

YOUR NAME HERE



WESTERN & IMPERIAL SHOPPING CENTER

1846-48 W. IMPERIAL HWY
LOS ANGELES, CA 90047

RETAIL/OFFICE SPACE AVAILABLE FOR LEASE

A 12.54 acre Community Shopping Center located at the SWC of Western Avenue & Imperial Highway directly across from South West Community College.

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COMMERCEREALTY
A GRAZIADIO ENTERPRISE

JOIN:

Food4LESS

HD SUPPLY

 **Dignity Health**

...T-Mobile...

 **DELTACO**

FEATURES:

 Office/Retail Space Available

 Term:
3-5 Years

 Size:
2,580 SF

 Close proximity to Southwest College, Chester Washington Golf Course and neighborhood schools

 Rate:
\$30.00/SF/YR

 Type:
Triple Net (NNN)

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ABOUT THE PROPERTY

Athens Westmont Shopping Center is anchored by an 80,000 square foot Food 4 Less. The new Food 4 Less replaced the older, smaller store that previously resided at the center. The new version features a Fuel Center, expanded bakery, deli, product, meat and seafood departments.

This new-and-improved grocer offers one-stop shopping for nearby residents and visitors, many of whom stop in from the center's neighboring Southwest College just across the street. In addition to the high school, the surrounding neighborhood features many churches, as well as the beautiful Chester Washington Golf Course, fostering an excellent sense of community in the heart of Los Angeles.

The convenience and savings Food 4 Less amenities provide to the center's large consumer base benefit its fellow tenants, including HD Supply, WIC Clinic, Metro PCS, Dignity Health, Del Taco, Nail Fever, and T-Shirt Super Wearhouse.

