

RETAIL / MEDICAL BUILDING ON FIRESTONE BLVD.

1517 Firestone Blvd., Los Angeles, CA 90001



Property Highlights

- APPROX. 3,300 SF RETAIL / MEDICAL BUILDING ON 6,750 SF OF LAND.
- **PROPERTY HAS APPROVED PLANS FOR MEDICAL USE!!!**
- LOCATED ON A MAJOR COMMERCIAL THOROUGHFARE WITH OVER 30,000 CARS PER DAY ALONG FIRESTONE BLVD.
- **SELLER FINANCING IS AVAILABLE FOR A QUALIFIED BUYER!!!**
- JUST ONE PARCEL EAST OF THE SIGNALIZED INTERSECTION OF COMPTON AVE. & FIRESTONE BLVD.
- ON-SITE PARKING IN THE REAR OF THE PROPERTY, IN ADDITION TO PLENTY OF STREET PARKING.
- PERFECT FOR AN OWNER/USER OR AN INVESTOR WITH A TENANT IN MIND!
- IN-FILL LOCATION WITH OVER 50,000 PEOPLE RESIDING WITHIN A 1-MILE RADIUS & OVER 450,000 PEOPLE RESIDING WITHIN A 3-MILE RADIUS.

Price: \$795,000

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PROPERTY DESCRIPTION

RETAIL / MEDICAL BUILDING ON FIRESTONE BLVD.
1517 Firestone Boulevard | Los Angeles, CA 90001



Property Description

KW Commercial is pleased to present a prime freestanding retail / medical building located at 1517 Firestone Blvd., Los Angeles, CA 90001. This property offers approximately 3,300 square feet of versatile space, situated on a 6,750 square foot lot. The building offers approximately 50 feet frontage of along Firestone Blvd. It experiences a high traffic volume of around 30,000 vehicles per day, enhancing its visibility and accessibility.

The subject property is currently vacant and comes with approved plans for medical use, providing a valuable opportunity for owner-users or investors seeking to capitalize on the adaptable space in a densely populated area of Los Angeles. On-site parking is available at the rear of the building, accessible via the alley, supplemented by ample street parking options for clients and visitors.

Strategically positioned on the north side of Firestone Blvd., just east of the major signalized intersection at Compton Ave., the site benefits from significant pedestrian and vehicular traffic. The property is in proximity to educational institutions such as the New Charles Drew Middle School and Russell Elementary School, contributing to the area's vibrant community atmosphere. Additionally, it is conveniently located less than two miles east of the 110 Freeway on-ramp and approximately a quarter-mile west of the Firestone Station Light Metro Rail, ensuring easy accessibility for commuters and patrons.

The surrounding neighborhood is notably dense, with a population exceeding 50,000 residents within a one-mile radius and over 450,000 residents within a three-mile radius, indicating a substantial customer base and workforce availability.

This offering represents a compelling opportunity for those looking to invest in or occupy a versatile retail / medical space within a thriving Los Angeles community.

Approved Medical-Use Floor Plan on page 3.

Investment Summary

| | |
|--------------|----------------------------------|
| Price: | \$795,000 |
| Year Built: | 1941 |
| Building SF: | 3,300 |
| Lot Size: | 6,750 SF |
| Frontage: | 50 FEET ALONG FIRESTONE BLVD. |
| Parking: | On-Site in Rear & Street |
| Zoning: | LC-R3 |
| APN: | 6028-034-017 |

