

RETAIL & MEDICAL BUILDING ON FIRESTONE BLVD.

1517 Firestone Blvd., Los Angeles, CA 90001



Property Highlights

- APPROX. 3,300 SF RETAIL 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.
- 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: \$1,195,000

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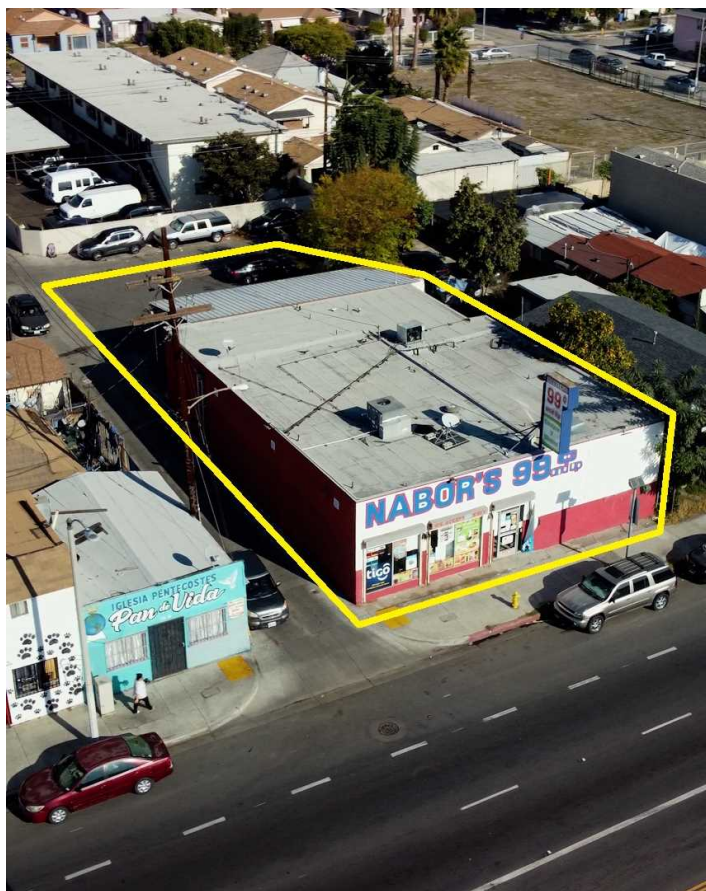
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PROPERTY DESCRIPTION

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 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 frontage of approximately 50 feet along Firestone Blvd., which experiences a high traffic volume of around 30,000 vehicles per day, enhancing its visibility and accessibility.

The 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 space within a thriving Los Angeles community.

