

For Lease
RETAIL BUILDING

939 S WESTERN AVE, LOS ANGELES, CA 90006

SUBJECT PROPERTY
939 S WESTERN AVE

San Marino St (+1,661 VPD)

S Western Ave (+42,150 VPD)



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 ±9,557
VEHICLES PER DAY

W 9th St

RODEO GALLERIA
SHOPPING CENTER


WESTERN DISCOUNT
DEPARTMENT STORE

 Bank of Hope

 BCD TOFU HOUSE

S Manhattan Pl

SUBJECT PROPERTY
939 S WESTERN AVE

 ±1,661
VEHICLES PER DAY

San Marino St

S Western Ave (±42,150 VPD)

 **KTP**
Koreatown Plaza



PROPERTY SUMMARY



ADDRESS

939 S Western Ave
Los Angeles, CA 90006



LEASE RATE

\$2.00 + NNN



BUILDING SIZE

6,252 Sq. Ft.



LAND SIZE

9,829 Sq. Ft.

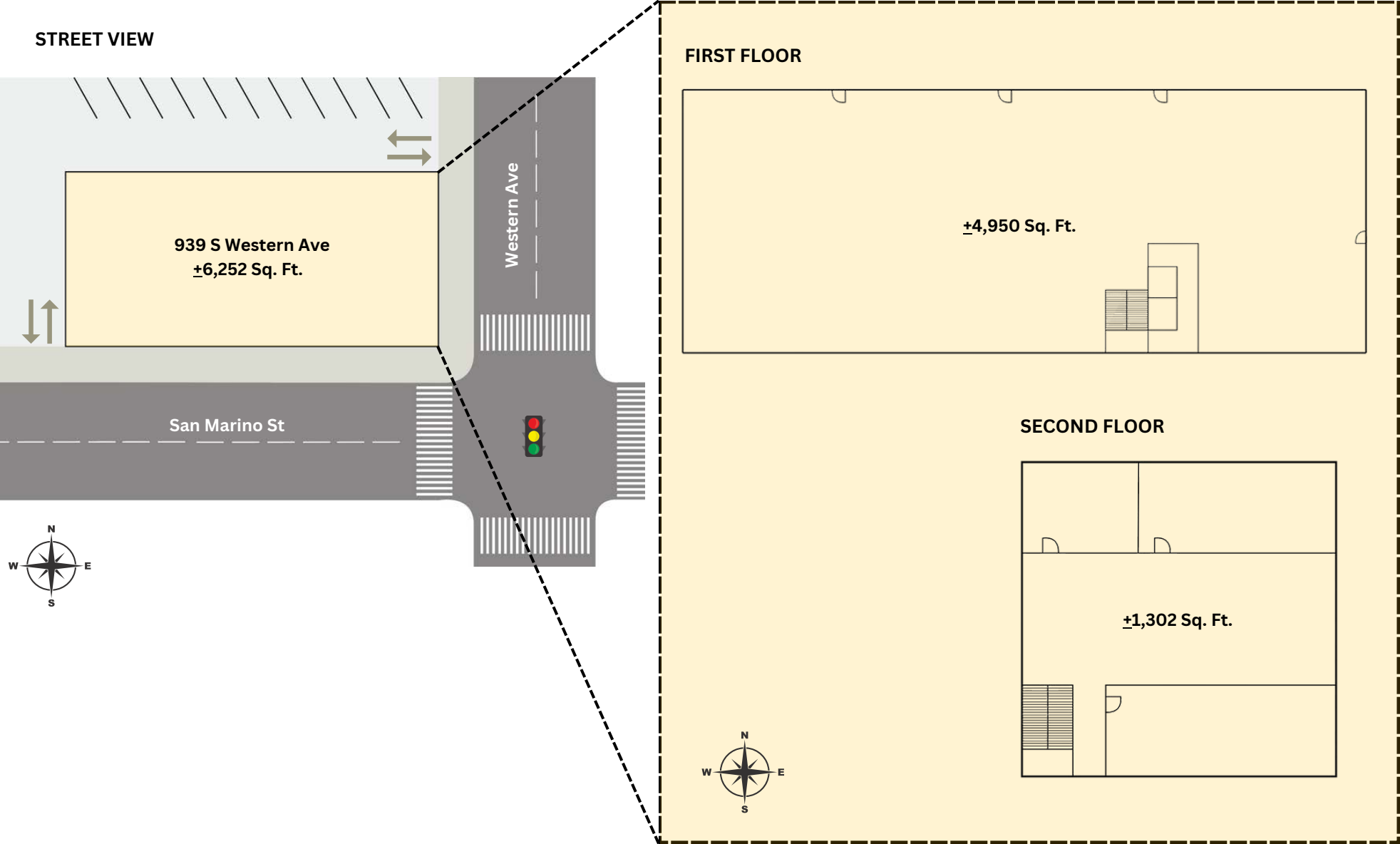
EXECUTIVE SUMMARY

- Freestanding single-tenant retail building.
- Convenient on-site parking (8 Regular + 2 Handicapped Spaces).
- Additional Street Parking on San Marino Street.
- High ceiling (bow truss building).
- Located at the NWC Western Ave and San Marino Street.
(±42,150 Vehicles Per Day.)
- Directly across from the Koreatown Plaza.
- Signage on heavily trafficked Western Ave.
- Approximately 639,806 residents within a three (3) mile radius.

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.



SITE PLAN



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PROPERTY IMAGES



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PROPERTY IMAGES



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2023 Estimated Population	101,837	639,806	1,267,482
2028 Projected Population	101,028	632,635	1,251,571
2010 Census Population	95,373	610,060	1,217,682
Households			
2023 Estimated Households	38,364	232,322	481,377
2028 Projected Households	37,962	229,731	475,080
2010 Census Households	36,242	220,270	461,201
Income			
2023 Estimated Average Household Income	\$67,030	\$75,355	\$86,573
2023 Median Household Income	\$47,220	\$51,378	\$59,118



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