

FLOYD GROUP

LEASE OFFERING



# 10036 & 10038 S Western Ave

LOS ANGELES, CA 90047

**For Lease** | Modern, Move-In Ready Commercial Spaces  
with Upgraded Systems, Open Layouts, and Excellent Visibility  
in a High-Traffic South Los Angeles Corridor

**LISTED BY:**

**FLOYD SHAHEEN**

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National Multihousing Group

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**FOR LEASE**  
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**10036 S Western Ave**

- ✓ **950 Square Feet Open Space**
- ✓ **Tenant To Pay Utilities & Insurance**
- ✓ **Very Secure Property**
- ✓ **12 Foot Ceilings**
- ✓ **1 Restroom**
- ✓ **Lots of Natural Light**
- ✓ **Newly Renovated - Upgraded Electrical & Plumbing**
- ✓ **High-visibility frontage along S Western Ave**
- ✓ **Approx. ±24,154 vehicles per day along S Western Ave**
- ✓ **Strong surrounding residential density driving steady customer traffic**
- ✓ **Convenient access to Manchester Ave, the 110 Freeway & Metro K Line Corridor**

**AVAILABLE FOR LEASE | DOUBLE NET (NN)**  
RETAIL OPPORTUNITY

**\$1,450**

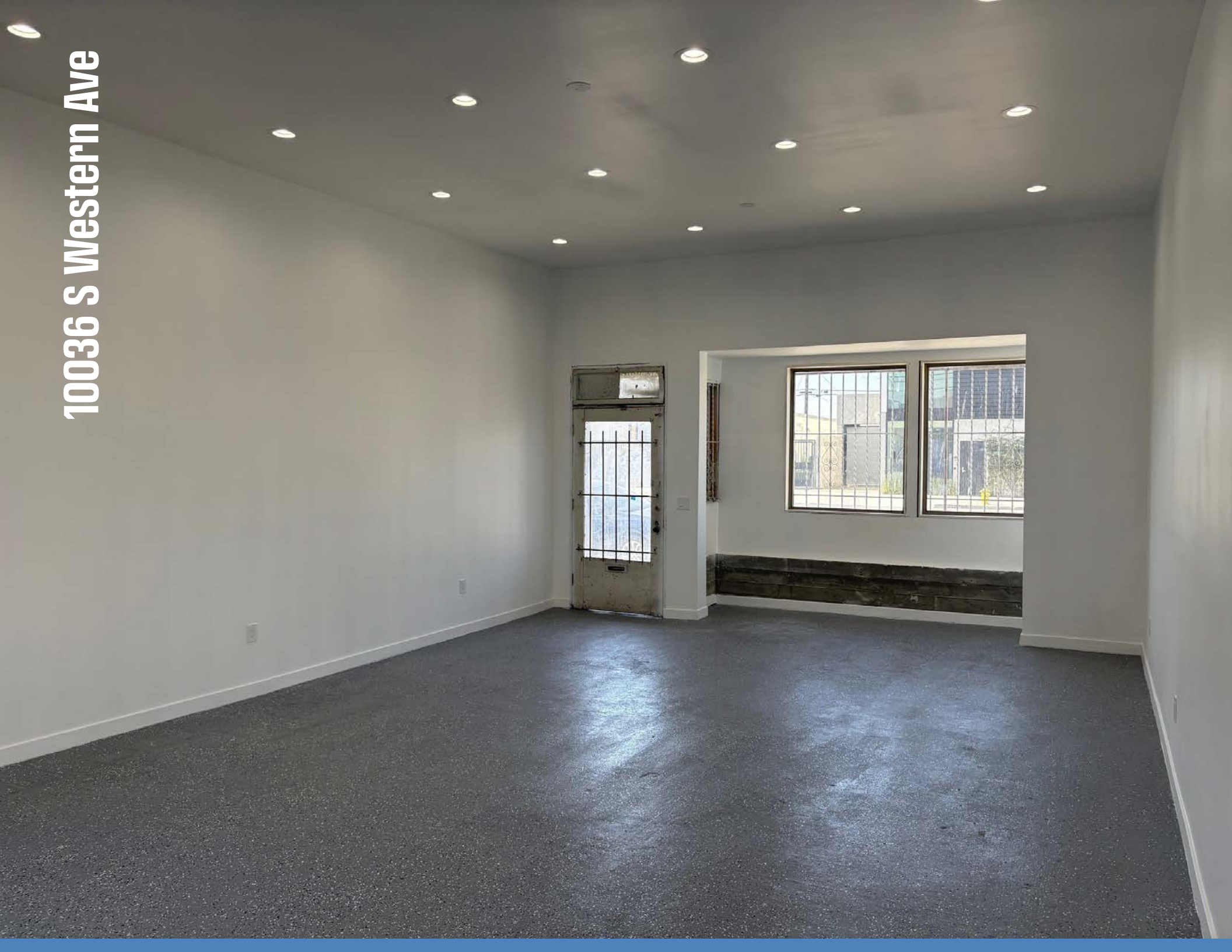
MONTHLY RENT (MODIFIED GROSS LEASE)