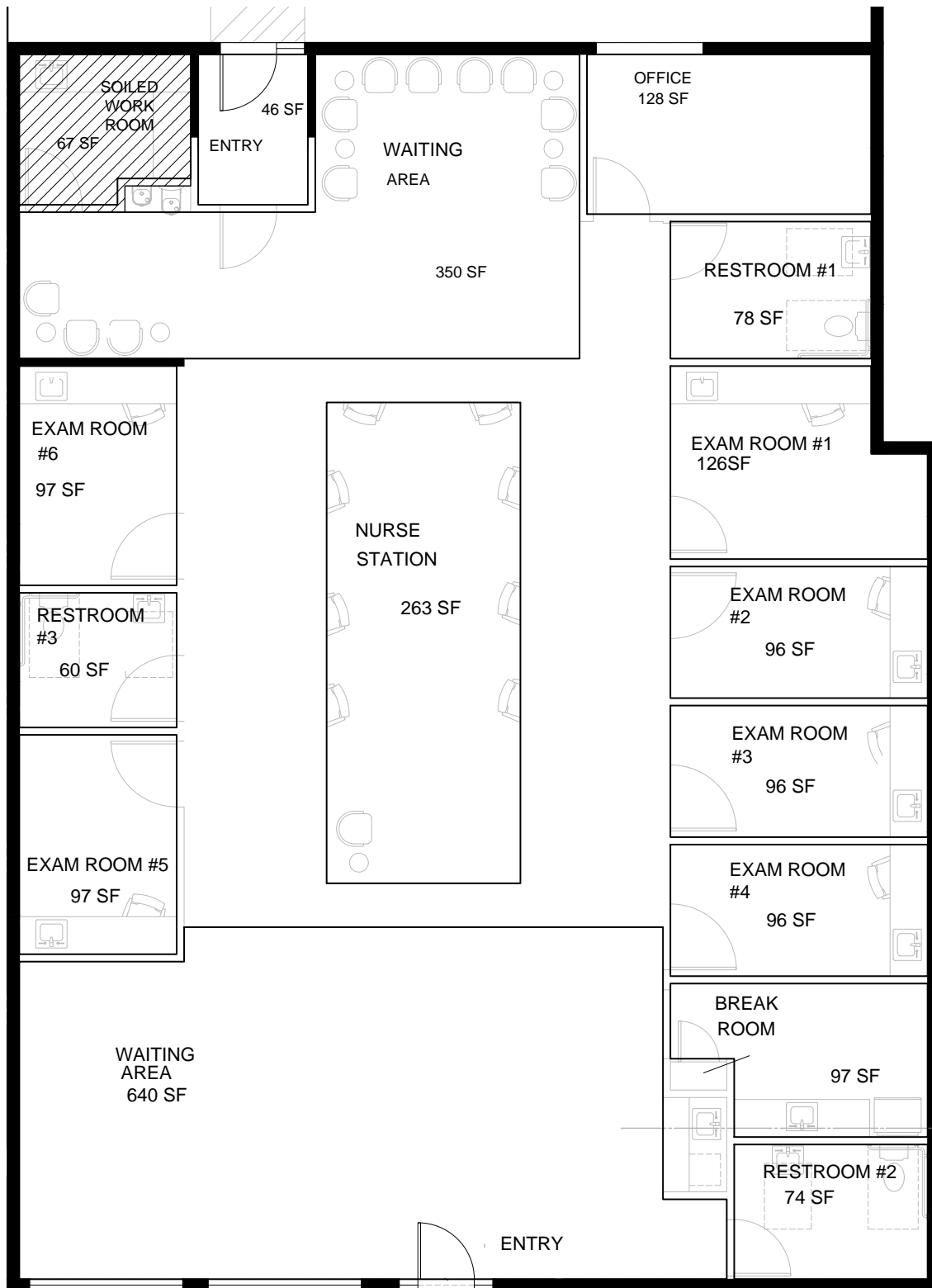
Approved Medical-Use Floor Plan on page 3.

