

PRIME SOUTH-PARK LOCATION: BROADWAY & 45TH STREET

4500 - 4504 S BROADWAY, LOS ANGELES, CA 90037

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OFF VERNON AVENUE & BROADWAY

4500 - 4504 S BROADWAY, LOS ANGELES, CA 90037

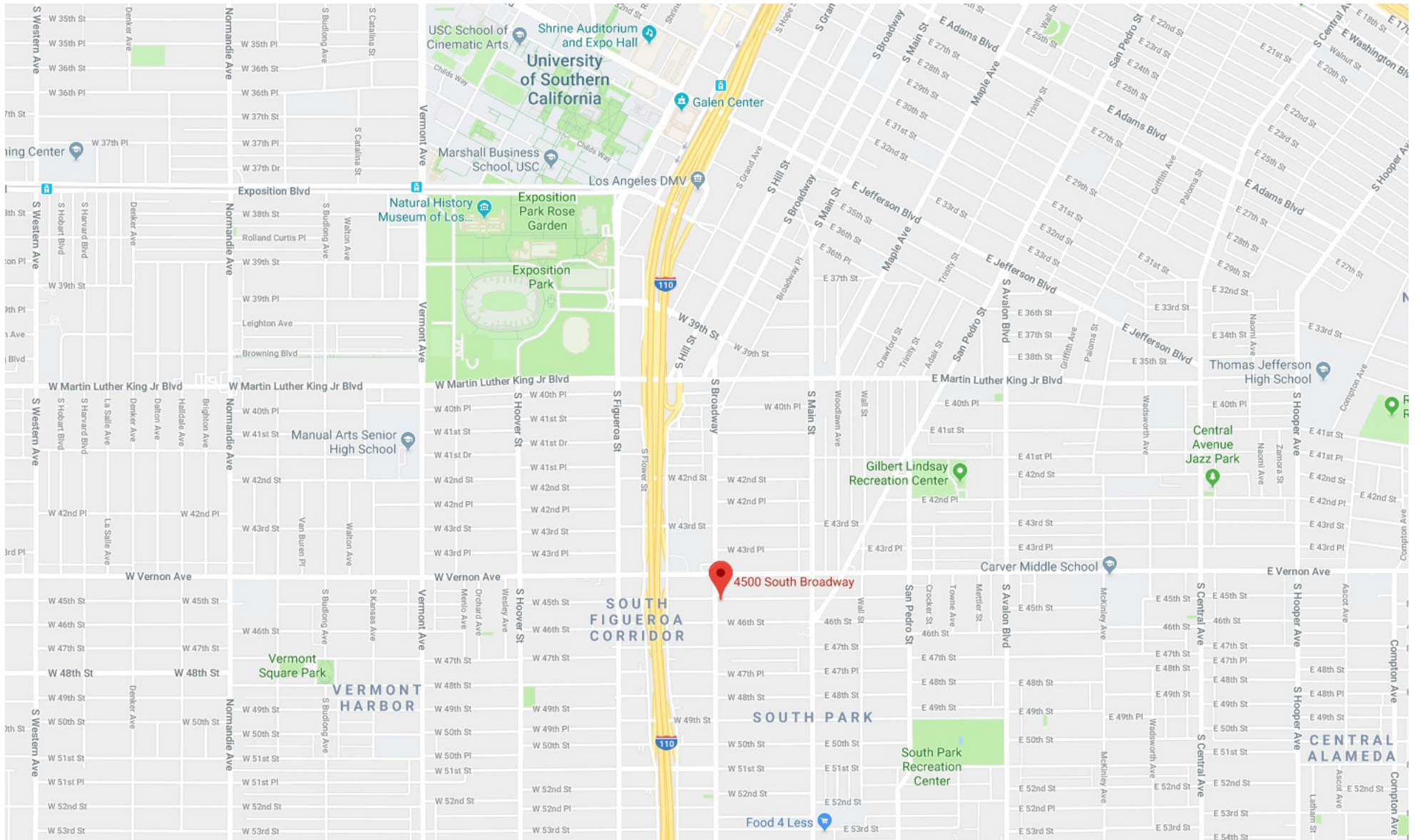
Highlights

- Approximately 3,000 to 8,000 SF space in a very dense area
- Tremendous visibility and signage on Broadway corridor
- Heavy foot traffic
- Ample parking
- High ceilings
- Seeking: medical and dental use, discount store, furniture shop, mattress
- USC & LA Coliseum vicinity
- Excellent traffic counts
- All day walking traffic
- Strong area demographics
- 1-Mile AVG HH Income: \$37,000
- 1-Mile Population: 77,000