**950**

BUILDING SF

*\*Tenant Responsible For All Utilities & Insurance*

10036 S Western Ave



**10038 S Western Ave**

- ✓ **1,175 Square Feet Open Space**
- ✓ **Tenant To Pay Utilities & Insurance**
- ✓ **Very Secure Property**
- ✓ **12 Foot Ceilings**
- ✓ **2 Restrooms**
- ✓ **Lots of Natural Light**
- ✓ **Newly Renovated - Upgraded Electrical & Plumbing**
- ✓ **High-visibility frontage along S Western Ave**
- ✓ **Approx. ±24,154 vehicles per day along S Western Ave**
- ✓ **Strong surrounding residential density driving steady customer traffic**
- ✓ **Convenient access to Manchester Ave, the 110 Freeway & Metro K Line Corridor**

**AVAILABLE FOR LEASE | DOUBLE NET (NN)**  
RETAIL OPPORTUNITY

**\$1,675**

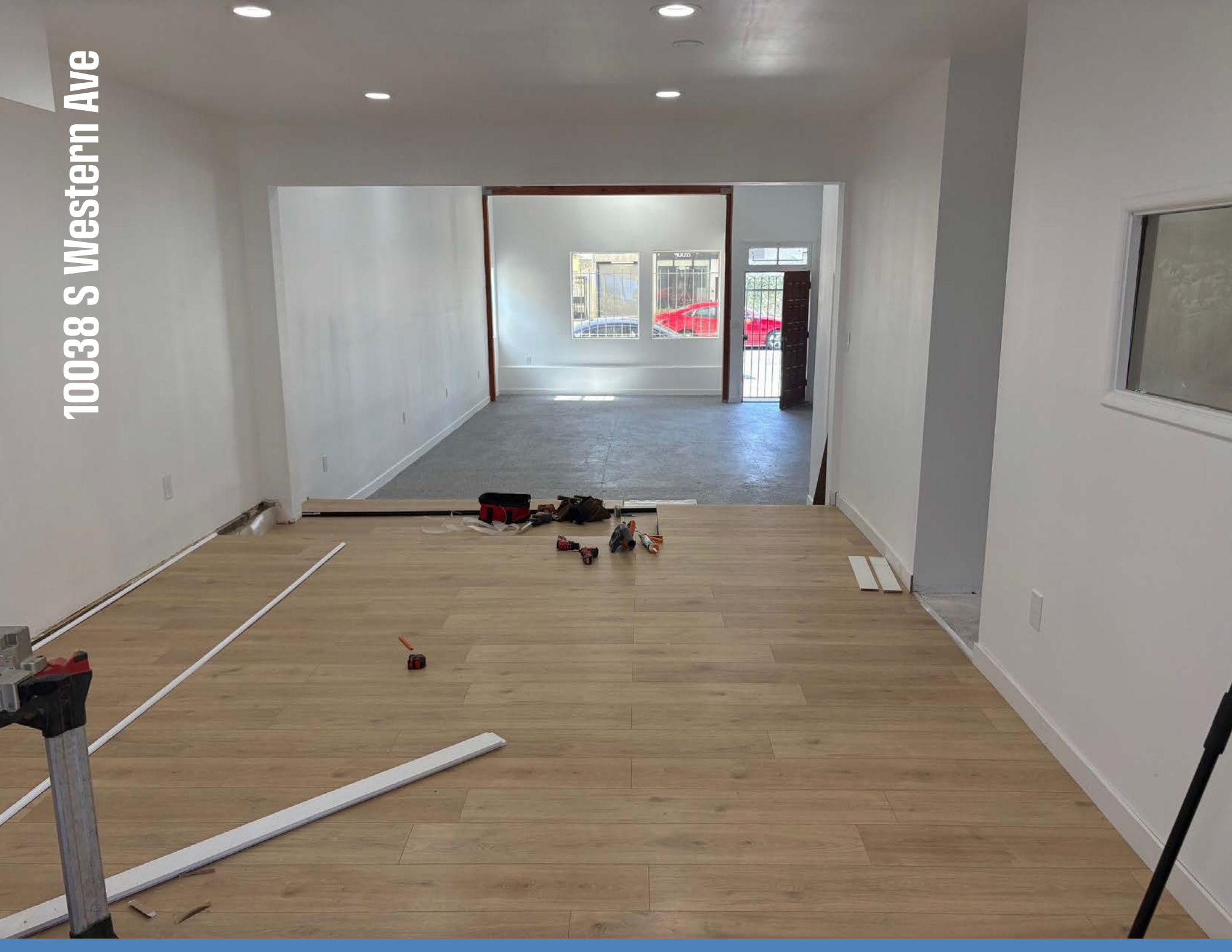
MONTHLY RENT (MODIFIED GROSS LEASE)