Investment Summary

Price:	\$1,195,000
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

APPROVED MEDICAL FLOOR PLAN

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PROPOSED FLOOR PLAN

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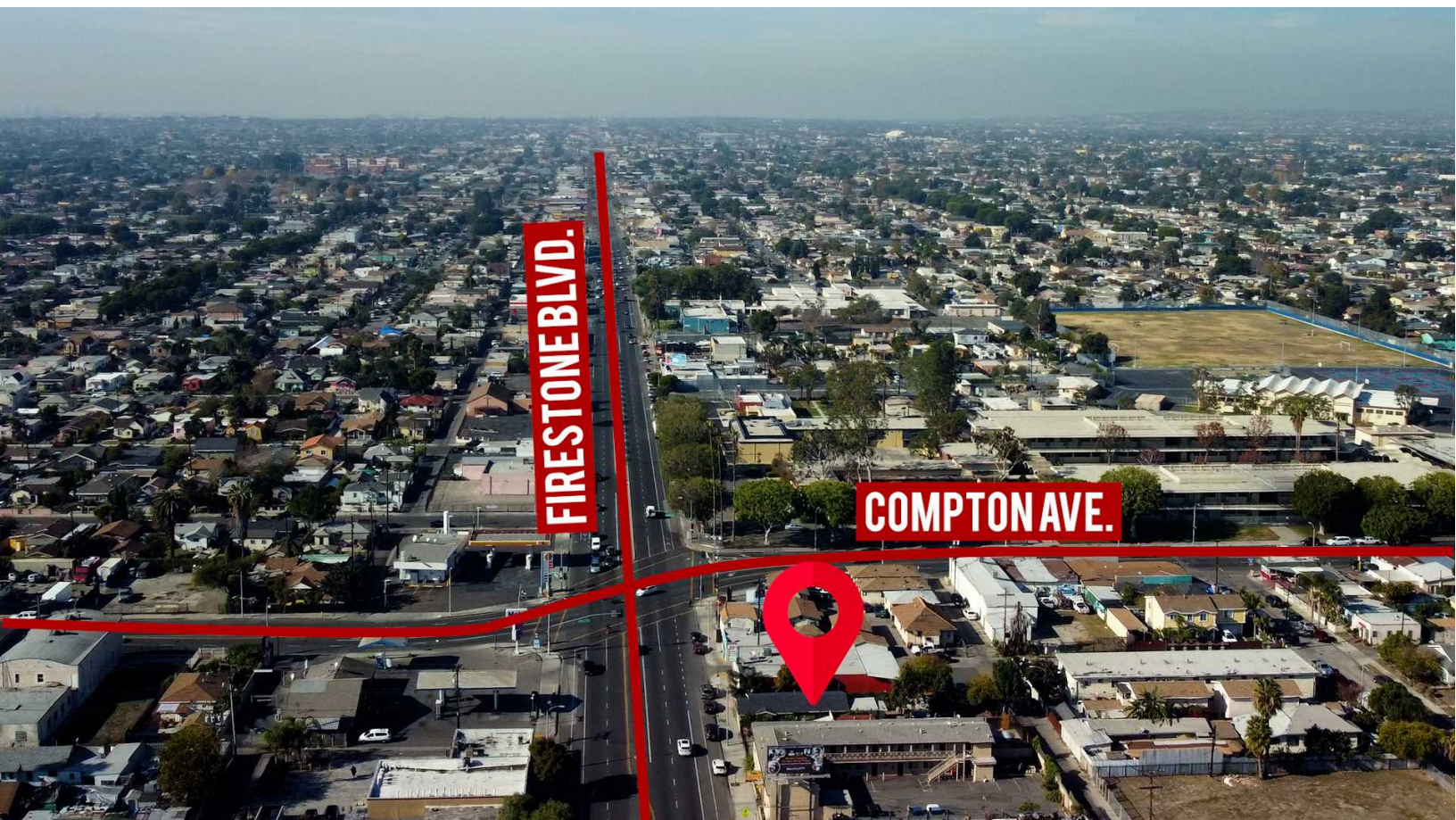
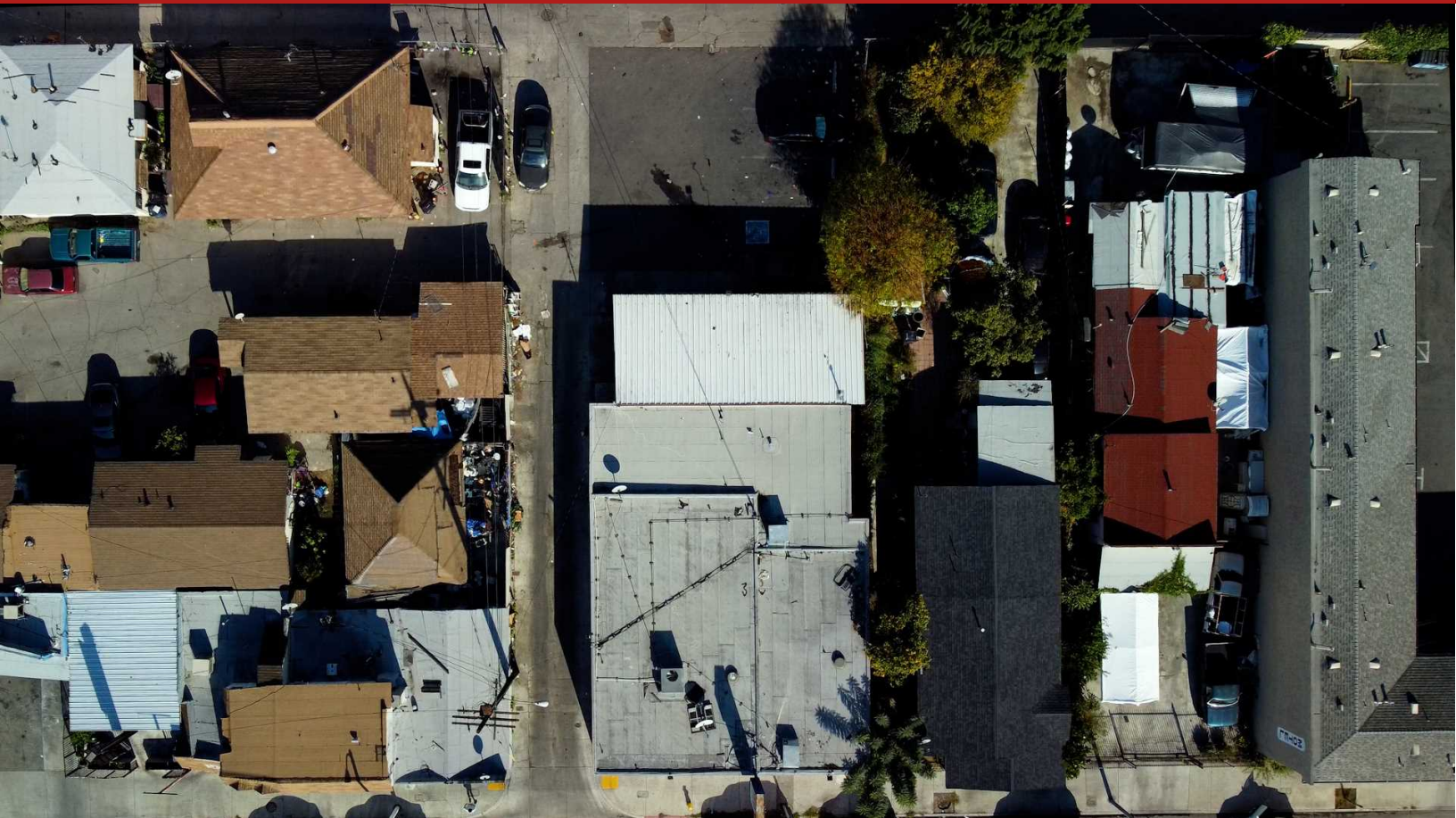
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