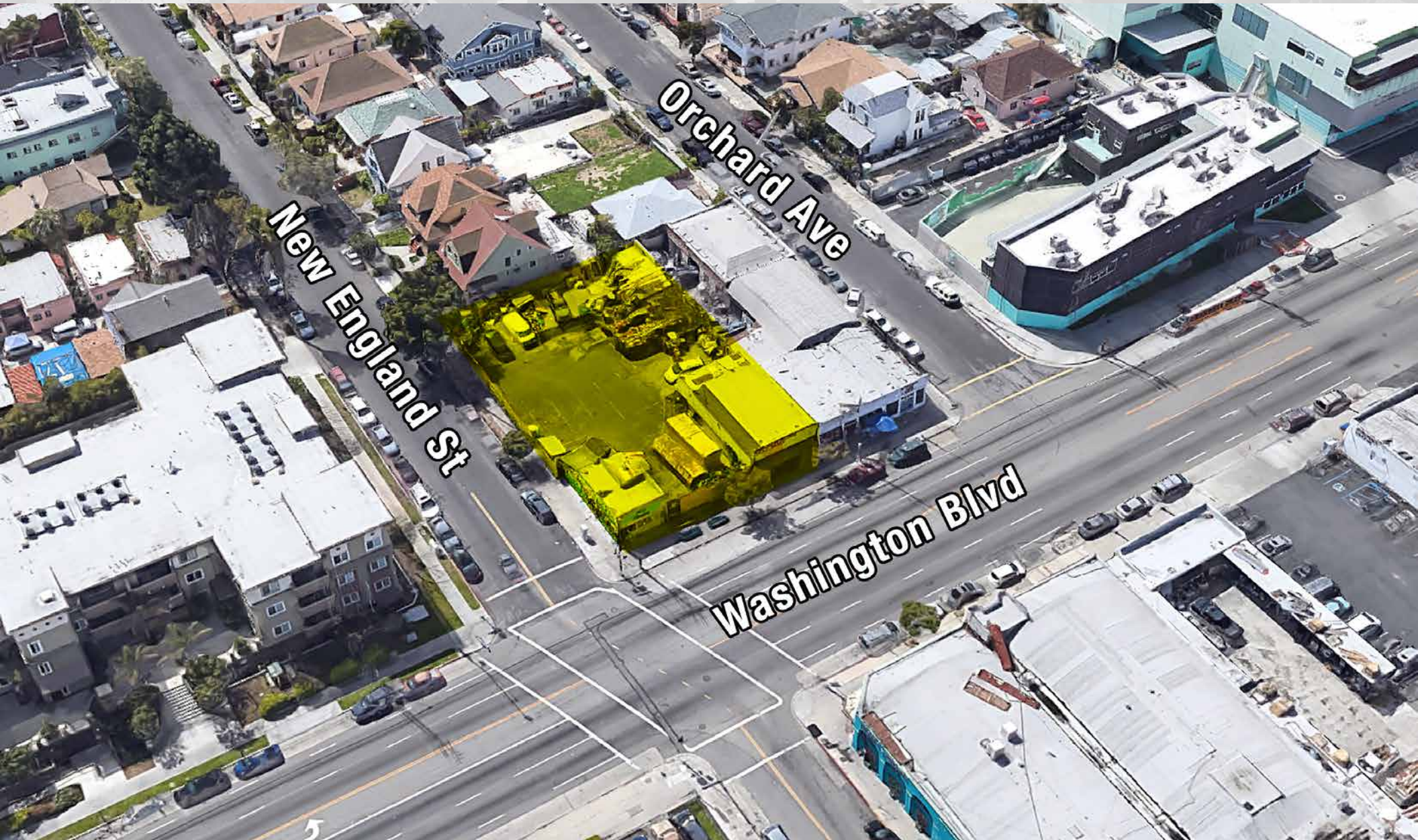


SIGNALIZED CORNER COMMERCIAL PROPERTY FOR SALE



3,749 SF Building on 11,468 SF of Land
Prime West Washington Corridor Location
1911 NEW ENGLAND STREET, LOS ANGELES, CA 90007

