

FOR LEASE

**TAKE A 360
VIRTUAL
TOUR!**

**918 N WESTERN AVE
LOS ANGELES, CA**

**RETAIL
BUILDING**



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KORUS
REAL ESTATE

www.korusre.com



PROPERTY SUMMARY



ADDRESS
918 N Western Ave
Los Angeles, CA 90029



APN
5535-020-008



ZONING
C4-1



LEASE RATE
\$2.00 + NNN (Monthly)



AVAILABILITY
2,200 Sq .Ft.



PARKING
Fourteen (14) Spaces



BUILDING SIZE
5,380 Sq. Ft.

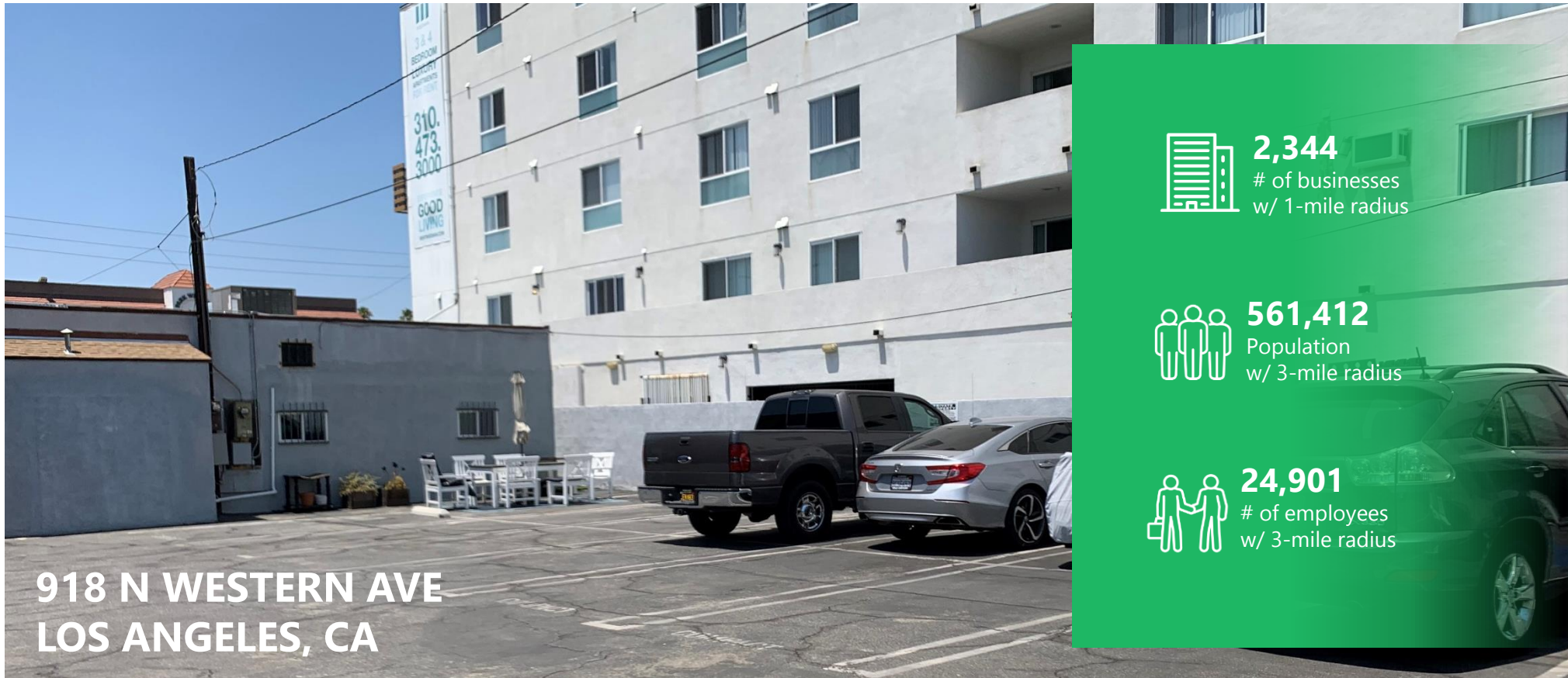


LAND SIZE
10,165 Sq .Ft.



BUILT
1946

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



918 N WESTERN AVE
LOS ANGELES, CA



2,344
of businesses
w/ 1-mile radius



561,412
Population
w/ 3-mile radius



24,901
of employees
w/ 3-mile radius



PROPERTY HIGHLIGHTS

- Free-standing, street front retail building
- Showroom and office improvements
- High visibility location
- Individually metered utilities
- Close Proximity to the 101 Freeway

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S OXFORD AVE (+35,189 CPD)

SUBJECT
PROPERTY

918 N WESTERN AVE
LOS ANGELES, CA

LEMON GROVE AVE

N WESTERN AVE (+46,599 CPD)



Smart
& Final.



