

Land for Sale

1338 & 1348 W Manchester Ave
Los Angeles CA 90044



#01799799

258 S OXFORD AVE #204
LOS ANGELES CA 90004

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Development Information

Address: 1338 & 1348 W. Manchester Ave

Sale Price: \$4,000,000

Land Size: 22,253 SF

Price Per Unit: \$179 per Sq. Ft

Normandie & Manchester Corner Lot

Zoning: LAC2-1

APN: 6047-001-008

Current Use: Auto Repair

Tire Shop

Smoke Check

Tint

2,181 SF Permitted Building

approx 6,000 SF Not Permitted

Seller will deliver Vacant Building

Highlights

1 Mile from 110 Freeway

Excellent for Fast Food Restaurants, Retail,

Convenient Stores and Auto Repair

Busy vehicle and foot traffic

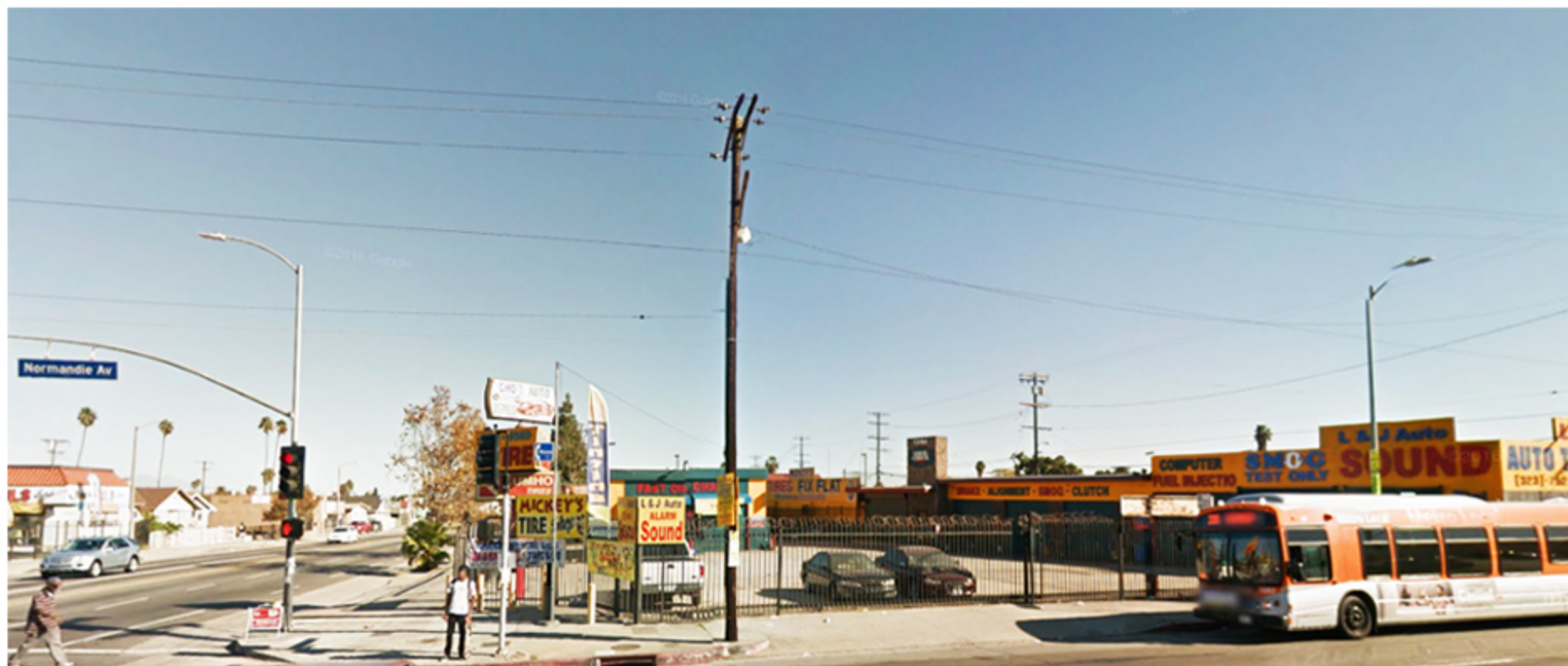
Corner space for convenient retail or service business