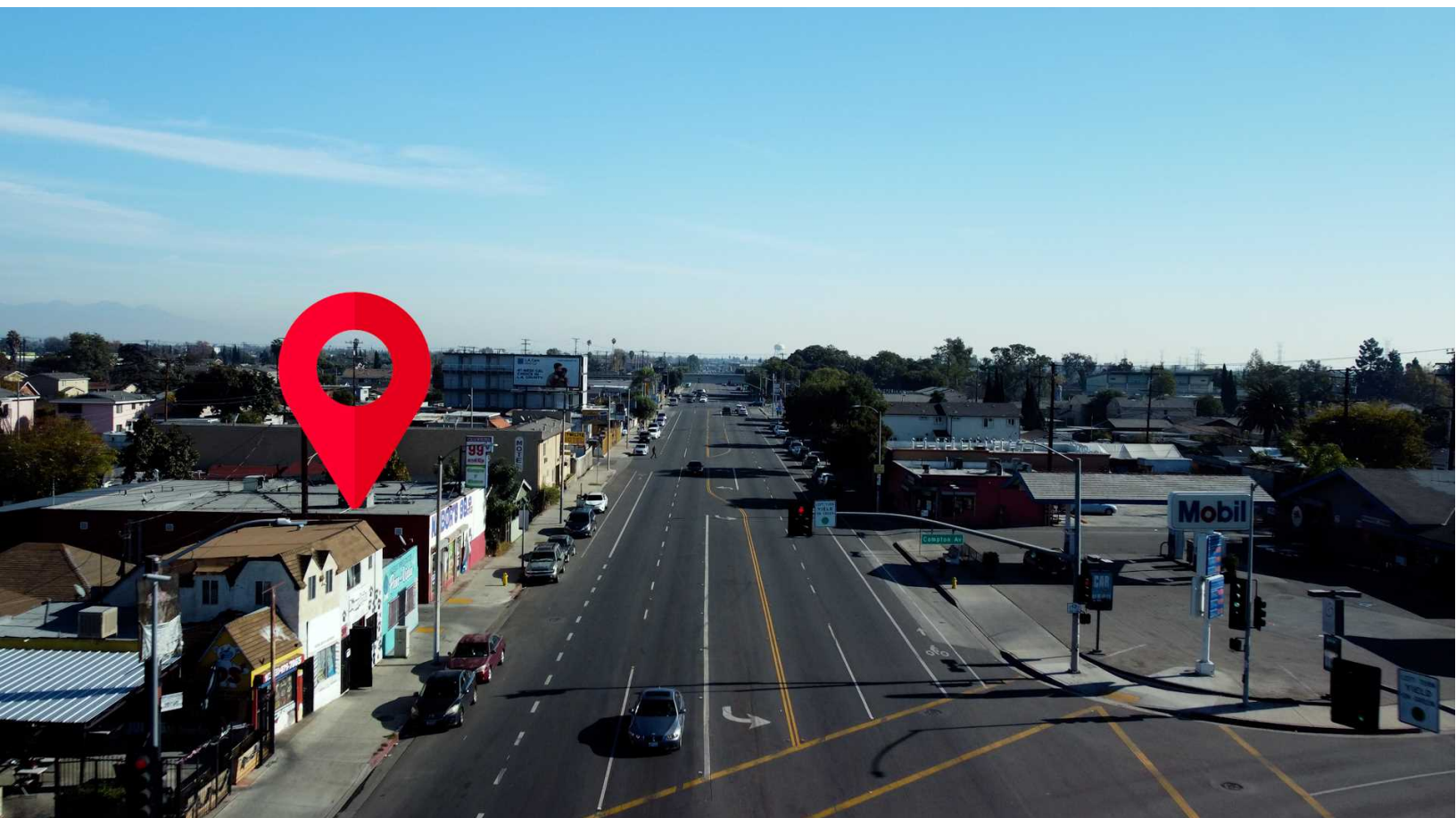
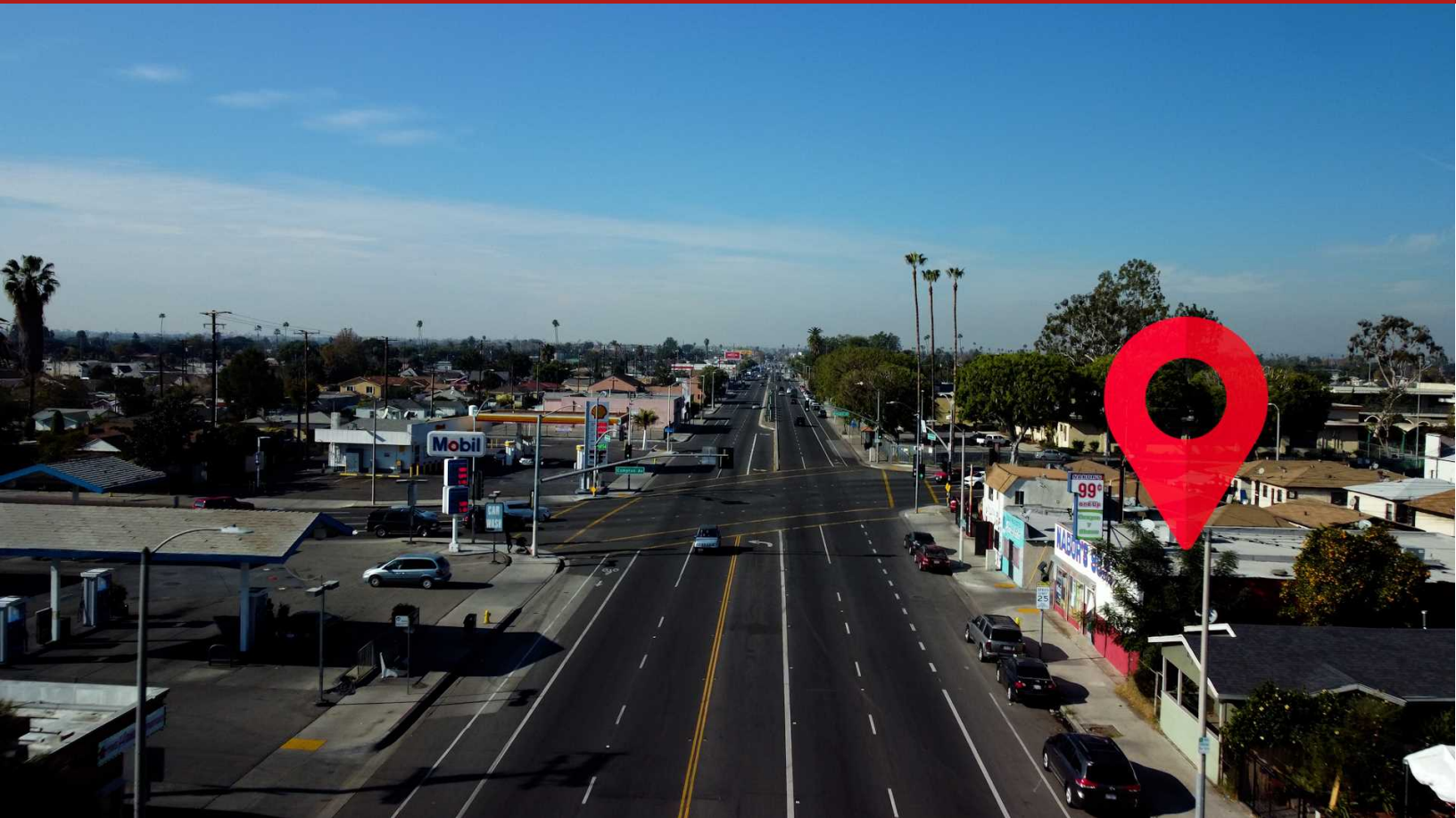
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