

Retail/Medical Building For Sale

Freestanding Medical Building with On-Site Parking

130 W. Manchester Ave., Los Angeles, CA 90003



PROPERTY HIGHLIGHTS

- APPROX. 2,976 SF MEDICAL BUILDING ON 11,762 SF LAC2 ZONED LOT.
- EXCELLENT FREEWAY ACCESSIBILITY; ONE BLOCK EAST OF THE 110 FREEWAY.
- CURRENT CLINIC HAS BEEN AT THIS LOCATION OVER 20 YEARS & IS ON A MONTH TO MONTH TENANCY.
- OUTSTANDING CAR TRAFFIC COUNTS; APPROX. 50,000 CARS PER DAY.
- EXCELLENT DEMOGRAPHICS; OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 450,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

Price: \$1,519,000

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PROPERTY DESCRIPTION

Freestanding Medical Building with On-Site Parking
130 West Manchester Avenue | Los Angeles, CA 90003



Property Description

Presenting a prime opportunity at 130 W. Manchester Ave., Los Angeles, CA 90003— a 2,976 square foot freestanding medical building situated on an 11,762 square foot LA-C2 zoned lot. This property boasts exceptional on-site parking with ample street parking, making it highly convenient for both clients and staff.

With 120 feet of frontage along Manchester Ave., the building enjoys outstanding visibility, attracting attention from approximately 50,000 cars passing by daily.

The site is currently occupied by Bienestar Human Services, a long-term tenant of over 20 years, & is on a month-to-month tenancy, offering flexibility for potential new uses. Strategically located just one block east of the 110 freeway and nestled between Broadway and Main St., this property offers excellent freeway access and connectivity.

The surrounding area features strong demographics, with over 60,000 residents within a 1-mile radius and more than 400,000 residents within a 3-mile radius.

This property is an excellent opportunity for an owner/user, an investor with tenant(s) in mind looking to capitalize on its prime location and zoning flexibility.

Price:	\$1,519,000
Year Built:	1956
Building SF:	2,976
Lot Size:	11,762 SF
Parking:	17 Spaces On-Site & Street
Use Code:	Medical
Zoning:	LAC2
APN:	6040-012-028; 008