**1,175**

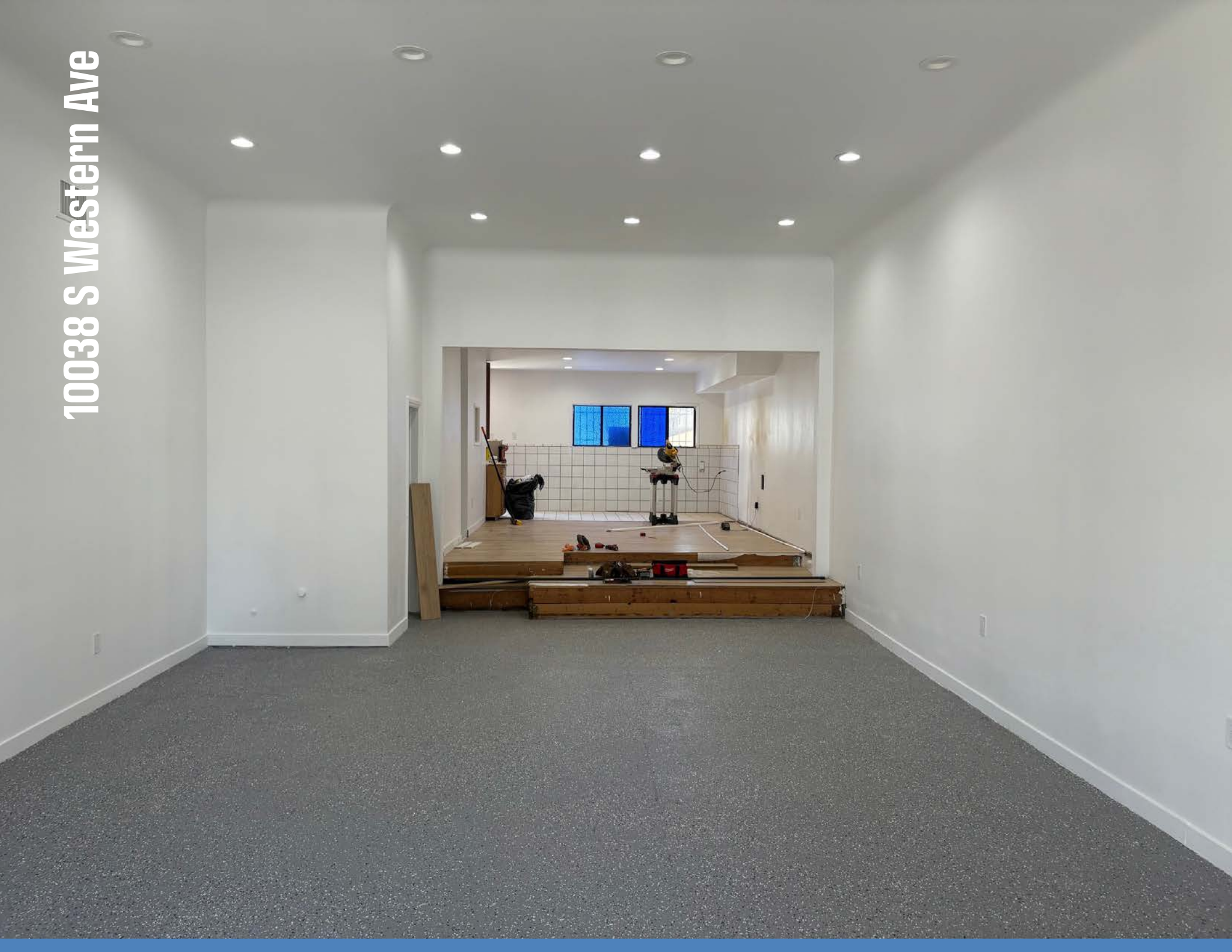
BUILDING SF

*\*Tenant Responsible For All Utilities & Insurance*

10038 S Western Ave

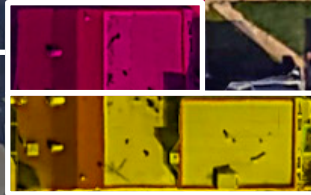


10038 S Western Ave



# 950 SF OPEN SPACE

DOUBLE NET (NN) LEASE | 12 FOOT CEILINGS | 1 RESTROOM



# 1,175 SF OPEN SPACE

DOUBLE NET (NN) LEASE | 12 FOOT CEILINGS | 2 RESTROOMS

10036 & 10038 S WESTERN AVE

# Location Advantage

## Walkable & Active Setting

Steps from Jesse Owens Community Regional Park — a 20-acre recreational anchor drawing daily local families, students, and community programs.

.....

## Transit & Connectivity

Minutes to the Metro K Line, linking the Crenshaw Corridor with Inglewood, West Adams, and the regional rail network — improving customer + workforce access.

.....

## In the Path of Investment

Located within the Western Ave Improvement Zone (MLK → Century) adding safer crossings, pedestrian-friendly upgrades, and enhanced curb appeal.

.....

## Cultural & Community Energy

Near Destination Crenshaw, the nation's largest Black public-art corridor — boosting neighborhood identity, visitation, and press attention.

.....

## New Mixed-Use & Housing Demand

Just east, Evermont (Vermont & Manchester) brings new residents, retail, and public space — signaling long-term reinvestment.

.....

## Event-Driven Traffic

Proximity to SoFi Stadium & Intuit Dome supports periodic spikes in hospitality, entertainment, and local spending patterns.

# IAX

INTUIT  
DOME

HOLLYWOOD  
PARK  
CASINO



SoFi

KA  
FORUM

MORNINGSIDE HIGH SCHOOL

TARGET

Food4Less

YouTube Theater

COSTCO  
WHOLESALE

El Super

MONROE MIDDLE SCHOOL

Smart & Final.

