



**FOR LEASE**



**RETAIL**



**6,250 SF**



## 5700 S Western Avenue

Los Angeles, California 90062

### Property Highlights

- Corner Property Available
- Parking in Front
- High Density Area
- Built in Customer Base
- Well Trafficked Thoroughfare
- Bus Stop Nearby
- High Disposable Income Area
- Located on Major Arterial

### Property Description

Free Standing Building for Lease

### OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (NNN)
Available SF:	6,250 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	13,735	134,998	344,620
Total Population	48,159	437,337	1,089,120
Average HH Income	\$83,073	\$77,641	\$82,902



www.naicapital.com

#### Patrick Ortiz

Senior Vice President | 310.806.6105  
portiz@naicapital.com | CalDRE #01756382

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL COMMERCIAL, INC. CAL DRE LIC. #02130474



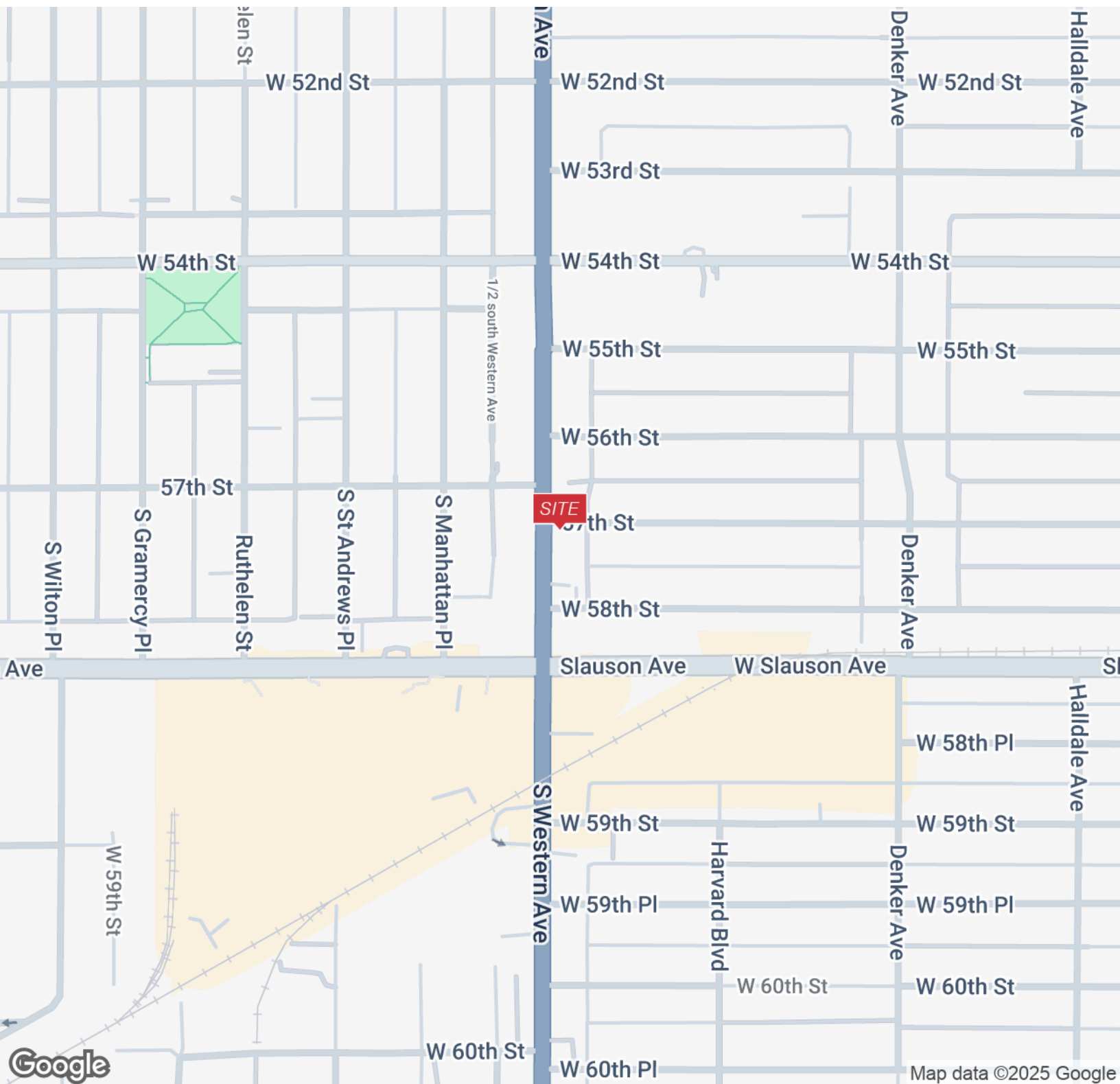
**FOR LEASE**



**RETAIL**



**6,250 SF**



**Patrick Ortiz**

Senior Vice President | 310.806.6105

portiz@naicapital.com | CalDRE #01756382



www.naicapital.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL COMMERCIAL, INC. CAL DRE LIC. #02130474