PROPERTY PHOTOS

Freestanding Medical Building with On-Site Parking
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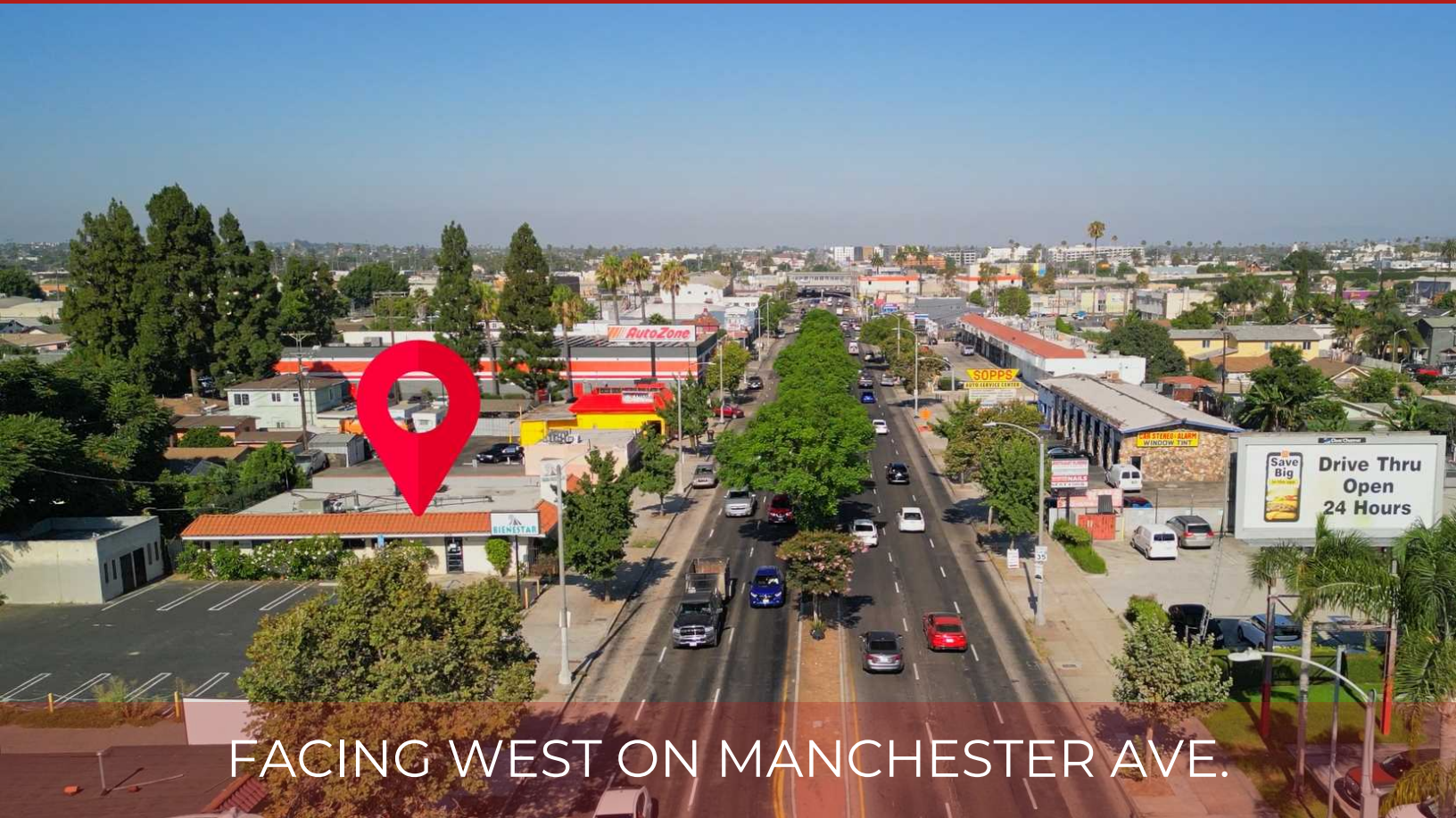