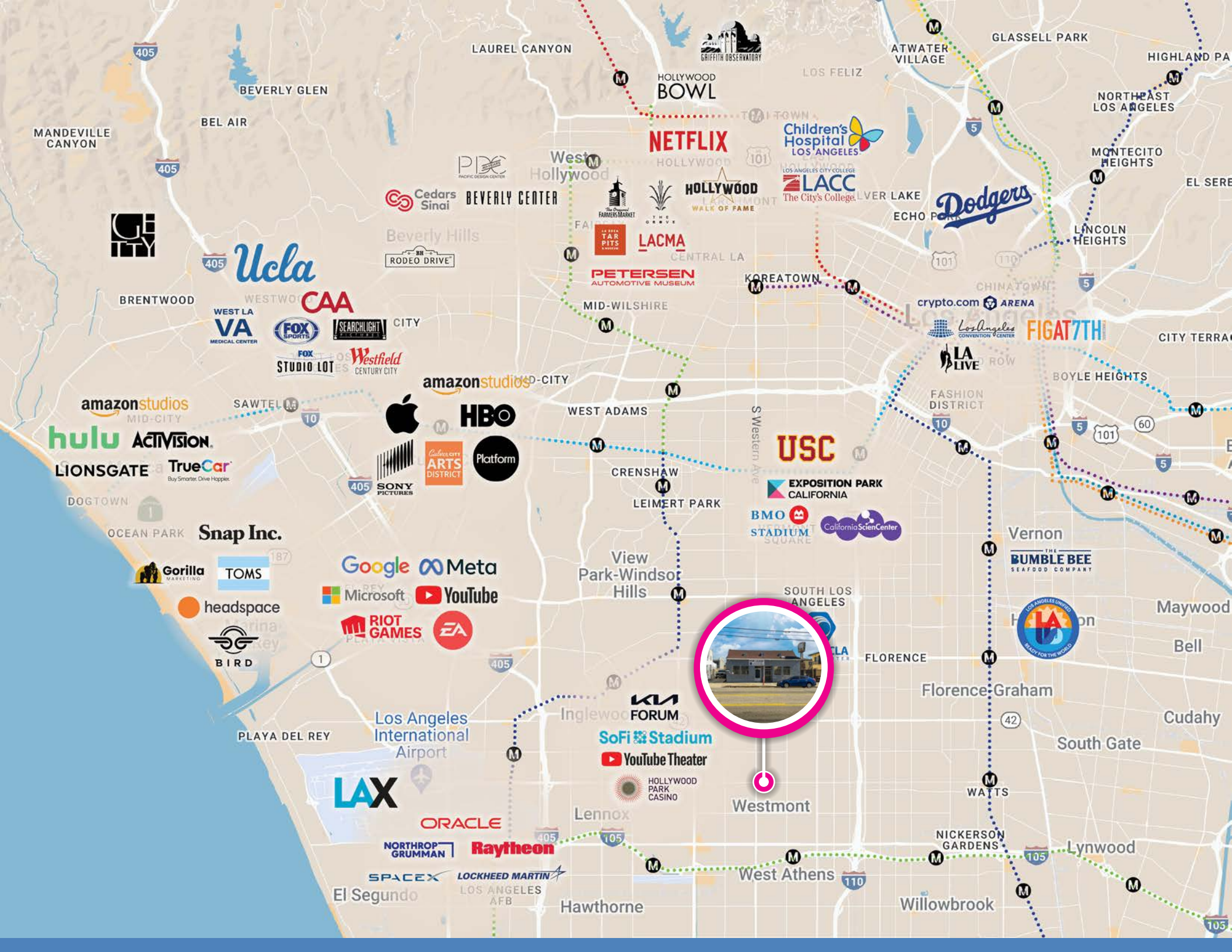
JESSE OWENS PARK



McDonald's

S WESTERN AVE (24,154 VPD)

W CENTURY BLVD (32,374 VPD)



Westmont

MANDEVILLE CANYON

BEVERLY GLEN

BEL AIR

LAUREL CANYON

HOLLYWOOD BOWL

ATWATER VILLAGE

GLASSELL PARK

HIGHLAND PARK

NORTHEAST LOS ANGELES

MONTECITO HEIGHTS

EL SERENO

LINCOLN HEIGHTS

Dodgers

CHINATOWN

crypto.com ARENA

FIGAT7TH

CITY TERRACE

BOYLE HEIGHTS

FASHION DISTRICT

USC

EXPOSITION PARK CALIFORNIA

BMO STADIUM SQUARE

California Science Center

Vernon THE BUMBLE BEE SEAFOOD COMPANY

Maywood

Bell

Cudahy

South Gate

Florence-Graham

WATTS

NICKERSON GARDENS

Lynwood

Willowbrook

West Athens

Hawthorne

El Segundo

LAX

NORTHROP GRUMMAN

LOCKHEED MARTIN LOS ANGELES AFB

ORACLE

Raytheon

Lennox

Inglewood FORUM

SoFi Stadium

YouTube Theater

HOLLYWOOD PARK CASINO

View Park-Windsor Hills

West Adams

CRENSHAW

MID-WILSHIRE

WESTWOOD

amazonstudios



Google

Meta

Microsoft

YouTube

RIOT GAMES

EA

Snap Inc.

Gorilla MARKETING

TOMS

headspace

BIRD

CAA

WEST LA VA MEDICAL CENTER

FOX SPORTS

SEARCHLIGHT

FOX STUDIO LOT

Westfield CENTURY CITY

Ucla

BRENTWOOD

WESTWOOD

Cedars Sinai

BEVERLY CENTER

Beverly Hills

RODEO DRIVE

West Hollywood

NETFLIX

HOLLYWOOD WALK OF FAME

LACMA

PETERSEN AUTOMOTIVE MUSEUM

