

8615-8659

S BROADWAY

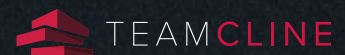
LOS ANGELES • CA 90003

W 87TH ST

S BROADWAY



±22,691 SF OF LAND FOR SALE



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Prime commercial property located at the corner of S Broadway and Manchester Avenue, offering high visibility and freeway adjacency in a bustling South LA corridor. Zoned C2, the site provides flexible development potential for retail, automotive, or mixed commercial uses. A rare opportunity at great value pricing, perfect for investors or owner-users seeking a strategic, high-traffic location.



Freeway Adjacent



Highly Visible
Commercial
Location



Great Value on
Pricing



Versatile C2
Zoning

Available SF ±22,691

Yard Yes

For Sale Yes

Rail Service No

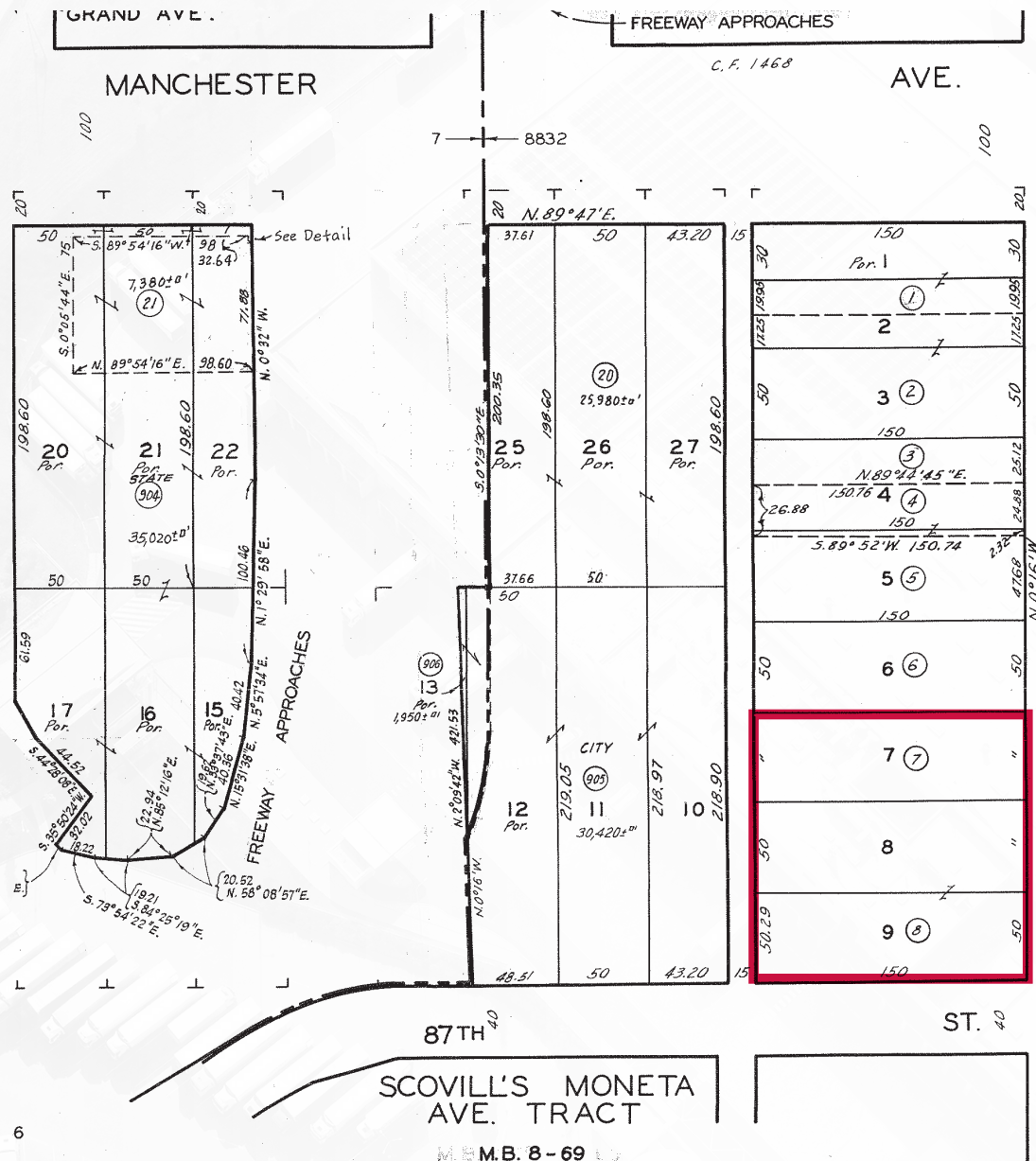
Specific Use Retail

Zoning C2-1 CPIO

Market/Submarket LA Central

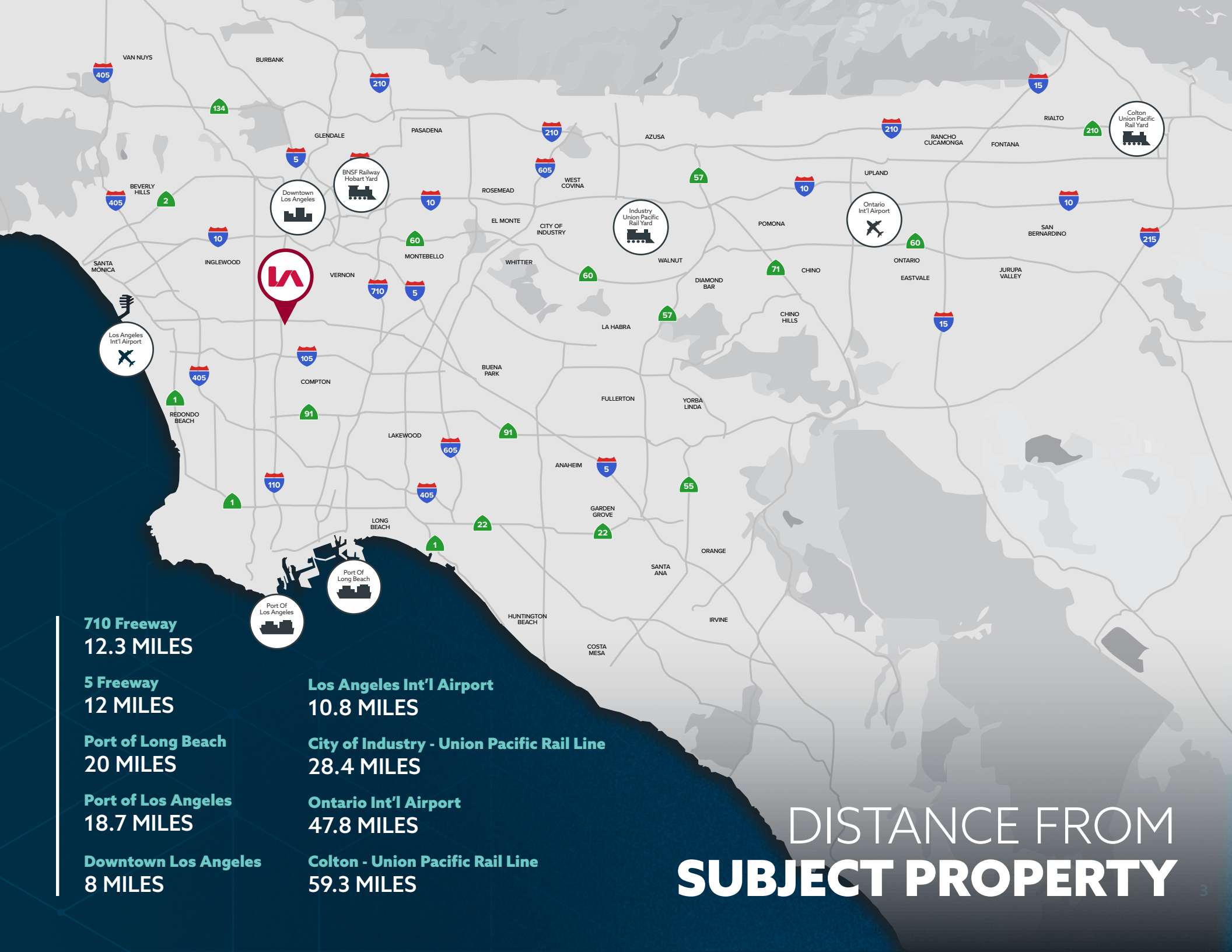
APN 6040-014-007

PROPERTY INFORMATION



PROPERTY SITE PLAN





710 Freeway
12.3 MILES

5 Freeway
12 MILES

Port of Long Beach
20 MILES

Port of Los Angeles
18.7 MILES

Downtown Los Angeles
8 MILES

Los Angeles Int'l Airport
10.8 MILES

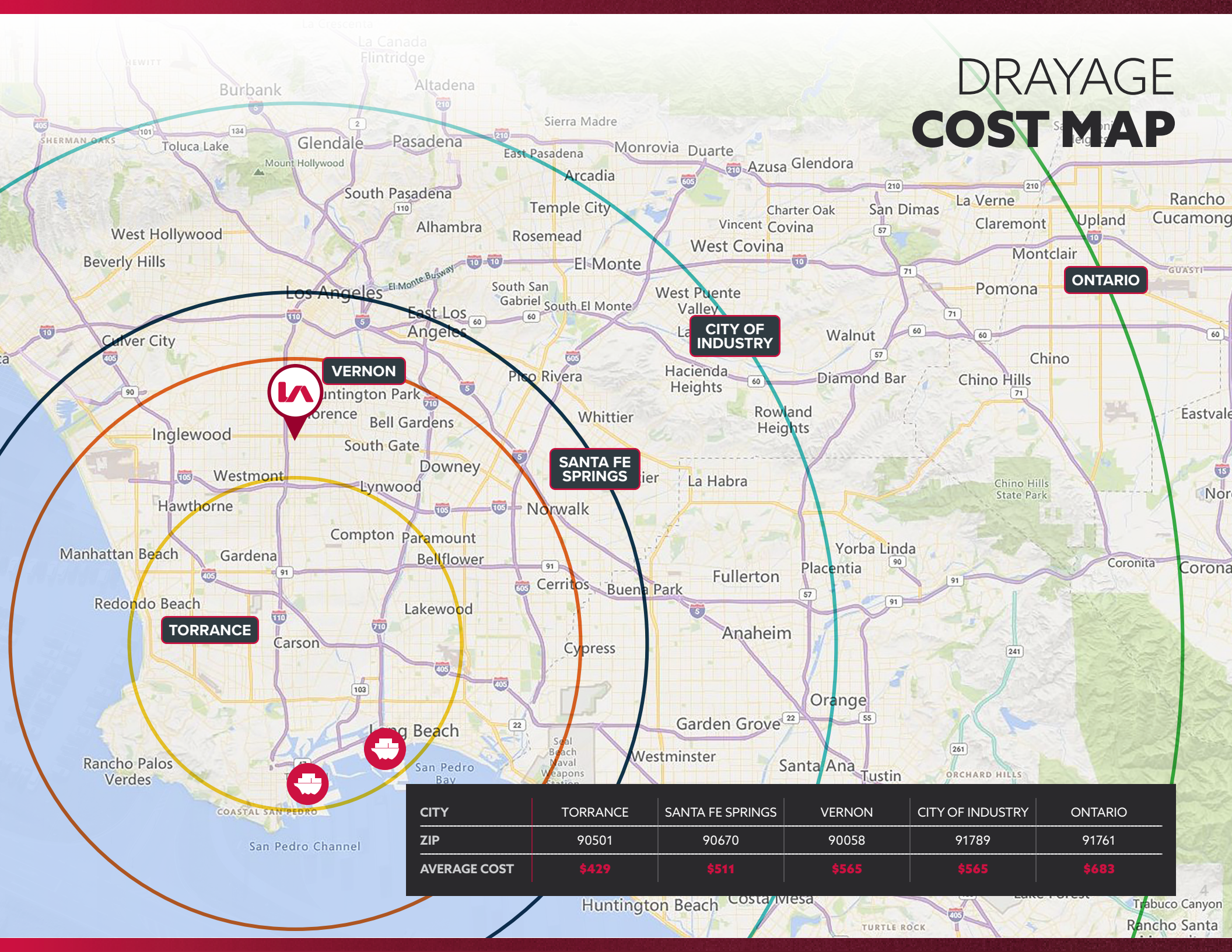
City of Industry - Union Pacific Rail Line
28.4 MILES

Ontario Int'l Airport
47.8 MILES

Colton - Union Pacific Rail Line
59.3 MILES

DISTANCE FROM
SUBJECT PROPERTY

DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

For More Information,
Please Contact

Miles Solomon

Senior Vice President & Land Specialist
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949.532.8609

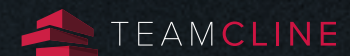
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CORP ID 02174865

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Los Angeles, CA 90012

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.