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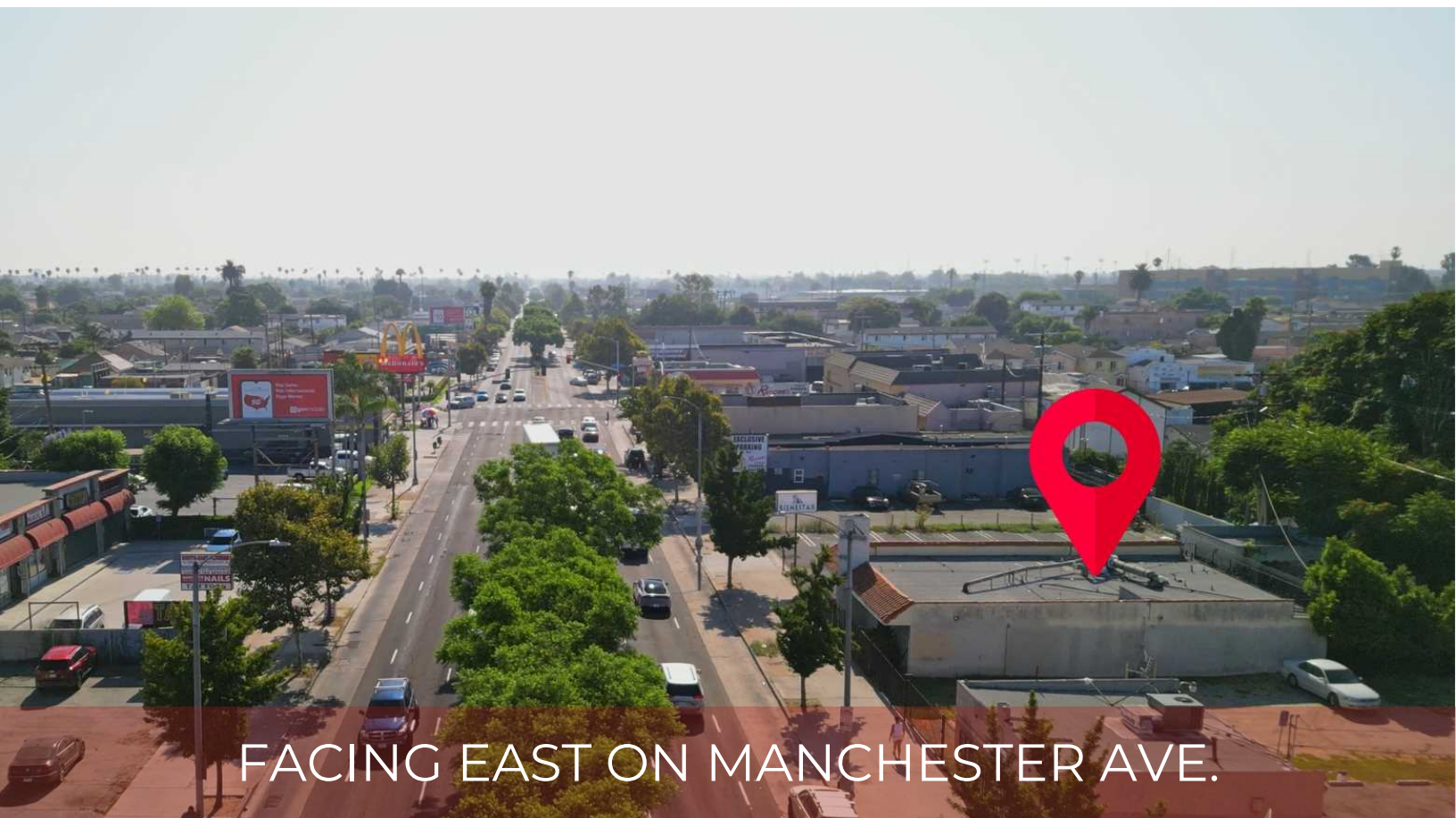
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FACING WEST ON MANCHESTER AVE.