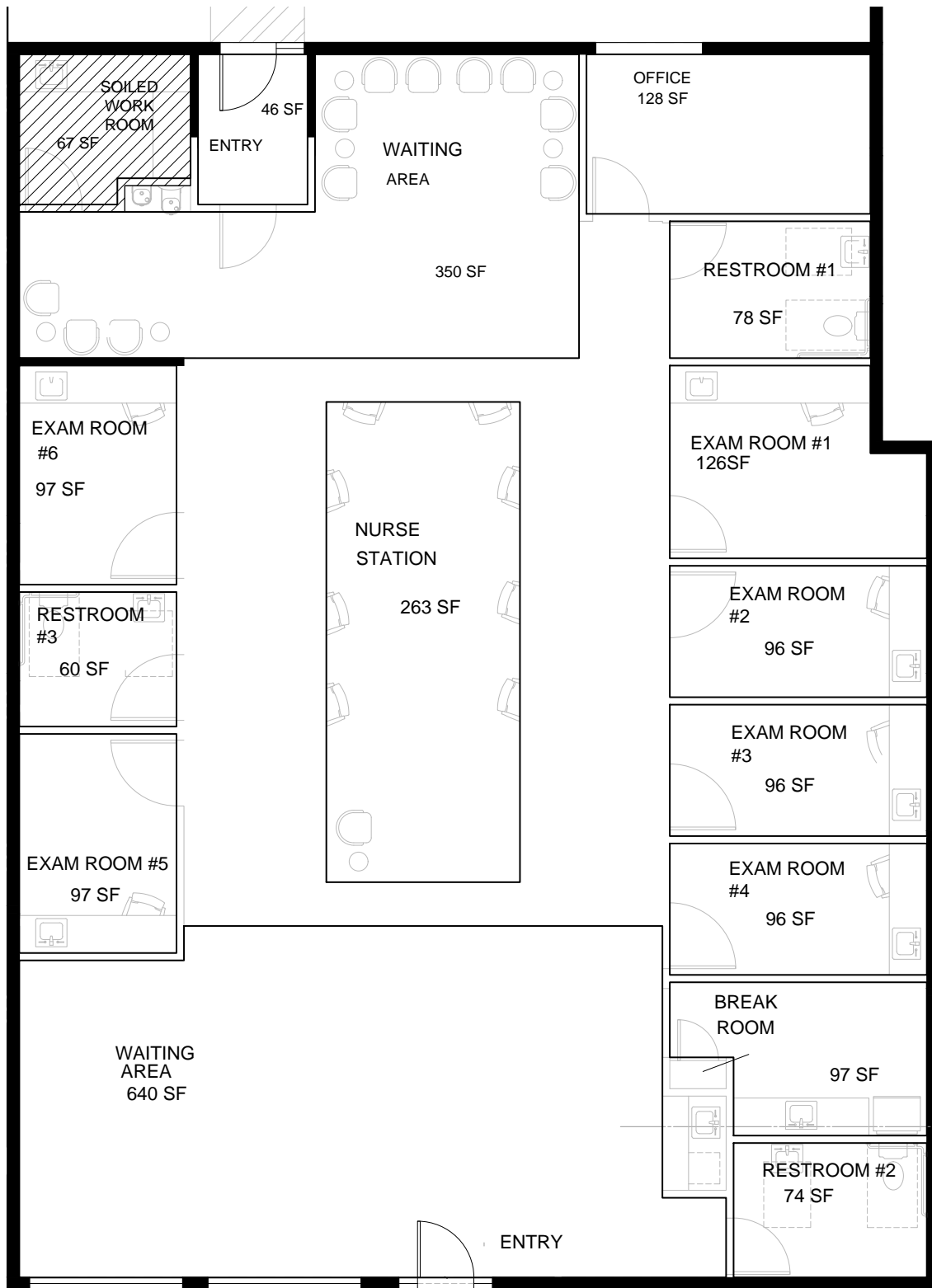
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PROPOSED FLOOR PLAN

