



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

**316 W MANCHESTER AVE**

*Los Angeles, California*

316  
W MANCHESTER  
AVENUE



**FOR SALE**

**HIGH TRAFFIC RETAIL/COMMERCIAL  
DEVELOPMENT SITE**

# PROPERTY OVERVIEW

316 W MANCHSTER AVE  
LOS ANGELES, CA 90003

PRICE	LOT SIZE	BUILDING SIZE
\$2,400,000	25,960 SF (0.60 Acres)	1,398 SF
PPSF	TRAFFIC	CROSS STREETS
\$92/Land SF	55,181 VPD	MANCHESTER/BROADWAY
ZONING		APN
C2-1-CPIO TOC Tier 3		097-5A203 359 – 8,580 SF
RETAIL / RESTAURANTS		097-5A203 360 – 9,931 SF
SERVICE BUSINESSES		097-5A203 361 – 7,450 SF
OFFICES		
MULTIFAMILY / AFFORDABLE HOUSING		
AUTOMOTIVE USES		
CULTURAL OR COMMUNITY SPACES		

## PRIME DEVELOPMENT SITE

Located at the 110 Freeway offramp for maximum accessibility. *Transit Oriented Communities Density Bonus: Tier 3*

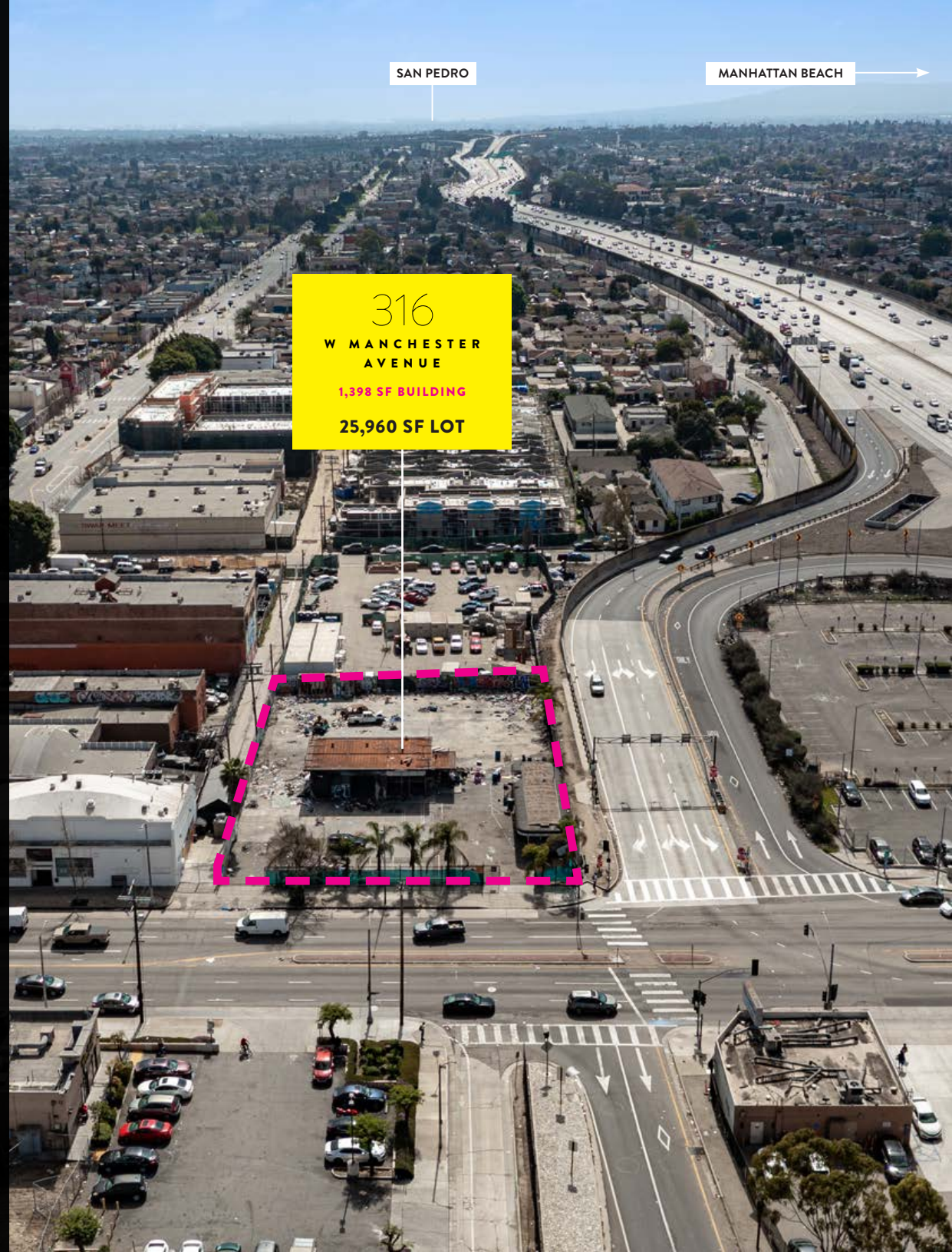
## HIGH TRAFFIC EXPOSURE

55,181 vehicles per day at the Manchester Ave/ Broadway intersection, ensuring strong visibility.

## SIGNAGE & BRANDING POTENTIAL

Exceptional freeway and street frontage for premium advertising opportunities.

*\*Buyer to verify*



MANCHESTER AVENUE

## DEVELOPMENT OPPORTUNITY

### ZONING USES

## ZONING: C2-1-CPIO

### APPROVED USES FOR C2-1-CPIO ZONING COULD INCLUDE:

**RETAIL STORES:** Such as grocery stores, clothing shops, or convenience stores.

**RESTAURANTS AND CAFES:** Dining establishments can take advantage of foot traffic and local clientele.

**SERVICE BUSINESSES:** Including salons, daycare centers, or fitness studios.

**MEDICAL OR GENERAL OFFICE:** Professional services like dental offices, legal practices, or real estate offices.

### MULTI-FAMILY OR AFFORDABLE HOUSING DEVELOPMENT

**AUTOMOTIVE USES:** Such as autobody shops, oil change services, or gas station.

**CULTURAL OR COMMUNITY SPACES:** Facilities for community events or local art galleries.

*\*Buyer to verify*



DOWNTOWN LA



110 FREEWAY

MANCHESTER AVENUE

55,181VPD

110 FREEWAY OFFRAMP

BROADWAY



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*Los Angeles, California*



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COMMERCIAL REAL ESTATE

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