FACING EAST ON MANCHESTER AVE.

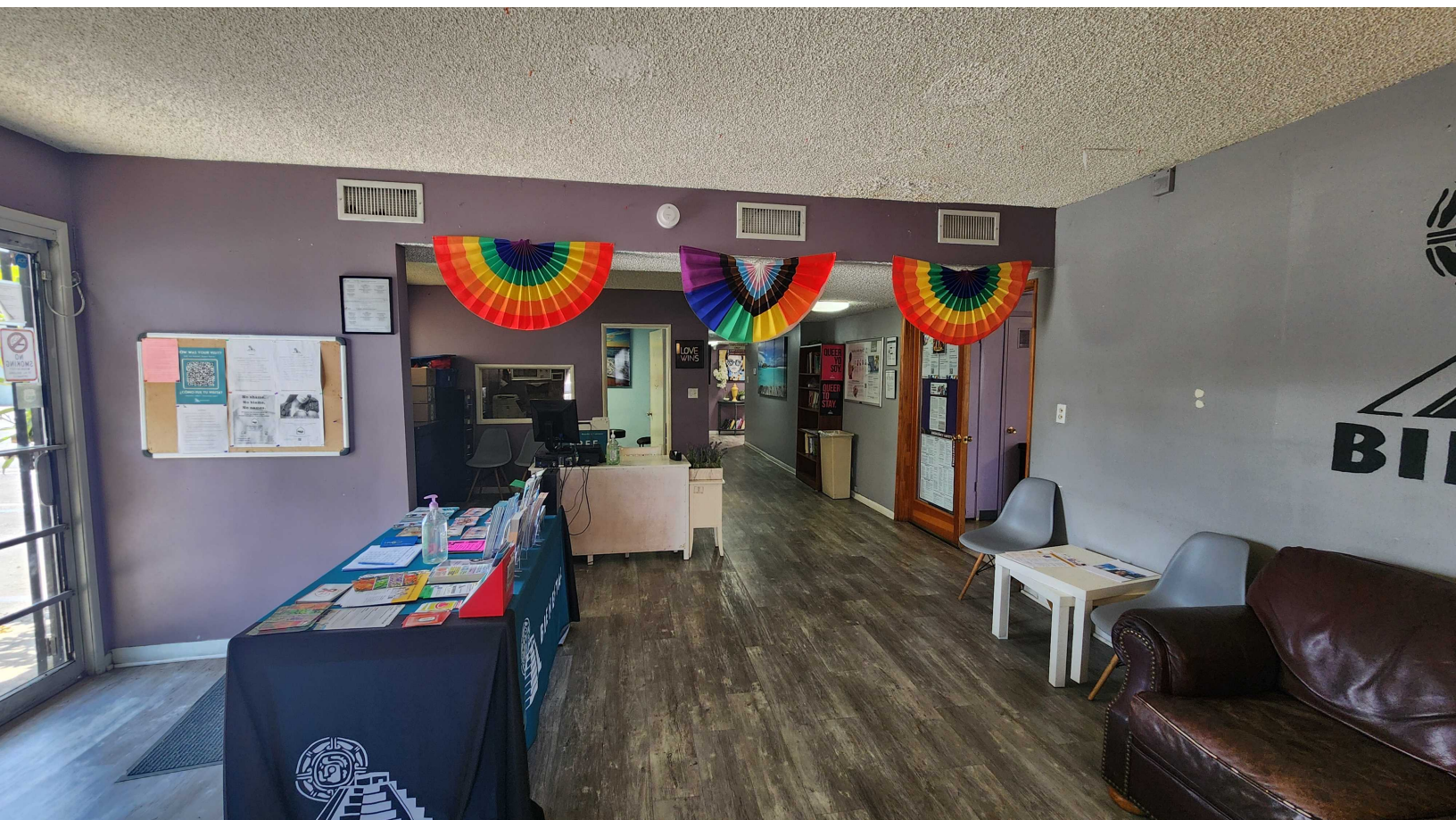
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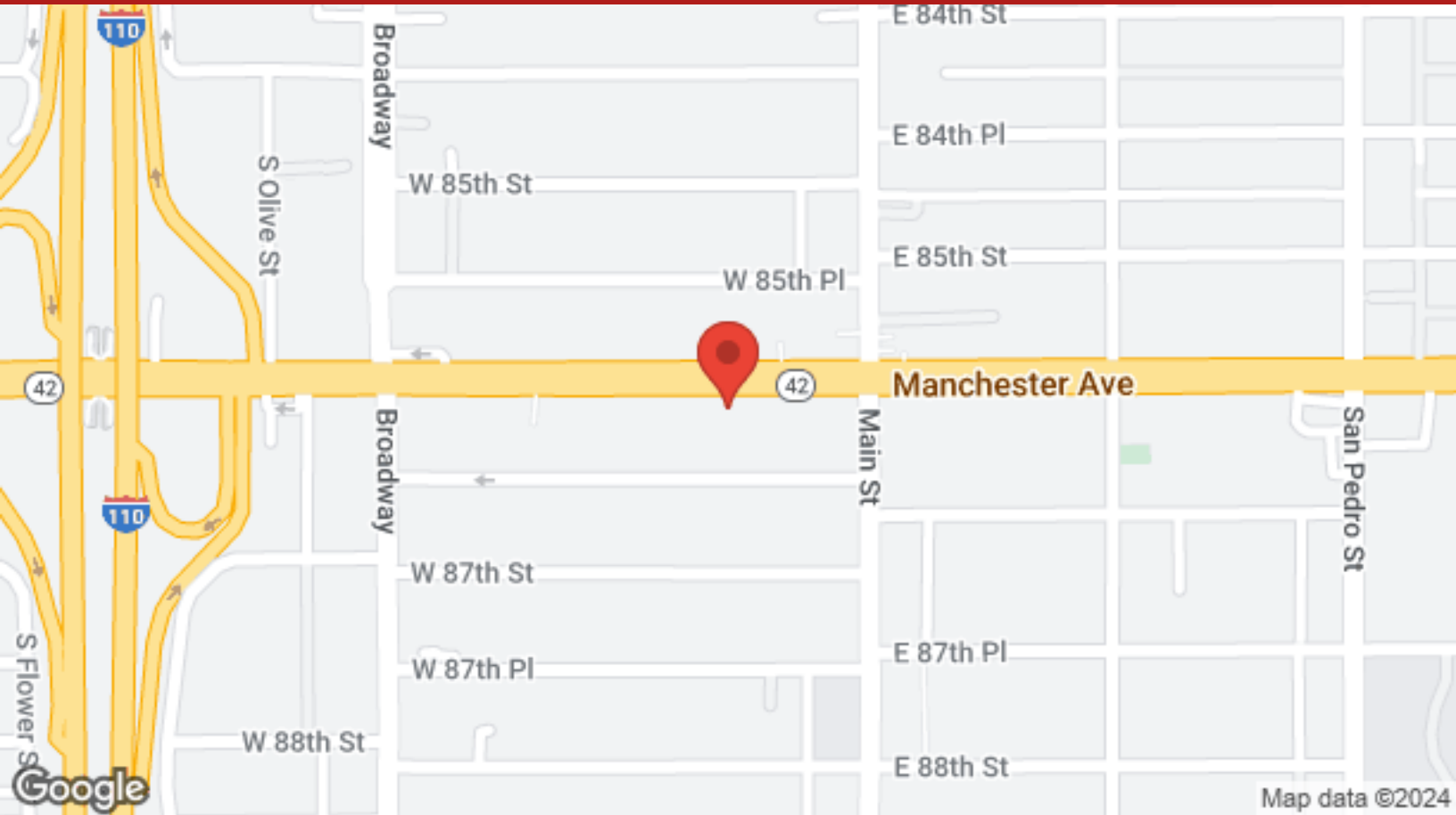
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LOCATION MAPS