PROPERTY PHOTOS

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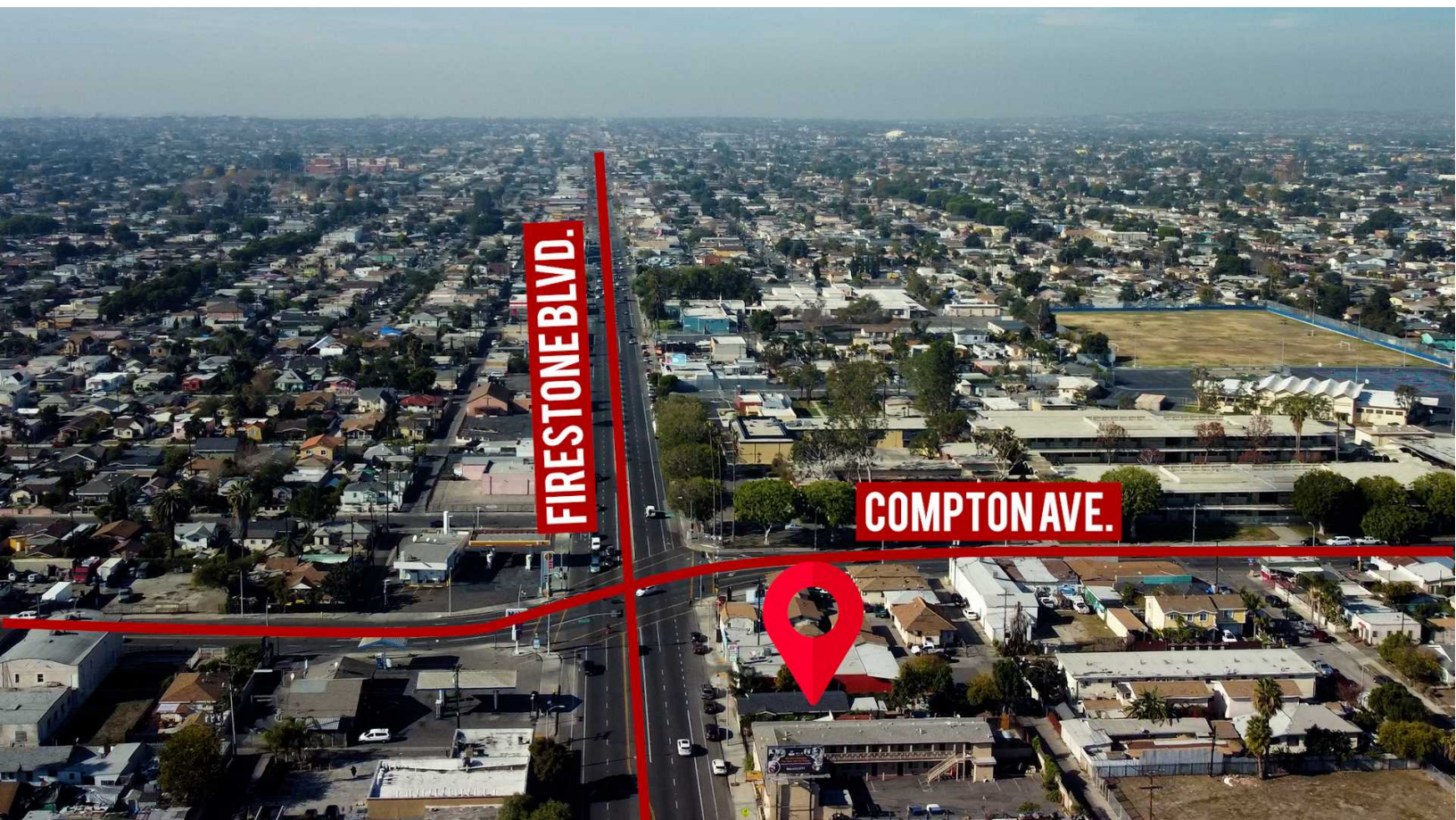
