

FOR SALE

# 6900

S WESTERN AVE  
LOS ANGELES CA



RETAIL/INDUSTRIAL  
PROPERTY TYPE



±4,453  
SF BUILDING



±6,567  
SF LOT



20'  
MIN CLEAR

**OWNER-USER  
INVESTMENT OPPORTUNITY**

**YAIR HAIMOFF, SIOR**

Exec. Managing Director

☎ 818.203.5429

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DRE License #01414758

**MATT SREDEN**

Vice President

☎ 661.755.6654

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DRE License #01907628

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

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# OWNER-USER / INVESTMENT OPPORTUNITY

6900 S Western Avenue | Los Angeles | CA

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COMMERCIAL REAL ESTATE, INC.

## PROPERTY HIGHLIGHTS

- Prime Owner-User / Investment Opportunity
- Freestanding Retail Building
- Well Designed Two (2) Building Setup
- Wrap-Around & Extensive Window Line
- Ample Power Distribution
- 20' Min. Clear
- Top Building Signage

## PROPERTY SPECIFICATIONS

<b>BUILDING SIZE:</b>	± 4,453 SF
<b>LOT SIZE:</b>	± 6,567 SF
<b>TWO BUILDINGS:</b>	± 3,432 SF and ± 1,021 SF
<b>CONSTRUCTION TYPE:</b>	Concrete Block
<b>YEAR BUILT:</b>	1931
<b>PARKING (GATED):</b>	5 Surface Spaces; Ratio 1.12/1,000 SF
<b>CEILING HEIGHT:</b>	20' Min. Clear
<b>ZONING:</b>	LAC2
<b>APN #:</b>	6015-028-016



