

# SOUTH LOS ANGELES COMMERCIAL PROPERTY

**BANKRUPTCY SALE**



7220 S Western Avenue, Los Angeles, CA 90047  
2,500± SF Building on 2,755± SF of Land

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
OFFERING MEMORANDRUM

**7220 S WESTERN AVENUE  
LOS ANGELES, CA 90047**

## Property Details

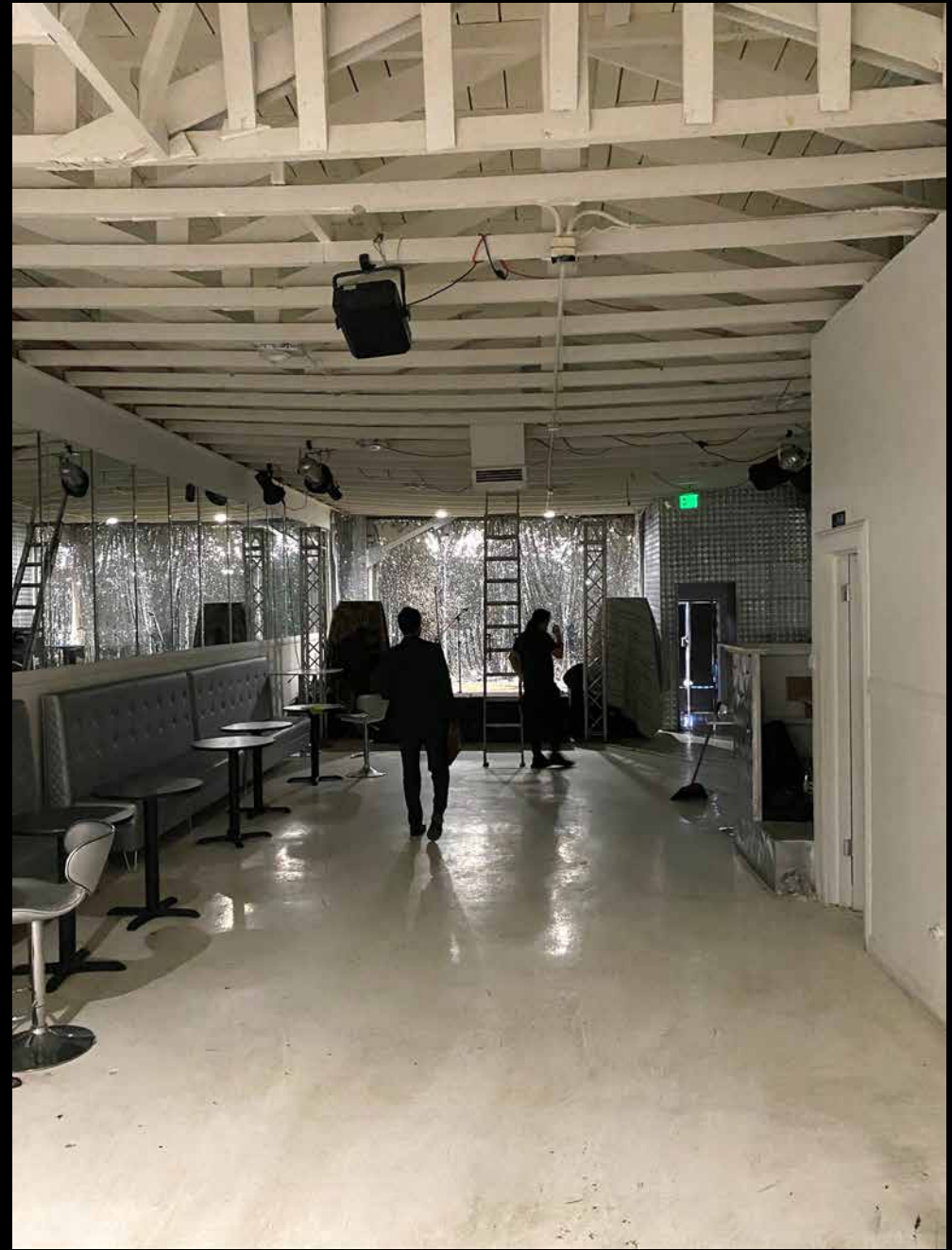
Building Area	2,500± SF
Land Area	2,755± SF
Year Built	1931
Construction	Masonry
Zoning	LA C2-2D-CPIO
Parking	Street
APN	6018-001-005
Traffic Count	29,691 Vehicles Per Day (2022)
TOC	Tier 3
Frontage	25' on Western Avenue