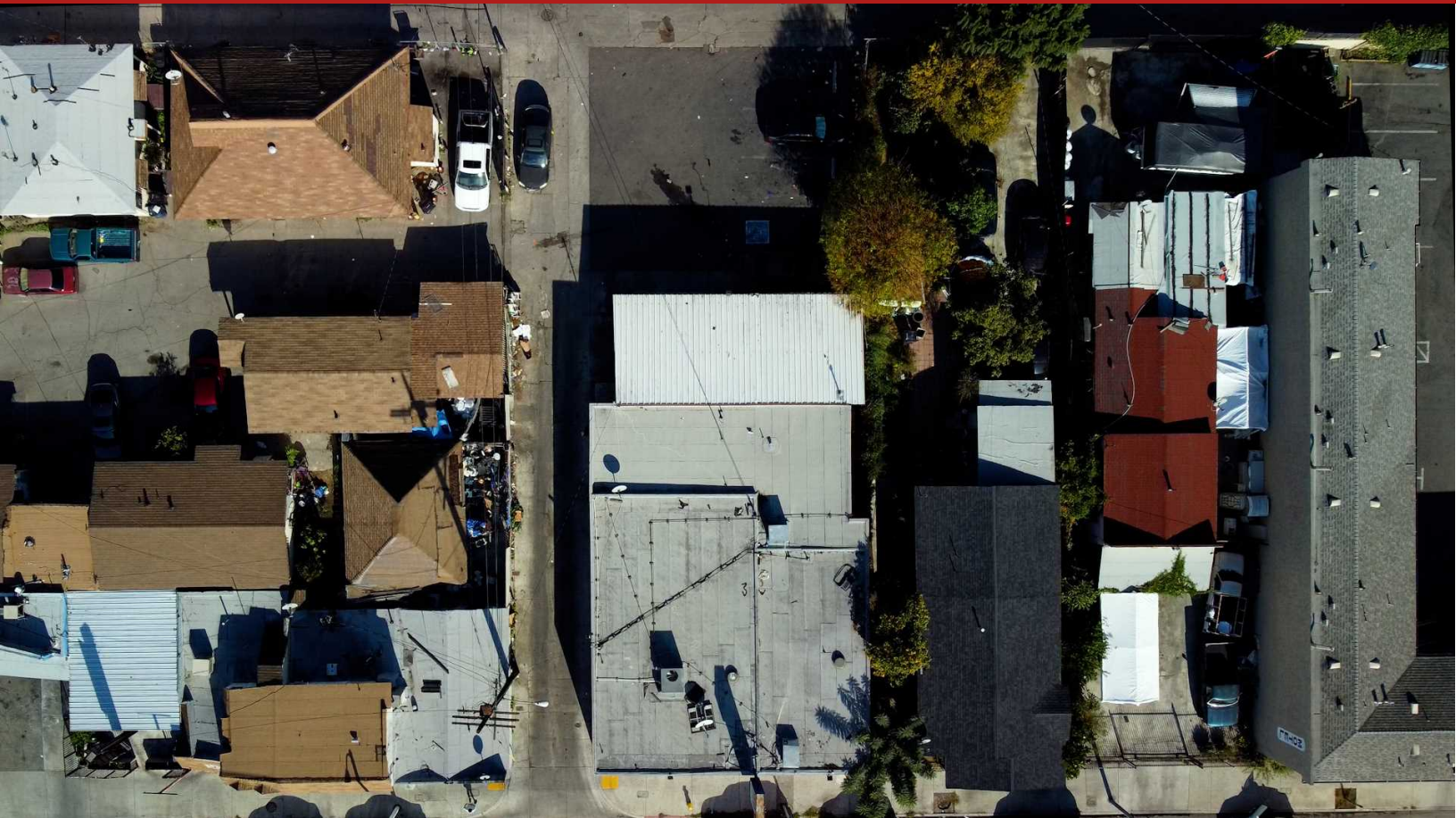
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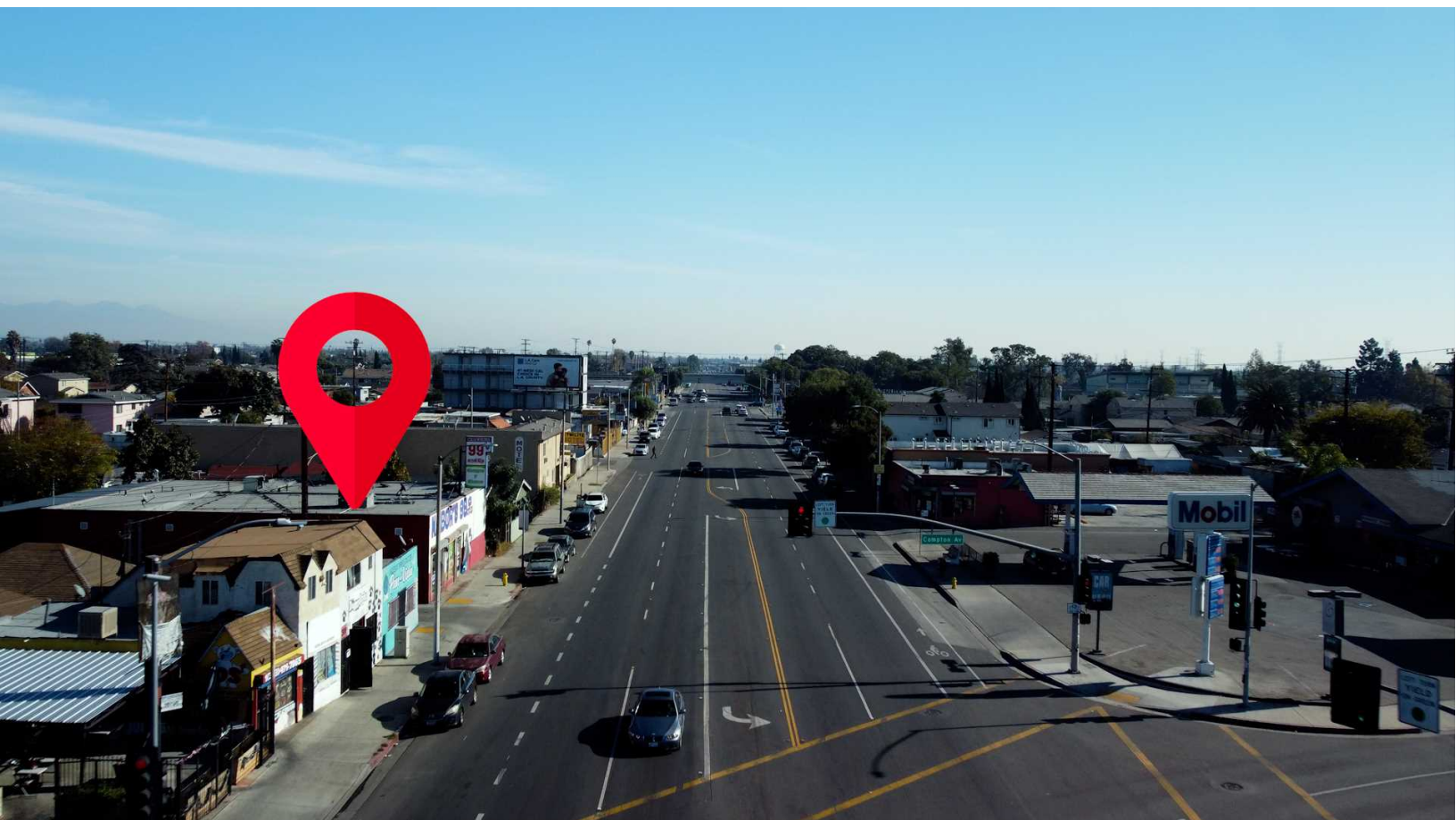
