

10714 S WESTERN AVE

Los Angeles, CA 90047 | Leasing Brochure

YOUR SIGN HERE

RETAIL SPACE
FOR LEASE

MATTHEWS™

LEASING HIGHLIGHTS

±1,433 SF

Space Available

\$2.75/SF NNN

Asking Rent

±40 SURFACE LEVEL

Parking Spaces

WASHINGTON PREPARATORY HIGH SCHOOL
±750 STUDENTS

YOUR SIGN HERE

W 108th St ±23,285 VPD



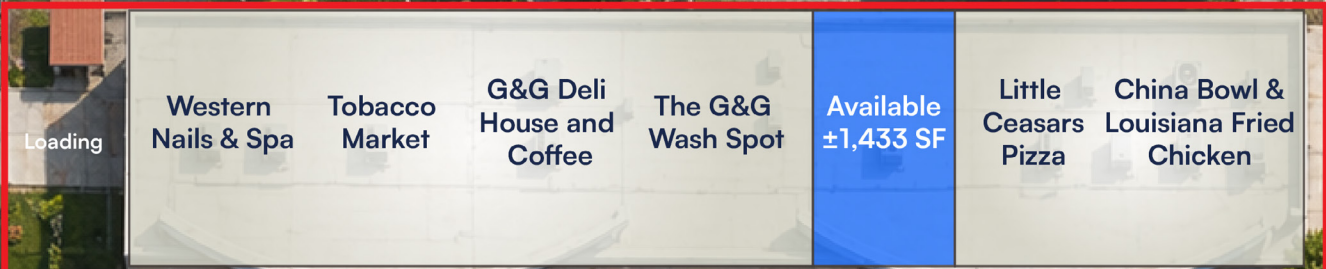
SIGNALIZED SW CORNER VISIBILITY



S Western Ave $\pm 28,880$ VPD

W 108th St $\pm 23,285$ VPD





W 108th St

S Western Ave





Westfield Culver City

BEST BUY ★ **macy's**
JCPenney
TRADER SEPHORA
JOE'S® TARGET
 Bath & Body Works **OLD NAVY** **NORDSTROM** **rack**



Walgreens **FOOD 4 LESS**
THE HOME DEPOT **IHOP** **Polo CAMPERO®**



Westchester Village

Ralphs ♥ **CVS pharmacy®**
petco **TARGET** **Staples**



Smart & Final

±1.3M Annual Visitors



Hollywood Park



±1M Annual Visitors



Playa Del Rey
±11.5 Miles Away



Los Angeles International Airport
±76.6M Passengers

±50K Employees



±324,000 VPD

±350K Annual Visitors



Morningside High
±483 Students

Subject Property

Washington Prep High
±750 Students

±290,000 VPD

SUPERIOR GROCERS ♥ **CVS pharmacy®**
DOLLAR TREE
BIG 5 SPORTING GOODS **GROCERY OUTLET** **bargain market**
Burlington



Los Angeles Southwest College
±5,371 Students

Manhattan Beach
±11.5 Miles Away

±6K Employees



SOUTH LOS ANGELES, CA

South Los Angeles, anchored by the Westmont and Vermont Vista neighborhoods, has experienced steady demographic stabilization supported by long-term residential occupancy and improving economic fundamentals. The area benefits from proximity to major employment hubs including Downtown Los Angeles, Inglewood, and the South Bay, while maintaining relatively accessible housing compared to core Los Angeles submarkets. Population density remains high, supporting neighborhood-serving retail and essential service demand. Household incomes, while below county averages, have shown gradual growth, driven by employment gains in logistics, healthcare, education, and service sectors.

The surrounding area continues to evolve through infrastructure investment and regional redevelopment, particularly tied to nearby Inglewood's entertainment district and transit improvements. Accessibility via Interstate 110 and key arterial corridors enhances connectivity across the metro. Consumer demand is primarily needs-based, making retail and service-oriented properties resilient through economic cycles. The area's urban infill character, combined with strong commuter patterns, supports long-term occupancy stability and consistent foot traffic for neighborhood commercial uses.