- **Signalized Corner Location**
- **Reposition Opportunity**
- **1-Mile West of Convention Center, Staples Center, LA LIVE**
- **Just Minutes from DTLA**
- **Month-to-Month Tenants**

Exclusively offered by

Anthony S Behar

Executive Vice President

213.747.8426 office

310.880.2329 mobile

anthony@majorproperties.com

Lic. 01368565

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1911 NEW ENGLAND STREET
LOS ANGELES, CA 90007

Property Details

Building Area	3,749± SF
Land Area	11,468± SF
Construction	Mixed
Year Built	1922/1940
Zoning	LA C2-1-CPIO
Assessor's Parcel Number	5056-026-033
TOC	Tier 2
Neighborhood Council	Pico Union
Council District	CD 1 Gilbert Cedillo
Traffic Count	35,000 Vehicles Per Day (2018)
Occupied	3 Month-to-Month Tenants

TENANT	MONTHLY RENT
Recycle Yard	\$2,400
Alternators	\$300
Contractor's Yard	\$900
Total Monthly Gross Income	\$3,600
Annual Gross Income	\$43,200

Property Highlights

- Signalized corner location at Washington Blvd and New England Street
- Fantastic exposure with heavy vehicle traffic
- Month-to-month tenants allows buyer to reposition property or increase rents
- 3 blocks west of Hoover Street
- 2 blocks north of Santa Monica (I-10) Freeway
- One mile west of Convention Center, Staples Center and LA LIVE
- Just minutes from DTLA
- Adjacent to West Adams Preparatory High School

Sale Price: \$1,700,000 (\$148.24 Per SF Land)

