as well as the first indoor-outdoor stadium. It seats approximately 70,000, expandable up to 100,000. SoFi is also considered **the most technologically advanced** sports venue ever built.

**HOLLYWOOD  
PARK  
CASINO**

12 MINUTES AWAY  
**2.9 MILES**

Hollywood Park operates as a major, **24/7, 125-table venue** for poker and California card games. It is part of the massive **298-acre Hollywood Park development**, which includes the 70,000 seat SoFi Stadium and the 6,000 seat YouTube Theater.

**INTUIT  
DOME**

10 MINUTES AWAY  
**3.2 MILES**

The Intuit Dome is a **\$2 billion, 18,000 seat** arena designed for the LA Clippers that opened in August 2024. It features a **38,375 SF** double-sided "Halo Board" screen, a 4,500 seat section known as "The Wall," & is designed to be **fully carbon-neutral**.

# DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	35,730	404,578	1,047,523
Estimated Households	12,661	125,386	327,264
Median Age	40	35.3	34.7



OWNER/RENTER	1 MILE	3 MILES	5 MILES
Owner Occupied Dwellings	6,664	48,977	117,307
Renter Occupied Dwellings	5,997	76,410	209,957



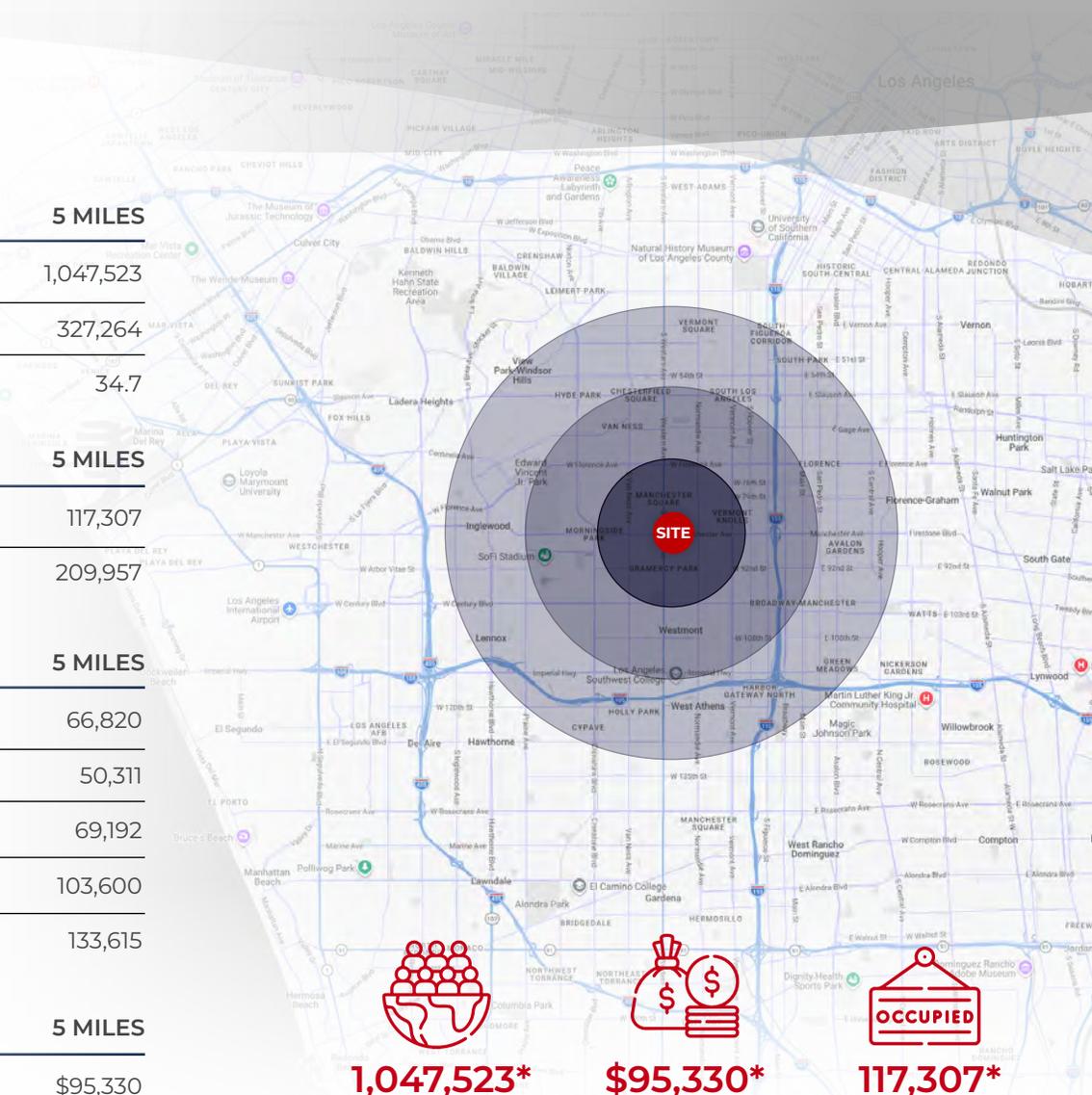
HOUSEHOLD TYPE	1 MILE	3 MILES	5 MILES
1 Person Household	2,858	23,450	66,820
Married Couple (No Children)	2,054	19,217	50,311
Married Couple with Children	2,062	26,066	69,192
Family Households (No Children)	4,684	41,507	103,600
Family Households with Children	4,509	53,258	133,615



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$98,841	\$90,018	\$95,330
Median Household Income	\$75,745	\$71,636	\$74,666



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	1,158	9,862	33,596
Total Employees	5,408	57,670	292,502



**1,047,523\***  
TOTAL POPULATION



**\$95,330\***  
AVERAGE INCOME



**117,307\***  
HOME OWNER



**292,502\***  
DAYTIME EMPLOYMENT



**33,596\***  
TOTAL BUSINESSES



**209,957\***  
HOME RENTER

\* 5 MILE RADIUS

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