

8613-8659

S BROADWAY

LOS ANGELES • CA 90003

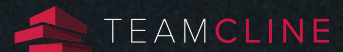


W 87TH ST

S BROADWAY

W MANCHESTER BLVD

±45,351 SF OF LAND FOR SALE



LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM



Prime commercial property located at S Broadway and Manchester Avenue, offering high visibility and freeway adjacency in a busy South Los Angeles corridor. Zoned C2, the site provides versatile development potential ideal for retail, automotive, or mixed commercial use. With full utility access and great value pricing, this is a rare opportunity for investors or owner-users seeking a strategic, high-exposure location.



Freeway Adjacent



Highly Visible
Commercial
Location



Great Value on
Pricing

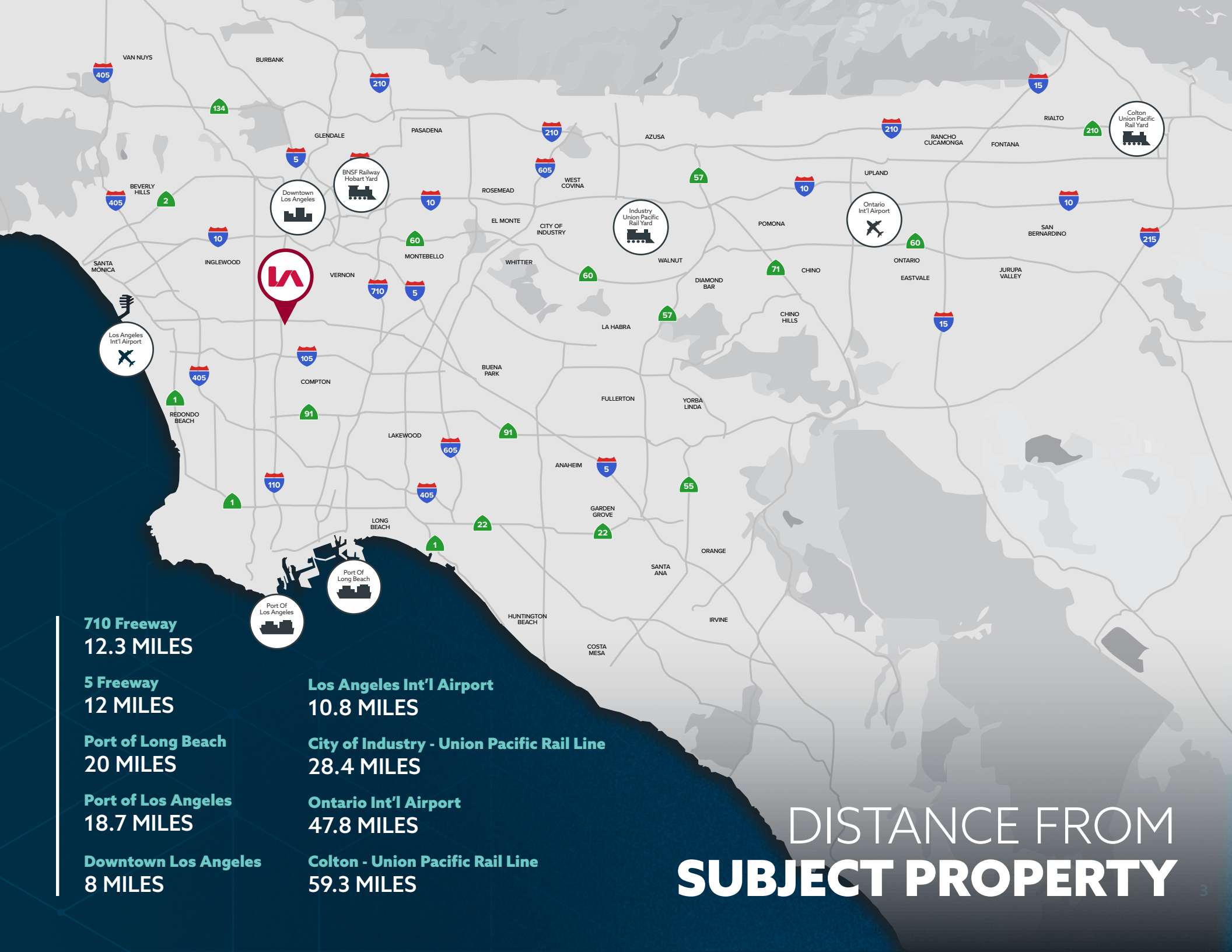


Versatile C2
Zoning

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N

PROPERTY INFORMATION





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

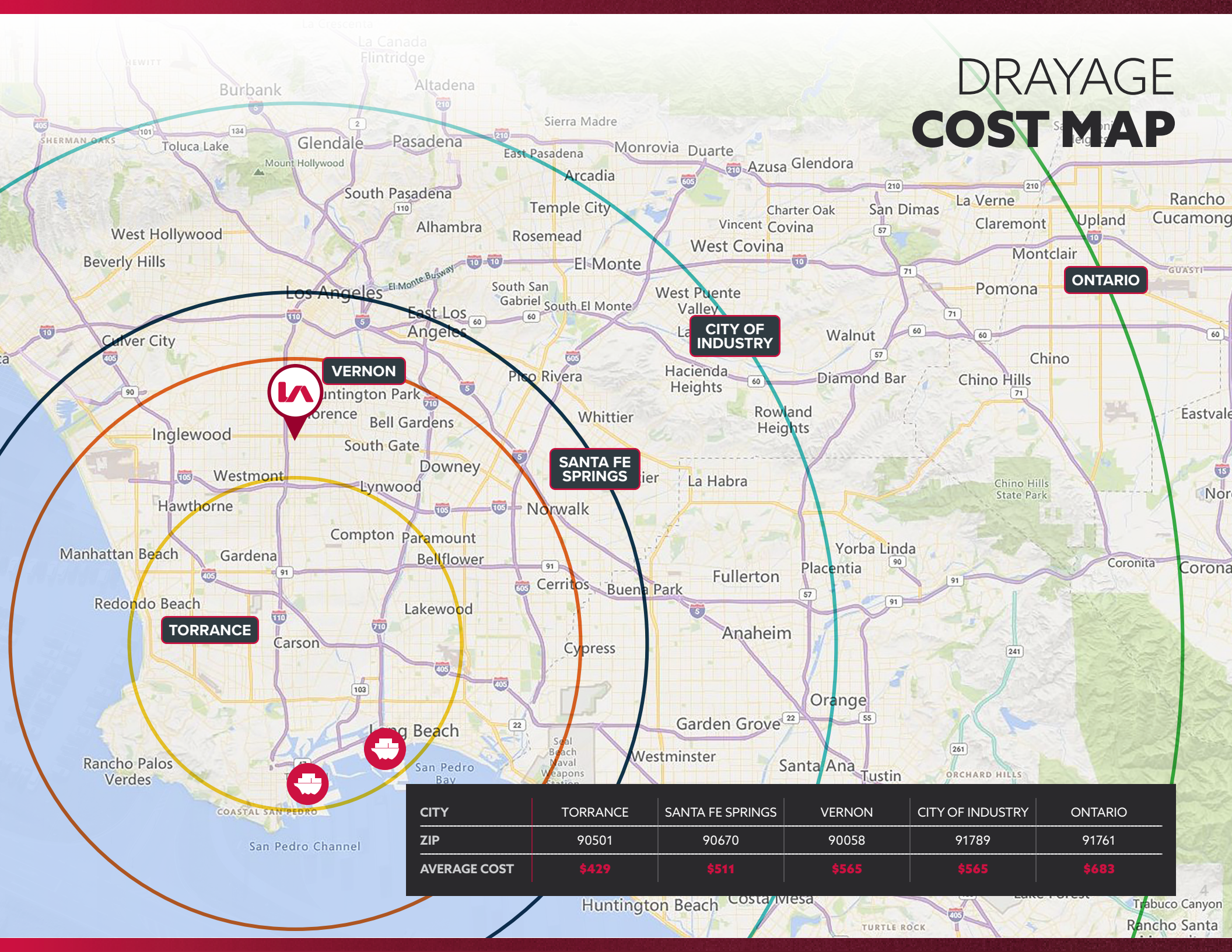
City of Industry - Union Pacific Rail Line
28.4 MILES

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

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949.532.8609

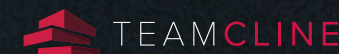
LIC NO. 02099423

8615-8659
S BROADWAY
LOS ANGELES • CA 90003

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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.