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View from Normandie Ave



Mcdonald across the street



corner view

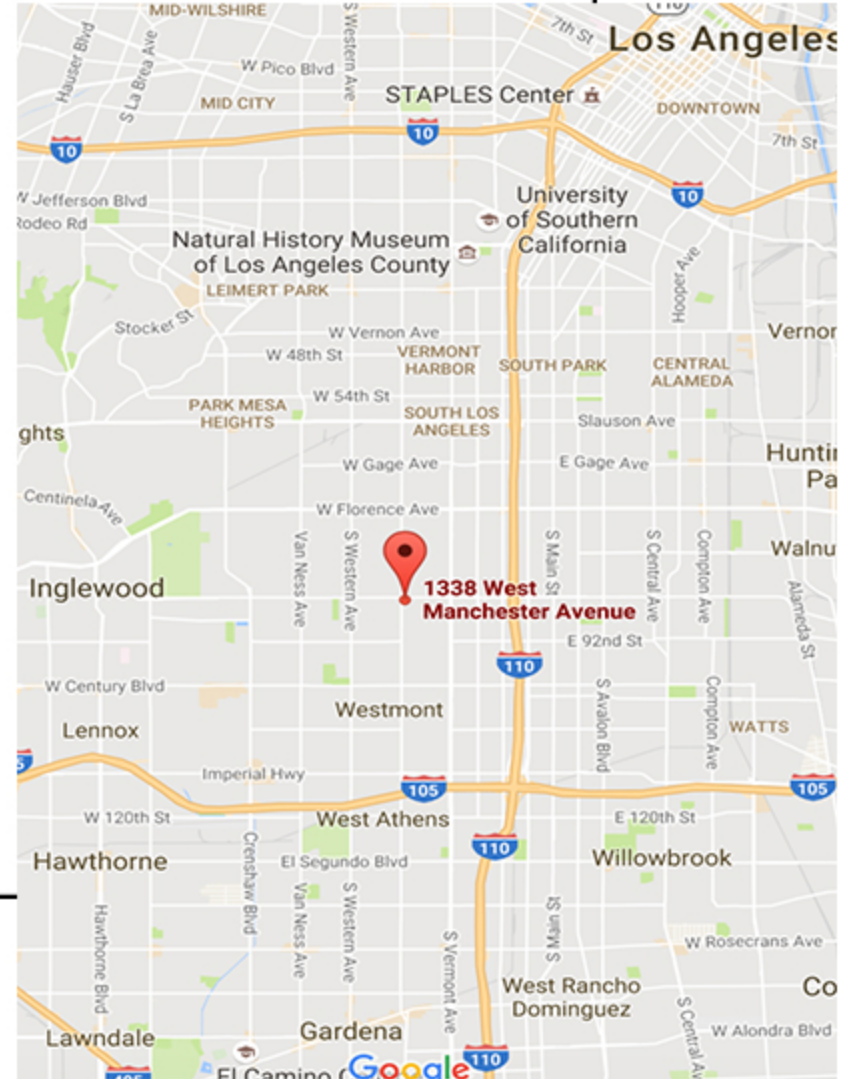


view from Manchester Ave

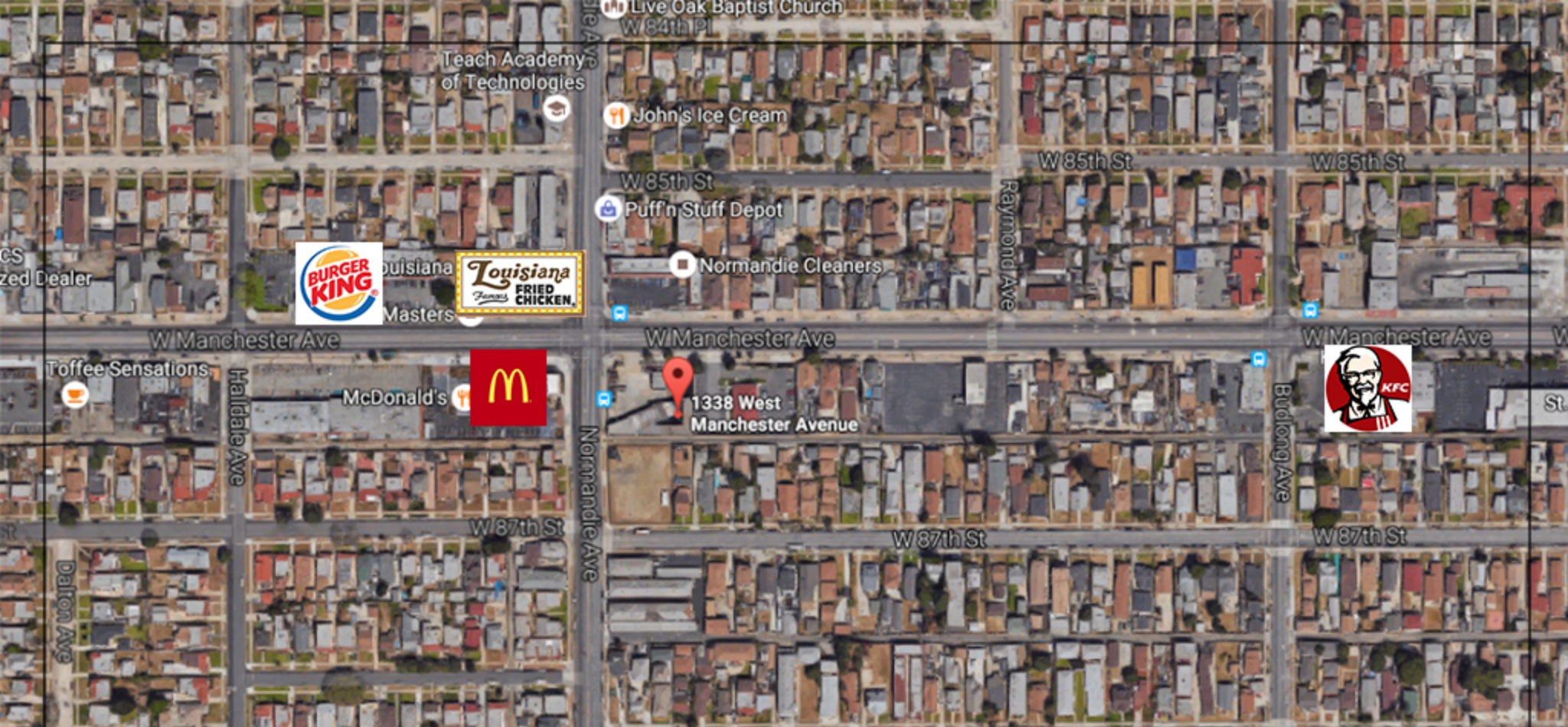
Demographic

POPULATION	1 MILE	3 MILE	5 MILE
2016 Population	48,890	412,934	1,123,002
2021 Population	50,085	423,921	1,155,168
Pop Growth 2016-2021	2.44%	2.66%	2.86%
Average Age	35.00	34.20	34.00

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2016 Households	15,051	115,632	318,155
HH Growth 2016-2021	2.35%	2.60%	2.90%
Median Household Income	\$32,163	\$33,382	\$35,440
Avg Household Size	3.20	3.50	3.40
Median Home Value	\$311,984	\$309,745	\$332,869
Median Year Built	1953	1954	1957



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With in 1 mile radius:

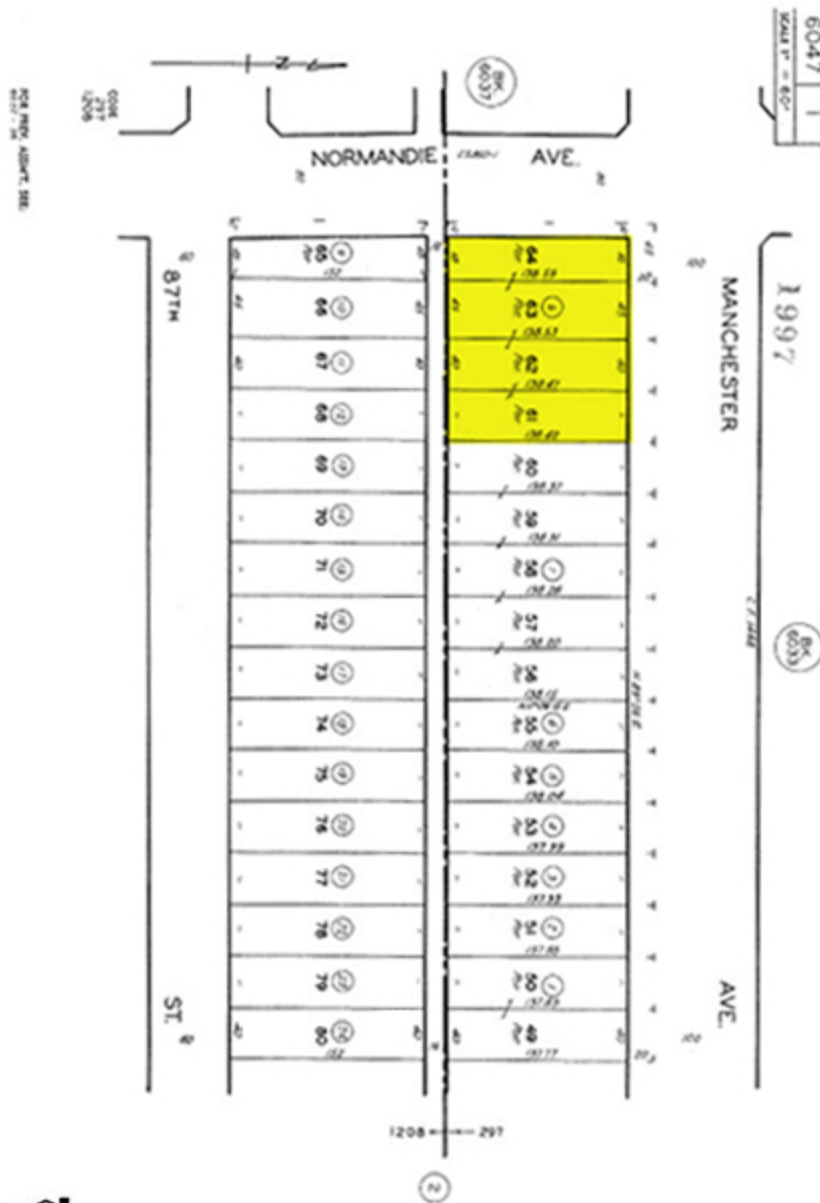
McDonalds
 Burger King
 Luisiana Chicken
 KFC
 Ralphs
 O'Reily Auto Parts
 Domino's Pizza
 Taco Bell

With in 3 mile radius

Costco
 Del Taco 2.9 Miles
 Starbucks 2.9 Miles
 In-n-out Burger 2.9 Miles
 Carl's Jr 2.7 Miles
 Target
 Home Depot



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Potential Plan

Food & Beverage Business with Drive-Thru

Development of commerical / office building with parking spaces

Mix used Residential & Commercial

Low-income Residentail

Retirement/ Senior Apartments

Gas Station & Convinient Stores

Auto Related Services



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