MARKET OVERVIEW



4.2M MONTHLY VISITORS

WITHIN 3-MILES OF SUBJECT PROPERTY

±305,000 DAYTIME POPULATION

WITHIN 3-MILES OF SUBJECT PROPERTY

\$85,452 HH INCOME

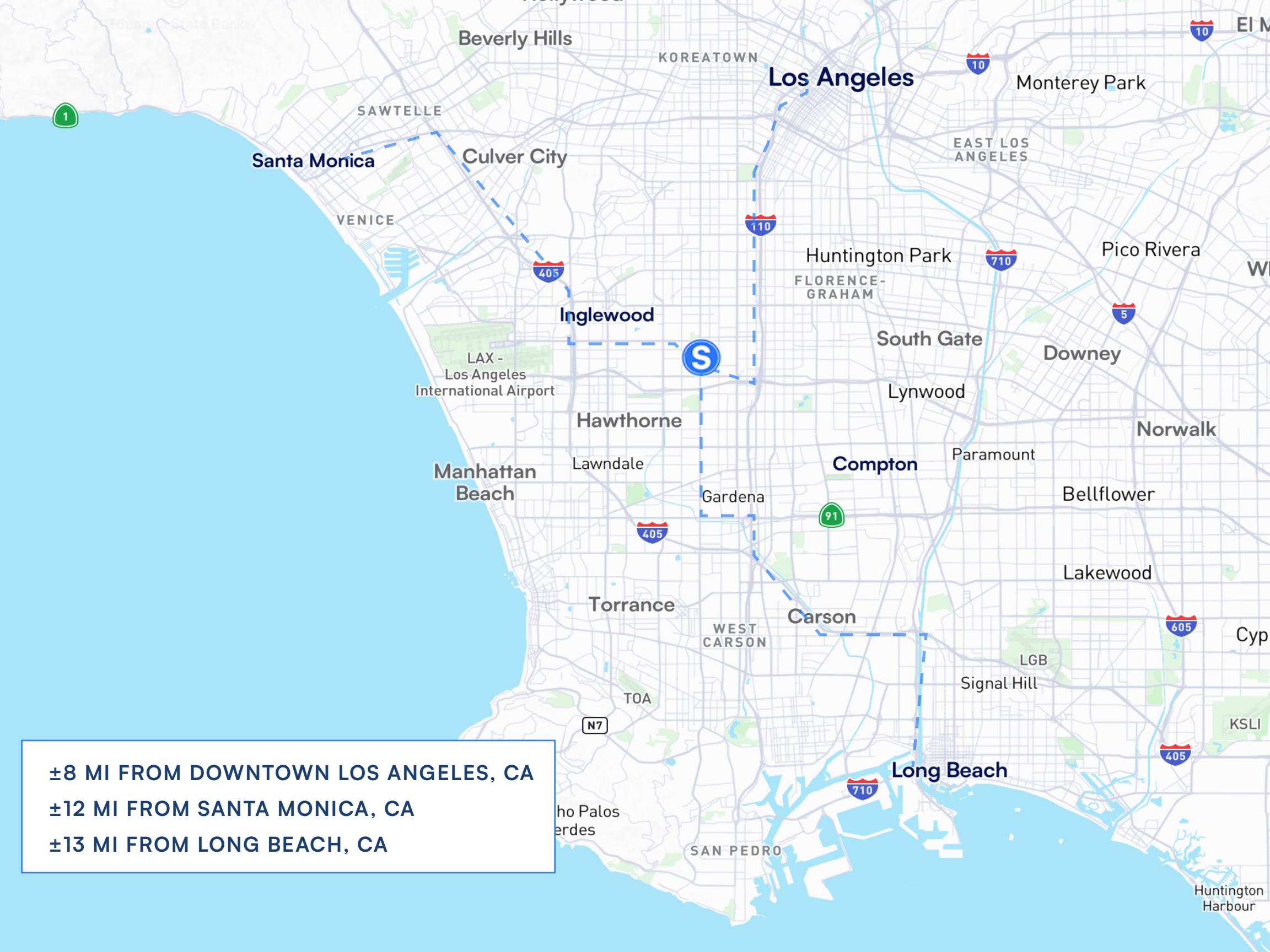
WITHIN 3-MILES OF SUBJECT PROPERTY

367,525 RESIDENTS

WITHIN 3-MILES OF SUBJECT PROPERTY

\$3.3B CONSUMER SPENDING

WITHIN 3-MILES OF SUBJECT PROPERTY



±8 MI FROM DOWNTOWN LOS ANGELES, CA
 ±12 MI FROM SANTA MONICA, CA
 ±13 MI FROM LONG BEACH, CA

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MATTHEWS™