



1535-1543

WEST MANCHESTER AVE
LOS ANGELES | CA



FOR LEASE

RETAIL PROPERTY



4,400 SF
AVAILABLE SF



20
PARKING



1925
YEAR BUILT



39,884
TRAFFIC COUNT (0.02 MI)

PROPERTY HIGHLIGHTS

- Excellent visibility from a high traffic count street (over 40,000 cars/day)
- Across the street from Kaiser Permanente Offices, with nearby neighbors which includes Ralph's Supermarket, among other national tenants and lots of residential apartments and houses.
- Good amount of on-site parking
- Flexible floor plans (call broker)
- A portion of property is available 30 days from execution of leases. Will renovate once lease is executed.
- Asking Rate: \$2.49 gross

FOR MORE INFORMATION PLEASE CONTACT:

KAM ELGHANIAN

VICE PRESIDENT

P: 213.820.1686

kamelghanian@aol.com

CADRE #01044538

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

1535-1543

WEST MANCHESTER AVE
LOS ANGELES | CA

FOR LEASE

RETAIL PROPERTY



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

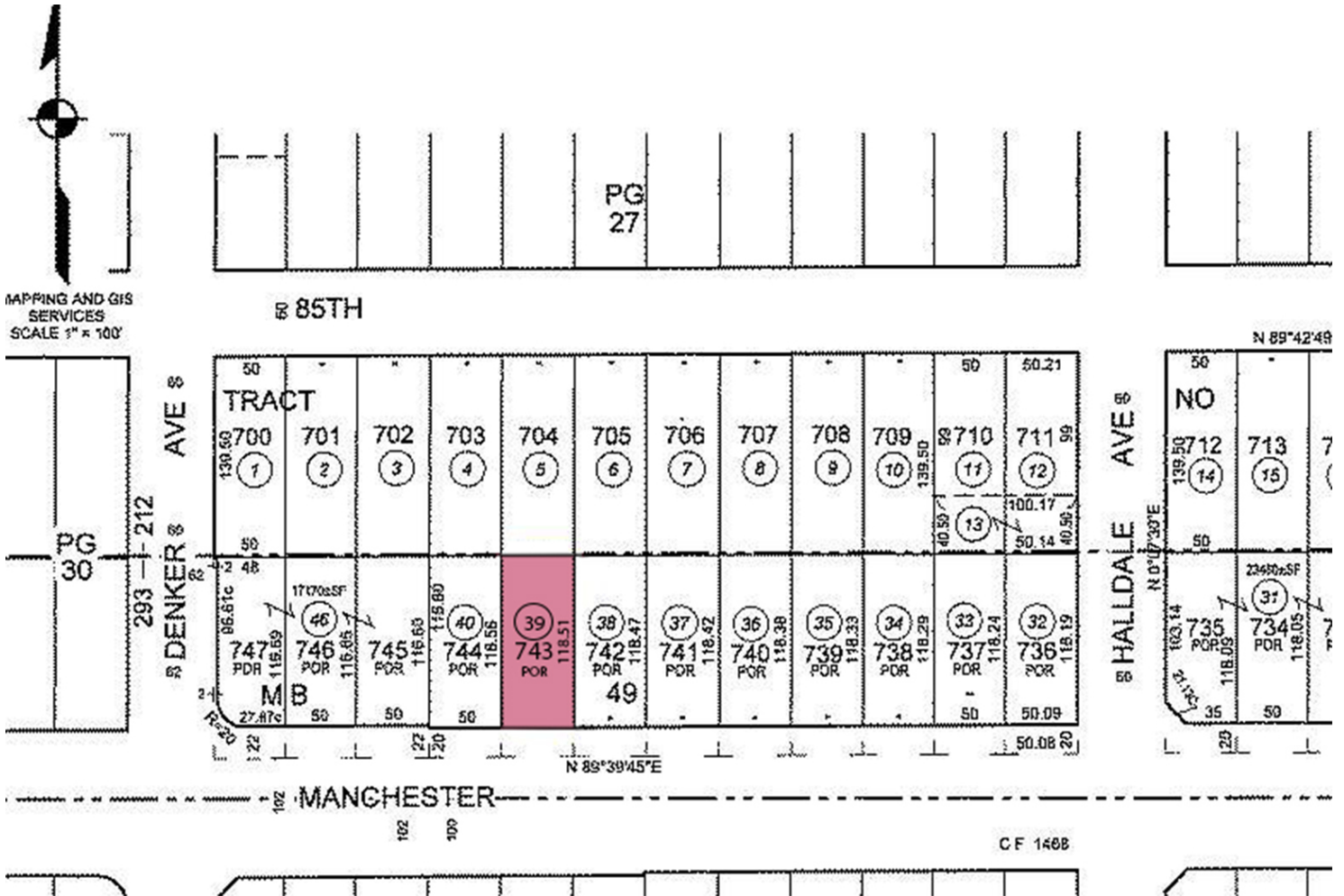


1535-1543

