8510 Western Ave., S. Los Angeles, CA 90047



4 Unit Mixed-Use New Construction Retail Building On Heavily Used Street In Central Los Angeles
Polished Concrete Throughout
Private Off-Street Parking

Location

8510 Western Ave S, Los Angeles, CA 90047

Park/Complex
Market: LA Central
Submarket: LA Central

Cross Streets: Western / Manchester

Listing Summary

FOR LEASE
Available SF
Vacant SF
Min Div
Max Contig

FOR SALE
Price
Price/SF
Sale - Select
Taxes/SF

Rate/SF \$3.03 FTCF CB000N000S000 AOAA
Sublease Select To Show Call Broker

Operating Exp/SF

Property Description

Building Size 6000sf Status Existing Lot Size 0 SF / 0.00 AC Major Tenants

Specific UseAnchored Strip CenterYear Built2020APN6034-030-042ZoningLAC2Year RenovatedParking Spaces8

Available Suites

Floor	Unit	SF Avail	Min Div	Max Contig	Rate	Type	Available	Tľs	Suite Comments
1	1A	850	-	-	\$3.03	G			
1	1B	850	-	-	\$3.03	G			
2	2A	750	-	-	\$3.03	G			

Lee & Associates - Commerce

Jack Cline 323-767-2025; Miles Solomon 323-767-2053



Expiration Date (LA Office Only): 00/00/00

List of Terms

Lease Sale

Lease or Sale Sublease

Investment

Available As:

Sale:

Business Opportunity Investment Owner/User

Sublease:

Yes No

Condo: Yes

No

Construction Status:

Existing Proposed

Under Construction

To Show: Call Broker Alarm

Lock Box Open

FTCF Agreement Type:

AOAA OAA EAA

Specific Use:

Anchored Strip Center

Automotive

Community Center

Convenience/Strip Center Fashion/Specialty Center Freestanding – Bank Freestanding – Big Box Freestanding – Other Gas Station/Conv Store General Street Retail

Lifestyle Center Neighborhood Center

Other

Outlet Center Power Center Regional Center

Restaurant – Fast Food Restaurant – Full Service

Self-Storage

Super Regional Center Theme/Festival Center

Market:

LA Central LA East LA Northwest LA Other LA South LA Southeast

Condo: Select

LA West Ventura Kern County Imperial County

OC North OC South OC West OC Central **OC Central Coast**

Other

San Louis Obispo Santa Barbara Inland Empire East Inland Empire West

Low Desert High Desert

Riverside County South

Additional Suites

Floor	Unit	SF Avail	Min Div	Max Contig	Rate	Type	Available	Tľs	Suite Comments
2	2B	750	-	-	\$3.03	G			
						Select			
						Select			
						Select			
						Select			
						Select			
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