Children's Hospital LOS ANGELES

LACC The City's College

KOREATOWN

ECHO PARK

LA LIVE

Los Angeles CONVENTION CENTER

LA LIVE

S Western Ave

WEST ADAMS

WEST ADAMS

WEST ADAMS

WEST ADAMS

WEST ADAMS

WEST ADAMS

WEST ADAMS

WEST ADAMS

WEST ADAMS

WEST ADAMS

*Jesse Owens Park*



*SoFi Stadium & Hollywood Park*



*LA Southwest College*



10036 & 10038 S WESTERN AVE

# Market Overview

*A revitalizing South LA corridor where community culture, new development, and increased connectivity converge.*

**South Los Angeles' Western Avenue corridor is experiencing a meaningful wave of reinvestment, connectivity upgrades, and cultural momentum. This pocket of Westmont/West Athens sits between Inglewood and the Crenshaw District—two of the region's most dynamic redevelopment zones. The area benefits from proximity to major educational, recreational, and entertainment anchors while retaining strong neighborhood-serving demand.**

### Community & Cultural Identity

The corridor is influenced by the cultural resurgence along Crenshaw Boulevard, including Destination Crenshaw, the nation's largest Black public-art corridor. This initiative has reinforced community pride, attracted new visitors, and elevated the district's profile across Los Angeles.