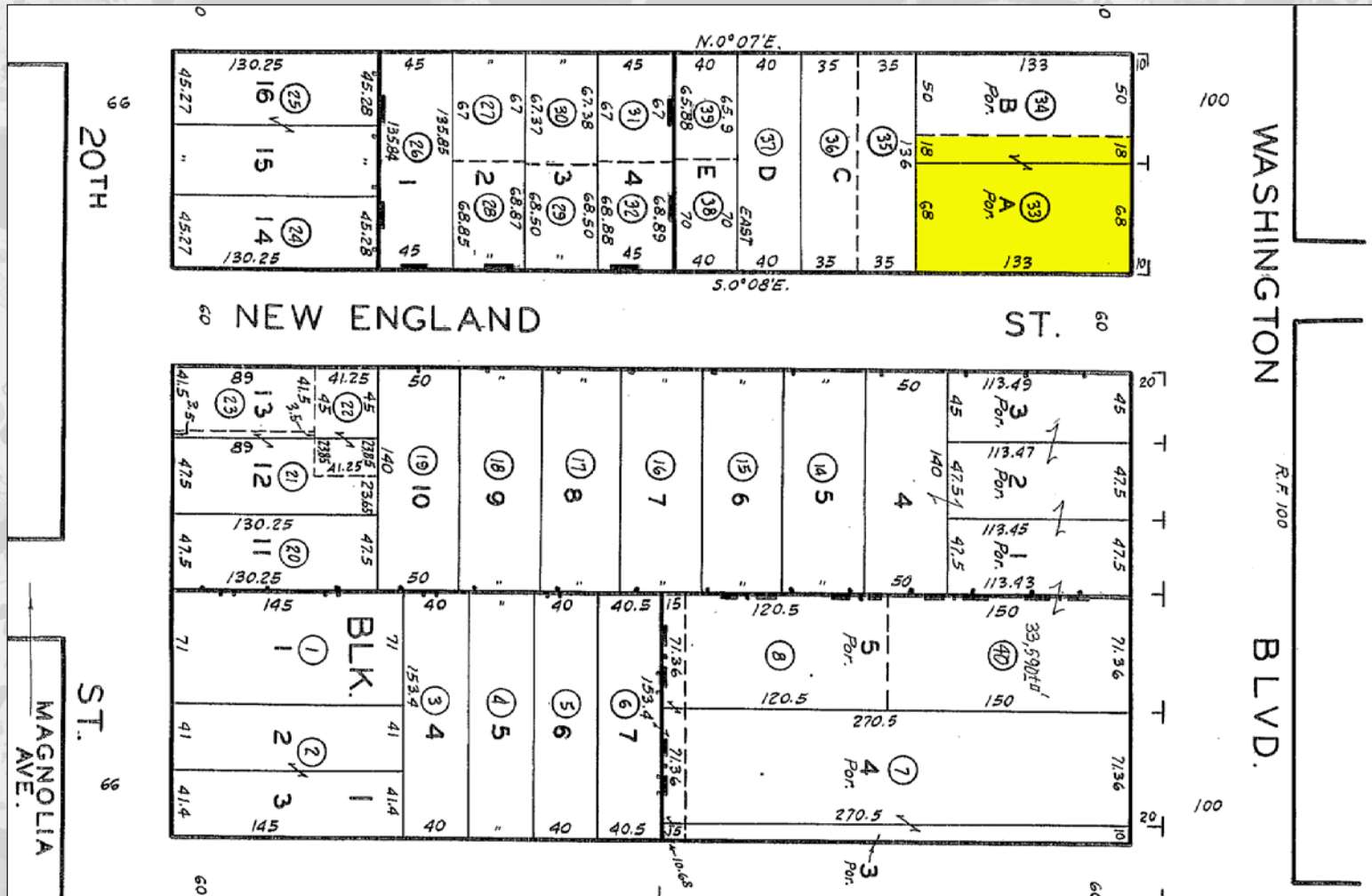
Property Photo



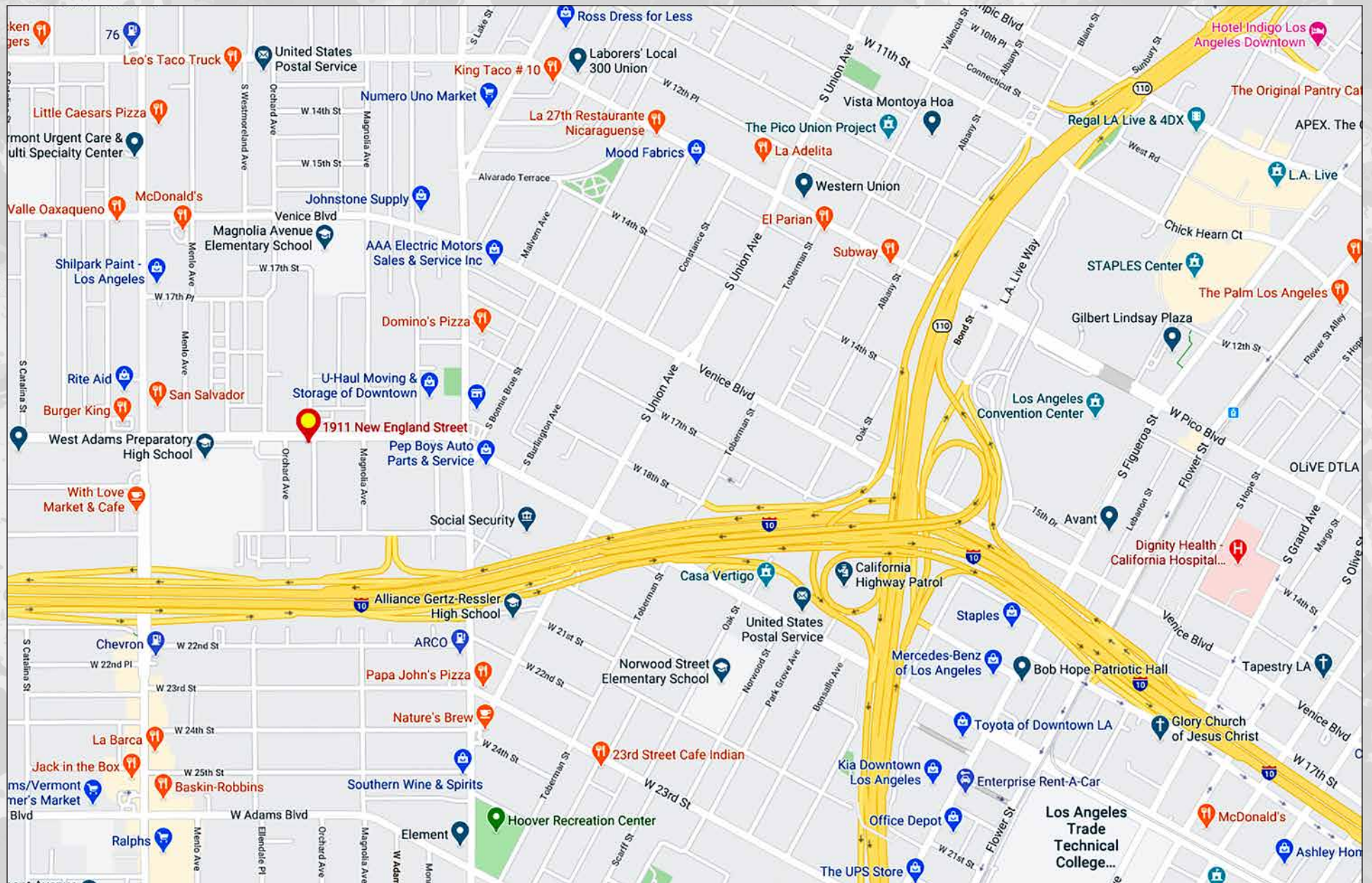
Property Photo



Plat Map



Area Map



Downtown Los Angeles Market Survey

4,442

RESIDENTIAL UNITS UNDER CONSTRUCTION



1.1m SF OF RETAIL UNDER CONSTRUCTION

2.2m PROPOSED

Residential

- 2,011 new residential units opened at **Park Fifth**, **Trademark**, **THEA at Metropolis**, and **Hope + Flower**
- The City of Los Angeles approved plans for a **29-story** residential tower with 205 units at 845 S. Olive
- **Brookfield Properties** began construction on their 784-unit condo project just west of **FIGat7th**

	Q4 2019	Q4 2018
Apartment Occupancy Rate	85.7%	88.3%
Apartment Asking Rent Per Square Foot	\$3.22	\$3.22
Average Effective Rent Per Unit	\$2,686	\$2,648
Condo Sales	81	76
Condo Price Per Square Foot	\$685	\$697

Source: LA Lofts Realty, CoStar

NOTE: Occupancy rate adjusted due to opening of 1,698 units confirmed by DCBID but not reflected in CoStar

Retail

- Almost 60,000 retail SF opened at **7th & Olive (PK Market)** and the adjacent 410 W. 7th
