



5300 S Normandie Avenue

Los Angeles, CA 90037

For Lease

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SERVICES, INC
CalDRE #02211621 migcres.com

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Property Summary



PROPERTY CHARACTERISTICS

- ▶ Freestanding
- ▶ Corner Lot
- ▶ Front Signage
- ▶ C2 Zoning
- ▶ High Foot Traffic & Visibility
- ▶ Proximity to Major Freeways (110 & 10)

OFFERING SUMMARY

Lease Rate:	\$5,000/Month
Price Per Square Foot:	\$1.20
Zoning:	C2
Year Built:	1914
Building Size:	4,219 SF
Lot Size:	4,886 SF
APN:	5002-005-005

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Property Description



EXECUTIVE SUMMARY

MIG Commercial Real Estate Services is pleased to introduce a prime commercial property located at 5300 S Normandie Avenue, Los Angeles, CA. This property, zoned C2, is situated on a prominent corner lot along one of the main streets, Normandie Avenue. The building spans approximately 2,500 square feet and is situated on a 3,000 square foot lot, offering ample space for various business ventures.

The versatility of this property is one of its greatest assets, with potential uses including a carpenter, plumbing, or sheet metal shop, a catering shop, a feed and fuel store, an interior decorating or upholstering shop, a sign painting shop, an art or antique shop, or even a tire shop. The strategic location and diverse potential uses make this property an excellent investment opportunity for those looking to establish or expand their business in Los Angeles. Don't miss out on this exceptional commercial property.

Please note that no guarantee, warranty, or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyers and their agents are encouraged to conduct their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration, and components.

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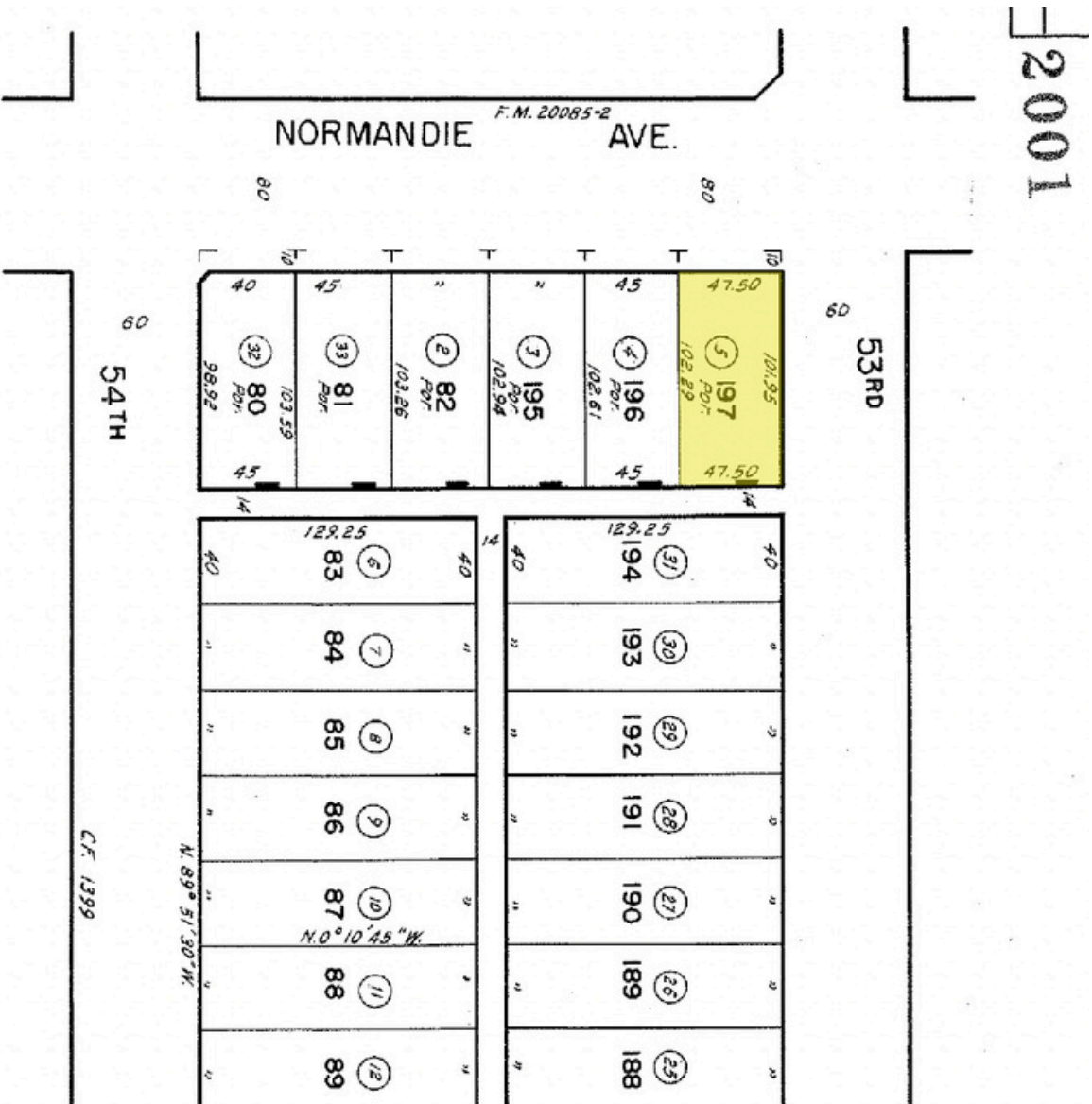
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Parcel Map