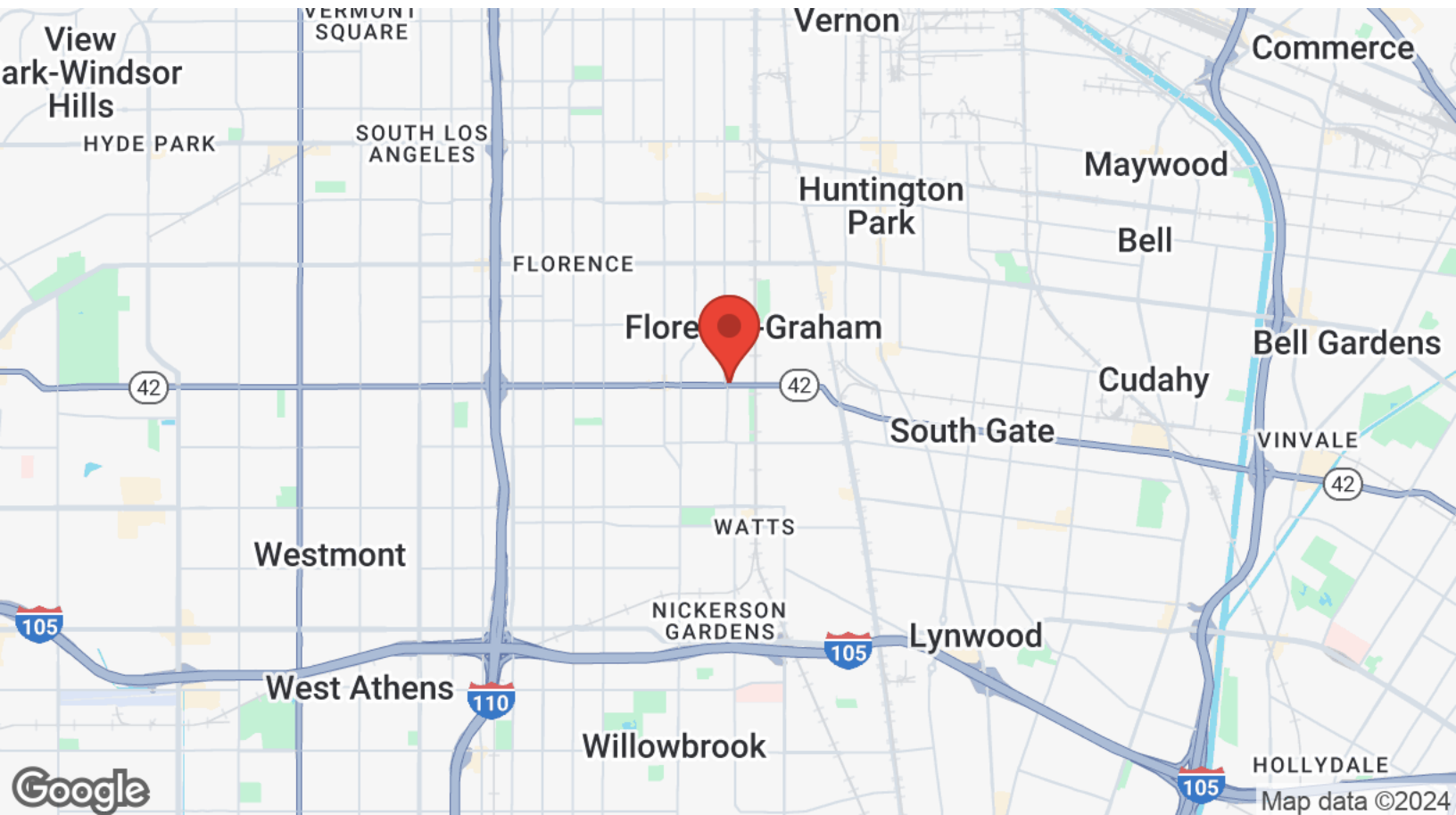
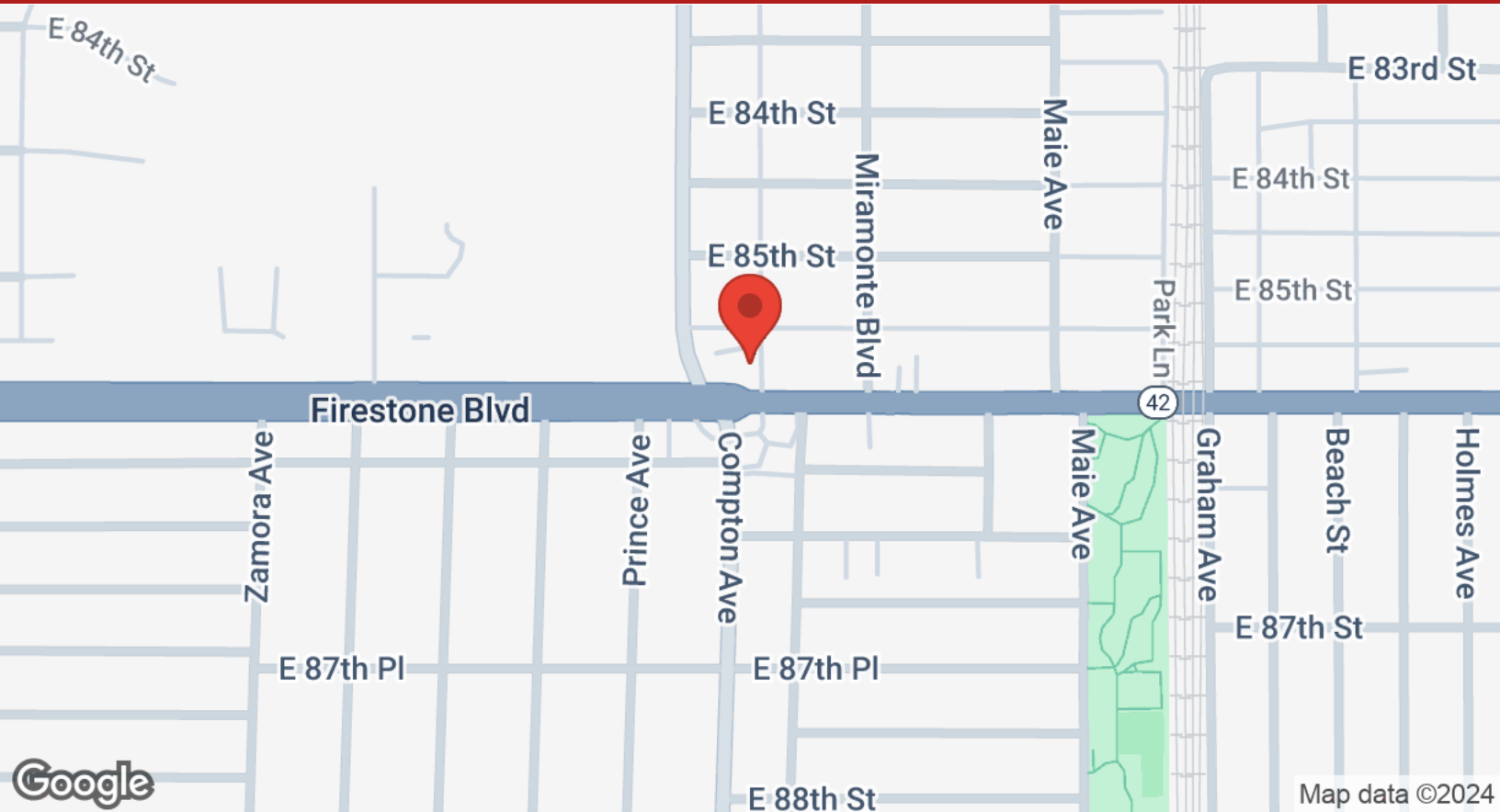
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LOCATION MAPS