### Nearby Landmarks

Just steps away is Jesse Owens Community Regional Park, a 20-acre public amenity featuring athletic fields, an indoor pool, and a par-3 golf course—supporting steady daily use from families, students, and local residents. To the south, Los Angeles Southwest College provides a consistent daytime population of students and staff, supporting service and retail demand throughout the week.

### Regional Entertainment & Development Momentum

A few miles west, SoFi Stadium, the Intuit Dome, and the Hollywood Park mixed-use district continue to generate new jobs, tourism, hospitality spending, and neighborhood traffic. To the east, the Evermont redevelopment at Vermont & Manchester adds new housing, retail, and community space—signaling long-term confidence and reinvestment in the immediate trade area.

### Transportation & Accessibility

The area is served by the Metro K Line, improving regional rail access and linking South LA to LAX, Inglewood, West Adams, and the Expo/Crenshaw transit network. Additionally, the site lies within the City's Western Ave Improvement Zone (MLK → Century)—an infrastructure program delivering upgraded crossings, lighting, and pedestrian safety enhancements, making the corridor more walkable and business-friendly.

### Ideal for Neighborhood-Serving and Community-Oriented Uses

With consistent local foot traffic from the park and college, growing residential density, proximity to major entertainment districts, and increased mobility via the K Line, this location is well-positioned for tenants focused on wellness, retail, professional services, education/tutoring, beauty, medical, and creative storefront uses. The building's open layout and recent renovations offer flexible foundations to support a wide range of modern operators.

10036 & 10038 S WESTERN AVE

# 'Western Our Way' Streetscape Improvement Plan

The City of Los Angeles, through the Los Angeles Department of Transportation ("LADOT") and the StreetsLA bureau, is advancing the "Western Our Way - Walk & Wheel Improvements Project," targeting roughly 4.5 miles of Western Avenue between Martin Luther King Jr. Boulevard at the north and Century Boulevard at the south — as well as adjacent parallel streets.

The corridor is part of the City's "High Injury Network," meaning it historically had a disproportionately high number of severe and fatal collisions.

The program aims to shift the corridor from a purely vehicle-oriented thoroughfare toward a more walkable, transit-friendly, mixed-use retail/service corridor — exactly the kind of improvements that enhance the value proposition for your property.

## Key Improvements & Features

Here are the sorts of enhancements planned or underway:

- New signalized pedestrian crossings and broader cross-walk spacing to reduce long gaps between safe crossings.
- Curb extensions ("bulb-outs") and pedestrian islands at intersections, shortening crossing distances and slowing turning traffic.
- Bus bulbs/stops improvements: relocating or enhancing bus stops so that buses stop in the traffic lane (not pulling off) thereby improving passenger access and visibility.
- Street trees, pedestrian-scale lighting, upgraded sidewalks/ramps (improved ADA compliance), and median islands to create safer, more comfortable pedestrian and retail front environments.
- Speed feedback signage, tightened intersections, protected left-turn signals, and other traffic-calming measures to reduce vehicle speeds and increase safety.



# Market Overview



## POPULATION

In 2024, the population in your selected geography is 973,897. The population has changed by -1.93 percent since 2010. It is estimated that the population in your area will be 979,401 five years from now, which represents a change of 0.6 percent from the current year. The current population is 51.3 percent male and 48.7 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 39.0. The population density in your area is 12,398 people per square mile.



## HOUSEHOLDS

There are currently 311,083 households in your selected geography. The number of households has changed by 7.81 percent since 2010. It is estimated that the number of households in your area will be 314,536 five years from now, which represents a change of 1.1 percent from the current year. The average household size in your area is 3.2 people.



## INCOME

In 2024, the median household income for your selected geography is \$65,520, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 68.00 percent since 2010. It is estimated that the median household income in your area will be \$74,436 five years from now, which represents a change of 13.6 percent from the current year.

The current year per capita income in your area is \$27,519, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$83,237, compared with the U.S. average, which is \$101,307.



