

SALE

**FREESTANDING RETAIL/WAREHOUSE
OWNER-USER OR INVESTMENT OPPORTUNITY**

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial



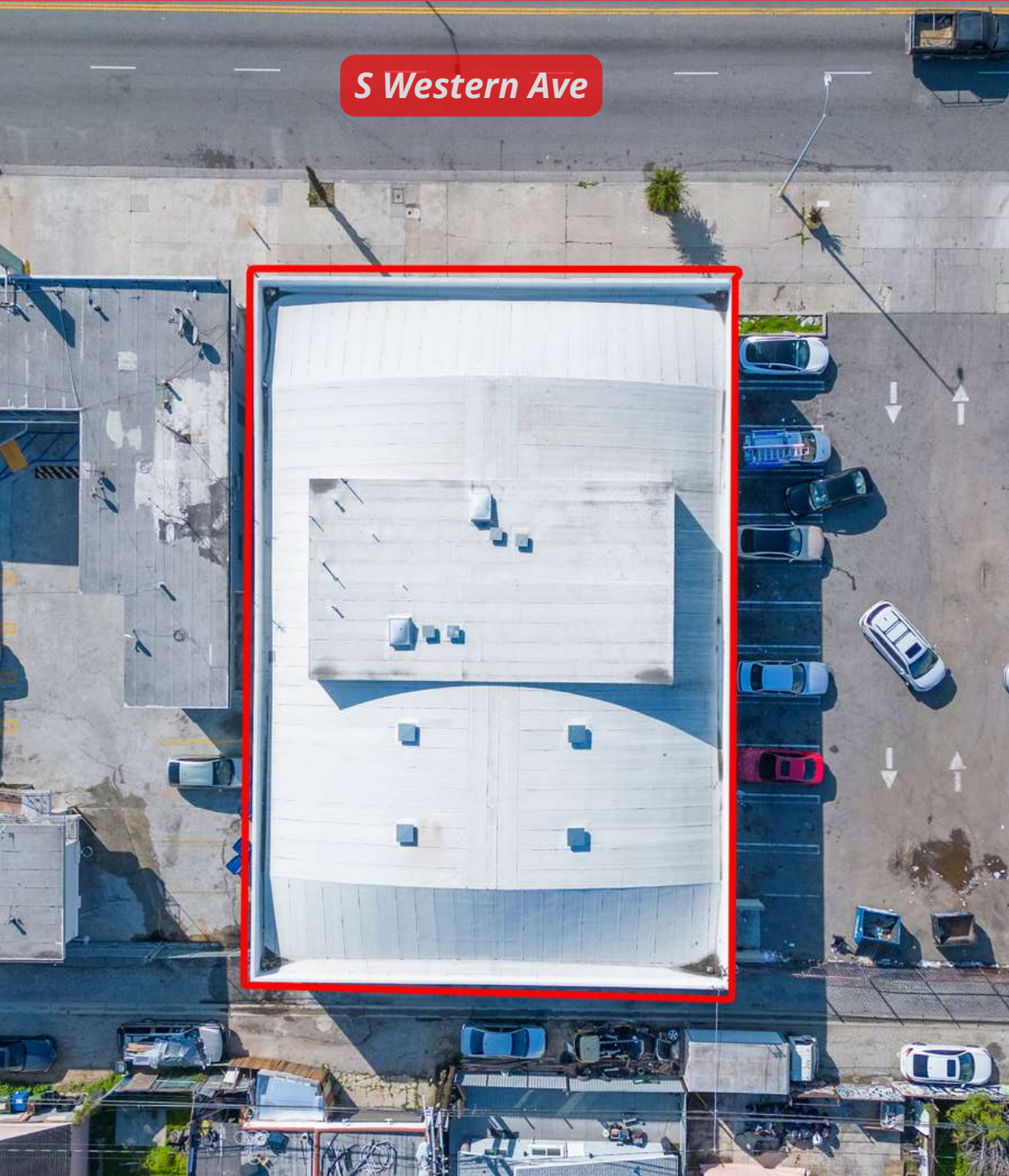
7312-7318

**S WESTERN
AVENUE**

**±9,914 SF OF BLDG
±8,276 SF OF LAND**

EXECUTIVE SUMMARY

S Western Ave



7312-7318 S Western Ave., Los Angeles, CA 90047
For Sale | ±9,914 SF of Building & ±8,276 SF of Land