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

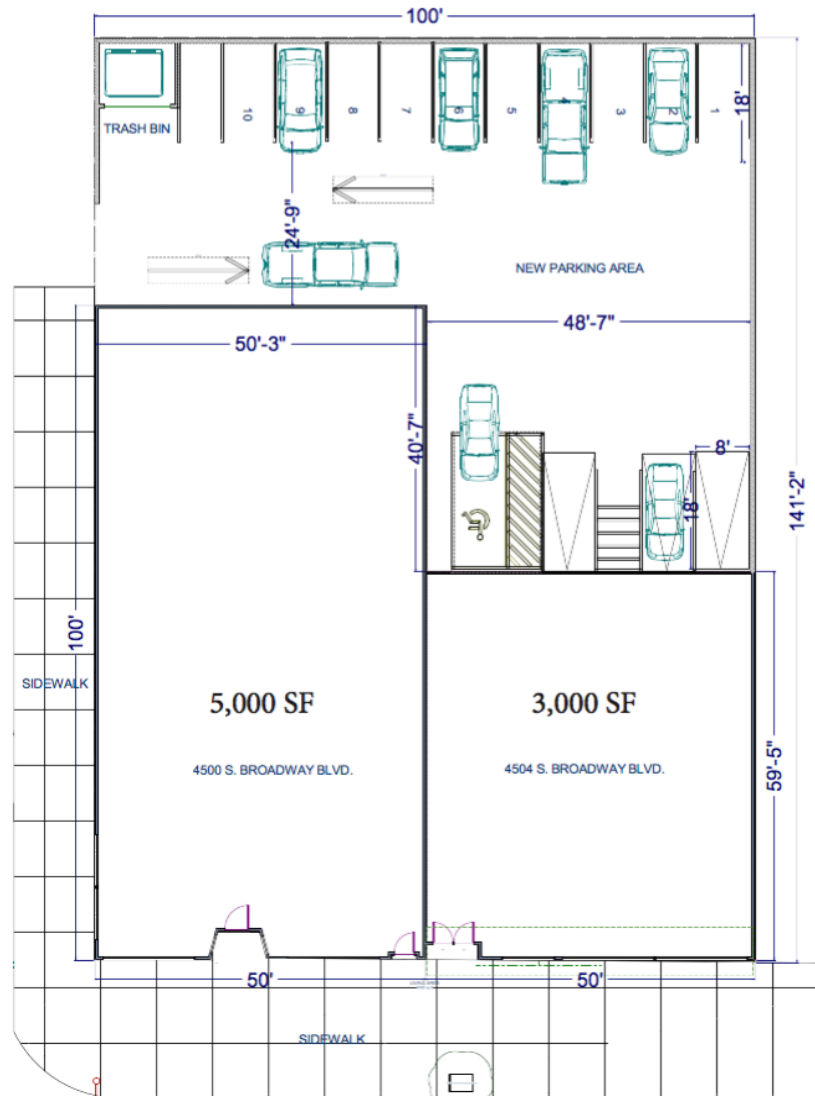
MAP

4500 - 4504 S BROADWAY, LOS ANGELES, CA 90037



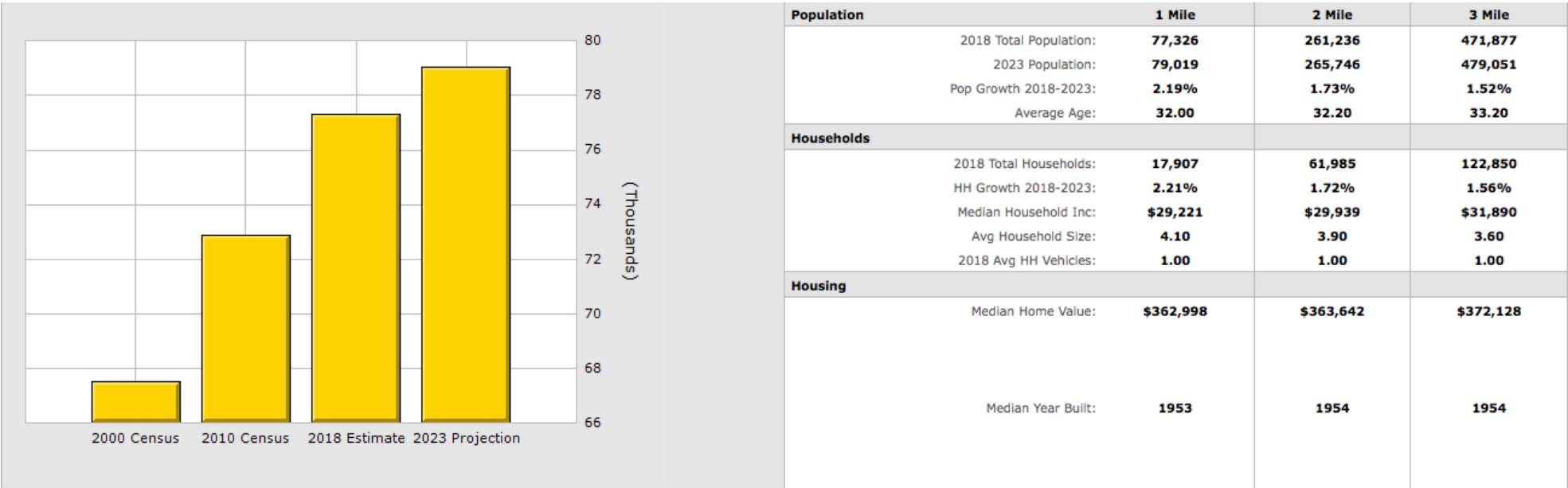
PARKING

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DEMOGRAPHICS

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For more information, please call.



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