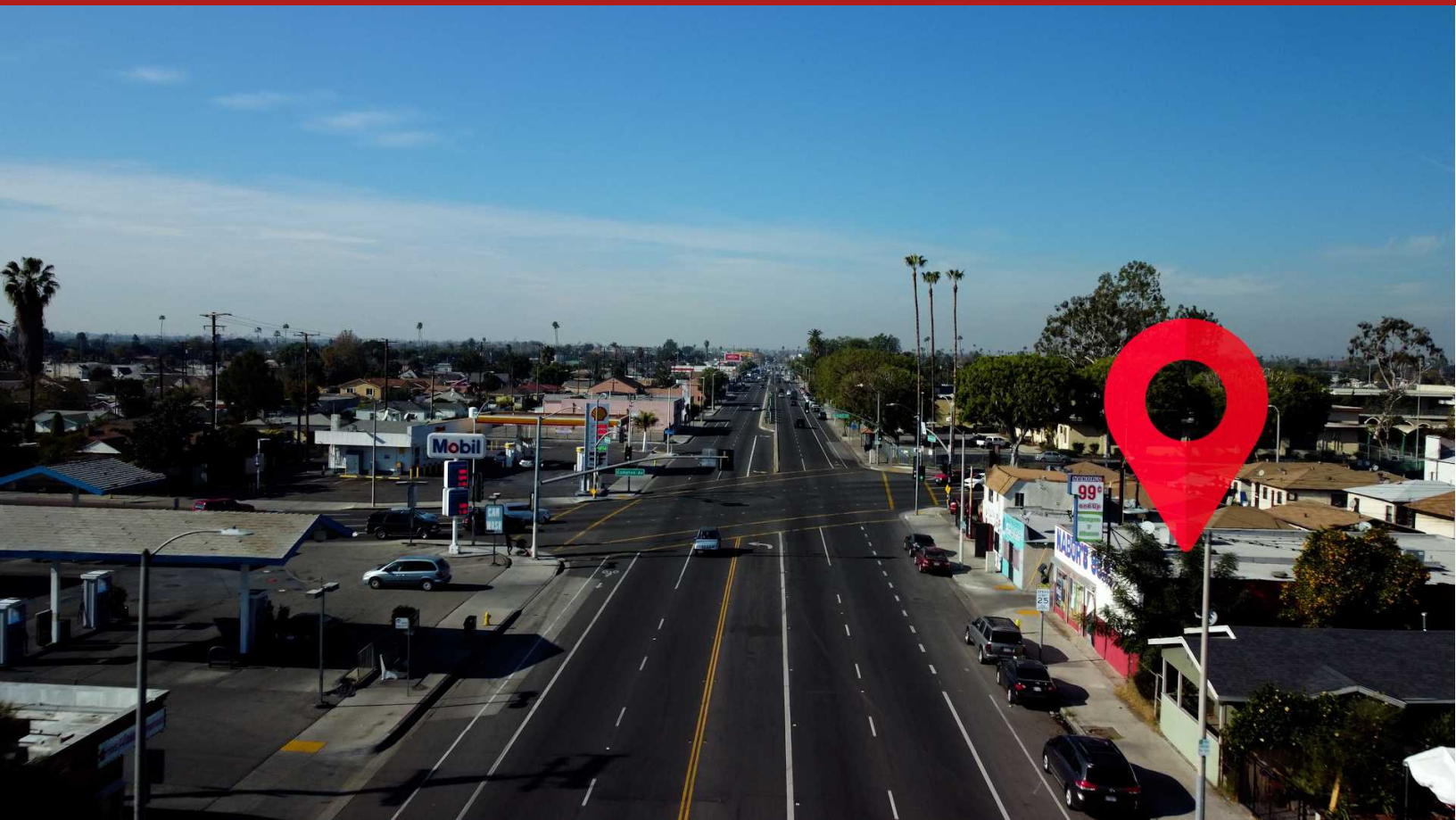
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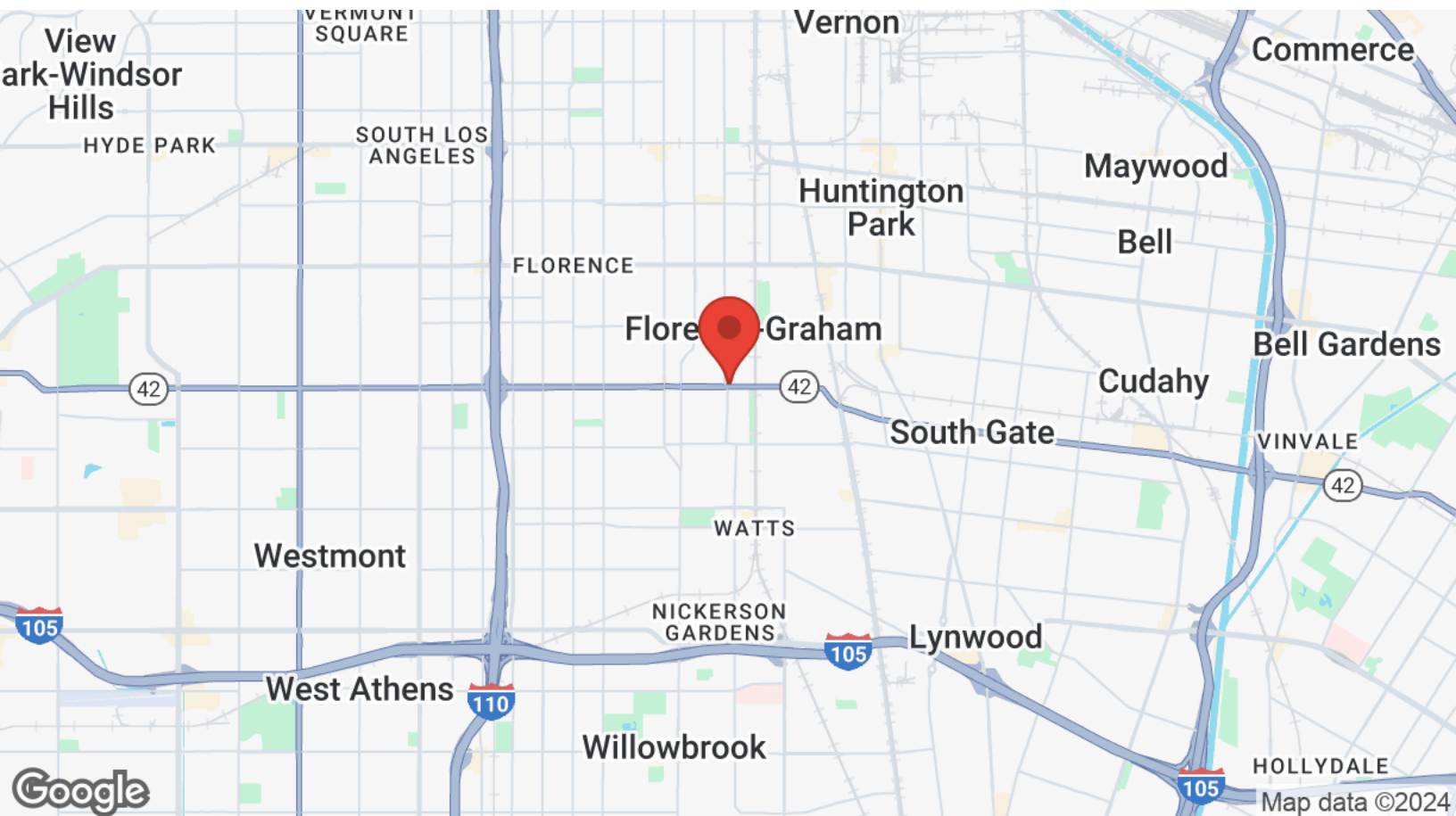