WEST MANCHESTER AVE
LOS ANGELES | CA

FOR LEASE

RETAIL PROPERTY



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



1535-1543

WEST MANCHESTER AVE
LOS ANGELES | CA

FOR LEASE
RETAIL PROPERTY



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

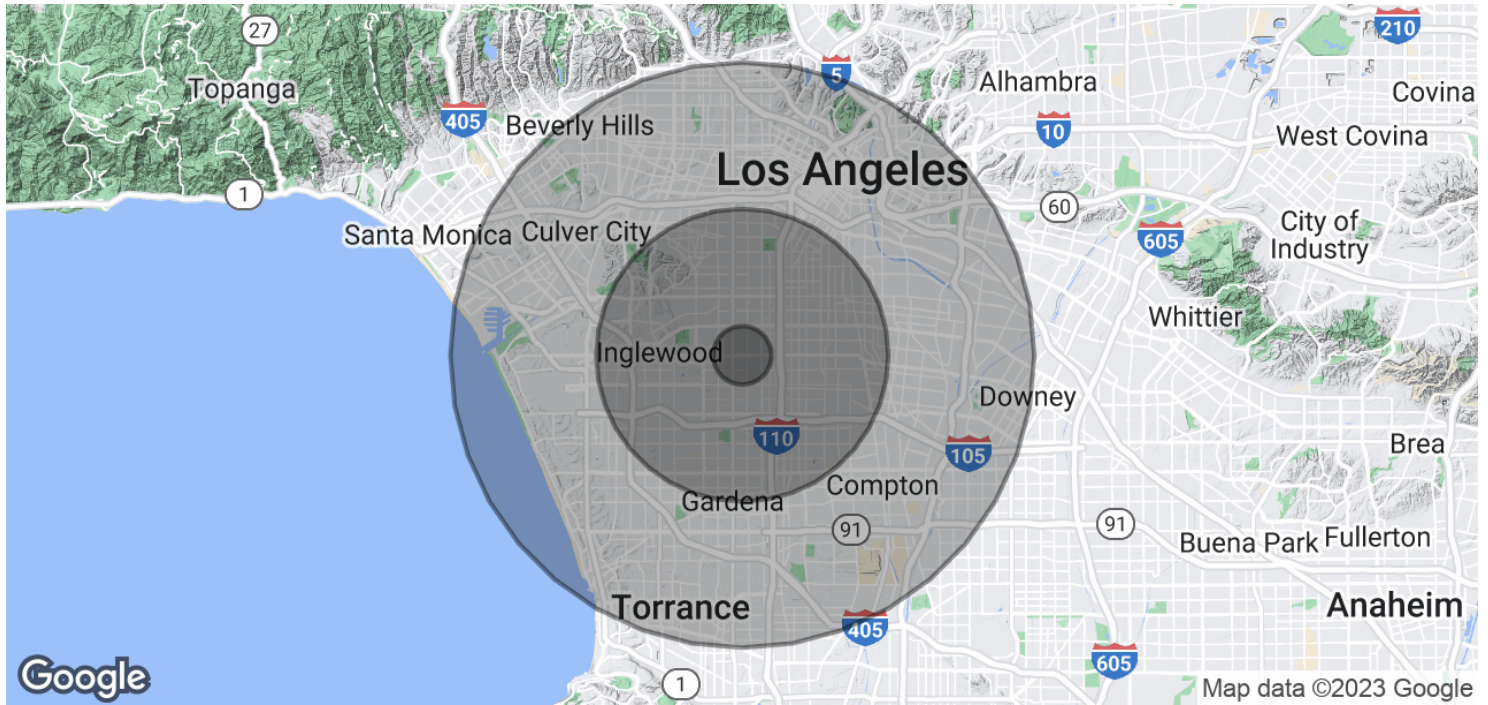
DAUM
COMMERCIAL REAL ESTATE SERVICES

1535-1543

WEST MANCHESTER AVE LOS ANGELES | CA

FOR LEASE

RETAIL PROPERTY



DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	42,123	1,083,091	3,515,200
Median age	35.8	34.3	36.9
Avg Household Income	\$63,934	\$68,396	\$89,495
Total Specified Consumer Spending (\$)	\$369.4M	\$9B	\$36.6B

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CORSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
W Manchester Ave	Denker Ave W	39,884	2022	0.02 mi
W Manchester Ave	S Harvard Blvd W	39,705	2022	0.12 mi
W Manchester Ave	Halldale Ave W	38,909	2022	0.14 mi
S Normandie Ave	W Manchester Ave S	16,907	2022	0.20 mi

*Traffic Count data derived from CoStar

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