## EMPLOYMENT

In 2024, 449,054 people in your selected area were employed. The 2010 Census revealed that 44.9 percent of employees are in white-collar occupations in this geography, and 30.1 percent are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



## HOUSING

The median housing value in your area was \$647,818 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 113,696.00 owner-occupied housing units and 174,852.00 renter-occupied housing units in your area.



## EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 17.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 6.5 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 14.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.5 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 28.9 percent in the selected area compared with the 19.7 percent in the U.S.

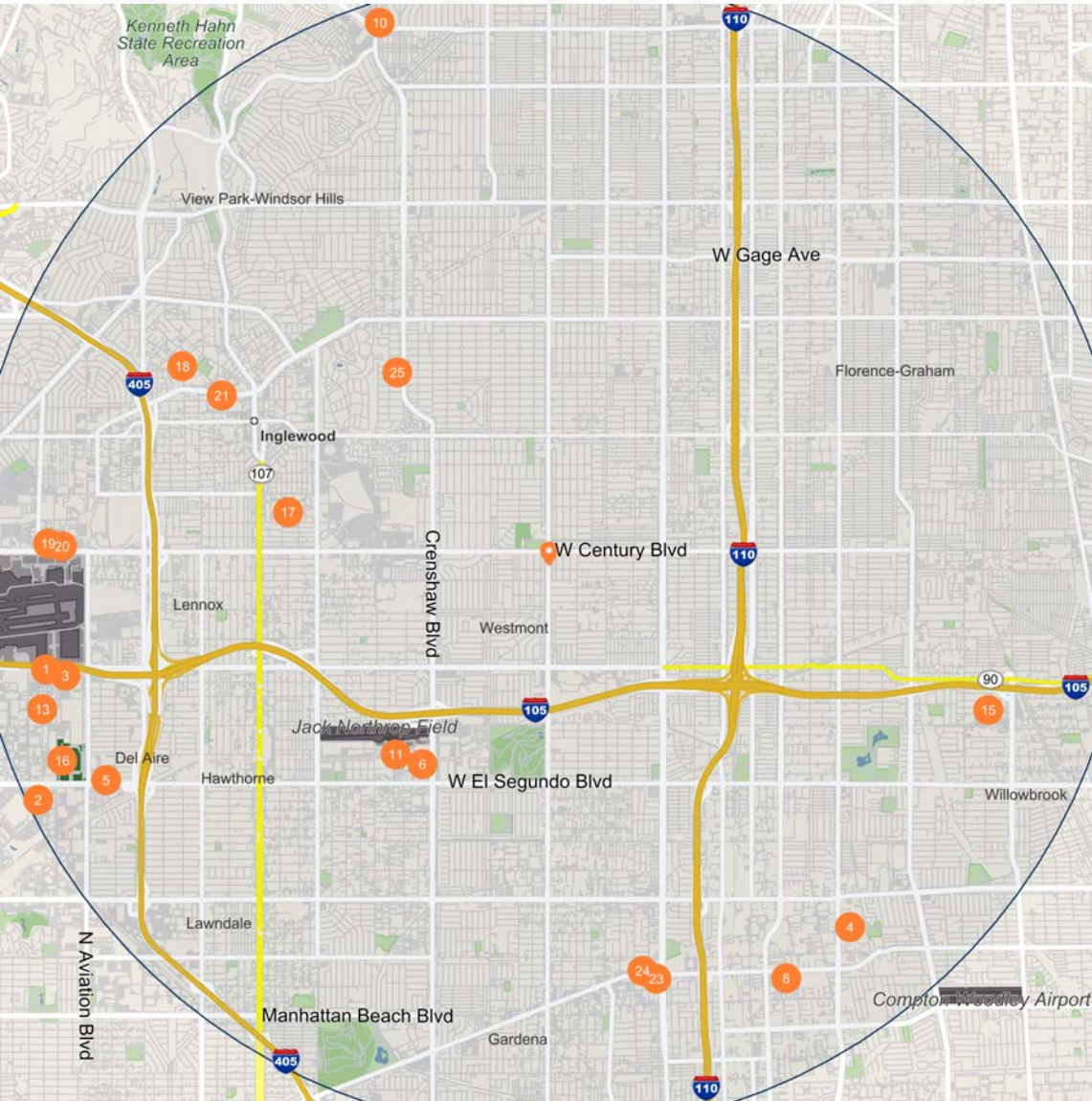
# Demographics

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	38,947	374,491	979,401
<b>2024 Estimate</b>			
Total Population	38,876	372,165	973,897
<b>2020 Census</b>			
Total Population	40,434	388,592	1,018,847
<b>2010 Census</b>			
Total Population	38,845	378,251	993,038
<b>Daytime Population</b>			
2024 Estimate	22,584	236,484	733,828
<b>HOUSEHOLDS</b>			
<b>2029 Projection</b>			
Total Households	13,628	120,534	314,536
<b>2024 Estimate</b>			
Total Households	13,546	118,934	311,083
Average (Mean) Household Size	2.9	3.2	3.2
<b>2010 Census</b>			
Total Households	13,431	116,695	306,267
<b>2010 Census</b>			
Total Households	12,734	110,229	288,543
<b>Occupied Units</b>			
2029 Projection	14,213	125,288	327,024
2024 Estimate	14,130	123,625	323,421
<b>HOUSEHOLDS BY INCOME</b>			
<b>2024 Estimate</b>			
\$150,000 or More	14.5%	11.3%	13.7%
\$100,000-\$149,999	13.6%	15.1%	16.1%
\$75,000-\$99,999	15.1%	13.2%	13.1%
\$50,000-\$74,999	13.8%	16.6%	16.6%
\$35,000-\$49,999	11.7%	11.7%	11.7%
Under \$35,000	31.3%	32.1%	28.9%
Average Household Income	\$81,927	\$77,575	\$83,237
Median Household Income	\$64,118	\$60,884	\$65,520
Per Capita Income	\$29,282	\$25,226	\$27,519

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$206,723	\$202,777	\$212,141