## Property Highlights

- Bankruptcy sale
- Retail storefront purchase opportunity
- Former night club/bar
- Heavy traffic north/south thoroughfare
- Located just south of Florence Avenue
- Excellent signage and visibility
- Adjacent to the City of Inglewood
- Minutes from SoFi Stadium and Kia Forum
- 1-1/2 miles west of the Harbor (110) Freeway
- 3 miles north of the Century (105) Freeway

**SALE PRICE: \$525,000 (\$210.00 PER SF)**

*Sale subject to bankruptcy court approval and overbid;  
property sold "as-is".*



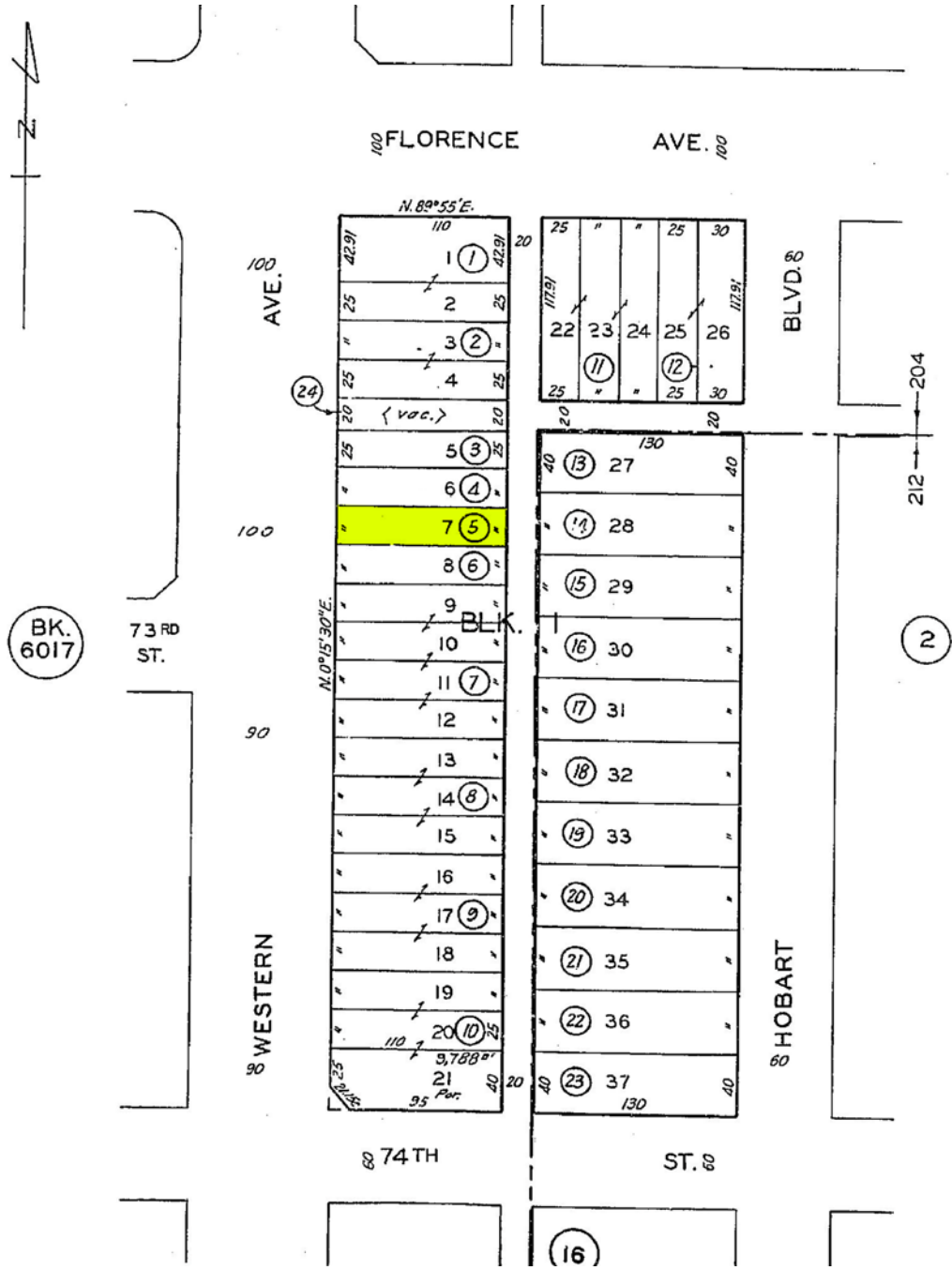




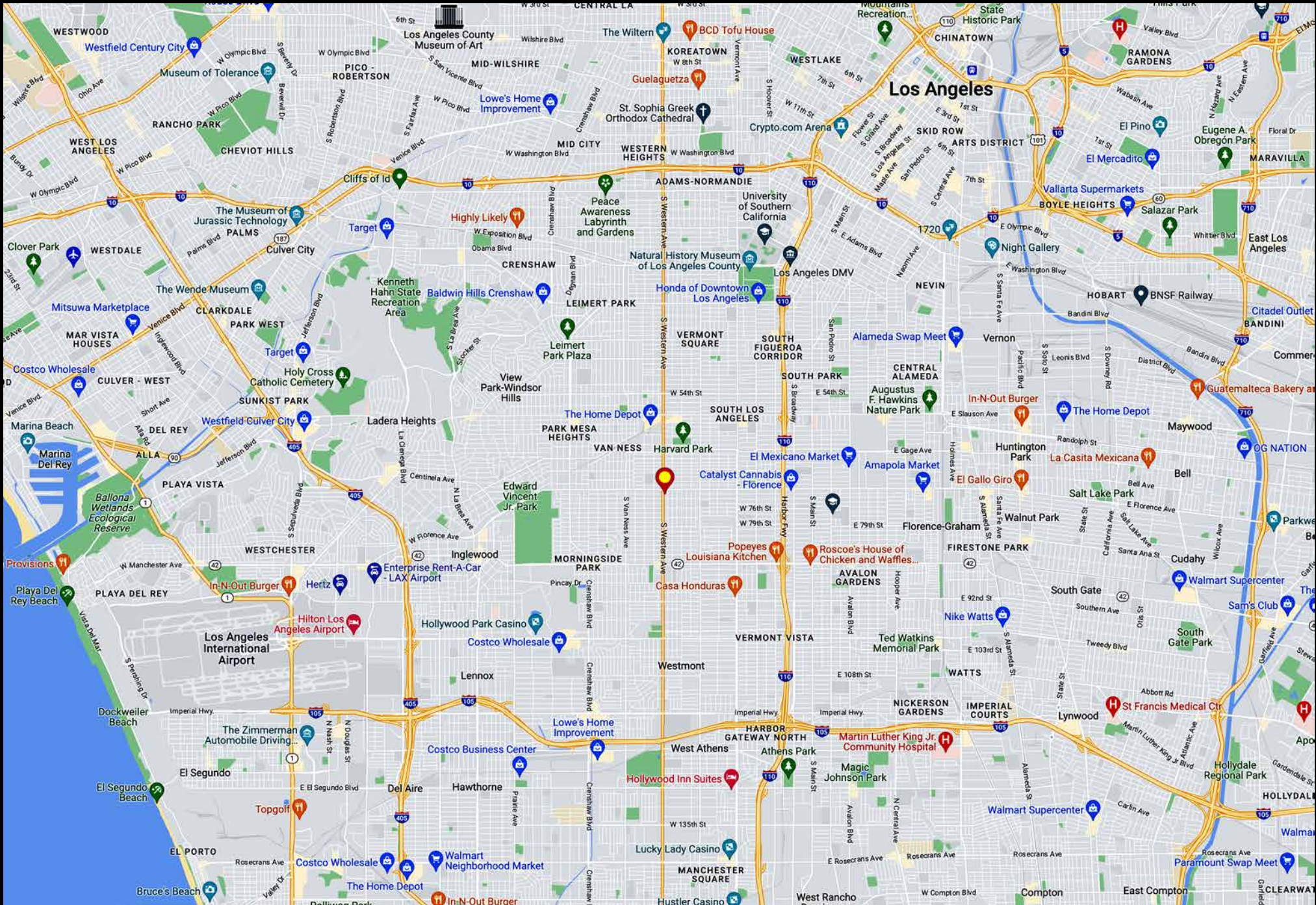
# Aerial Photo



# Plat Map



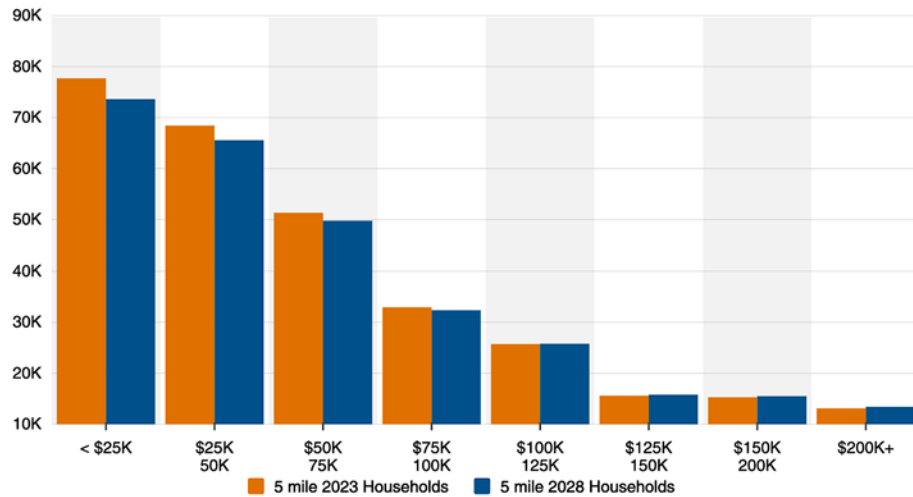
# Area Map



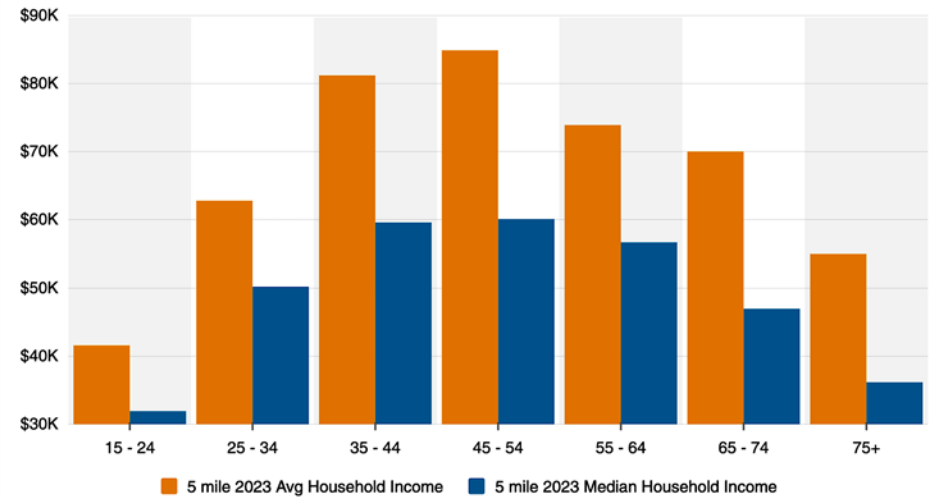


# Area Demographics

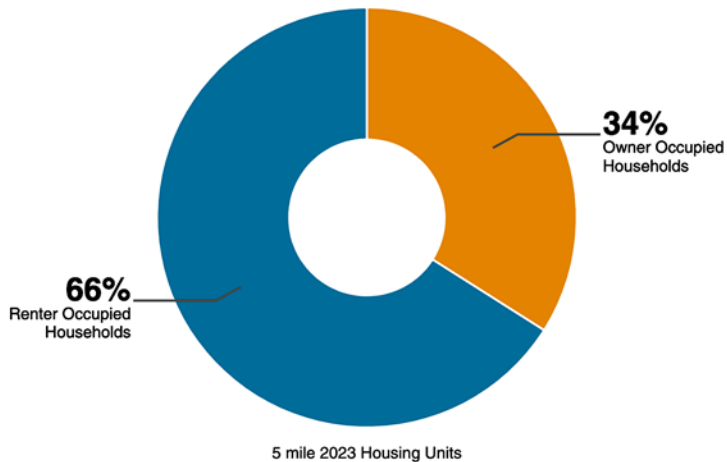