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### MATT SREDEN

Vice President

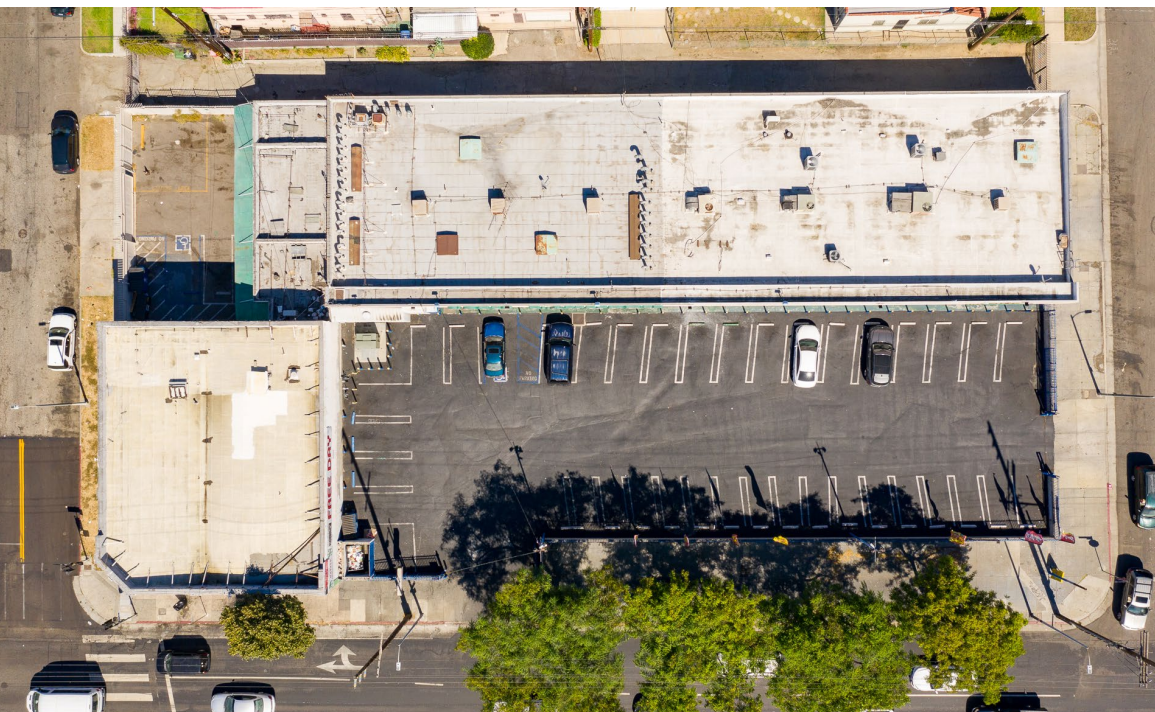
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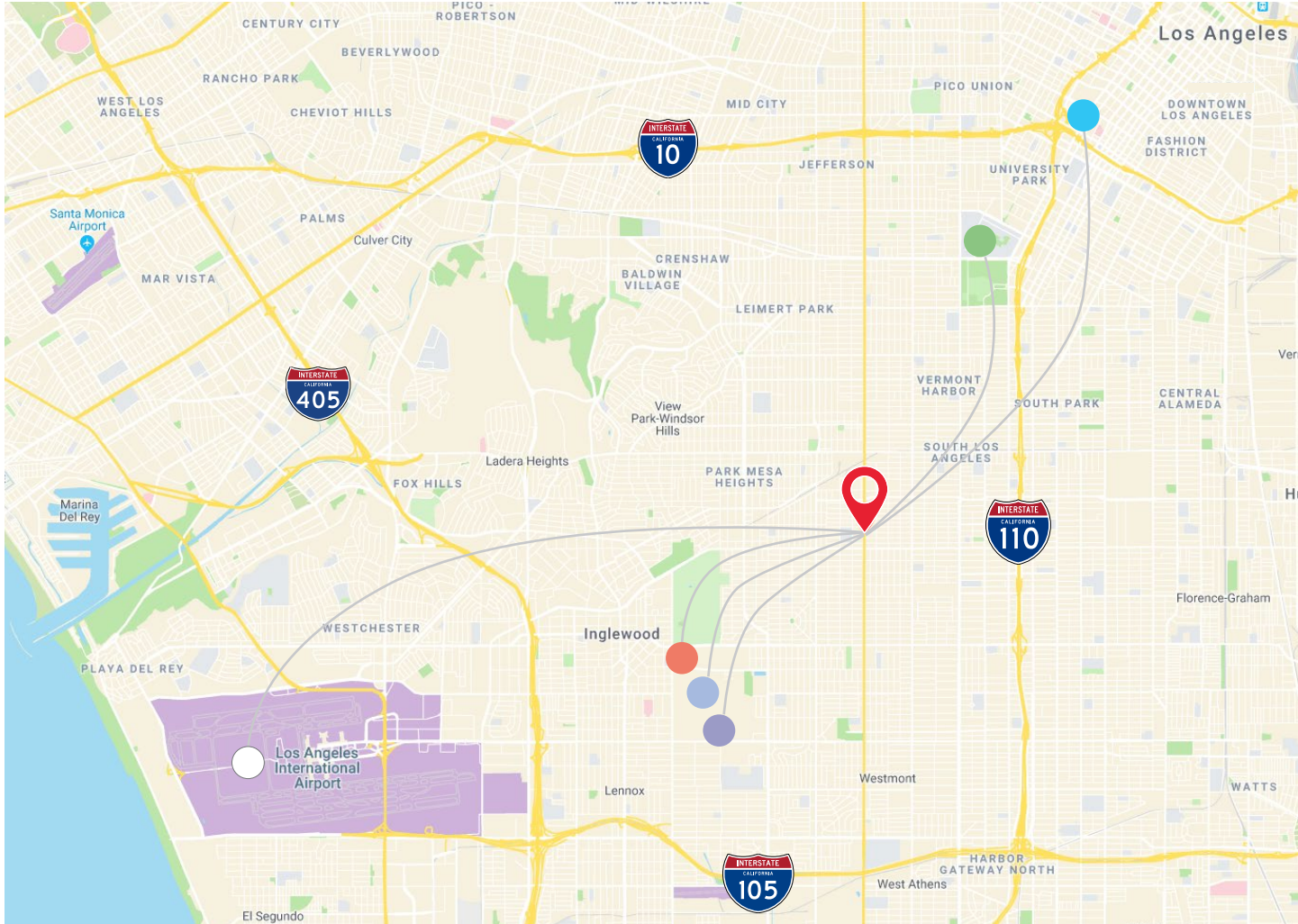


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## LOCATION HIGHLIGHTS



- STAPLES CENTER** 6.8 Miles
- USC** 4.0 Miles
- HOLLYWOOD PARK CASINO** 3.9 Miles
- LA RAMS & CHARGERS** 3.6 Miles
- THE FORUM** 3.0 Miles
- LOS ANGELES INTERNATIONAL AIRPORT** 6.2 Miles

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