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$28,072	\$27,525	\$28,646
Transportation	\$11,703	\$11,556	\$12,144
Food	\$10,083	\$10,084	\$10,454
Personal Insurance and Pensions	\$8,182	\$7,985	\$8,551
Entertainment	\$2,996	\$2,954	\$3,086
Cash Contributions	\$2,263	\$1,956	\$2,042
Apparel	\$1,890	\$1,896	\$1,988
Education	\$1,111	\$1,063	\$1,141
Personal Care Products and Services	\$891	\$900	\$920
Alcoholic Beverages	\$512	\$508	\$535
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2024 Estimate Total Population	38,876	372,165	973,897
Under 20	26.2%	28.4%	27.7%
20 to 34 Years	20.2%	22.2%	22.7%
35 to 39 Years	6.5%	6.9%	7.1%
40 to 49 Years	12.1%	12.6%	12.8%
50 to 64 Years	19.7%	18.0%	17.9%
Age 65+	15.3%	11.9%	11.8%
Median Age	38.0	35.0	35.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	26,165	240,339	635,427
Elementary (0-8)	12.6%	18.2%	19.0%
Some High School (9-11)	10.0%	13.5%	12.6%
High School Graduate (12)	27.3%	26.4%	24.0%
Some College (13-15)	25.0%	20.7%	19.8%
Associate Degree Only	8.1%	6.8%	6.5%
Bachelor's Degree Only	11.6%	9.9%	12.4%
Graduate Degree	5.5%	4.3%	5.7%

10036 & 10038 S WESTERN AVE

# Major Employers



## Major Employers

## Employees

1	Directv Enterprises LLC	16,229
2	Raytheon Company-Raytheon	10,000
3	Boeing Satellite Systems Inc-Boeing	5,112
4	First Student Inc-Cardinal Transportation	5,065
5	Big 5 Services Corp	5,010
6	SpaceX LLC	4,383
7	Los Angeles Times Cmmnctions LLC-Los Angeles Times	3,958
8	Nike Usa Inc	3,320
9	Boeing Satellite Systems Inc-Boeing	1,862
10	Los Angeles Dept Wtr & Pwr	1,589
11	Servicon Systems Inc	1,472
12	Radlax Gateway Hotel LLC-Radisson Inn	1,470
13	Softscript Inc	1,200
14	Agi Cargo LLC	1,168
15	Charles R Drew Univ Mdcine Scn	1,000
16	Air Force US Dept of-US Air Force Afspc SMC Ad	1,000
17	Prime Healthcare Centinela LLC	1,000
18	Security Indust Specialists Inc	978
19	Marriott International Inc-Marriott	900
20	Gateway Security Inc	875
21	Aero Port Services Inc	848
22	Cedars-Sinai Marina Hospital-Centinela Frman Rgonal Med Ctr	761
23	El Dorado Enterprises Inc-Hustler Casino	760
24	Gardena Hospital LP	760
25	Northrop Grumman Corporation	735

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