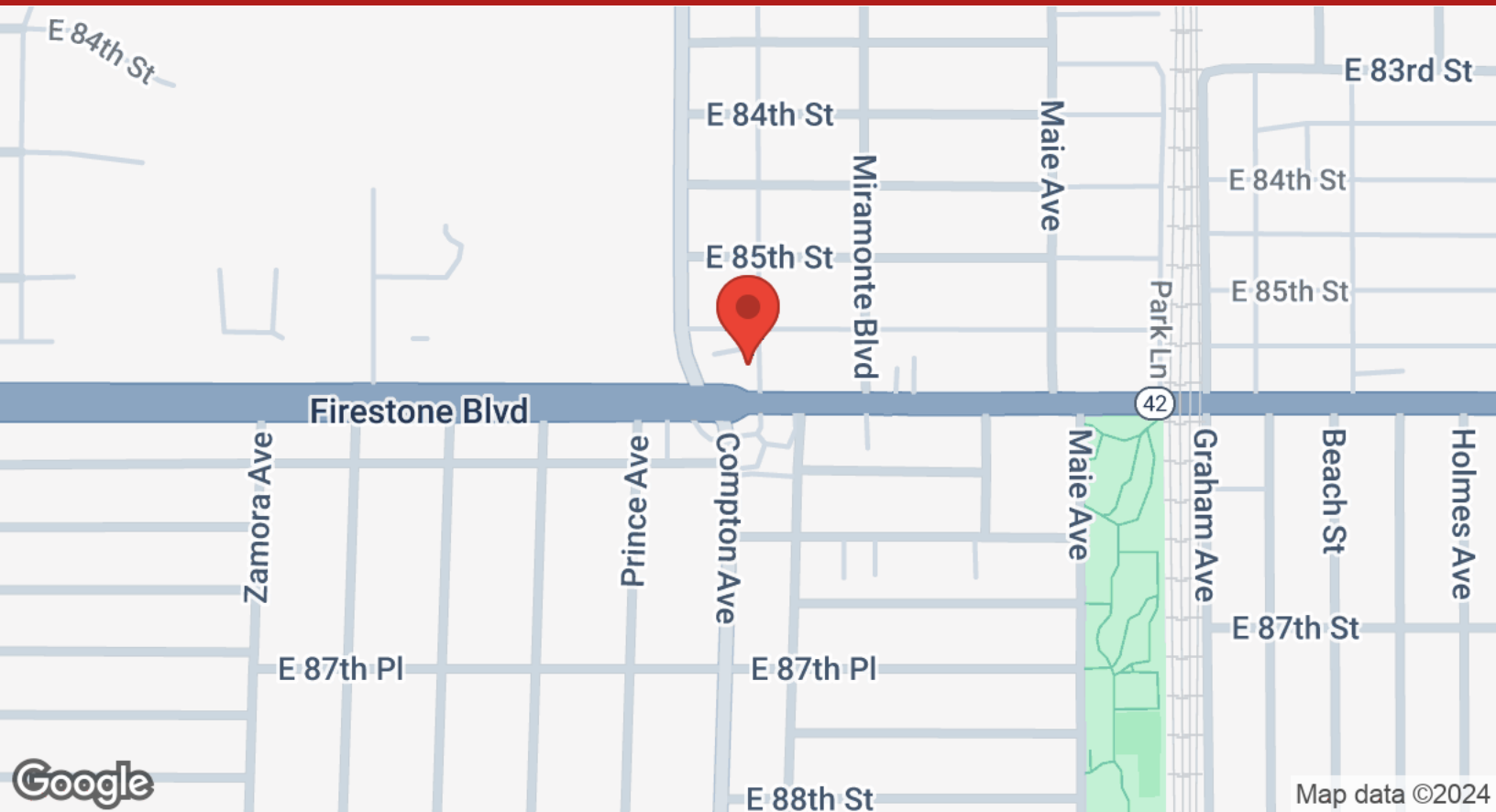
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LOCATION MAPS

