

# 1,258 - 5,062 sqft of Retail space

## 8210 S. Western Ave, Los Angeles, CA 90047

### Western Park Plaza

# FOR LEASE

Brand New Construction

Signalized Intersection

On Western Ave

AMPLE PARKING

Anchored by 24 hour 7-11

Corporate Store

Great Street Visibility



### PROPERTY PROFILE & FEATURES

- Unit Size: 1,258 - 5,062 SF
- Lot Size: 23,914 SF
- Approximate Breaking Ground: 2<sup>nd</sup> quarter 2019
- Approximate Completion: 1<sup>st</sup> quarter 2020
- Western Ave Visibility
- Signalized Intersection
- Zoning: LAC2

### AREA DESCRIPTION

- Heavily Dense Area
- High Residential Density
- Over 1,000,000 people in 5 mile radius
- Over 27,000 Average Daily Traffic on Western Ave

### DEMOGRAPHICS

2018 ESTIMATES	1MILE	3MILE	5MILE
POPULATION	36,094	412,679	1,094,799
HOUSEHOLDS	12,413	119,181	315,549

### HOUSEHOLDS

2018 ESTIMATES	1MILE	3MILE	5MILE
AVERAGE INCOME	\$61,251	\$51,615	\$55,069
MEDIAN INCOME	\$44,187	\$36,272	\$38,430

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Information, please contact:

Joseph Khoshsim, [joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069

**1,258 - 5,062 sqft of Retail space**

**8210 S. Western Ave, Los Angeles, CA 90047**

**Western Park Plaza**

## ***Western Park Plaza***



**For Information, please contact:**

**Joseph Khoshsim,**

**DRE#01739843**

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

**Direct: (213) 675-9775**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future

**THE REAL ESTATE AGENCY**

# 1,258 - 5,062 sqft of Retail space

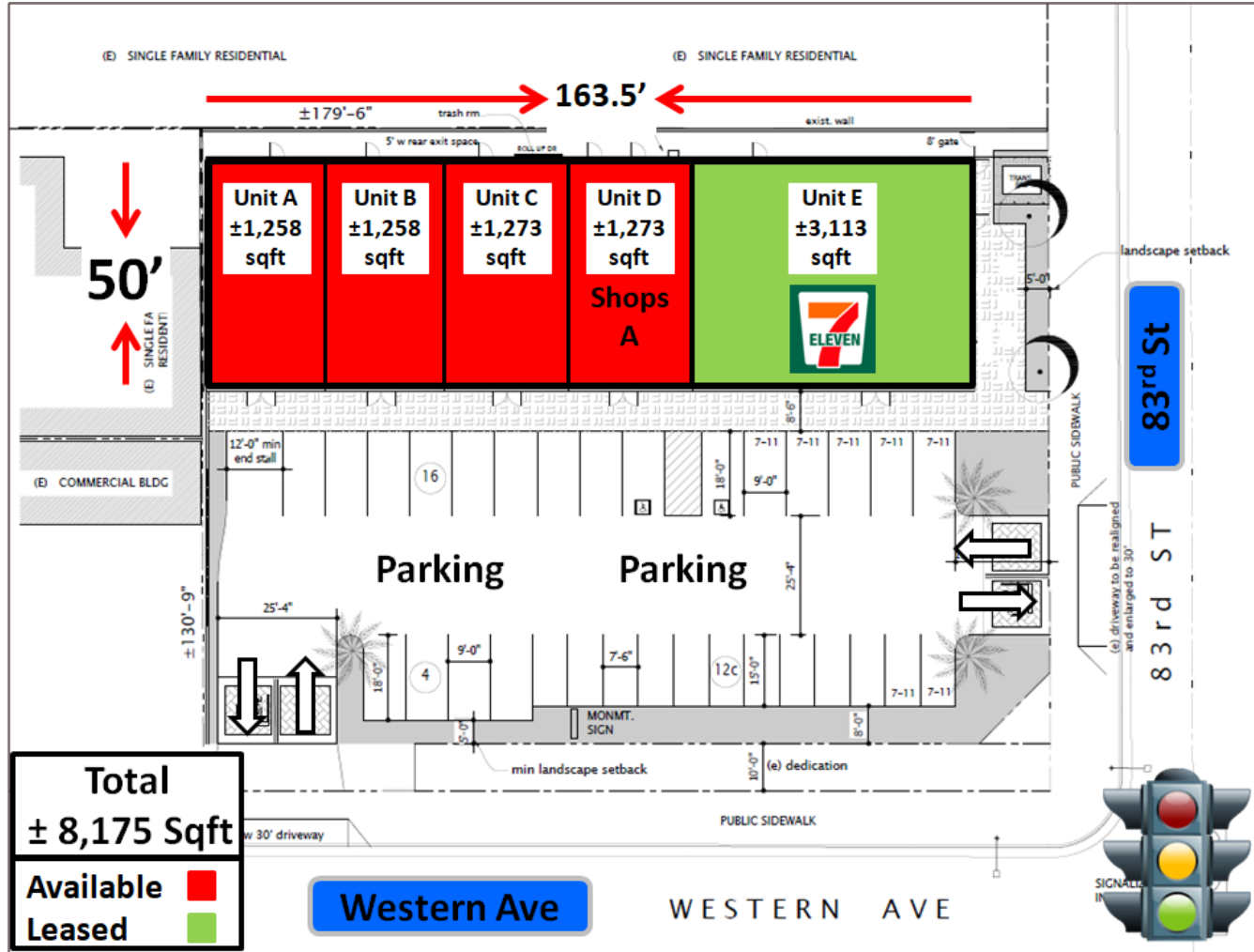
8210 S. Western Ave, Los Angeles, CA 90047

**Western Park Plaza**

## Site Plan & Dimensions

- Unit A ± 1,258 sqft – Available
- Unit B ± 1,258 sqft – Available
- Unit C ± 1,273 sqft – Available
- Unit D ± 1,273 sqft – Available
- Unit E – Leased to 7-11

## Parking Ratio - 4 : 1



For Information, please contact:

Joseph Khoshsim, DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



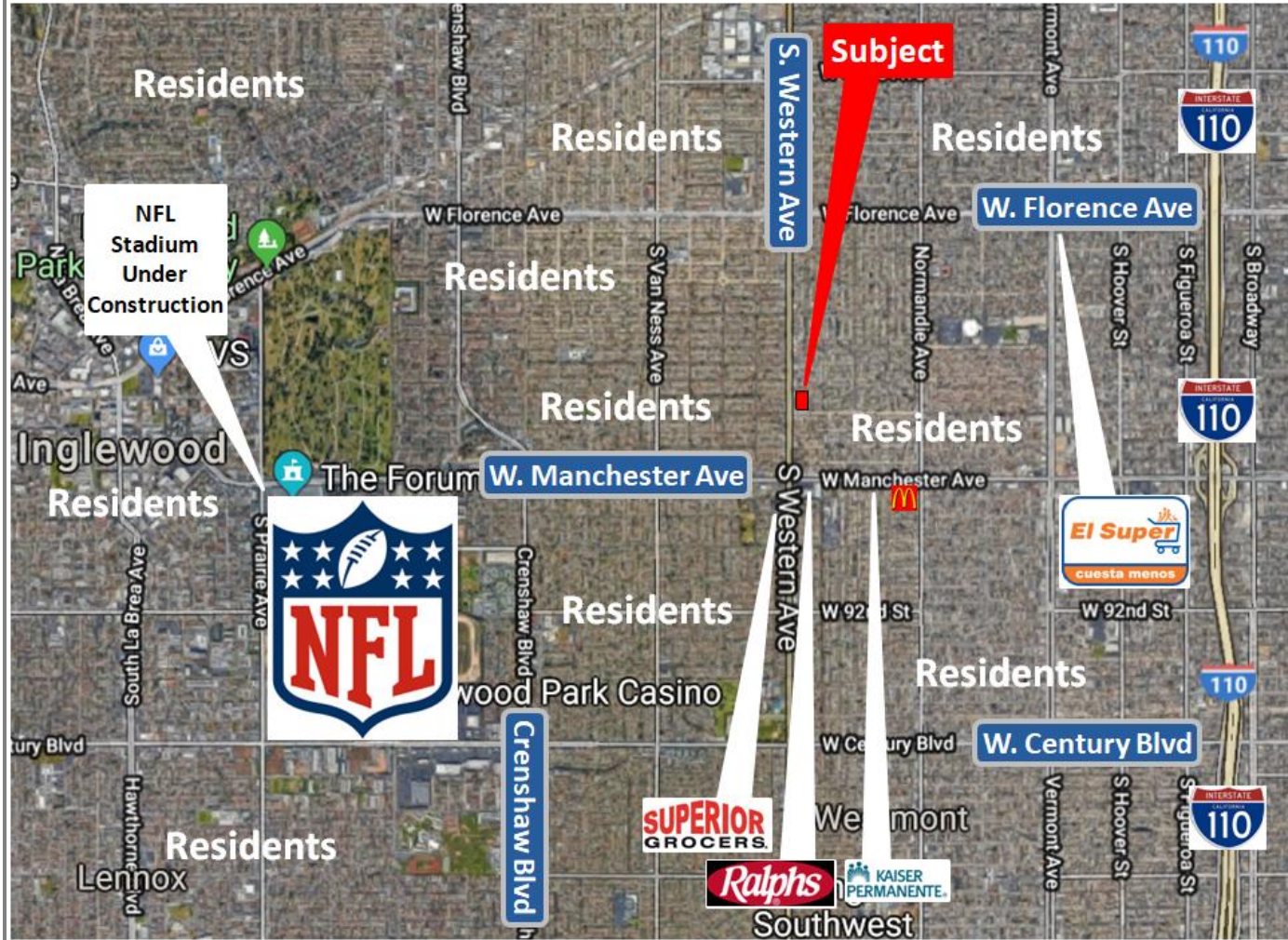
1,258 - 5,062 sqft of Retail space

8210 S. Western Ave, Los Angeles, CA 90047

**Western Park Plaza**

## Area Map

**Heavily dense  
Neighborhood**



For Information, please contact:

Joseph Khoshsim,

DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

**Direct: (213) 675-9775**

**8746 Holloway Dr**

**West Hollywood, CA 90069**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



1,258 - 5,062 sqft of Retail space

8210 S. Western Ave, Los Angeles, CA 90047

**Western Park Plaza**

**Your potential Customers Population**

1 Mile Radius ± 36,000

3 Mile Radius ± 413,000

5 Mile Radius ± 1,100,000



For Information, please contact:

Joseph Khoshsim,

DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



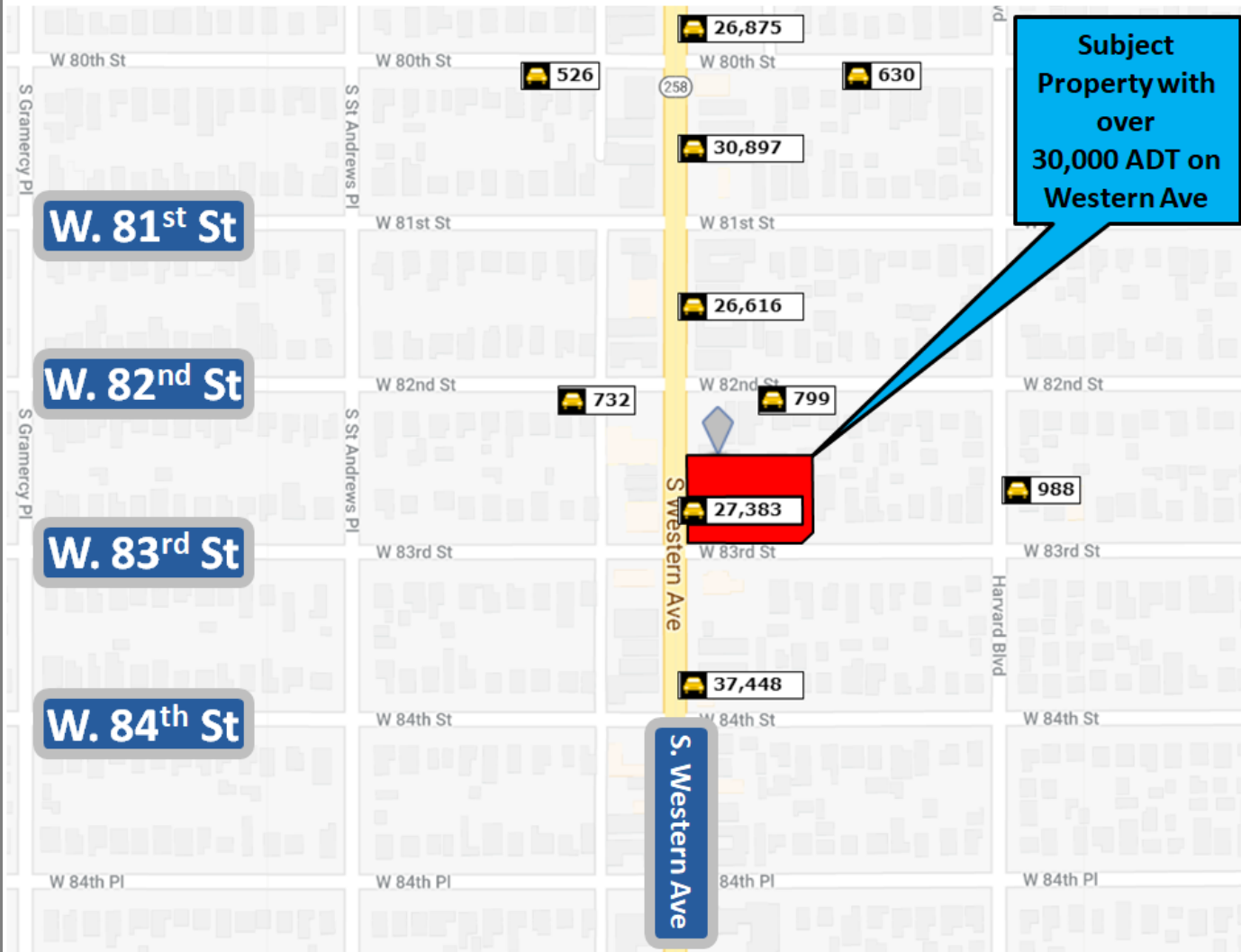
# 1,258 - 5,062 sqft of Retail space

## 8210 S. Western Ave, Los Angeles, CA 90047

### Western Park Plaza

### Traffic Count

# Over 30,000 Average daily traffic on Western Ave



Subject Property with over 30,000 ADT on Western Ave

For Information, please contact:

Joseph Khoshsim,

DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# 1,258 - 5,062 sqft of Retail space

8210 S. Western Ave, Los Angeles, CA 90047

**Western Park Plaza**

## **DEMOGRAPHICS**

### ***Population***

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	36,094	412,679	1,094,799
2023 Population:	36,531	417,846	1,111,376
Pop Growth 2018-2023:	1.21%	1.25%	1.51%
Average Age:	38.80	35.10	34.60

### **Households**

2018 Total Households:	12,413	119,181	315,549
HH Growth 2018-2023:	1.06%	1.14%	1.49%
Median Household Inc:	\$44,187	\$36,272	\$38,430
Avg Household Size:	2.80	3.40	3.30
2018 Avg HH Vehicles:	2.00	2.00	2.00

### **Housing**

Median Home Value:	\$359,989	\$370,777	\$398,553
Median Year Built:	1948	1954	1957

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Information, please contact:

Joseph Khoshsim, [joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

**Direct: (213) 675-9775**

**8746 Holloway Dr**

**West Hollywood, CA 90069**

# 1,258 - 5,062 sqft of Retail space

## 8210 S. Western Ave, Los Angeles, CA 90047

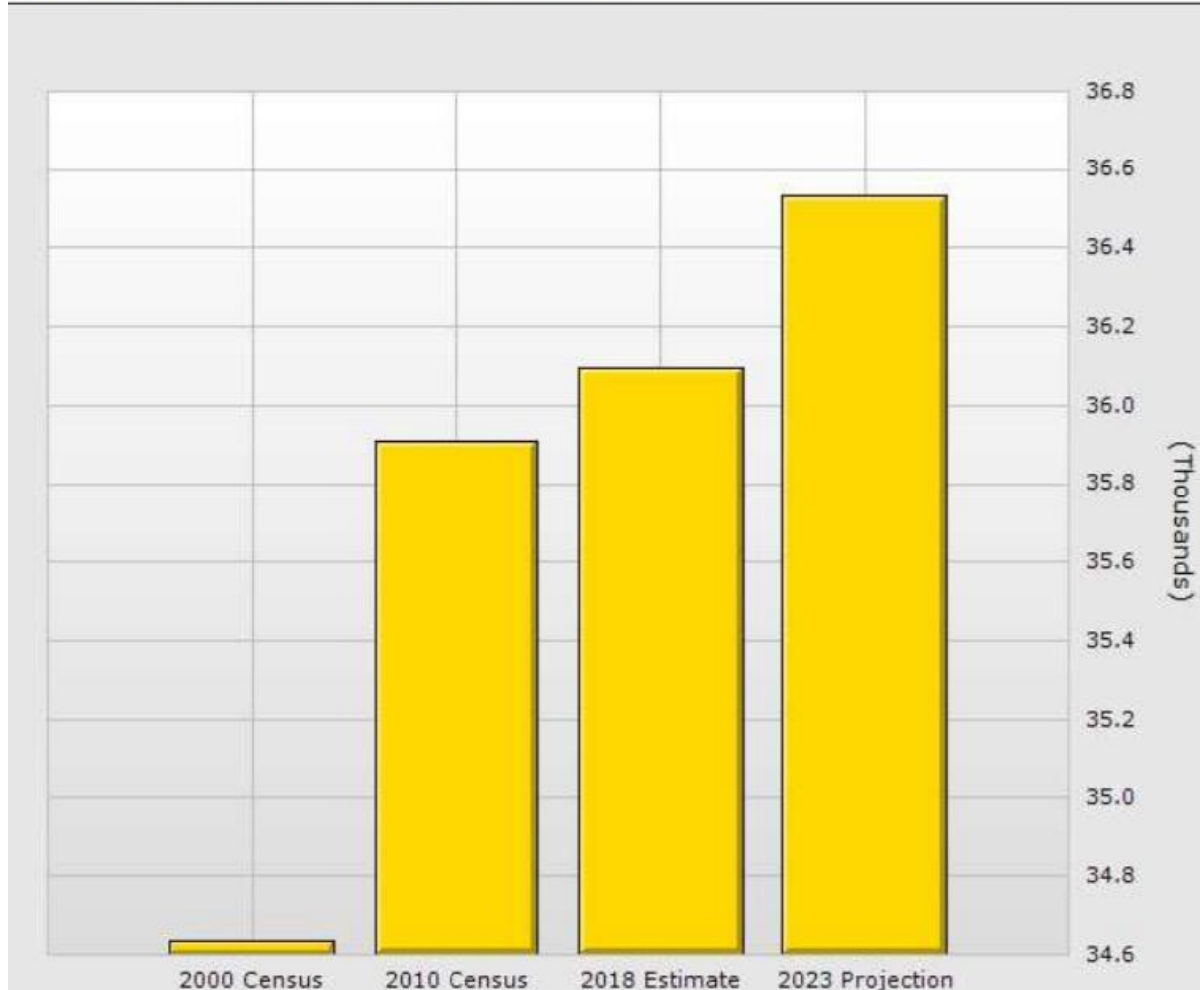
### Western Park Plaza

## DEMOGRAPHICS

### Population

## Population for 1 Mile Radius

8210-8212 S Western Ave, Los Angeles, CA 90047



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Information, please contact:

Joseph Khoshsim,

DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069



# 1,258 - 5,062 sqft of Retail space

8210 S. Western Ave, Los Angeles, CA 90047

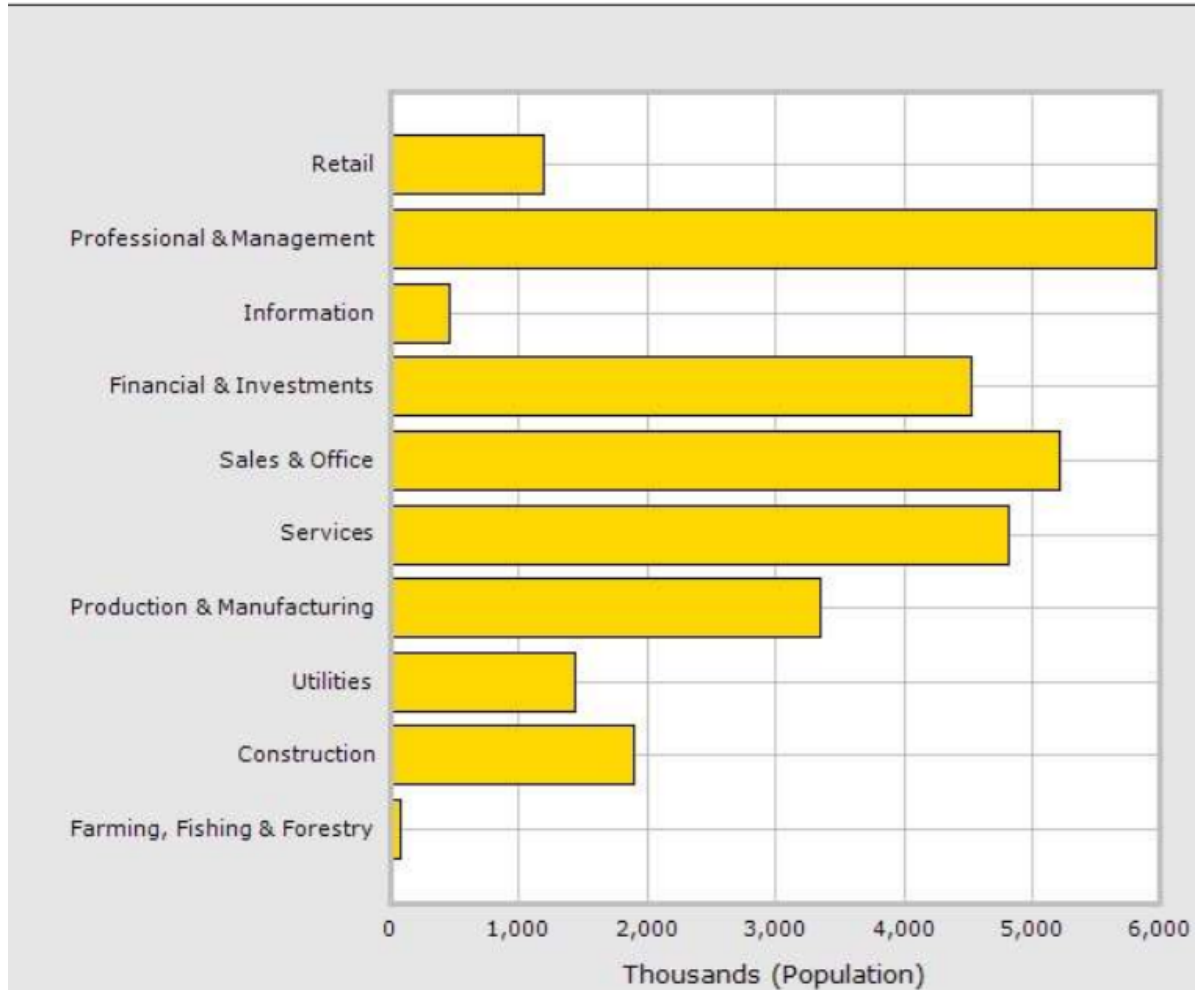
**Western Park Plaza**

## DEMOGRAPHICS

### *Civilians Employed by Occupation*

## Civilians Employed by Occupation for 1 Mile Radius

8210-8212 S Western Ave, Los Angeles, CA 90047



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Information, please contact:

Joseph Khoshsim,

DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069

# 1,258 - 5,062 sqft of Retail space

## 8210 S. Western Ave, Los Angeles, CA 90047

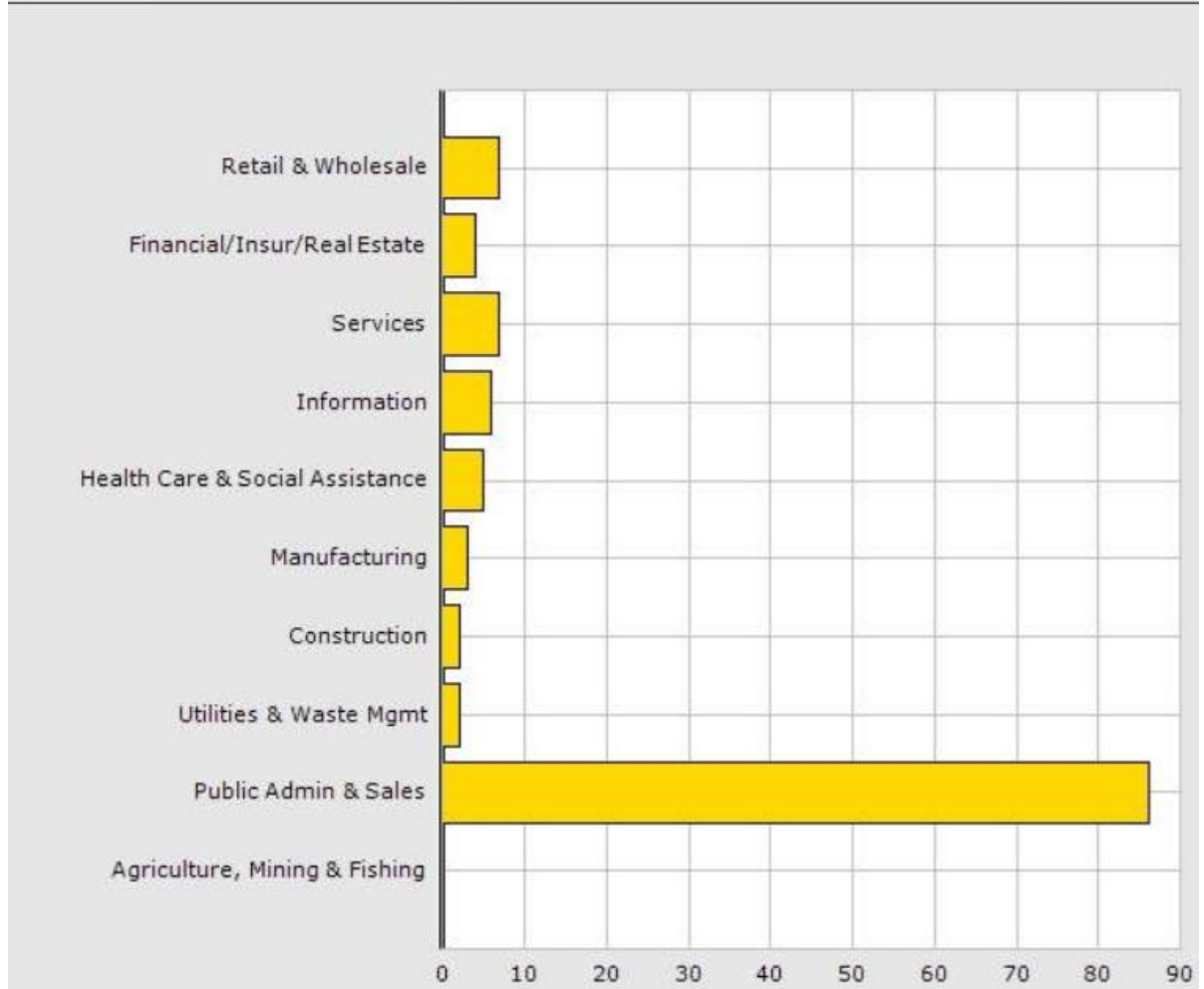
### Western Park Plaza

## DEMOGRAPHICS

### Daytime Employment (Empl/Bus)

## Daytime Employment (Empl/Bus) for 1 Mile Radius

8210-8212 S Western Ave, Los Angeles, CA 90047



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Information, please contact:

Joseph Khoshsima,

DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069

1,258 - 5,062 sqft of Retail space

8210 S. Western Ave, Los Angeles, CA 90047

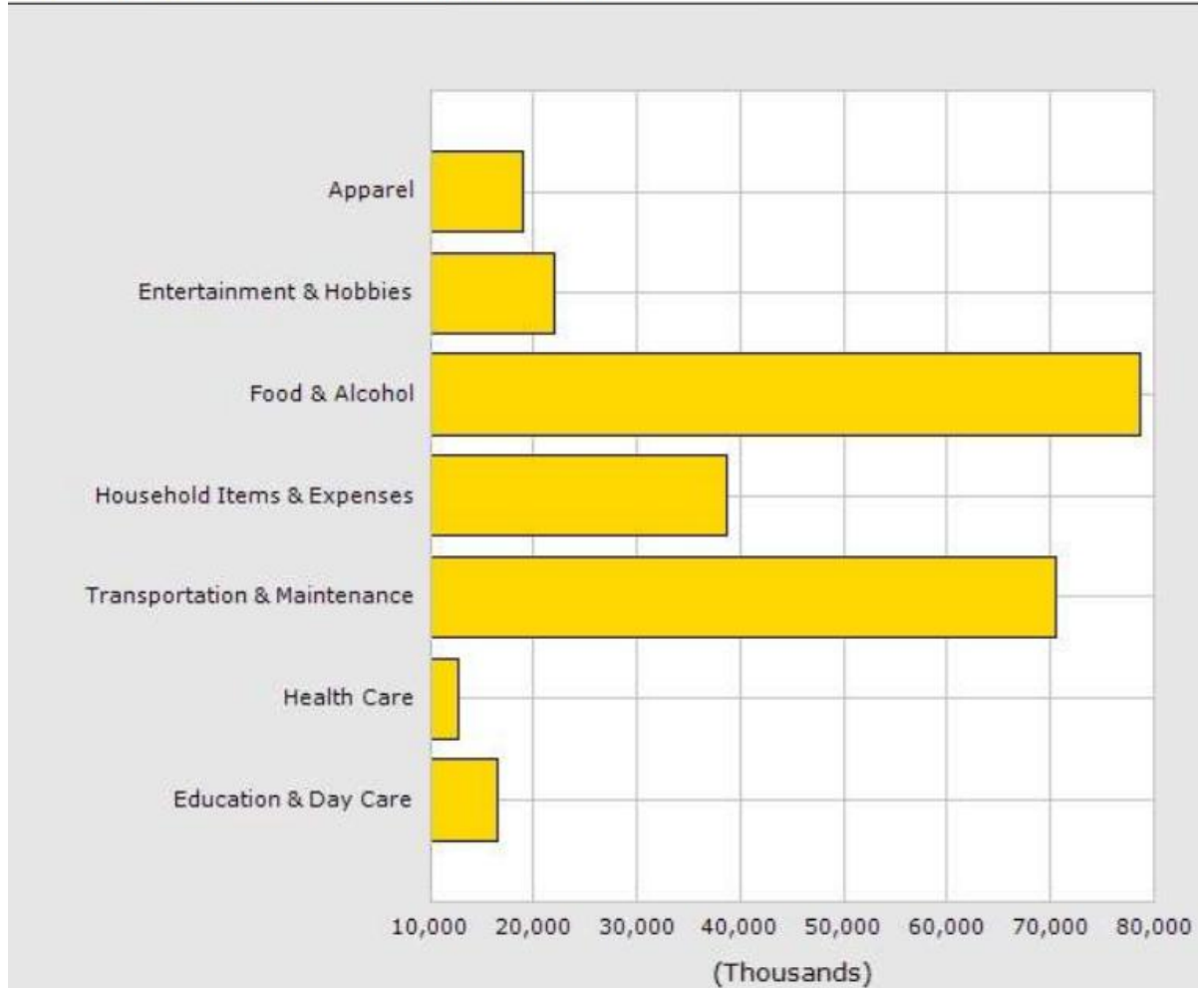
Western Park Plaza

## DEMOGRAPHICS

### Consumer Spending Totals

## Consumer Spending Totals for 1 Mile Radius

8210-8212 S Western Ave, Los Angeles, CA 90047



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Information, please contact:

Joseph Khoshsim,

DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069

# 1,258 - 5,062 sqft of Retail space

8210 S. Western Ave, Los Angeles, CA 90047

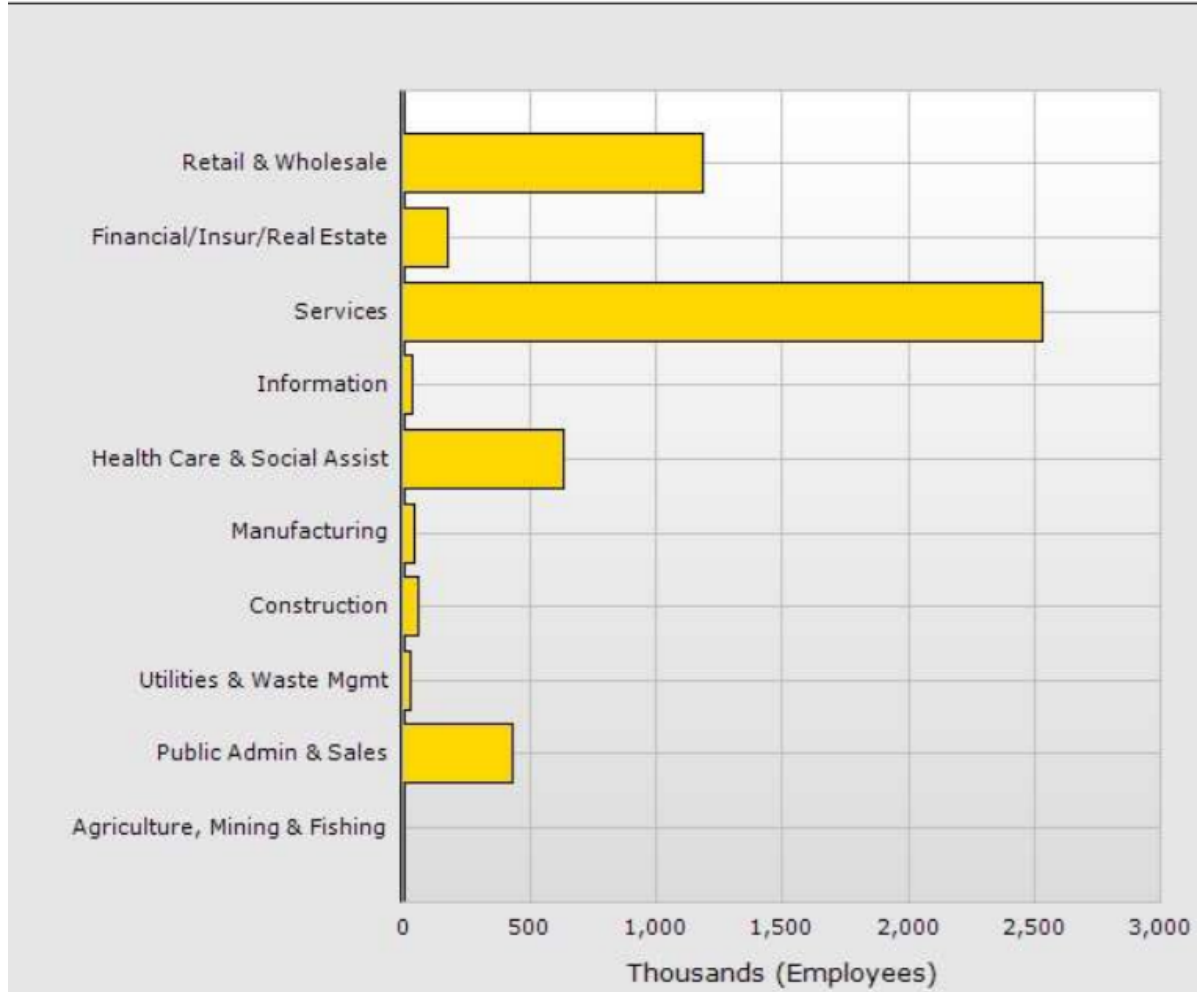
**Western Park Plaza**

## DEMOGRAPHICS

### Daytime Employees

## Daytime Employees for 1 Mile Radius

8210-8212 S Western Ave, Los Angeles, CA 90047



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Information, please contact:

Joseph Khoshsima,

DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069

1,258 - 5,062 sqft of Retail space

8210 S. Western Ave, Los Angeles, CA 90047

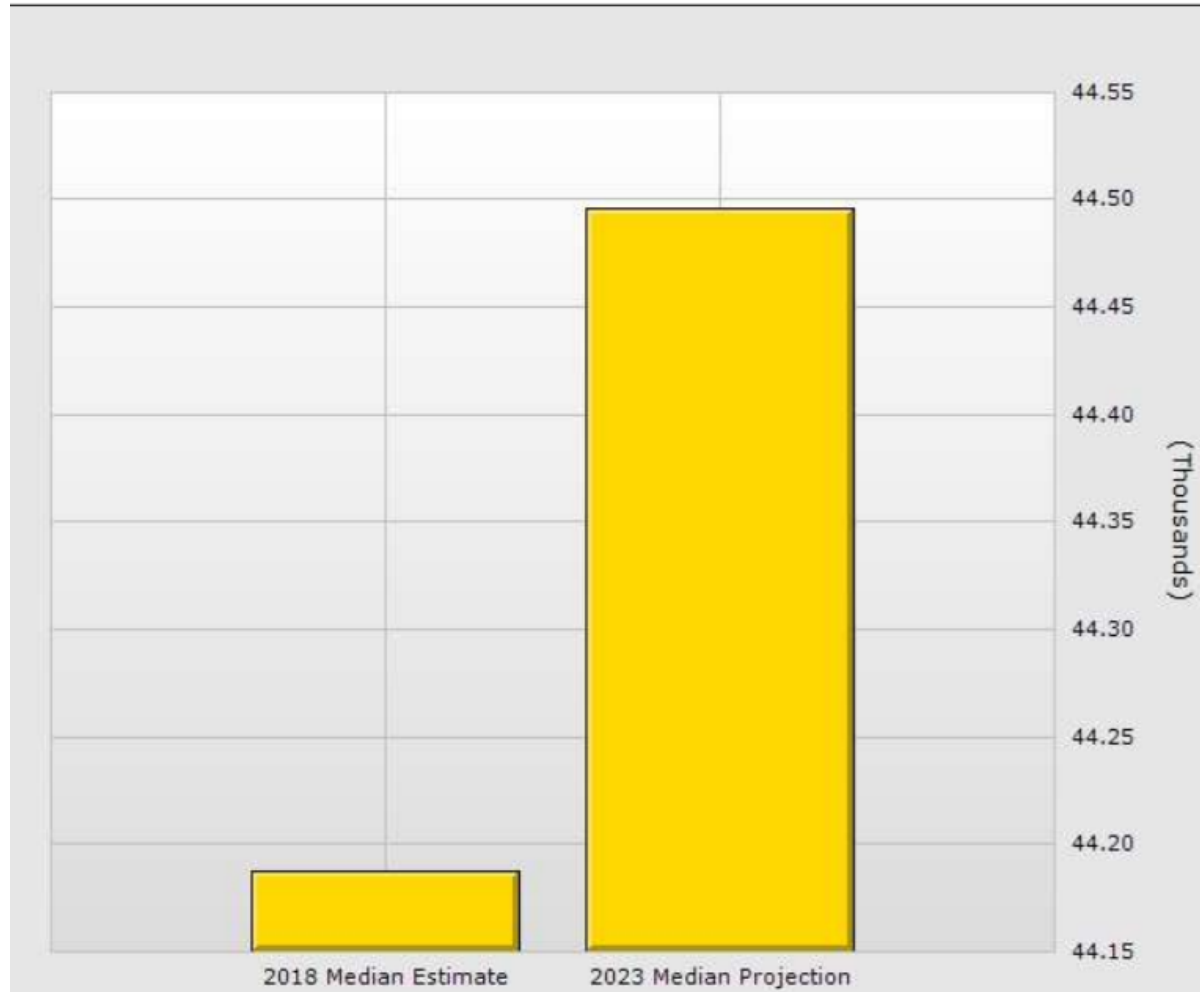
**Western Park Plaza**

# DEMOGRAPHICS

## Household Income

### Household Income for 1 Mile Radius

8210-8212 S Western Ave, Los Angeles, CA 90047



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Information, please contact:

Joseph Khoshsim,

DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069

**1,258 - 5,062 sqft of Retail space**

**8210 S. Western Ave, Los Angeles, CA 90047**

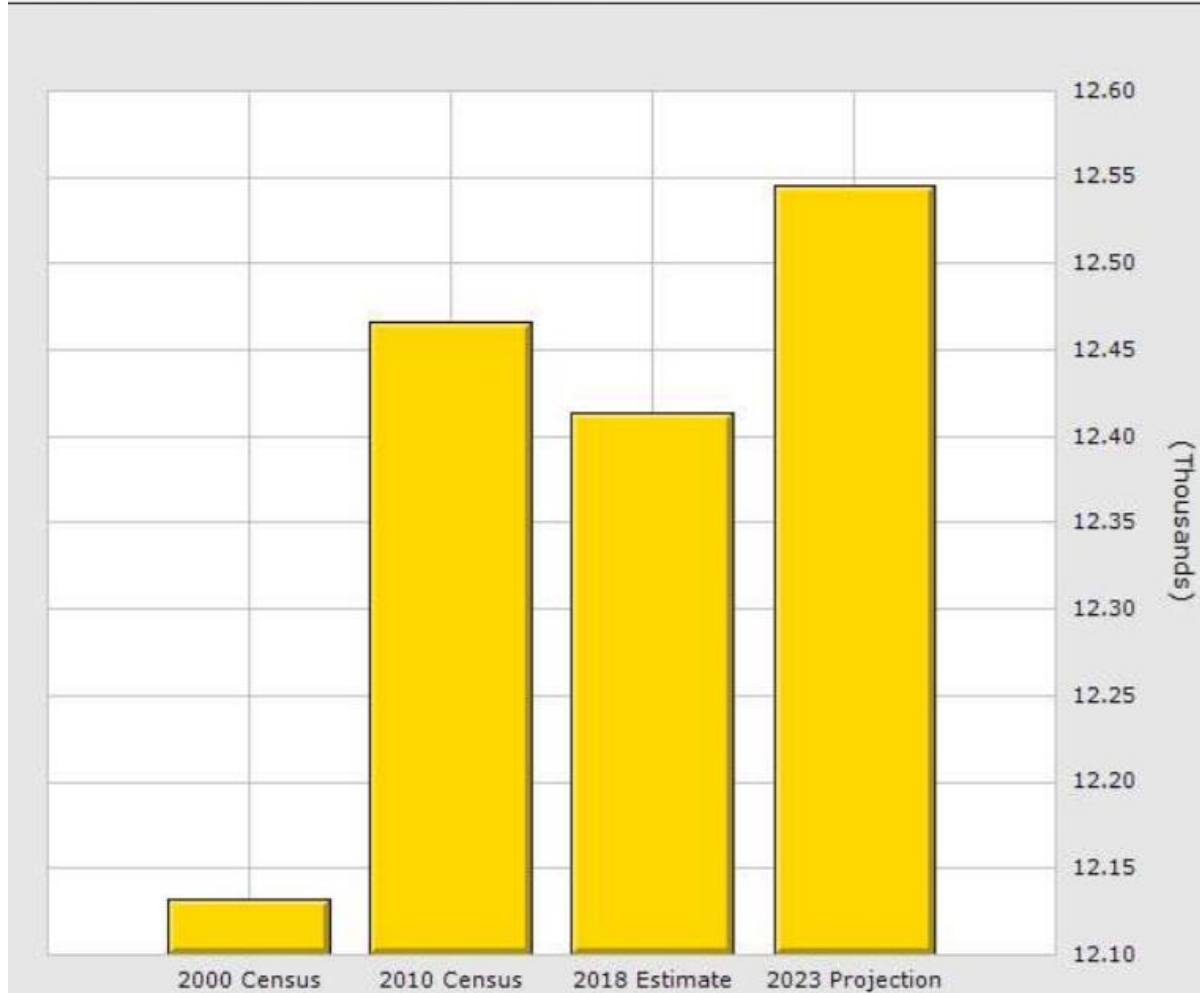
**Western Park Plaza**

**DEMOGRAPHICS**

**Households**

**Households for 1 Mile Radius**

8210-8212 S Western Ave, Los Angeles, CA 90047



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Information, please contact:

Joseph Khoshsim,

DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069

# 1,258 - 5,062 sqft of Retail space

8210 S. Western Ave, Los Angeles, CA 90047

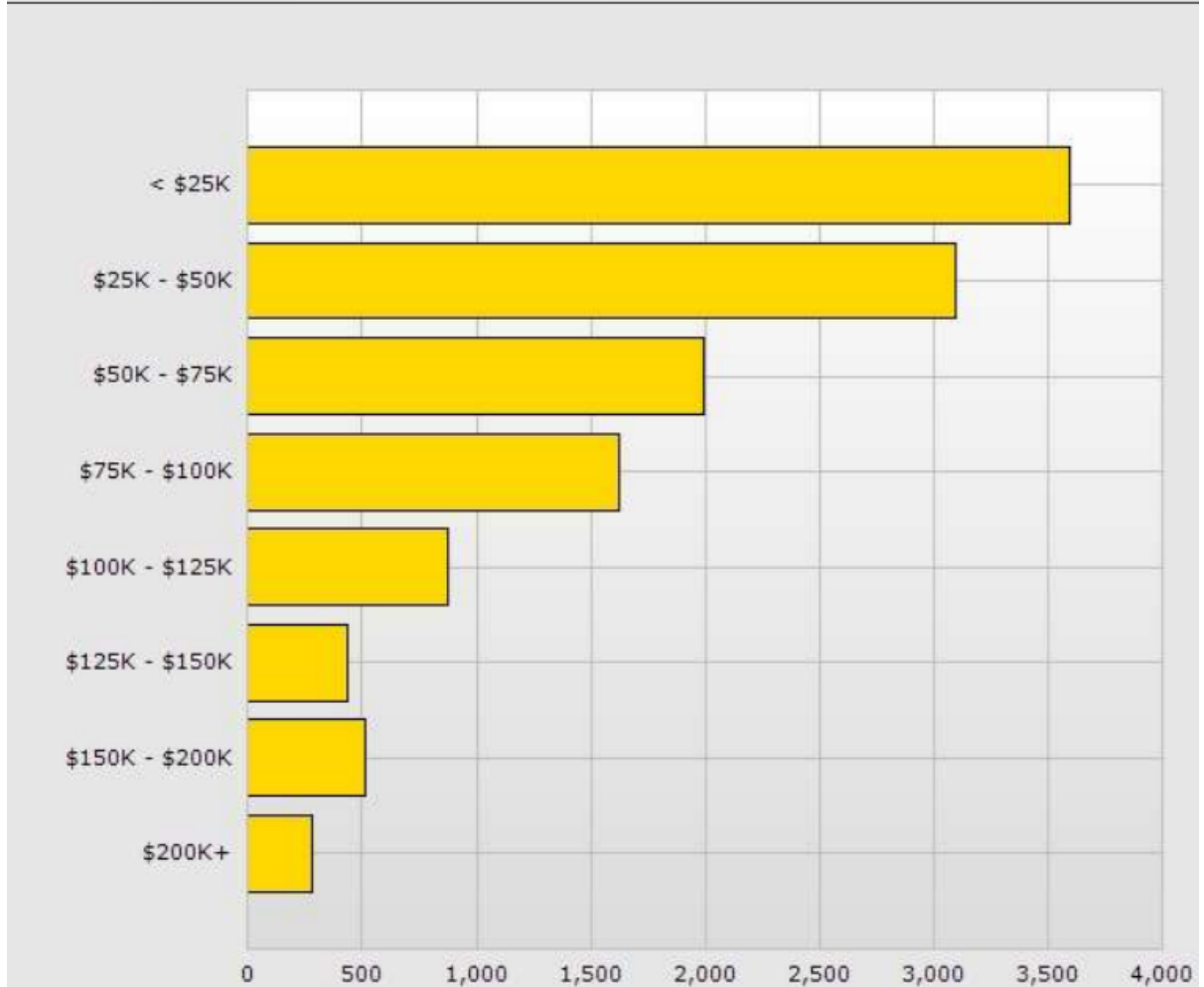
**Western Park Plaza**

## DEMOGRAPHICS

### Households by Income

## Households by Income for 1 Mile Radius

8210-8212 S Western Ave, Los Angeles, CA 90047



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Information, please contact:

Joseph Khoshsima,

DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069

# 1,258 - 5,062 sqft of Retail space

8210 S. Western Ave, Los Angeles, CA 90047

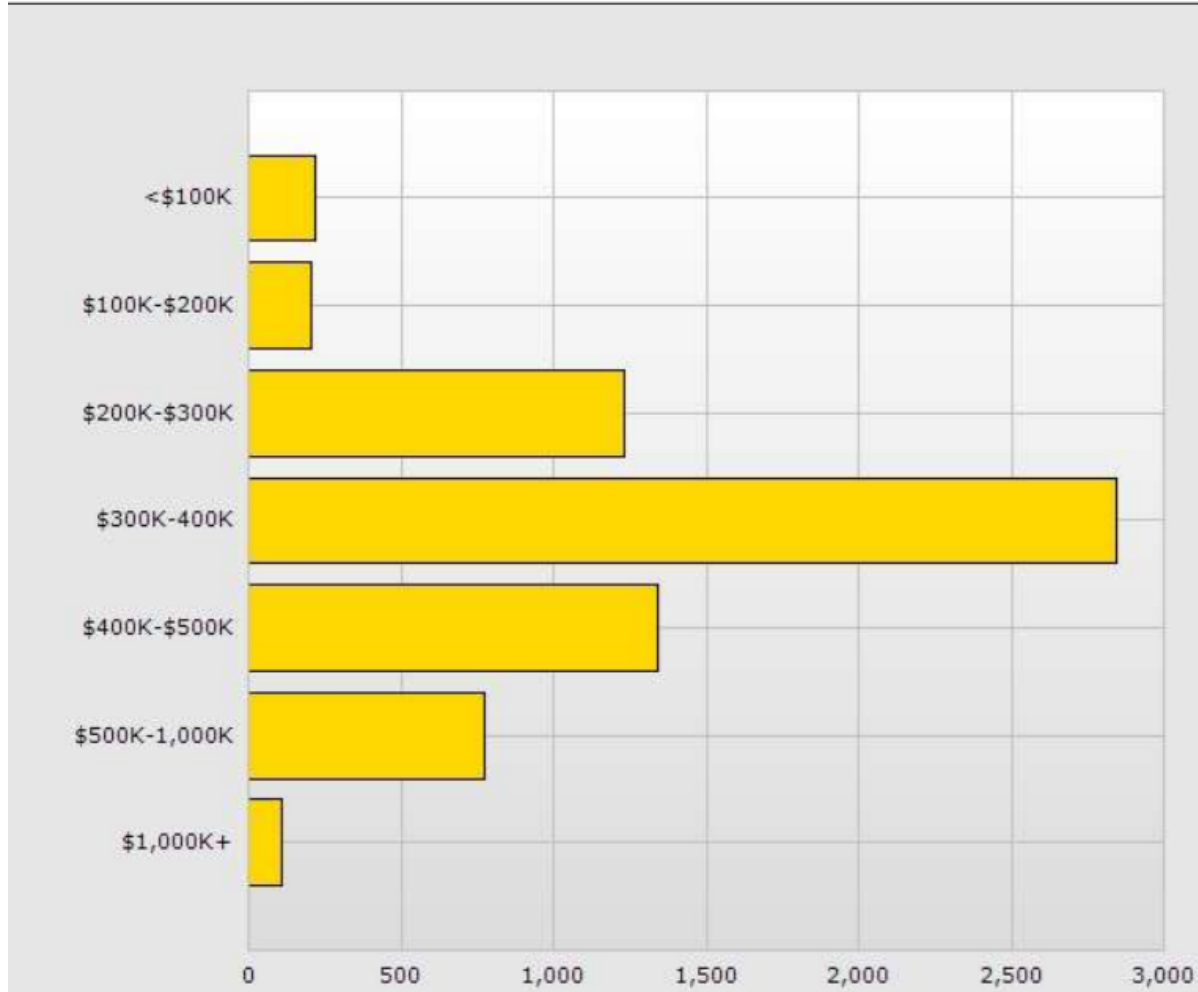
**Western Park Plaza**

## **DEMOGRAPHICS**

### *Housing Values*

## Housing Values for 1 Mile Radius

8210-8212 S Western Ave, Los Angeles, CA 90047



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Information, please contact:

**Joseph Khoshsima,**

**DRE#01739843**

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

**Direct: (213) 675-9775**

**8746 Holloway Dr**

**West Hollywood, CA 90069**



**1,258 - 5,062 sqft of Retail space**

**8210 S. Western Ave, Los Angeles, CA 90047**

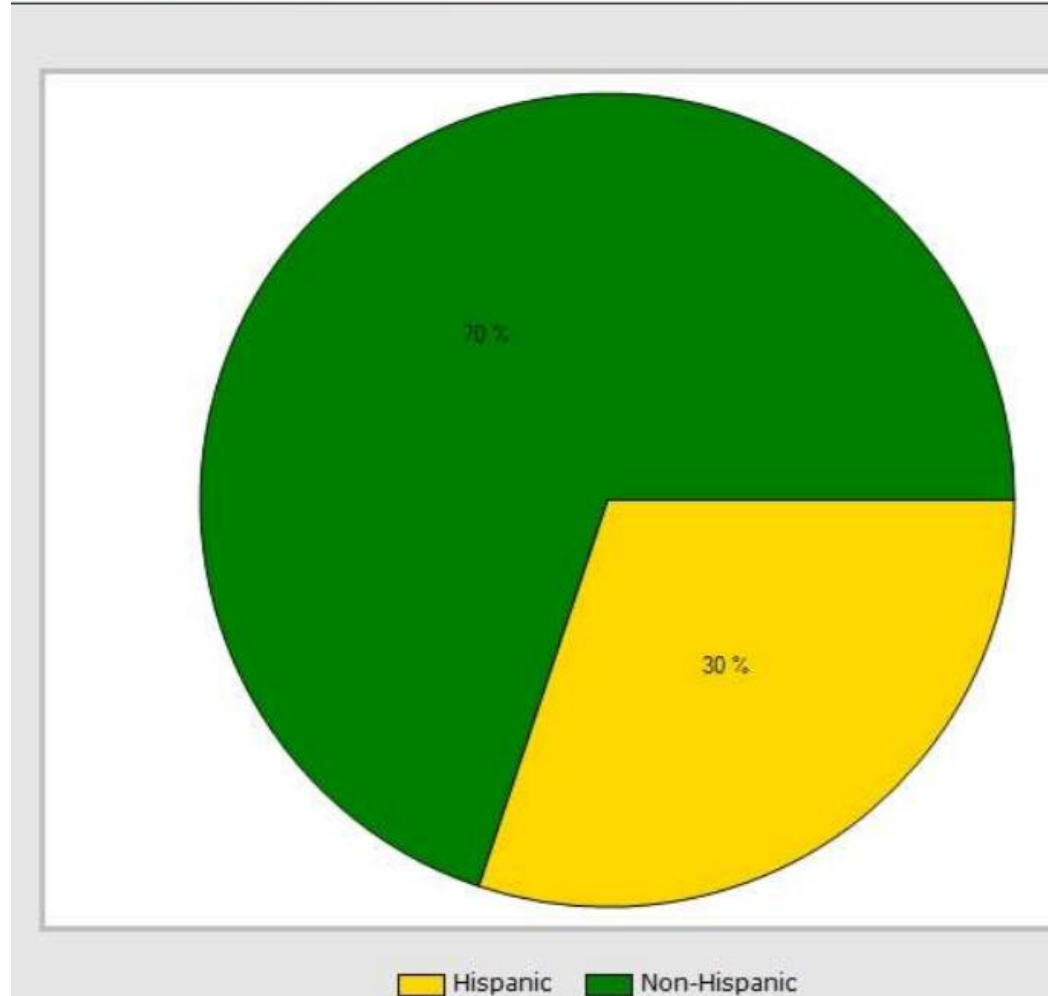
**Western Park Plaza**

**DEMOGRAPHICS**

**Population by Hispanic Origin**

**Population by Hispanic Origin for 1 Mile Radius**

8210-8212 S Western Ave, Los Angeles, CA 90047



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Information, please contact:

Joseph Khoshsim,

DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069

1,258 - 5,062 sqft of Retail space

8210 S. Western Ave, Los Angeles, CA 90047

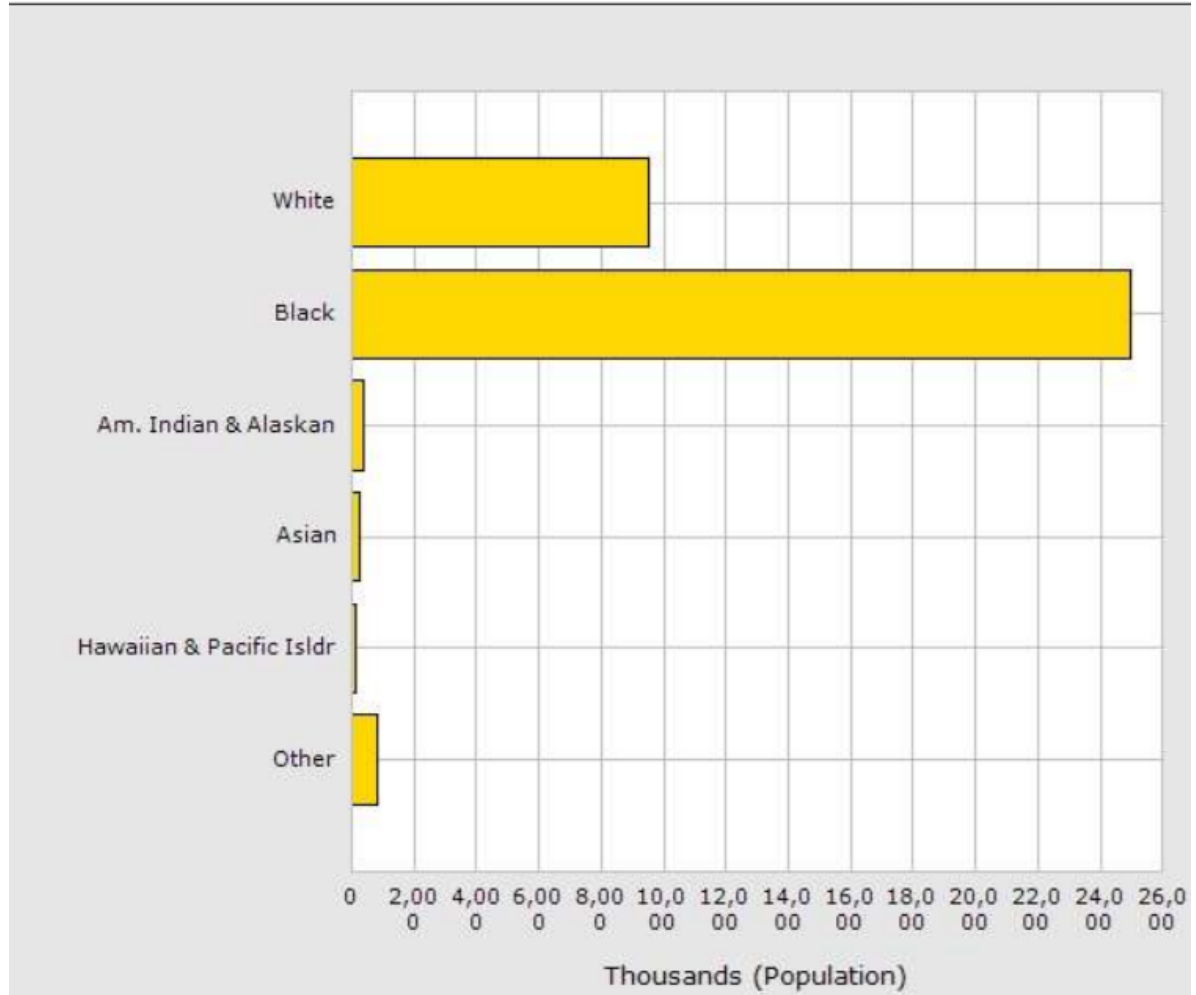
**Western Park Plaza**

**DEMOGRAPHICS**

*Population by Race*

**Population by Race for 1 Mile Radius**

8210-8212 S Western Ave, Los Angeles, CA 90047



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Information, please contact:

Joseph Khoshsim,

DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069

1,258 - 5,062 sqft of Retail space

8210 S. Western Ave, Los Angeles, CA 90047

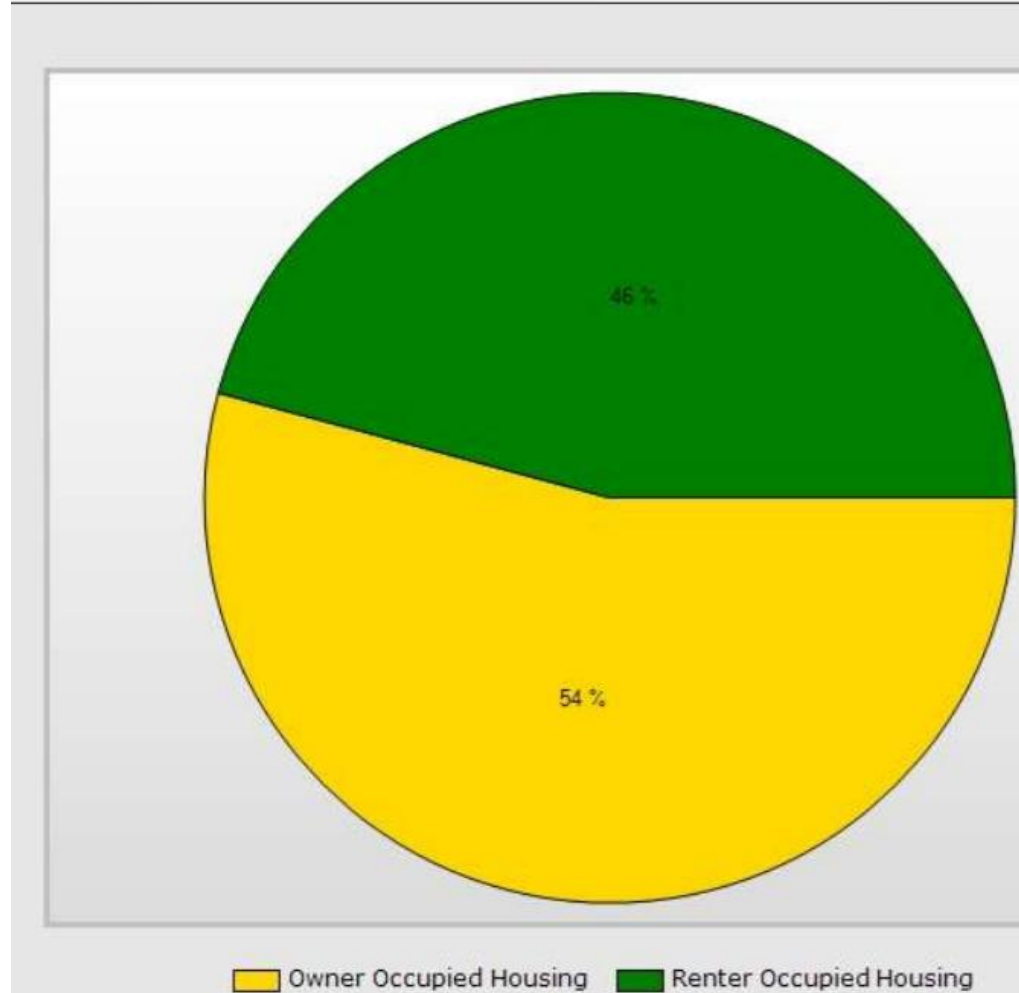
Western Park Plaza

## DEMOGRAPHICS

### Tenure of Occupied Housing

## Tenure of Occupied Housing for 1 Mile Radius

8210-8212 S Western Ave, Los Angeles, CA 90047



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For Information, please contact:

Joseph Khoshsim,   
DRE#01739843

Senior Associate

[joseph@simarealtyinc.com](mailto:joseph@simarealtyinc.com)

Direct: (213) 675-9775

8746 Holloway Dr

West Hollywood, CA 90069