

Development Opportunity In Los Angeles!

5407 S. WESTERN AVE., LOS ANGELES, CA 90062



OFFERING MEMORANDUM

- APPROXIMATELY 24,910 SF SIGNALIZED CORNER LOT.
- C2-1L ZONED LOT.
- GREAT FRONTAGE: APPROXIMATELY 195 FEET ALONG WESTERN AVE. & 141 FEET ALONG 54TH ST.
- GOOD FREEWAY ACCESS: APPROXIMATELY 1.5 MILES WEST OF THE 110 FREEWAY.
- GOOD CAR TRAFFIC COUNTS: APPROXIMATELY 50,000 CARS PER DAY AT THE INTERSECTION OF 54TH ST. & WESTERN AVE.
- UTILITIES AT THE PROPERTY INCLUDE: ELECTRIC, WATER & GAS.
- EXCELLENT DEMOGRAPHICS: OVER 40,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 400,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this development opportunity in Los Angeles. The site consists of 4 parcels totaling approximately 24,910 SF at the signalized intersection of Western Ave. & 54th St. The lot is zoned LA-C2-1L.

Western Ave. is considered a major commercial thoroughfare within the city of Los Angeles with an approximate daily car traffic count of 50,000 cars per day at the intersection of 54th St. and Western Ave.

The site currently has access to utilities: Electric, Gas & Water.

This offering will attract an investor, an owner/user or a developer who would like to take advantage of the property's excellent location & frontage in an infill location.

LOCATION OVERVIEW

The subject property is located at the southwest signalized corner of Western Ave. & 54th St. This location provides excellent frontage with approx. 195 FEET along Western Ave. & 141 FEET along 54th St.

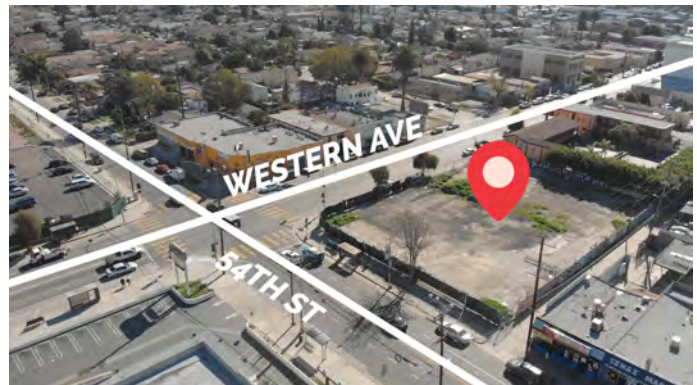
It is conveniently located approximately 1.5 miles west of the 110 freeway.

The offering sits approximately 1/2 a mile north of the Slauson Mall & Food4Less/Home Depot Center, with tenants including Walgreens, Subway, GameStop, Cricket Wireless, Food4Less, Home Depot, Sprint, AT&T, H&R Block, McDonalds, Pollo Campero, IHOP, Starbucks, Jamba Juice, to name a few.

It is located in a densely populated area of Southern Los Angeles, with over 40,000 people residing within a 1-mile radius and over 400,000 people residing within a 3-mile radius.

Property Details

STREET ADDRESS:	5407 S. Western Ave.
CITY,STATE,ZIP:	Los Angeles, CA 90062
PRICE:	\$2,850,000
APN:	5005-031-023; 022; 038; 020
LOT SIZE:	24,910 SF
PRICE PER SF (LOT):	\$114.41
ZONING:	C2-1L
FRONTAGE:	195 FEET along S. Western Ave. & 141 FEET along 54th St.
TOC:	Tier 3
CPIO:	General Corridor
UTILITIES:	Electric, Water & Gas