REV. ASSM'T. SEE: 242-23, 25 & 38

TRACT NO. 980
M.B. 17-41

VERMONT AVENUE VILLA TI
M.B. 11-37



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Zoning Map



Address: 5300 S NORMANDIE AVE
 APN: 5002005005
 PIN #: 108B197 387

Tract: TR 980
 Block: None
 Lot: FR 197
 Arb: None

Zoning: C2-1VL-CPIO
 General Plan: Neighborhood Commercial



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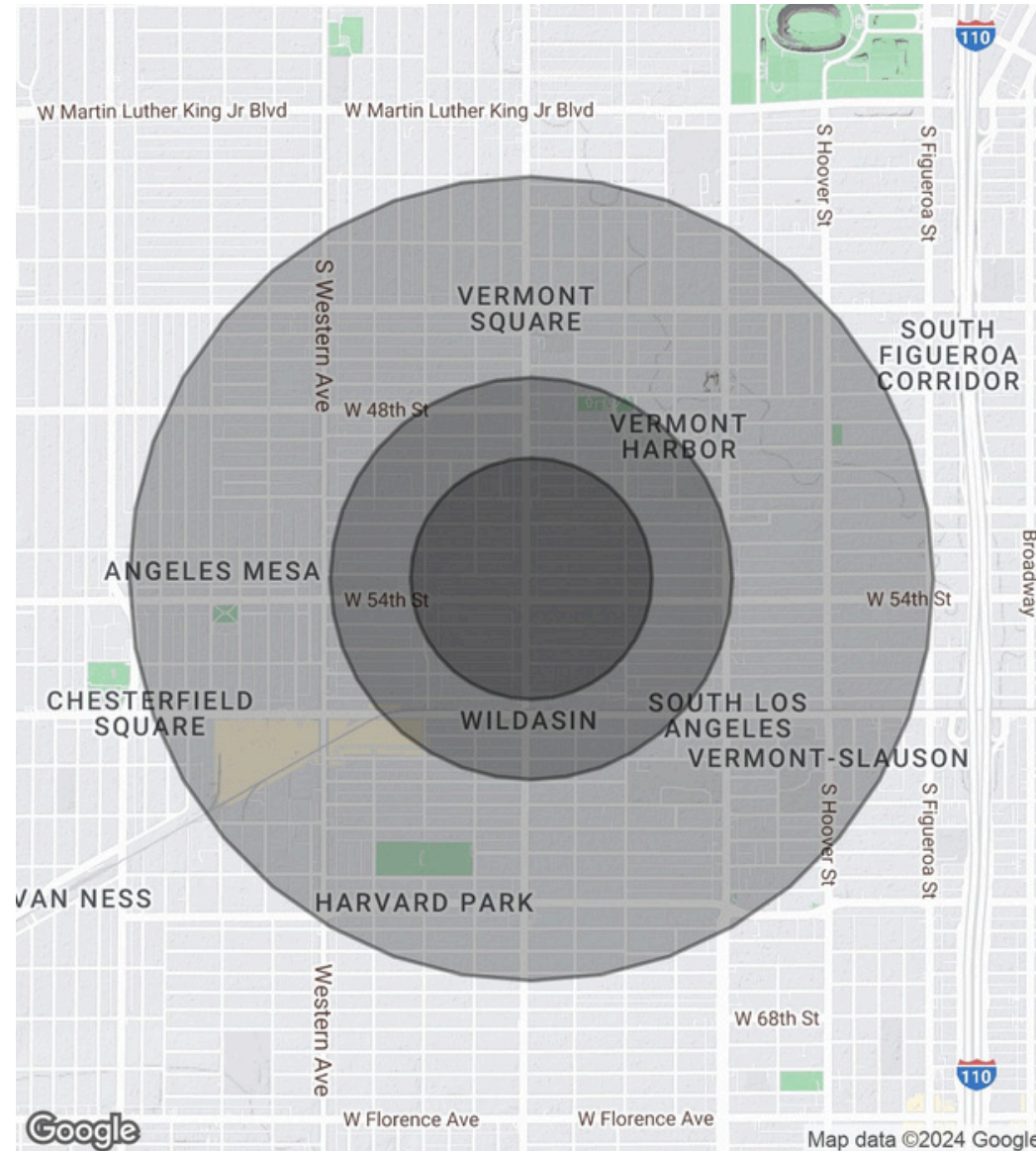
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,632	15,206	55,755
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,487	4,010	15,249
# of Persons per HH	3.8	3.8	3.7
Average HH Income	\$83,117	\$83,946	\$78,727
Average House Value	\$713,715	\$706,607	\$717,157

Demographics data derived from AlphaMap



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