

**SPACE AVAILABLE  
FOR LEASE  
LOS ANGELES, CA**

**4030 S. WESTERN AVE**



**PROPERTY INFORMATION**

**SPACE AVAILABLE: 3,165**

**DIVISIBLE TO: 1,499 SF & 1,656 SF**

**SIGNAGE AVAILABLE: POLE AND BUILDING**

**FEATURES:**

- ADJACENT SPACE TO NEW CVS PHARMACY
- NEIGHBORING TENANTS INCLUDE: H&R BLOCK, BURGER KING, AND MANY MORE
- STRONG RETAIL TRADE AREA
- LARGE PARKING FIELD
- EXCELLENT ACCESS AND VISIBILITY
- HIGH TRAFFIC INTERSECTION

**DEMOGRAPHICS**

**2016 ESTIMATED POPULATION**

1 Mile:	56,811
3 Mile:	488,307
5 Mile:	1,278,399

**2016 ESTIMATED AVG. HH INCOME**

1 Mile:	\$47,040
3 Mile:	\$46,840
5 Mile:	\$54,795

**2015 ESTIMATED TRAFFIC COUNTS**

29,943 CPD – MARTIN LUTHER KING JR BLVD
32,702 CPD – WESTERN AVE



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**SPRINGSTEAD & ASSOCIATES, INC.**

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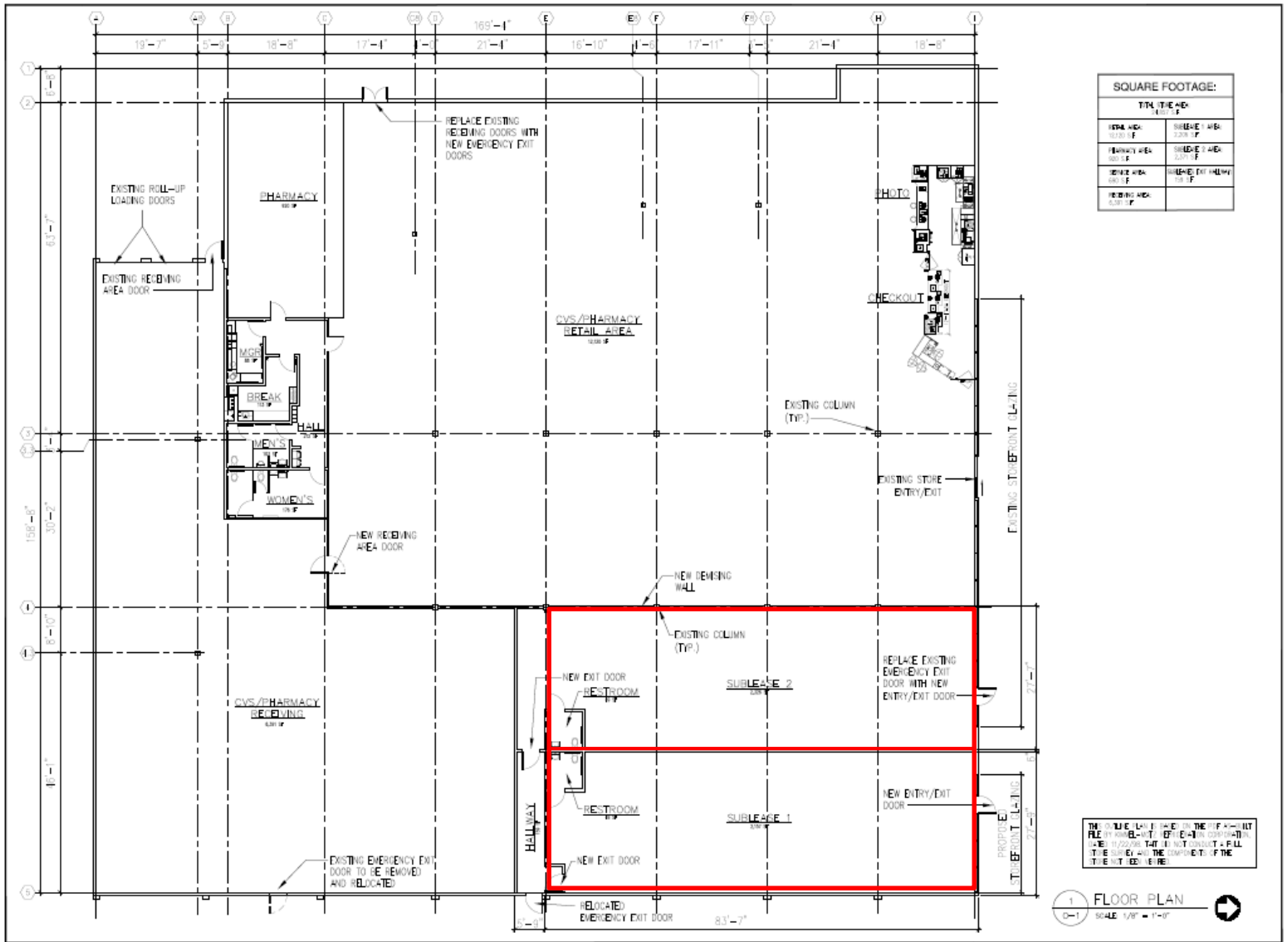
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**FOR MORE INFORMATION CONTACT**

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