7312-7318 S Western Avenue is a ±9,914 SF freestanding retail/warehouse facility on an 8,276 SF lot in the Inglewood/South LA submarket. Located along a high-traffic stretch of Western Avenue and near the 105, 110, 405, and 10 freeways, the property offers exceptional visibility, accessibility, and a rare opportunity for an owner-user or investor to secure a prime Los Angeles automotive site.

Built in 1948 with masonry construction, the building features a 13' clear height, a 12' x 10' ground-level loading door, ±3,164 SF of office space, and 200 AMP / 240V power. The functional layout and strong street presence make it ideal for immediate occupancy or future repositioning.

Offered at \$1,500,000 (~\$151/SF building) delivered vacant, this property represents a compelling value for buyers seeking a turnkey facility or a strategic acquisition along a high-traffic South LA corridor with long-term growth potential.

\$1,500,000
PRICE

±\$151
PER SF OF BUILDING

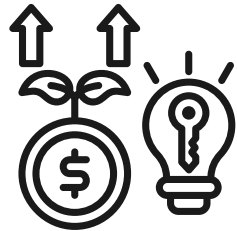
***Buyer to verify all information**

PROPERTY HIGHLIGHTS

High-Exposure Freestanding Property with
Excellent Freeway Connectivity



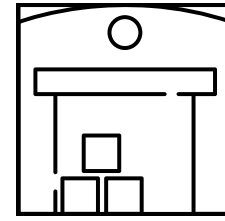
**Freestanding Auto
Facility**



**Owner-User or
Investment**



**High Visibility
Signage**



**Ground-Level
Loading**



**Central Freeway
Access**

SUBJECT PROPERTY



PROPERTY DETAILS

Price	\$1,500,000
Price per SF	±\$151 per SF
Building Size	TOTAL: ±9,914 SF 1st Flr: ±8,689 SF 2 nd Flr: ±1,225 SF
Land Size	±8,276 SF
Clear Height	±13'
Drive-In Doors	2 Ground-Level Drive-In Doors (12' W × 10' H)
Power	200 AMP / 240 Volt / 1 Phase
Frontage	Western Ave
Year Built	1948
Zoning	C2-2D-CP10
APNs	6018-001-009

