

FOR LEASE

±1,128 SF Restaurant-Ready Corner Retail

1659 W Florence Avenue, Los Angeles, CA 90047

Hard corner at S Harvard Blvd · South Los Angeles

\$3,500 / mo

Renovated · Kitchen · ADA restroom · 3 parking · Available Now



The Space

ADDRESS	1659 W Florence Avenue, Los Angeles CA 90047
ALSO KNOWN AS	7112 S Harvard Blvd (corner building)
SUBMARKET	South Los Angeles / Vermont Knolls
AVAILABLE AREA	±1,128 SF (ground floor, corner)
SUGGESTED USE	Restaurant / café · retail · medical / office
ASKING RENT	\$3,500 / month
RATE	±\$3.10 / SF / mo · ±\$37.25 / SF / yr
LEASE TYPE	Negotiable
AVAILABILITY	Immediate
PARKING	3 dedicated tandem spaces
RESTROOM	Fully ADA-compliant
KITCHEN	Yes — can be built out to a commercial kitchen
CURRENT USE	Permitted general commercial
CONDITION	Fully renovated — turnkey shell
FRONTAGE	Hard corner: W Florence Ave & S Harvard Blvd

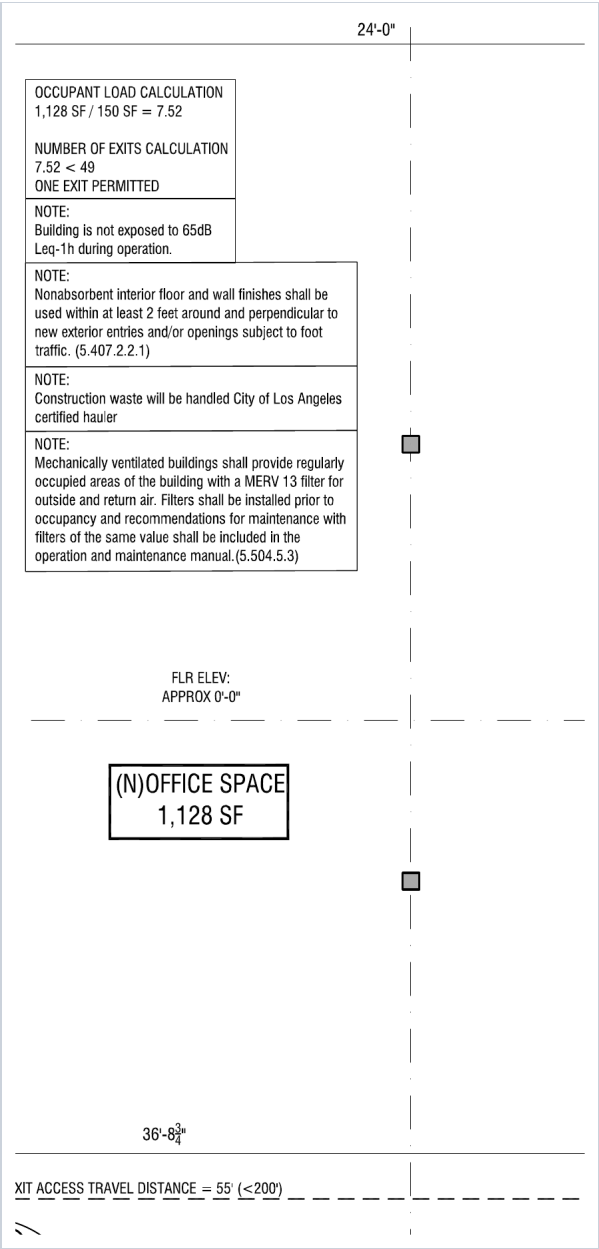


Highlights

- **Restaurant / food-service ready:** a turnkey corner space with an existing kitchen that can be built out to a full commercial / restaurant kitchen, plus a **fully ADA-compliant restroom**.
- **Hard-corner exposure on W Florence Avenue** at S Harvard Blvd — a high-traffic South-LA retail corridor with excellent visibility and signage.
- **Turnkey, fully renovated** — a bright, open floor plan with new wood-look floors, recessed lighting and full storefront glass.
- **3 dedicated tandem parking spaces** for the suite — a genuine rarity on this corridor.
- **Dense, underserved trade area:** ~55,000 residents within one mile, with heavy pedestrian and bus traffic.
- **Transit-rich:** Metro bus service on Florence (Line 40) and Western (Line 207, one of LA's busiest bus corridors).

The space is delivered as a **turnkey shell permitted for general commercial use**. Any restaurant / food-service conversion, tenant improvements (TI) and related permitting are the **tenant's responsibility**.

