

For Sale

OWNER-USER OR INVESTMENT OPPORTUNITY



PRICE REDUCTION

518

E. SEPULVEDA BOULEVARD

CARSON, CA 90745

WESTMAC



FOR MORE **INFORMATION**



BRIAN R. HART

Executive Vice President

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310-966-4359

DRE #01429000

WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 S. Sepulveda Blvd., Los Angeles, CA 90025

www.westmac.com

Company DRE# 01096973

WESTMAC

Commercial Brokerage Company

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PROPERTY PROFILE

ADDRESS:	518 E. Sepulveda Blvd, Carson, CA 90745
APN:	7406-014-069
BUILDING SIZE:	±5,508 rentable square feet
LAND SIZE:	±9,724 square feet
TYPE / USE:	Retail
OCCUPANCY:	June 1, 2025
YEAR BUILT	1949
ZONING:	CAMU-SB
PARKING	Up to 10 spaces off alley in secured gated lot
SALE PRICE:	\$1,395,000 \$1,500,000
COMMENTS:	<ul style="list-style-type: none">• Leased to Napa Auto parts for \$6,250 per month, modified gross, through May 31, 2025.• Centrally located in the South Bay close to the port of Los Angeles, 110 and 405 freeways.

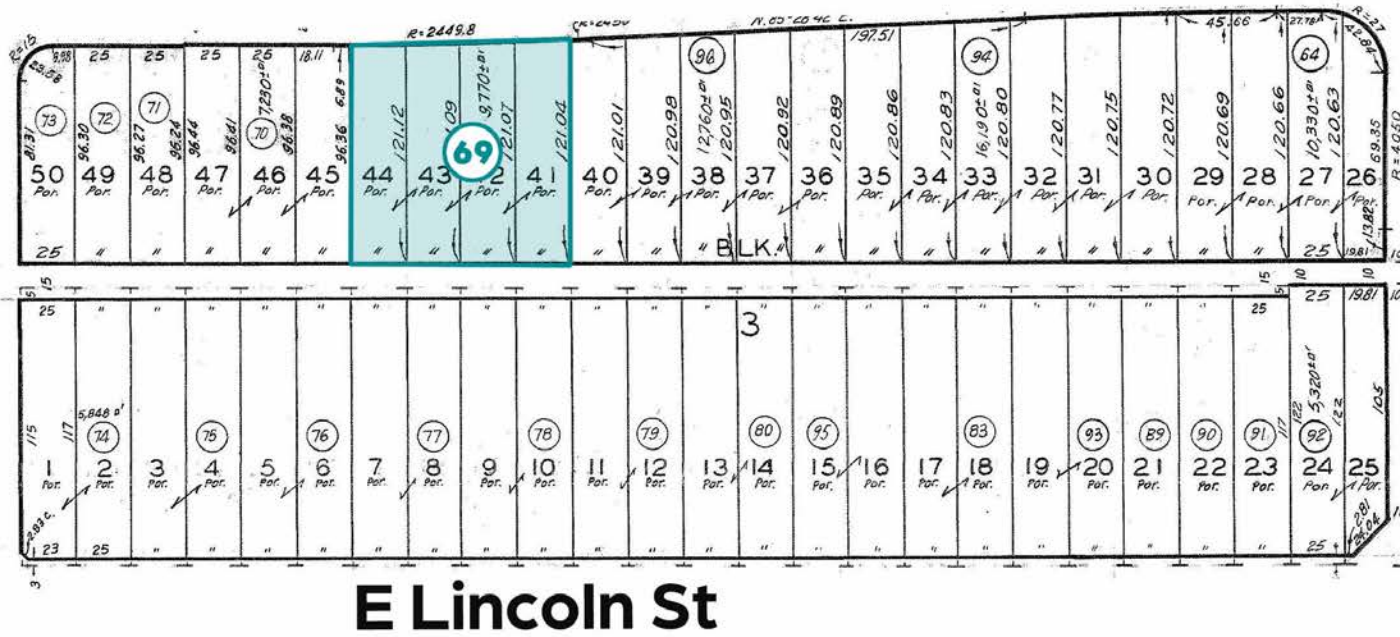




Fries Ave

Sepulveda Blvd

Avalon Blvd



Port of Long
Beach

Terminal
Island

Wilmington



518
Sepulveda
Blvd

Avalon Village



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