

7000

S. WESTERN AVENUE

LOS ANGELES, CA

OFFERING MEMORANDUM



EVENTS & ENTERTAINMENT VENUE
OWNER-USER | VALUE-ADD

EXCLUSIVELY LISTED

T.C. MACKER, CCIM

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WARNING

7006

PROPERTY OVERVIEW

Address	7000-7012 South Western Avenue Los Angeles, CA 90047
Cross Streets	Western Avenue and 70th Street
Sales Price	\$2,250,000
Price/SF	\$264
Building Size	8,519 SF
Lot Size	15,287 SF
Zoning	LAC2-1
Parking	Over 20 cars (<i>more possible with attendant</i>) Buyer to verify
Year Built	1949
APN	6015-029-027, 013
Ownership Type	Fee Simple









PROPERTY DETAILS

7000 South Western Avenue is being offered for sale to an owner-user who understands the revenue potential from event space rental and the club business. Located 2 miles from the under construction Los Angeles Entertainment Center/Stadium in Inglewood, the property is ideally configured as an events and entertainment venue; and offers a reception/coat check area, VIP lounge, bar/food service area and various rooms which could be utilized as offices or as extensions to the venue. The property provides front access from Crenshaw Boulevard and rear access from the large and secure parking lot. There is also enclosed garage space for 4 vehicles. The current use of the property is listed as a club and there is a significant value-add component to the buyer willing to obtain a liquor license (buyer to verify with ABC and the city regarding these matters). Additional features include:

- Performance stage
- Elevated DJ booth
- Kitchen with cold storage potential
- Bow-truss ceiling with exposed ductwork
- Multiple restroom areas
- Entitled for assembly use





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