The Retail Suite — Floor Plan



±1,128 SF Corner Suite

The leased premises are the **±1,128 SF ground-floor commercial suite** at the hard corner of W Florence Avenue & S Harvard Blvd — a bright, open floor plan with full storefront glass, its **own private entrance**, a **kitchen** and a **fully ADA-compliant restroom**.

Architect-prepared, city-approved plans deliver the space as a turnkey shell permitted for **general commercial** use — ready for a restaurant, café, clinic, medical / dental or professional-office build-out.

Included in the Suite

- Open retail / dining floor
- Private, fully ADA-compliant restroom
- Kitchen (commercial / restaurant build-out ready)
- 3 dedicated tandem parking spaces
- Full storefront glass & private corner entrance

Food-service conversion, tenant improvements and permitting are the tenant's responsibility. Full approved plan set available on request.



Lease Comparables — Florence / Western Corridor

ADDRESS	ZIP	TYPE	BUILT / RENO	AVAIL SF	\$/SF/MO	\$/SF/YR
1659 W Florence Ave	90047	Restaurant / Retail	Renovated 2025	±1,128	\$3.10	\$37.25
7600 S Vermont Ave	90044	Corner Retail	Built 2021	600–1,908	\$3.00	\$36.00
10714 S Western Ave	90047	Retail	Built 2008	1,433	\$2.75	\$33.00
10837 S Vermont Ave	90044	Retail	Renovated	2,000	\$2.50	\$30.00
700 W Imperial Hwy — Hoover Plaza	90044	Retail Center	Built 2008	1,108–2,215	Upon req	—
2157 W Century Blvd	90047	Restaurant	2nd-gen	1,000	Upon req	—

Positioning

A rare, **move-in-ready corner** on one of South LA's busiest retail corridors — fully renovated in 2025 with an open floor plan, full storefront glass, a kitchen, an ADA restroom and **dedicated parking**. Newer and renovated corner retail nearby — **7600 S Vermont (2021) at \$36/SF** and **10714 S Western (2008) at \$33/SF** — leases in the mid-\$30s; this turnkey, **food-service-ready** corner offers comparable quality with room to build out a restaurant, café, clinic or office.



Comparables compiled from current on-market listings for newer / renovated retail within ~2 miles; rates approximate. "Upon req" = rate on request. The subject is a renovated 2025 hard-corner space offered competitively for its class.

Traffic, Transit & Demographics

±30,000 FLORENCE AVE ADT	Corner HARD-CORNER SITE	55,000 RESIDENTS — 1 MILE	480,000 RESIDENTS — 3 MILES	Line 40 / 207 METRO BUS CORRIDORS
------------------------------------	-----------------------------------	-------------------------------------	---------------------------------------	---

Nearby Traffic Volumes

W Florence Avenue (frontage)	±30,000 ADT
S Western Avenue (2 blocks)	±28,000 ADT
S Harvard Blvd (side)	±8,000 ADT
Manchester Avenue	±26,000 ADT

The site anchors a **hard corner on W Florence Avenue** — a heavily-traveled South-LA arterial — two blocks from **S Western Avenue**, served by two of Metro's highest-ridership bus lines. Dense residential on all sides supports strong walk-up and drive-by demand.

Trade-Area Demographics

	1 MILE	3 MILE	5 MILE
Population	55,000	480,000	1,080,000
Median HH Income	\$47,000	\$51,000	\$55,000
Daytime Population	61,000	510,000	1,150,000



Traffic volumes are approximate average-daily-traffic (ADT) figures compiled from LADOT / Caltrans data for general reference. Demographics are estimates for the surrounding radii. Bus lines per LA Metro.



HARD-CORNER FRONTAGE — W FLORENCE AVE & S HARVARD BLVD

FOR LEASE

±1,128 SF Restaurant-Ready Corner Retail **1659 W Florence Avenue, 90047**

\$3,500/mo

ASKING RENT

±1,128 SF

AVAILABLE

Kitchen

+ ADA RESTROOM

3

PARKING SPACES

Now

AVAILABILITY

For leasing information, contact:

Logan Altman

Altman Apartments LLC

(310) 903-0222

logan@altmanapartments.com

CalDRE # 01965826



We obtained the information herein from sources we believe reliable; however, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to errors, omissions, change of price, rental or other conditions, prior lease or withdrawal without notice. The space is delivered permitted for general commercial use; restaurant / food-service conversion, tenant improvements and permitting are the tenant's responsibility. Prospective tenants should conduct their own investigation. Lease rate, terms and availability subject to change.