

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

Asking Rent NNN

\$0.52/SF

Estimated Rent NNN

±40 SURFACE LEVEL

Parking Spaces

WASHINGTON PREPARATORY HIGH SCHOOL
±750 STUDENTS

W 108th St ±23,285 VPD

YOUR SIGN HERE



INTERIOR PHOTOS



SIGNALIZED SW CORNER VISIBILITY



S Western Ave ±28,880 VPD

W 108th St ±23,285 VPD





Loading	Western Nails & Spa	Tobacco Market	G&G Deli House and Coffee	The G&G Wash Spot	Available ±1,433 SF	Little Ceasars Pizza	China Bowl & Louisiana Fried Chicken
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W 108th St

S Western Ave
±28,880 VPD





Westfield Culver City

BEST BUY **macys**
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



±1.3M Annual Visitors
KL FORUM

Hollywood Park



Playa Del Rey
±11.5 Miles Away



±1M Annual Visitors
INTUIT DOME

SoFi
YouTube Theater

Manhattan Place
±221 Students

Los Angeles International Airport
±76.6M Passengers
±50K Employees



±350K Annual Visitors
CC cosm

Morningside High
±483 Students

Subject Property

±290,000 VPD

±324,000 VPD

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



Washington Prep High
±750 Students

Los Angeles Southwest College
±5,371 Students

Manhattan Beach
±11.5 Miles Away



±6K Employees
SPACEX

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.



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

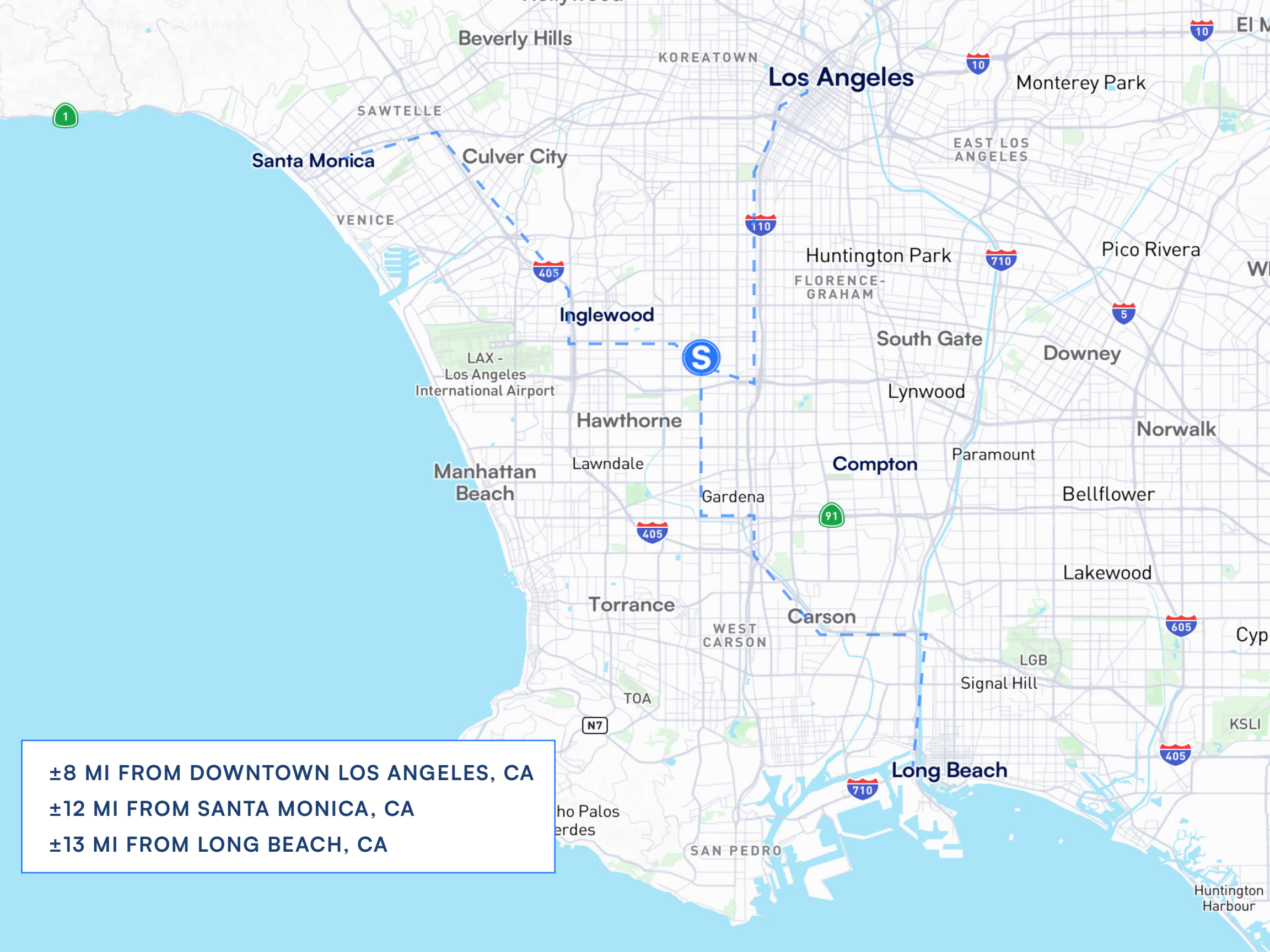
WITHIN 3-MILES OF SUBJECT PROPERTY

\$3.3B CONSUMER SPENDING

WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW





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Los Angeles, CA 90047

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