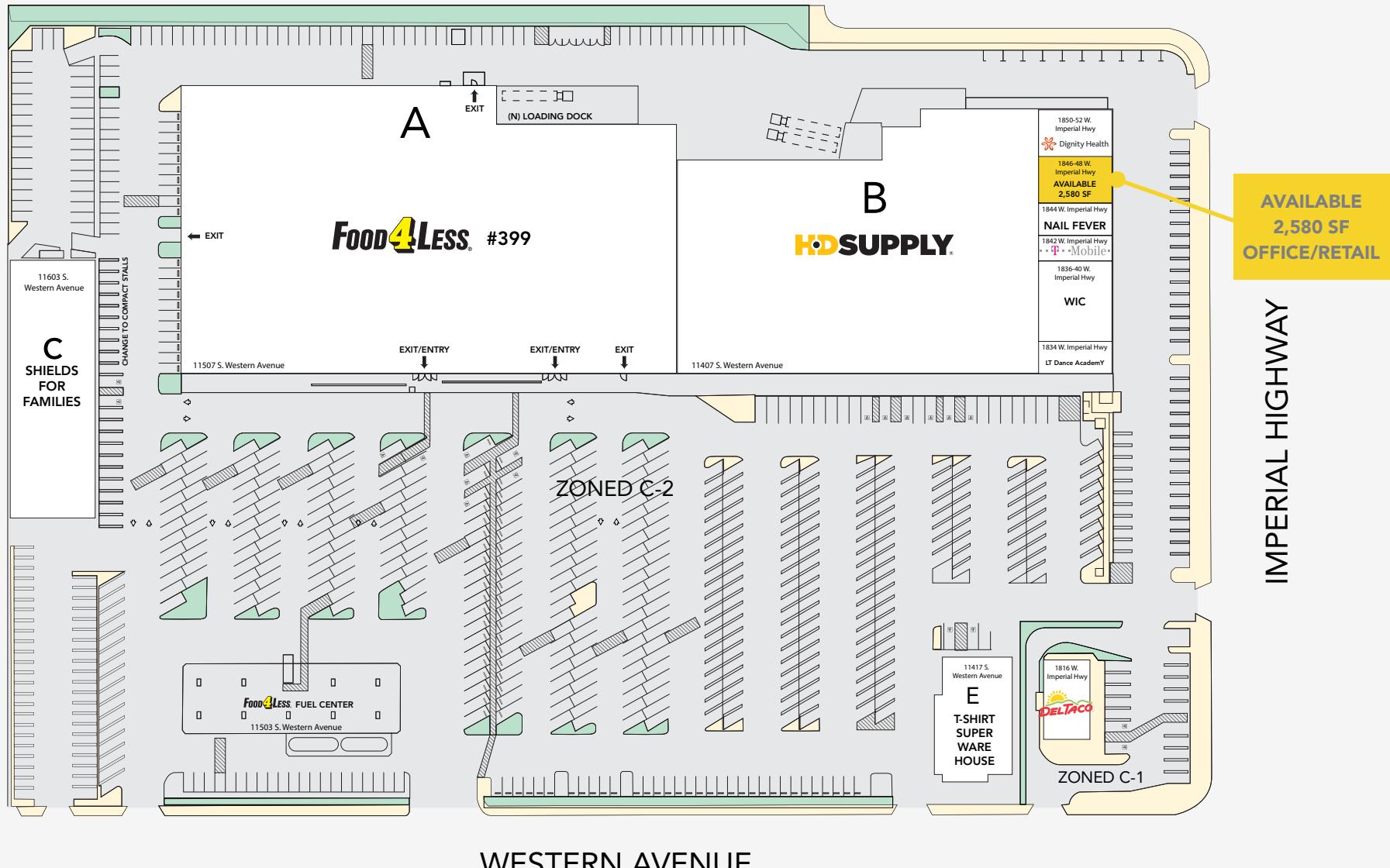


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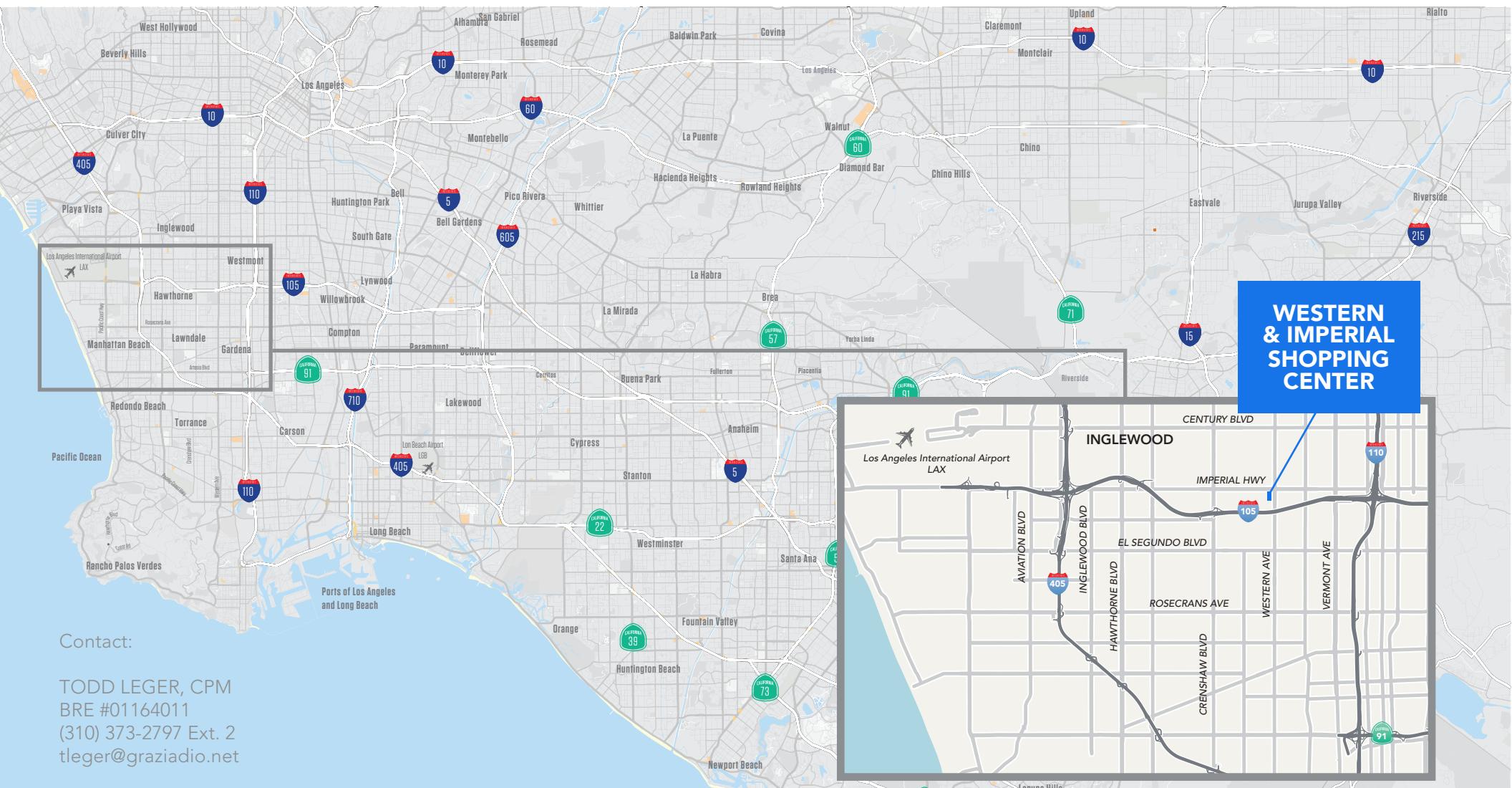


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