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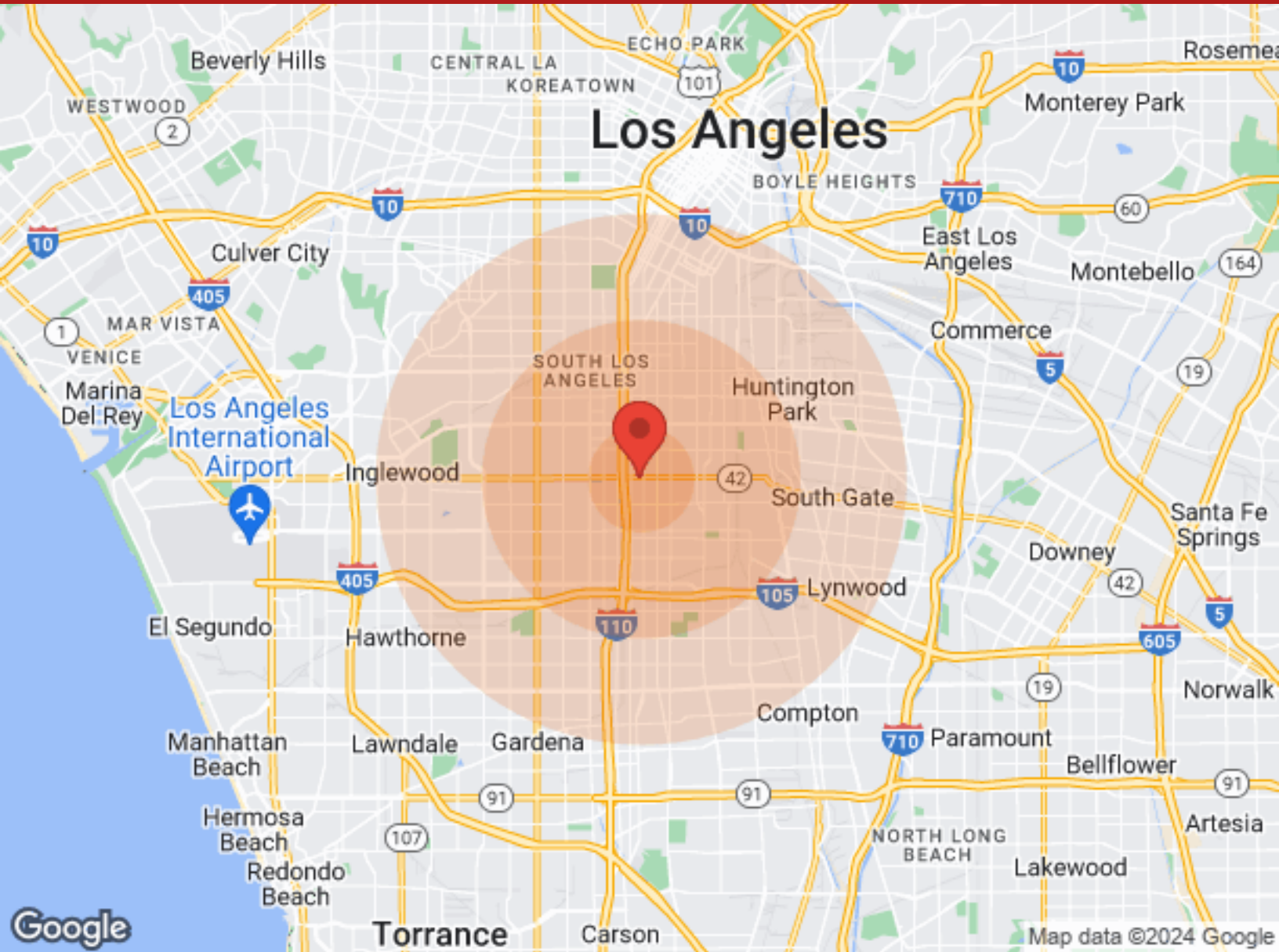
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	33,799	237,244	581,446
Female	35,671	254,026	598,595
Total Population	69,470	491,270	1,180,041

