

# 1535 S WESTERN AVE

Los Angeles, CA 90006

Leasing Brochure



**RETAIL/MEDICAL OPPORTUNITY AVAILABLE**

**MATTHEWS™**

# LEASING HIGHLIGHTS

## INLINE SPACE

**\$2.00 PSF NNN**  
Asking Rent

**±2,500 SF**  
Space Available

- **Turnkey Medical Opportunity** - Former Western Dental offices with an existing medical-style layout, ideal for dental, medical, wellness, or service-oriented users seeking reduced buildout time and cost.
- **High Traffic Retail Center** - Positioned within a neighborhood-serving retail center that generates consistent repeat traffic and density.
- **Flexible C2 Zoning** - Accommodates a wide range of medical, retail, and service uses.

## PAD SPACE

**\$4.00 PSF NNN**  
Asking Rent

**±4,000 SF**  
Space Available



# SITE PLAN





Bishop Conaty High School  
±346 Students



Subject Property



Smart & Final.

Loyola High School  
±1,300 Students



Venice Blvd ± 47,123 VPD



West Adams Preparatory High School  
±975 Students



± 347,000 VPD



Google Earth

# LOS ANGELES, CA

1535 S Western Ave is situated in a dense, high-demand pocket of central Los Angeles along a major north—south commercial corridor that connects Koreatown, Mid-City, and surrounding infill neighborhoods. The immediate trade area is characterized by heavy multifamily residential concentration, strong transit usage, and steady daily foot and vehicle traffic that supports consistent neighborhood-serving retail activity. Because much of the surrounding housing stock is renter-occupied and high density, the customer base tends to generate frequent, smaller trips for food, services, and convenience purchases rather than occasional large-format shopping. The local economy is supported by a mix of service employment, retail, healthcare, and hospitality activity typical of inner Los Angeles submarkets, creating reliable day-to-day demand for quick-service restaurants, personal care, medical, and discount-oriented concepts. Western Avenue also provides strong visibility and accessibility, which helps businesses capture both local residents and pass-through traffic. The area's cultural diversity and established retail ecosystem contribute to a vibrant consumer environment with strong dining and service categories. Overall, the site benefits from infill Los Angeles fundamentals—density, mobility, and repeat-visit demand—making it well suited for convenience-driven retail and service uses that rely on consistent neighborhood traffic.



**\$75,711** HH INCOME  
WITHIN 3-MILES OF SUBJECT PROPERTY

**228,726** HOUSEHOLDS  
WITHIN 3-MILES OF SUBJECT PROPERTY

**594,765** RESIDENTS  
WITHIN 3-MILES OF SUBJECT PROPERTY

**\$5.8B** CONSUMER SPENDING  
WITHIN 3-MILES OF SUBJECT PROPERTY

## MARKET OVERVIEW



# 1535 S WESTERN AVE

Los Angeles, CA 90006

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YOUR SIGN HERE

EXCLUSIVELY LISTED BY



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