Additional Photos



Additional Photos

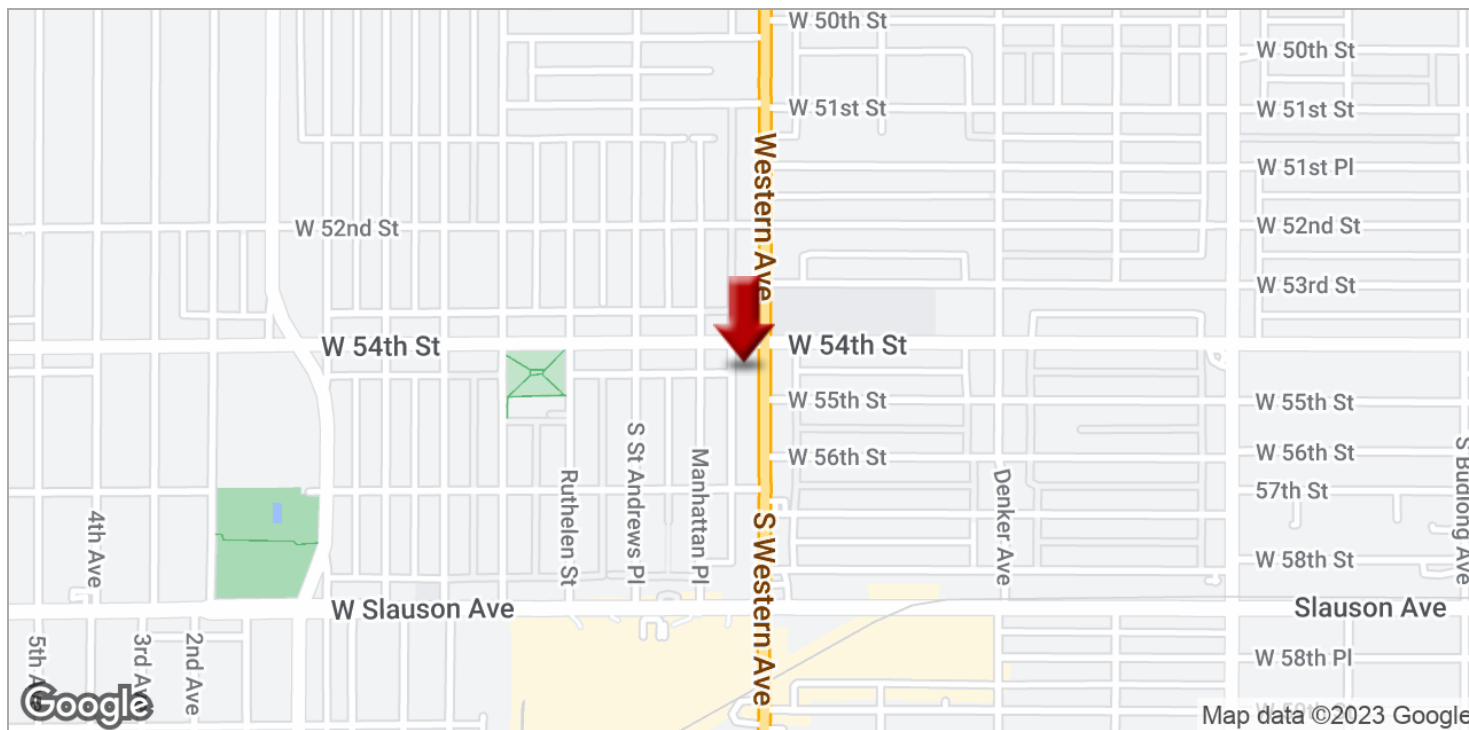


Facing North on Western Ave.