- **The Habit** opened at **888 at Grand Hope Park**
- **Sibling Rivalry** opened at **The Hoxton**
- **Red Herring** opened at **Eighth & Grand Apartments**

	Q4 2019	Q4 2018
Vacancy Rate	5.9%	5.2%
Average Rent Per Sq Ft	\$3.05	\$3.01
YTD Net Absorption	-257,262	165,444

Source: CoStar

Downtown Los Angeles Market Survey

LIVE

65,000 Residents



\$98,900
MEDIAN INCOME



38
MEDIAN AGE



47%
MARRIED/PARTNERED



59%
FEMALE



41%
MALE

86%

REGULARLY VISIT FIGAT7TH

66%

ARE PASSIONATE ABOUT DTLA

60%

HAVE LIVED IN DTLA FOR LESS THAN 5 YEARS



80% COMPLETED 4 YEARS
OF COLLEGE OR HIGHER



72%

WANT MORE
SUPERMARKETS



54%

WANT MORE
CLOTHING/APPAREL

WORK

500,000 Weekday Population



\$97,800
MEDIAN INCOME



39
MEDIAN AGE



52%
MARRIED/PARTNERED



65%
FEMALE



35%
MALE

68%

REGULARLY VISIT GRAND CENTRAL MARKET

54%

ARE AT TOP, SENIOR, OR PROFESSIONAL STAFF LEVELS

36%

WOULD CONSIDER LIVING IN DTLA IN THE FUTURE



76% COMPLETED 4 YEARS
OF COLLEGE OR HIGHER



64%

WANT MORE
SUPERMARKETS



52%

WANT MORE
CLOTHING/APPAREL

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