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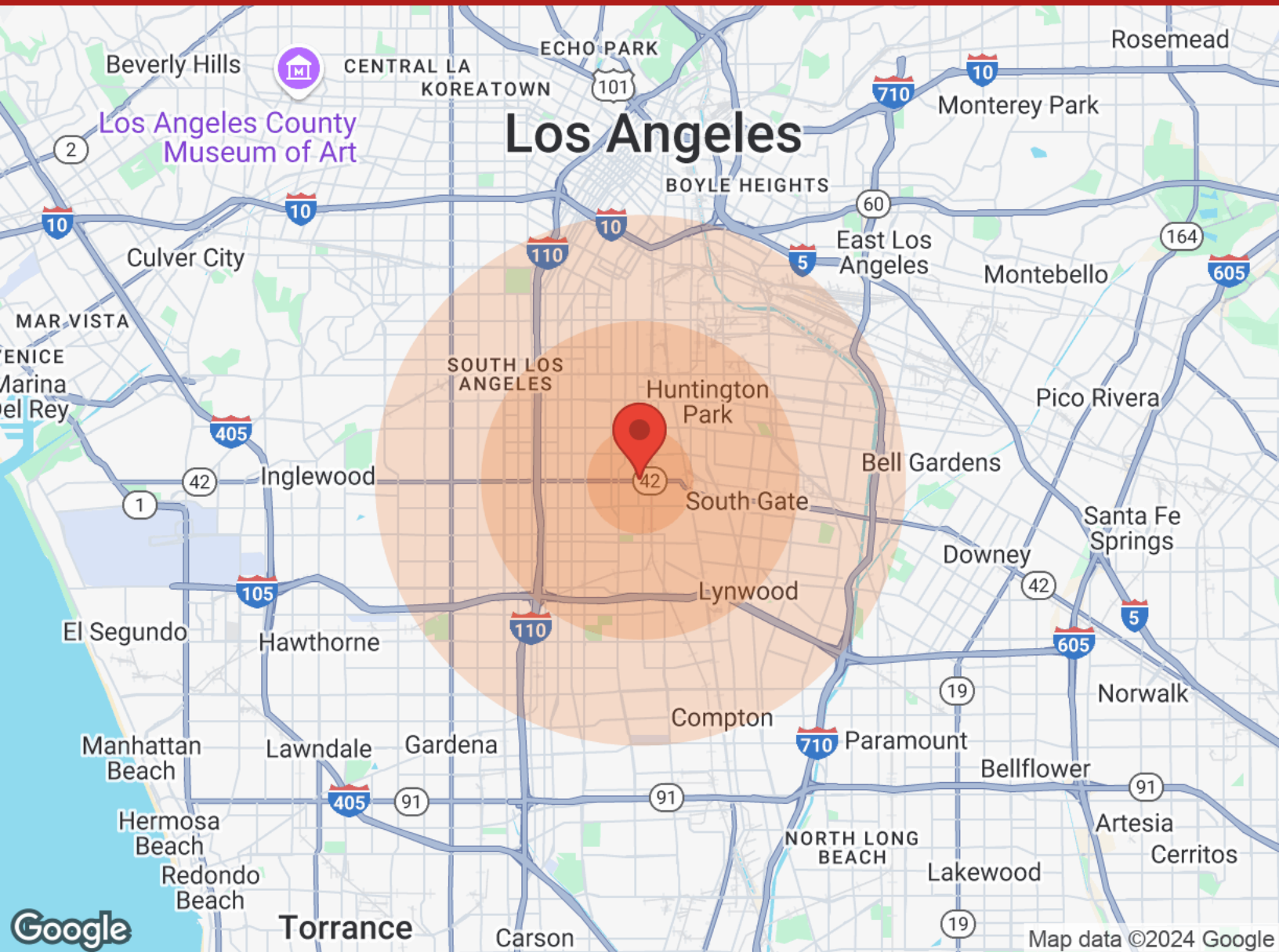
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DEMOGRAPHICS

