

NEW

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RETAIL SPACE FOR LEASE



*Exclusive listing by Mike Tolj
Tolj Commercial Real Estate
DRE NO: 01373646*

8911 1/2 South Western Avenue, Los Angeles, CA 90047



PROPERTY HIGHLIGHTS

- *Prime Storefront location*
- *Street Frontage Visibility*
- *Natural Light*
- *Ample Curb Street Parking*
- *Conveniently near the 110 Freeway*

8911 1/2 South Western Avenue, Los Angeles, CA 90047



LEASE TERMS

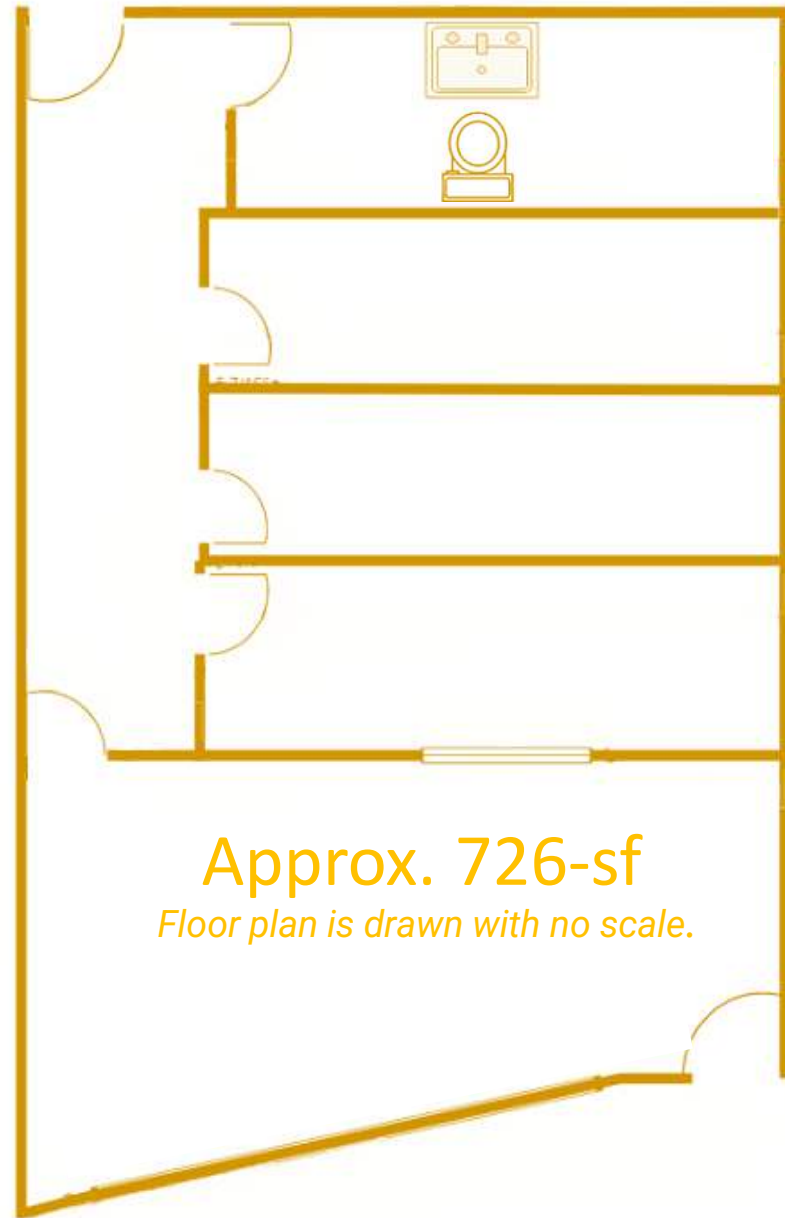
Free Standing Retail Building is located Southeast of Downtown Los Angeles. The subject property is suitable for retail, beauty supply store, general office, and other related retail uses.

Square Footage:	Approx. 726-sf
Lease Type:	Modified Gross
Rental Rate:	\$1.85 per sf per month
Term:	1-5 Years +
Street Parking:	City Curb
Utilities:	Separate
Signage:	Available on the Building



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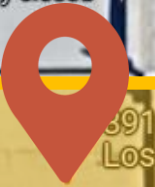
FLOOR PLAN



Approx. 726-sf
Floor plan is drawn with no scale.

8911 1/2 South Western Avenue, Los Angeles, CA 90047

Smiling Faces
Jumpers & Party
Temporarily closed



8911 S Western Ave,
Los Angeles, CA 90047

Hair 911
Temporarily closed

Borner's Barber College

D & E Draperies
Temporarily closed

Affordable Hardwood
Flooring Los Angeles
Temporarily closed

99 Store

Luis closes store
Clothing store

SITE MAP

8911 1/2 South Western Avenue, Los Angeles, CA 90047

Western Ave

INTERIOR PHOTOS

8911 1/2 South Western Avenue, Los Angeles, CA 90047



INTERIOR *PHOTOS*

8911 1/2 South Western Avenue, Los Angeles, CA 90047

TRAFFIC COUNTS



24,212

2022 Est. daily traffic counts



Street: S Western Ave
Cross: W 91st St
Cross Dir: S
Dist: 0.05 miles

882

2022 Est. daily traffic counts



Street: W 88th St
Cross: S Western Ave
Cross Dir: E
Dist: 0.06 miles

4,839

2022 Est. daily traffic counts



Street: W 92nd St
Cross: S Hobart Blvd
Cross Dir: E
Dist: 0.02 miles

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BROKER CONTACT INFORMATION



Mike Tolj, MBA
Commercial Broker
DRE No. 01373646
Work: 323.258.4946
Cell: 323.317.2561
mike@toljcommercial.com

Disclaimer: The information together with any projections or other data has been furnished for sources, which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties to conduct independent investigation of all information..

930 Colorado Boulevard, # 1, Los Angeles, CA 90041



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