Household Income



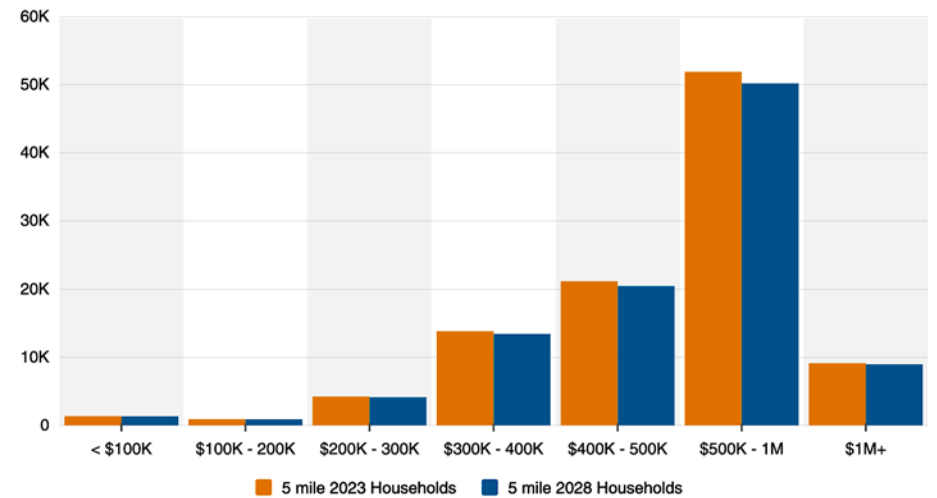
Household Income By Age



Housing Occupancy



Home Values



7220 S Western Avenue  
Los Angeles, CA 90047

2,500± Sq.Ft. Building  
2,755± Sq.Ft. of Land

Sale Subject to Bankruptcy  
Court Approval and Overbid

Property Sold “As-Is”

*Exclusively offered by*

**Jeff Luster**

CEO

213.747.4152 office

213.804.3013 mobile

jeff@majorproperties.com

Lic. 00636424

**Rene Mexia**

Senior Associate

213.747.4155 office

213.446.2286 mobile

rene@majorproperties.com

Lic. 01424387

**Bill Friedman**

Sales Associate

310.458.0091 office

213.200.2500 mobile

billfried@earthlink.net

**Coldwell Banker  
Commercial Realty**

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