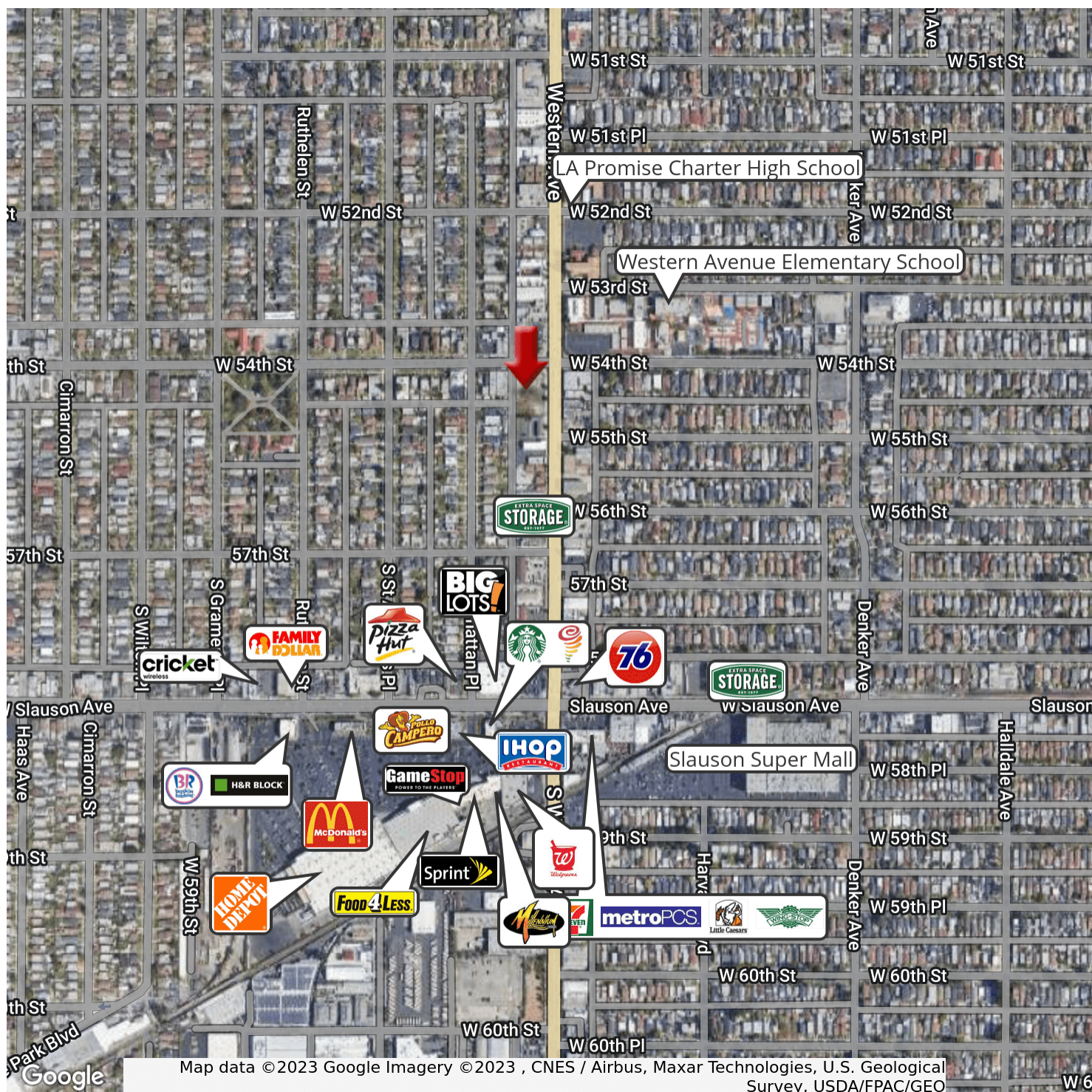


Facing South on Western Ave.

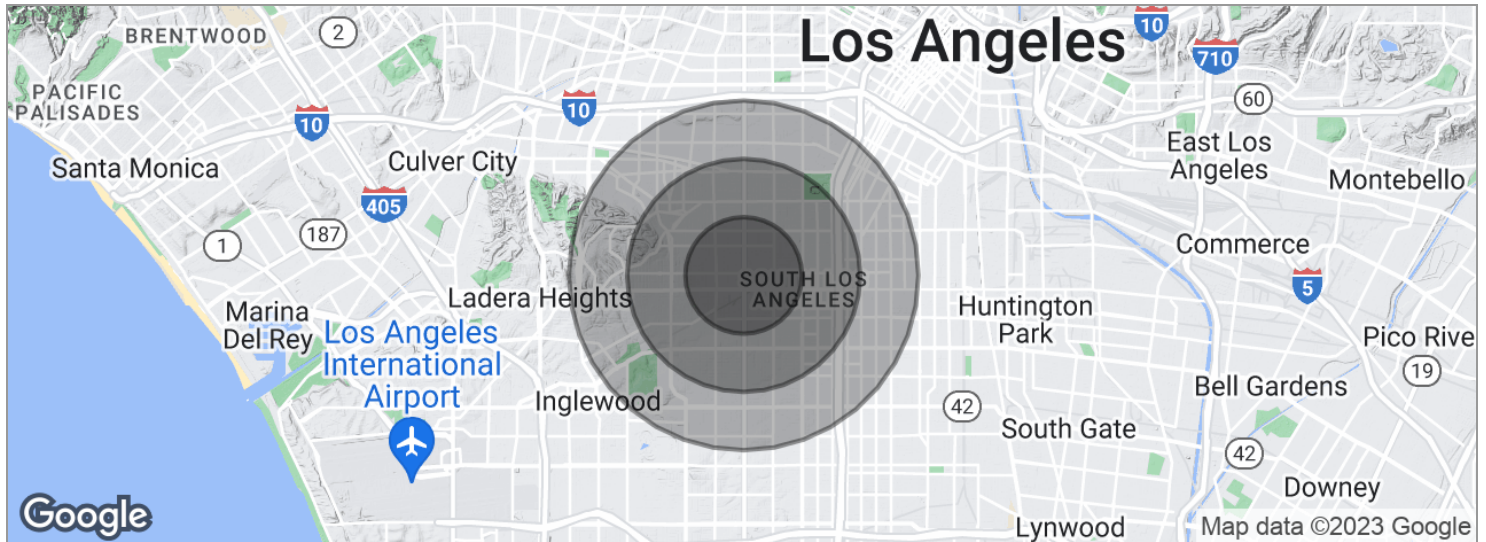
Location Maps



Retailer Map 5407



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	44,739	185,070	417,780
Median age	31.1	31.9	31.2
Median age (male)	28.3	29.0	29.0
Median age (Female)	33.6	34.6	33.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	13,199	58,323	127,795
# of persons per HH	3.4	3.2	3.3
Average HH income	\$42,902	\$44,931	\$45,865
Average house value	\$397,090	\$407,440	\$429,960
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	53.7%	51.4%	53.7%
RACE (%)	1 MILE	2 MILES	3 MILES
White	18.9%	17.2%	21.6%
Black	42.4%	44.7%	39.3%
Asian	0.8%	1.2%	2.4%
Hawaiian	0.1%	0.2%	0.1%
American Indian	0.2%	0.2%	0.3%
Other	35.8%	34.7%	34.5%

* Demographic data derived from 2020 ACS - US Census