***Buyer to verify all information**

EXTERIOR PHOTOS



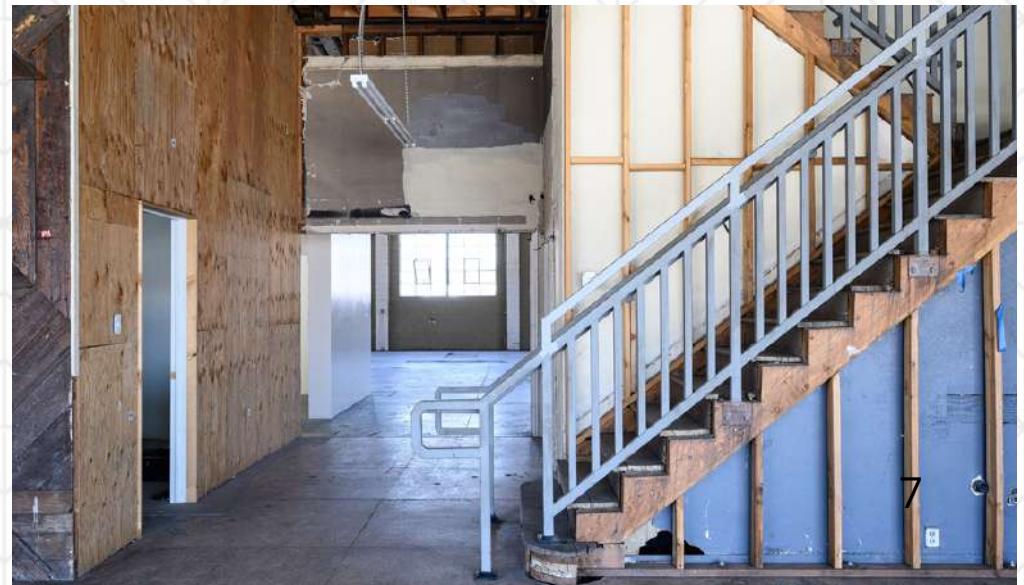
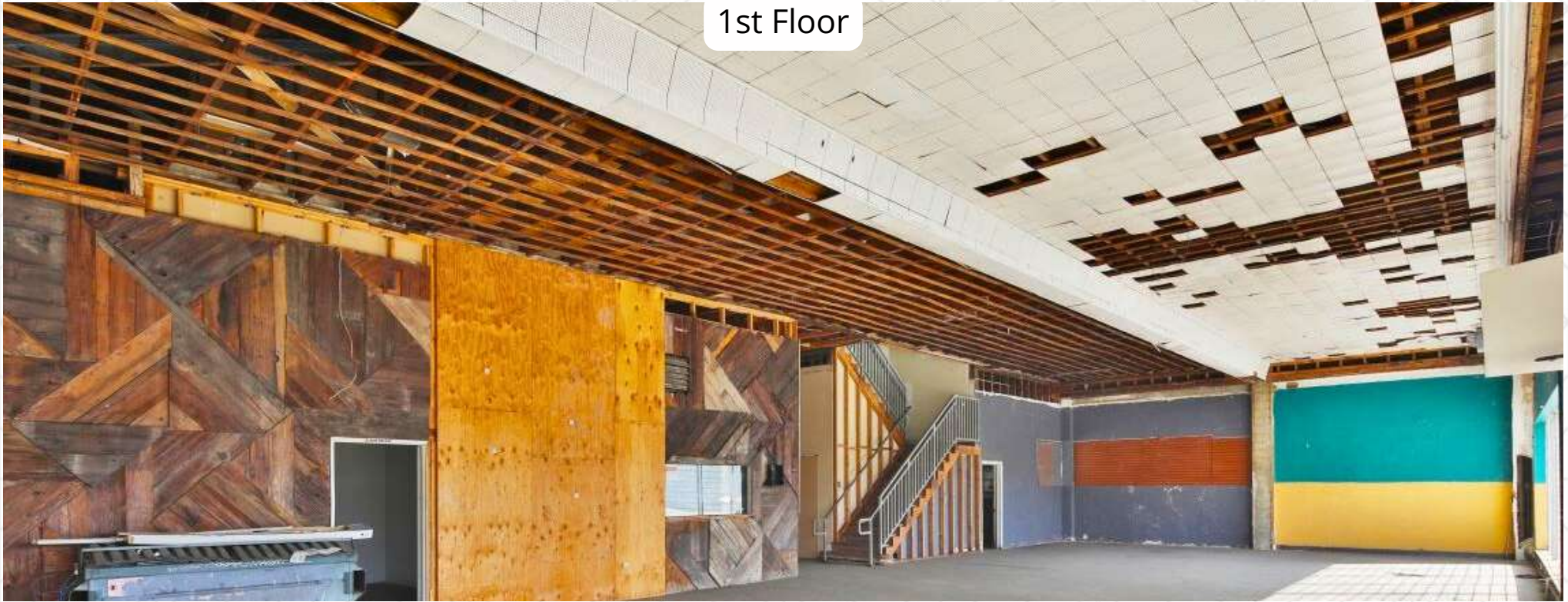
INTERIOR PHOTOS