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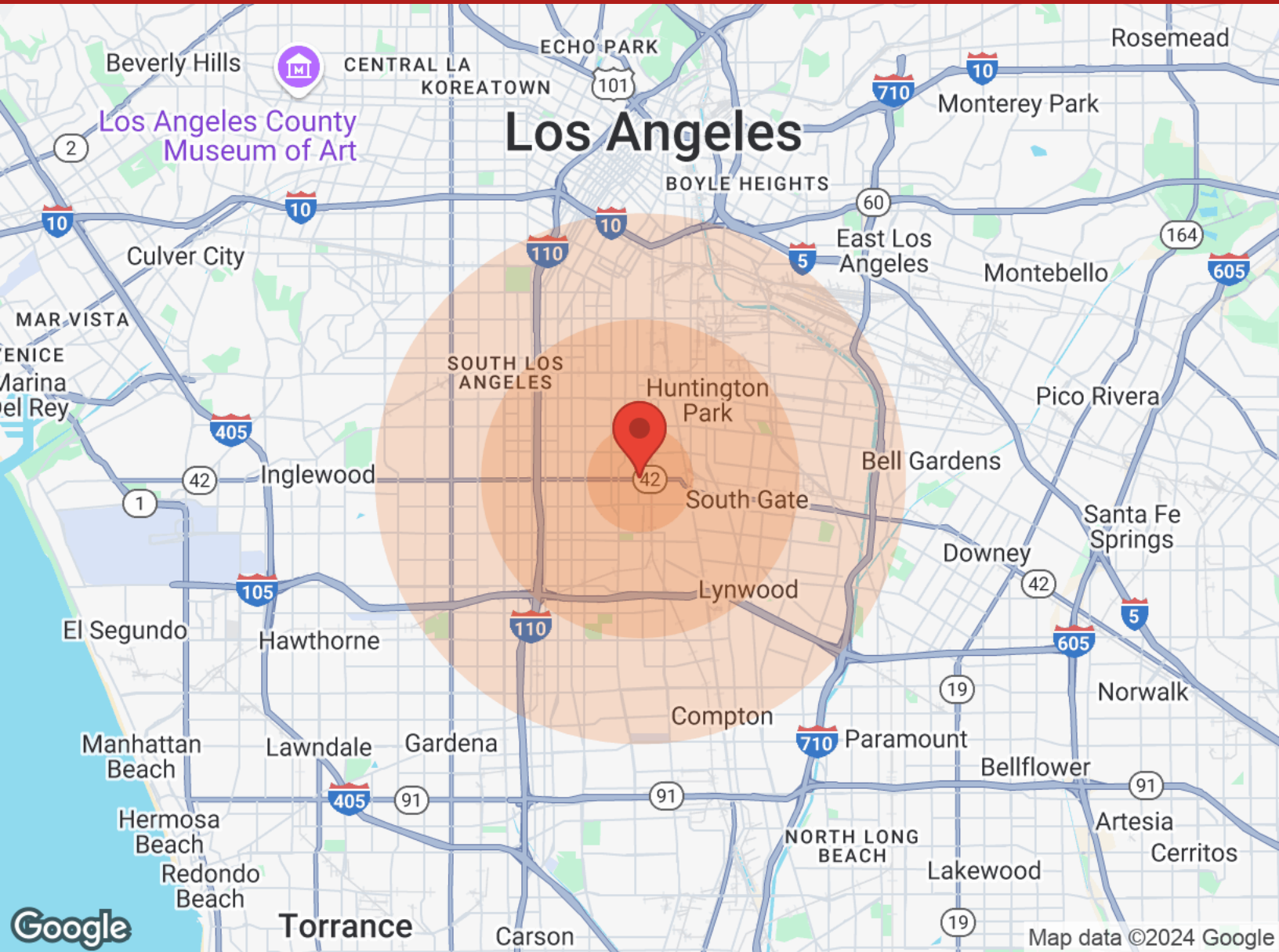
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DEMOGRAPHICS

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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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