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	18,775	124,458	282,906
Ages 15-24	12,520	83,577	189,246
Ages 25-54	29,334	208,493	515,394
Ages 55-64	5,091	39,890	101,271
Ages 65+	3,750	34,852	91,224

Race	1 Mile	3 Miles	5 Miles
White	18,936	121,364	332,434
Black	16,127	130,168	278,509
Am In/AK Nat	157	1,405	3,345
Hawaiian	N/A	33	537
Hispanic	55,179	370,844	888,239
Multi-Racial	68,454	475,656	1,100,914

Income	1 Mile	3 Miles	5 Miles
Median	\$31,607	\$35,127	\$37,568
< \$15,000	4,304	28,140	62,395
\$15,000-\$24,999	3,111	19,939	48,423
\$25,000-\$34,999	2,385	17,193	41,670
\$35,000-\$49,999	2,777	19,277	49,813
\$50,000-\$74,999	2,450	21,004	53,916
\$75,000-\$99,999	1,162	9,759	26,648
\$100,000-\$149,999	771	7,621	20,600
\$150,000-\$199,999	82	1,241	4,181
> \$200,000	27	712	2,646

Housing	1 Mile	3 Miles	5 Miles
Total Units	17,861	130,122	322,528
Occupied	16,313	120,644	302,931
Owner Occupied	4,572	45,752	112,811
Renter Occupied	11,741	74,892	190,120
Vacant	1,548	9,478	19,597

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