1st Floor



INTERIOR PHOTOS

1st Floor

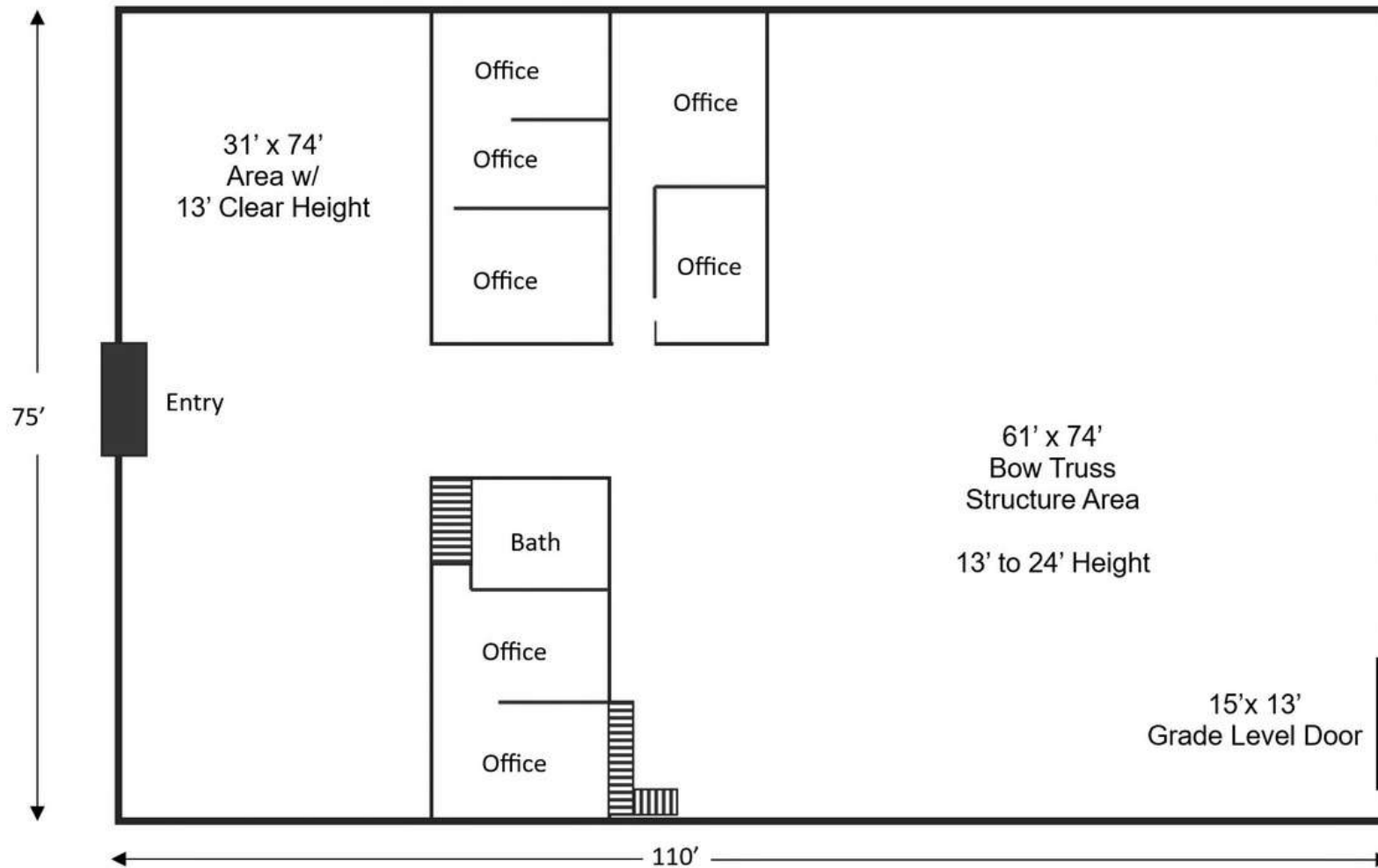


INTERIOR PHOTOS

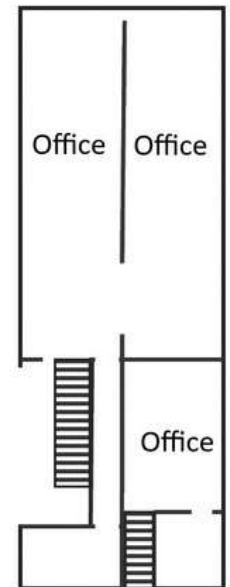
2nd Floor



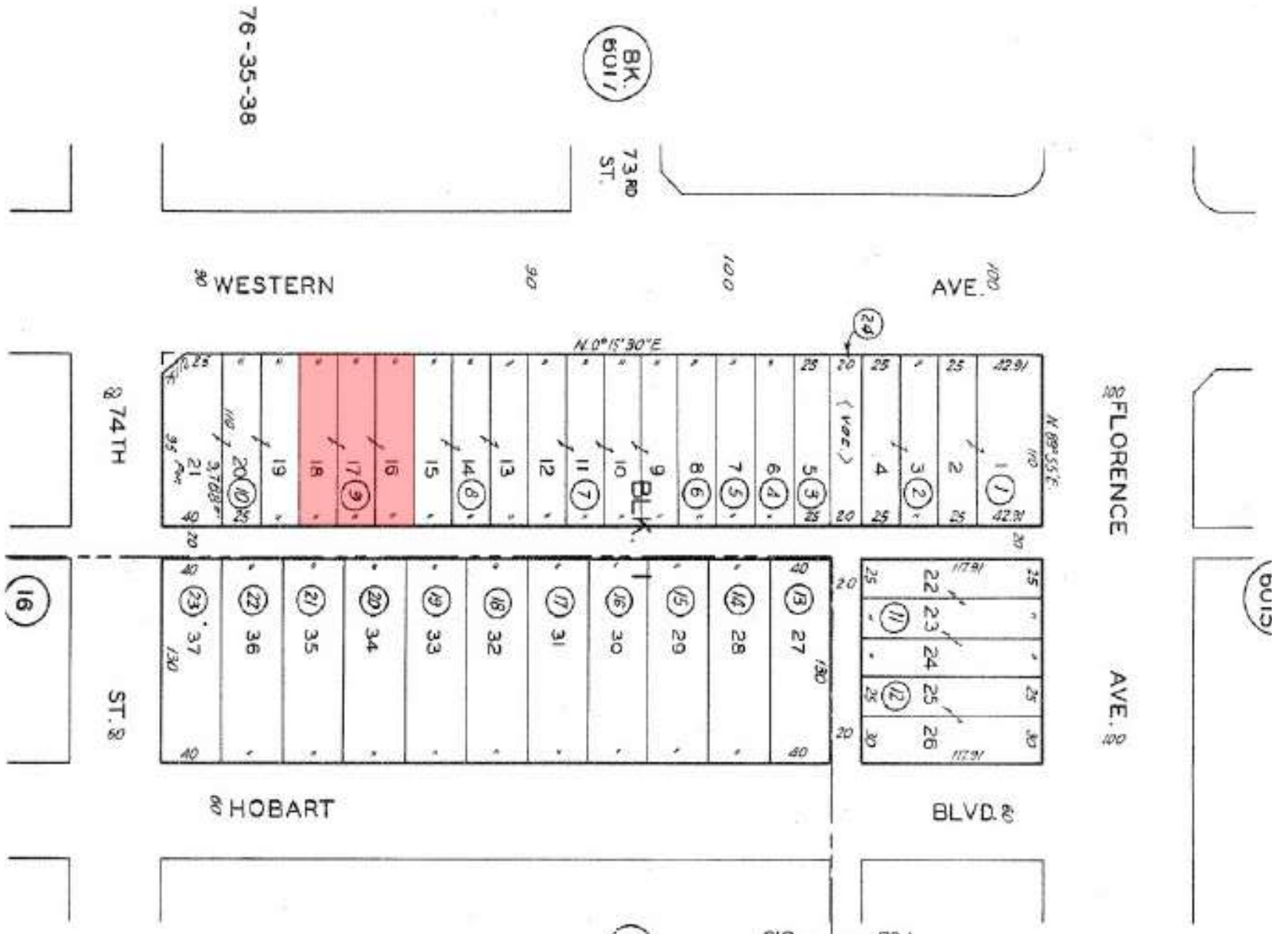
FLOOR PLAN



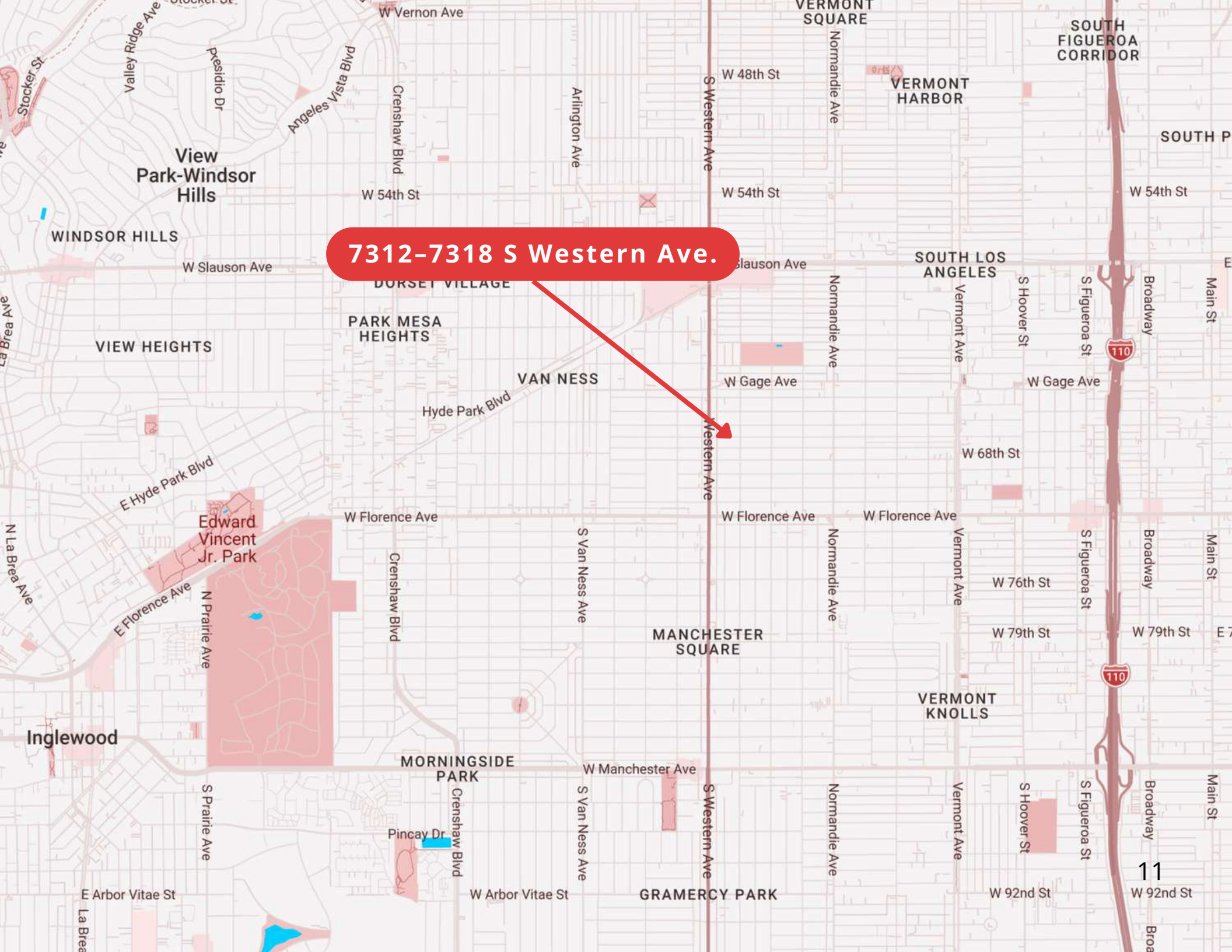
2nd Floor



PARCEL MAP



7312-7318 S Western Ave.



**FOR MORE INFORMATION REGARDING THIS
OPPORTUNITY, PLEASE CONTACT:**



JESSE MCKENZIE

Senior Vice President
213.883.6875 office
714.883.6875 mobile
jesse@majorproperties.com
License: CA # 01939062



BRAD LUSTER

President
213.276.2483
brad@majorproperties.com
License: CA # 00913803



JEFFREY JANKAEW

Sales Associate
213.222.1202
jjankaew@majorproperties.com
License: CA # 02253639

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MAJOR PROPERTIES

1200 W Olympic Blvd
Los Angeles, CA 90015