RETAIL / MEDICAL BUILDING ON FIRESTONE BLVD.
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| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|-----------|
| Male | 31,979 | 259,266 | 571,203 |
| Female | 33,228 | 265,387 | 579,720 |
| Total Population | 65,207 | 524,653 | 1,150,923 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 17,572 | 136,340 | 285,446 |
| Ages 15-24 | 11,632 | 89,114 | 189,107 |
| Ages 25-54 | 27,796 | 225,977 | 500,052 |
| Ages 55-64 | 4,862 | 40,940 | 94,940 |
| Ages 65+ | 3,345 | 32,282 | 81,378 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|-----------|
| White | 19,937 | 170,194 | 358,708 |
| Black | 9,317 | 76,591 | 214,494 |
| Am In/AK Nat | 119 | 1,826 | 3,512 |
| Hawaiian | N/A | 45 | 527 |
| Hispanic | 57,240 | 453,437 | 936,008 |
| Multi-Racial | 71,614 | 550,648 | 1,136,842 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$35,322 | \$35,284 | \$37,813 |
| < \$15,000 | 2,747 | 26,102 | 55,946 |
| \$15,000-\$24,999 | 2,218 | 21,148 | 45,263 |
| \$25,000-\$34,999 | 2,244 | 17,440 | 39,490 |
| \$35,000-\$49,999 | 2,398 | 20,638 | 46,729 |
| \$50,000-\$74,999 | 2,757 | 21,297 | 50,407 |
| \$75,000-\$99,999 | 1,220 | 9,675 | 24,111 |
| \$100,000-\$149,999 | 946 | 6,925 | 18,357 |
| \$150,000-\$199,999 | 70 | 1,025 | 3,317 |
| > \$200,000 | 120 | 750 | 1,858 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 14,906 | 127,344 | 293,484 |
| Occupied | 13,938 | 119,037 | 275,886 |
| Owner Occupied | 5,310 | 40,403 | 104,469 |
| Renter Occupied | 8,628 | 78,634 | 171,417 |
| Vacant | 968 | 8,307 | 17,598 |

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