

8650-8680

S BROADWAY

LOS ANGELES • CA 90003

W 86TH PL

W 87TH ST

S BROADWAY

±29,148 SF OF LAND FOR SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM



Prime commercial site located at the corner of S Broadway and Manchester Avenue, offering excellent visibility and freeway adjacency in a high-traffic South Los Angeles corridor. Zoned C2, the property allows for flexible commercial or redevelopment potential, ideal for retail, automotive, or mixed-use projects. A rare opportunity at great value pricing, perfect for investors or owner-users seeking strong exposure and long-term growth.



Freeway Adjacent



Highly Visible
Commercial
Location



Great Value on
Pricing



Versatile C2
Zoning

15
60'

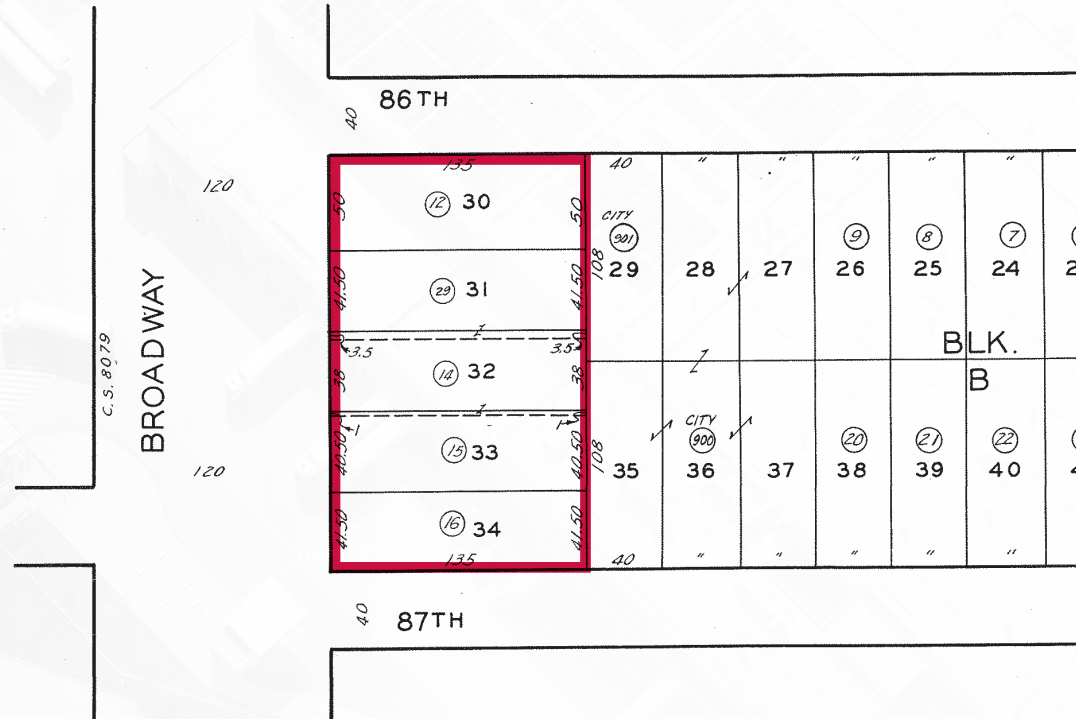
1995

Available SF	±29,148
Yard	Yes
For Sale	Yes
Rail Service	No
Specific Use	Retail
Zoning	C2-1 CP10
Market/Submarket	LA Central
APN	6040-015-012

PROPERTY INFORMATION



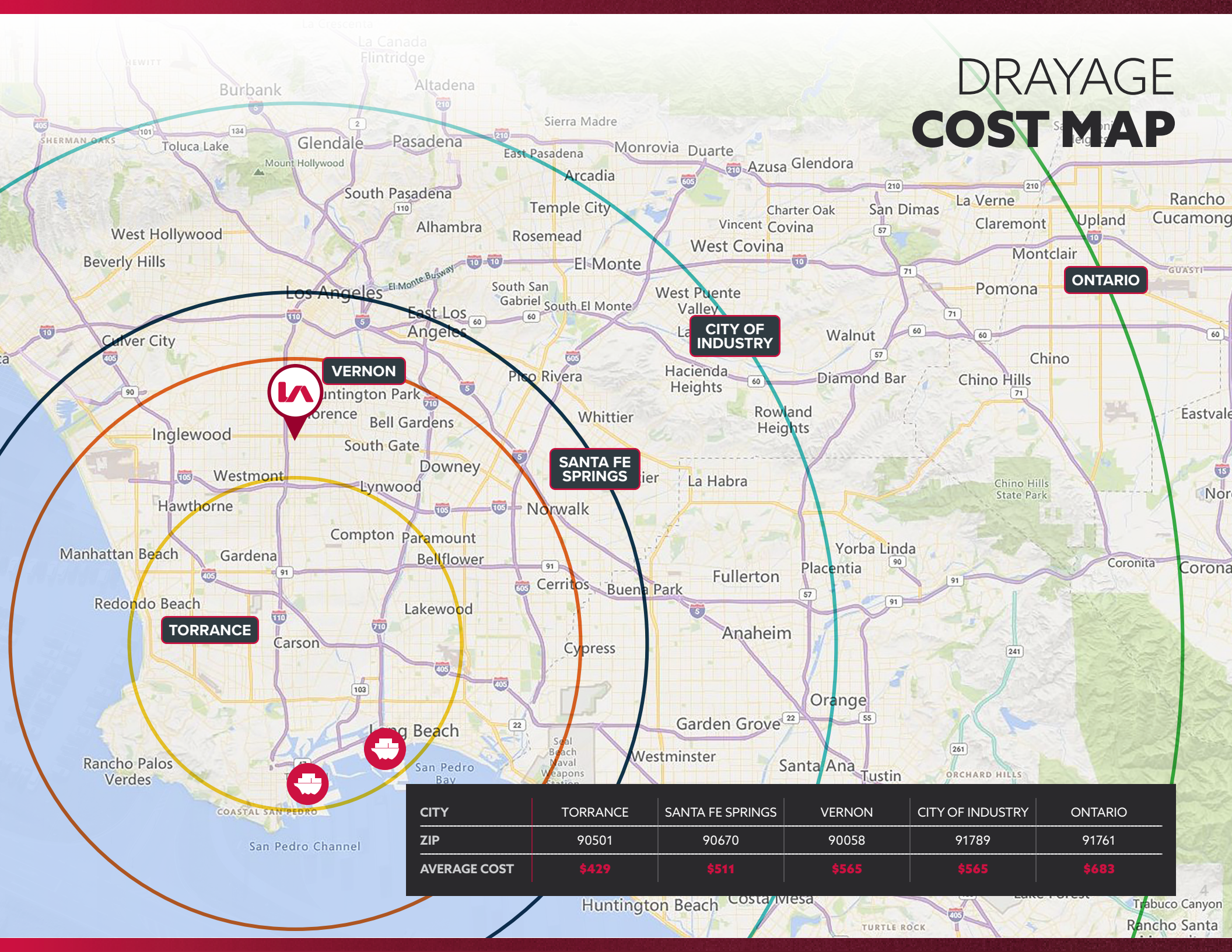
CODE
8832



GOODFELLOWS TRACT
M.B. 16 - 51



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

LIC NO. 02099423

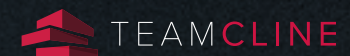
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Los Angeles, CA 90012

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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.