SUBJECT
PROPERTY

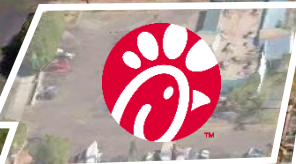
S OXFORD AVE (+35,189 CPD)

ROMAINE ST

LEMON GROVE AVE

918 N WESTERN AVE
LOS ANGELES, CA

N WESTERN AVE (+46,599 CPD)

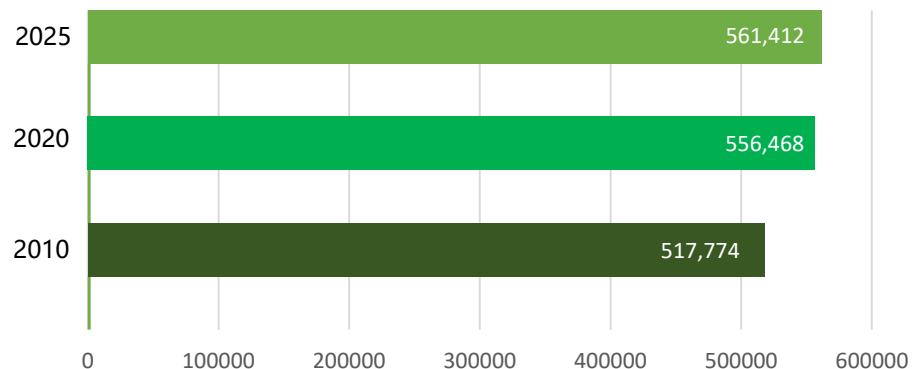


AREA DEMOGRAPHICS

918 N WESTERN AVE
LOS ANGELES, CA

3 MILE SUMMARY

POPULATION BY YEAR



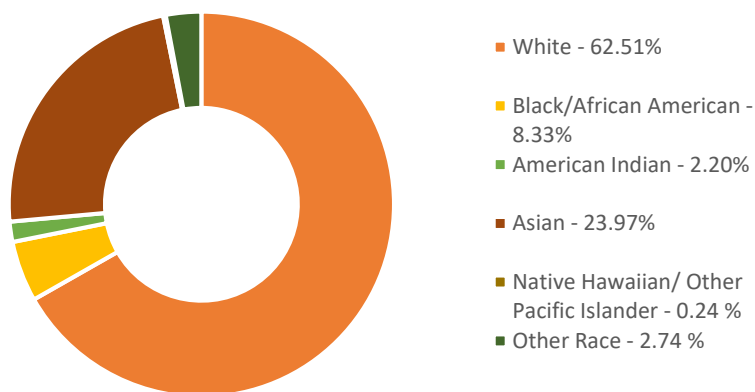
EMPLOYEMENT

24,901 EMPLOYEES

2,344 BUSINESSES

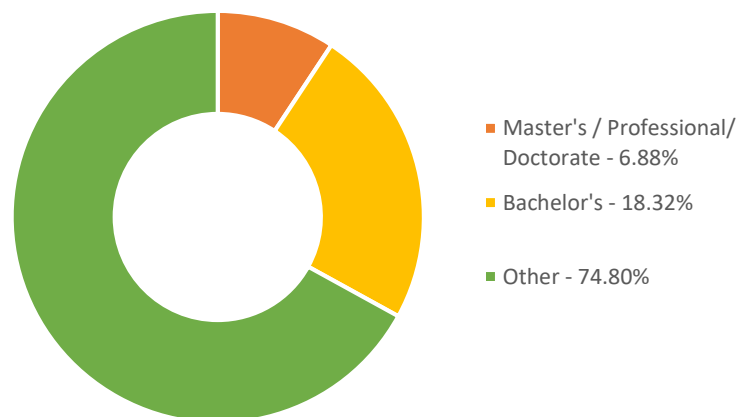
3.42% RESIDENTIAL UNEMPLOYMENT RATE

RACE & ETHNICITY



44.76% HISPANIC/LATINO POPULATION

EDUCATION



AREA DEMOGRAPHICS

918 N WESTERN AVE
LOS ANGELES, CA



POPULATION

	1 MILE	3 MILES	5 MILES
2020 Population	81,239	556,468	1,098,057
2025 Population	81,054	561,412	1,107,034
2010 Population	80,439	517,774	1,025,964
Growth Rate: 2020 - 2025	-0.23%	0.89%	0.82%



HOUSEHOLD

	1 MILE	3 MILES	5 MILES
2020 Households	28,651	229,701	440,354
2025 Households	28,484	231,205	443,521
2010 Households	28,913	216,701	413,931
Growth Rate: 2020 - 2025	-0.58%	0.65%	0.72%



INCOME

	1 MILE
2020 Average Household Income	\$61,076
2025 Average Household Income	\$62,998
2010 Average Household Income	\$45,076
2025 Median Household Income	\$43,881

