



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



SMALL RETAIL SPACE IN PRIME BALDWIN HILLS LOCATION

4062 S Victoria Ave, Los Angeles, CA 90008



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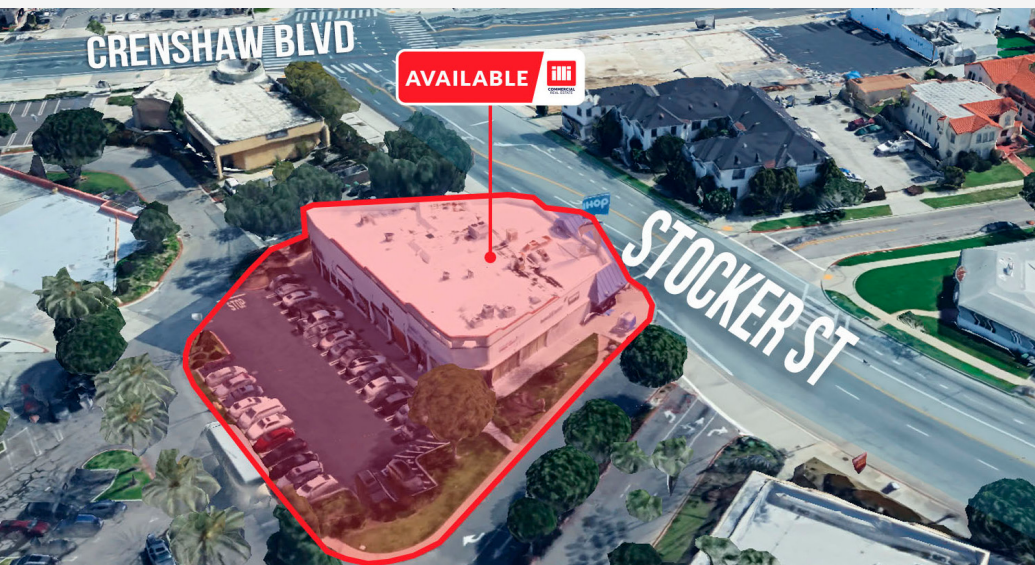


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RETAIL SPACE
LOS ANGELES, CA

PROPERTY FEATURES

4062 S Victoria Ave, Los Angeles, CA 90008



APPROX. 575-1,956 SF

FORMER NAIL SALON AVAILABLE

- ✓ Plumbing still in place from previous tenant
- ✓ 3 private rooms
- ✓ 2 restrooms

AREA AMENITIES

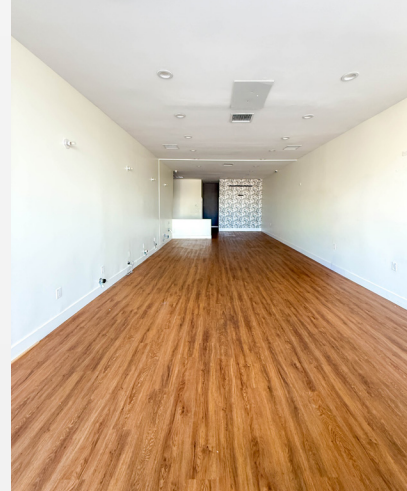
- ✓ Walking distance to Baldwin Hills/Crenshaw Mall, movie theater, restaurants, city parks and Metro Line

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	35,117	346,067	1,140,318
 Avg. HH Income	\$81,602	\$80,148	\$88,555
 Daytime Pop	33,660	326,484	1,131,233
 Traffic Count	± 66,765 CPD ON STOCKER ST & CRENSHAW BLVD		

RETAIL SPACE
LOS ANGELES, CA

INTERIOR PHOTOS

4062 S Victoria Ave, Los Angeles, CA 90008





AERIAL MAP



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SENIOR ASSOCIATE

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