
1440 W Manchester Ave | Los Angeles, CA 90047



±2,850 SF RETAIL/OFFICE/SERVICE/MEDICAL SPACE AVAILABLE FOR LEASE

**OPPORTUNITY FOR A TENANT THAT IS IN NEED OF A BIGGER SF WITH PARKING
AMAZING VISIBILITY
AMPLE PARKING**

CURRENT CONDITIONS

Vanilla Shell



ASKING RENT
\$1.75 PSF + \$0.75 NNN



SF AVAILABLE
±2,850 SF (DEMISABLE)

AVAILABILITY

Now

POTENTIAL USE

Retail, Office, Service, Medical

PARKING

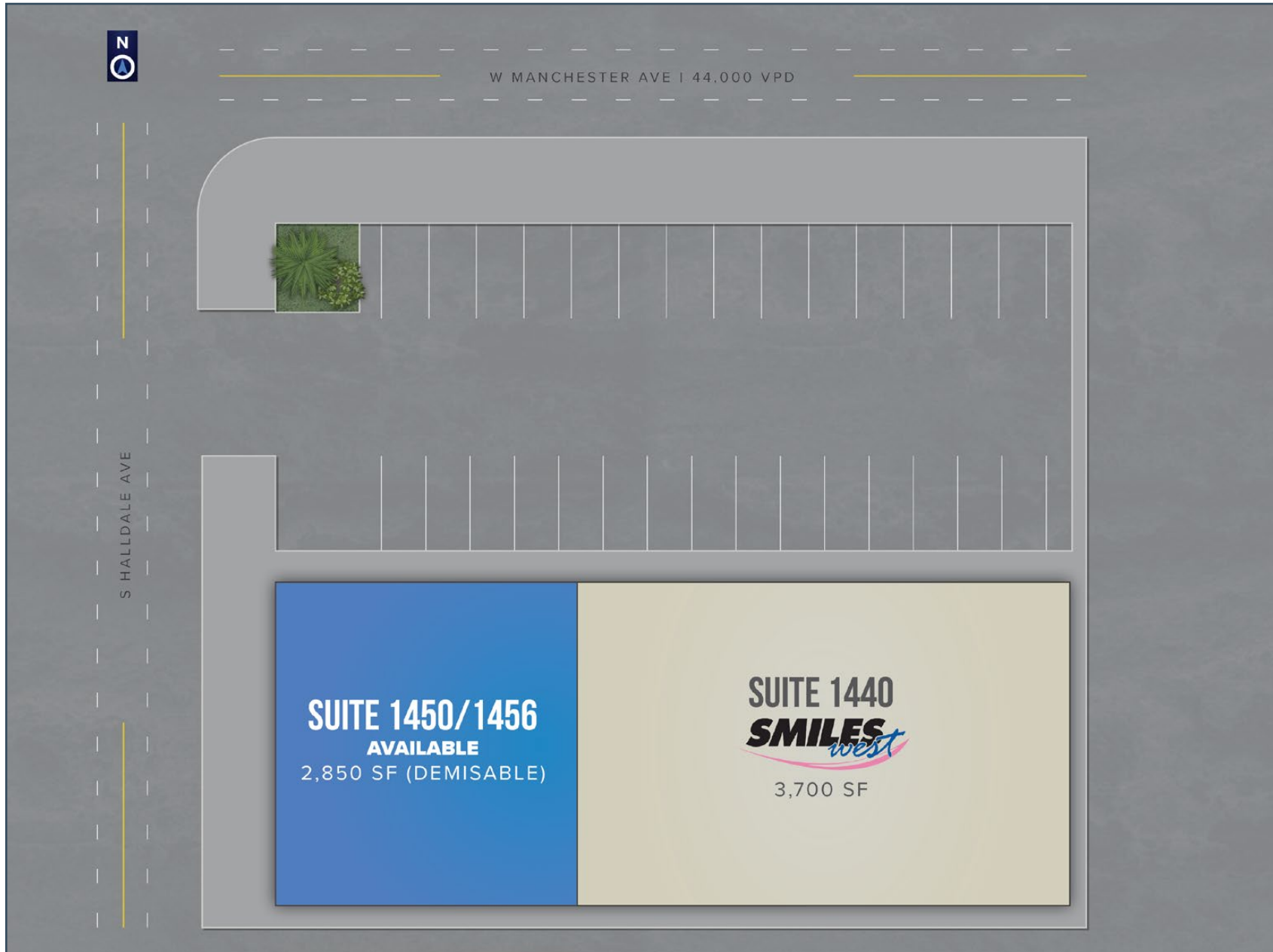
On Grade



CO-TENANTS



SITE PLAN



SURROUNDING AREA



AREA OVERVIEW

DISCOVER THE VIBRANT HEART OF SOUTH LOS ANGELES

Nestled in a thriving community, our space offers the perfect opportunity for businesses to flourish. With its rich cultural diversity and strong sense of community, South Los Angeles provides a dynamic backdrop for your venture.

SOUTH LOS ANGELES ATTRACT AMPLE AMOUNTS OF FOOT TRAFFIC

This area is a hub for local residents and visitors alike. Surrounded by a diverse array of shops, restaurants, and entertainment options, business benefit from the constant flow of potential customers.

SOUTH LOS ANGELES IS A MELTING POT OF CULTURES AND TASTES offering a unique opportunity to connect with a wide range of consumers. The community is experiencing exponential growth. Businesses here not only thrive but also contribute to the vibrant tapestry of South Los Angeles.

DEMOGRAPHICS - 2023

1 MILE



43,385
Population



13,076
Est. Households



\$66,878
Household Income

3 MILE



389,440
Population



105,102
Est. Households



\$68,038
Household Income

5 MILE



1,059,810
Population



290,968
Est. Households



\$71,317
Household Income



LARGE SPACE WITH PARKING

1440 W Manchester Ave | Los Angeles CA 90047

EXCLUSIVE LEASING AGENTS



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BROKER OR RECORD

KYLE MATTHEWS | LICENSE NO. 1972189 (CA)

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