

# COMMERCIAL OFFICE PROPERTY FOR SALE OR LEASE CLOSE TO LAC+USC MEDICAL CENTER



Remodeled 1,958± SF Building on 5,230± SF Land  
1155 N Mission Road, Los Angeles, CA 90033

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
Offering Memorandum

**1155 N MISSION ROAD  
LOS ANGELES, CA 90033**

## Property Details

Building Area:*	1,958± SF
Land Area:**	5,230± SF
Year Built:	1946
Construction:	Wood Frame & Stucco
Restrooms:	1
Parking:	5± Surface Spaces
Power:	None
Zoning:	LA M2-1VL
Assessor's Parcel #:	5210-007-001
TOC:	Tier 3
Opportunity Zone:	Yes

\* 130± SF is unpermitted

\*\* Based on plat map

## Property Highlights

- Commercial purchase or lease opportunity
- Ideal for any professional or creative office use
- Potential for medical office use (doctor, dentist, chiropractor, physical therapy, etc.)
- Front and rear access
- Recently remodeled!
- Located just a few blocks west of University of Southern California Health Sciences Campus and Keck Hospital of USC
- Storefront windows with abundant natural light
- Rear secure, gated parking for 5 vehicles
- Northwest corner of Mission Road and Sichel Street
- 97' frontage on busy Mission Road
- 26,191 vehicles per day traffic count (2022)
- Easy freeway access: 2 blocks east of I-5 freeway and 1/4-mile north of I-10 freeway
- Just minutes from Downtown Los Angeles

**Asking Price: \$1,200,000**

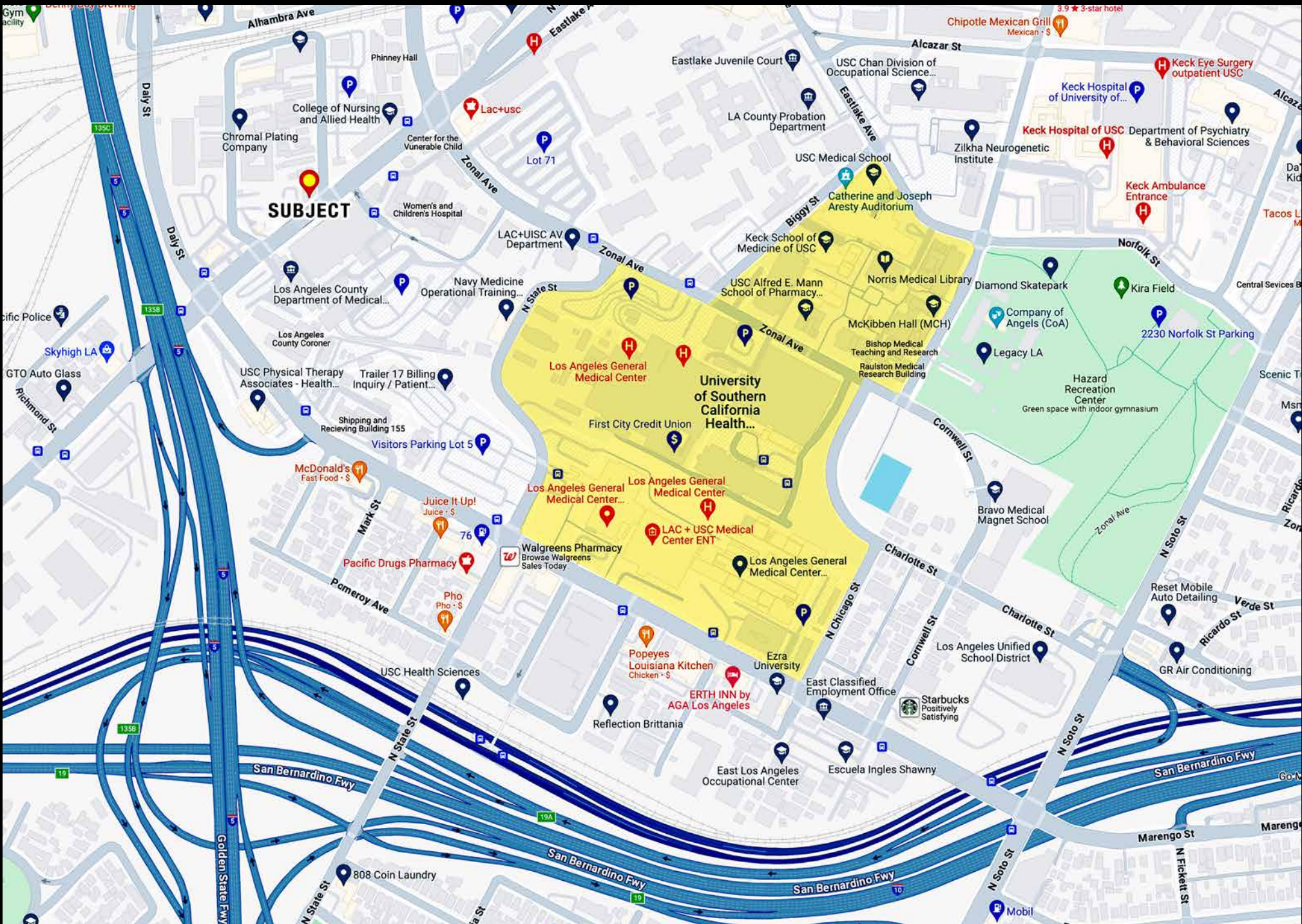
**(\$612.87 Per SF Building | \$229.45 Per SF Land)**

**Lease Rental: \$5,000 Per Month (\$2.55 Per SF NNN)**

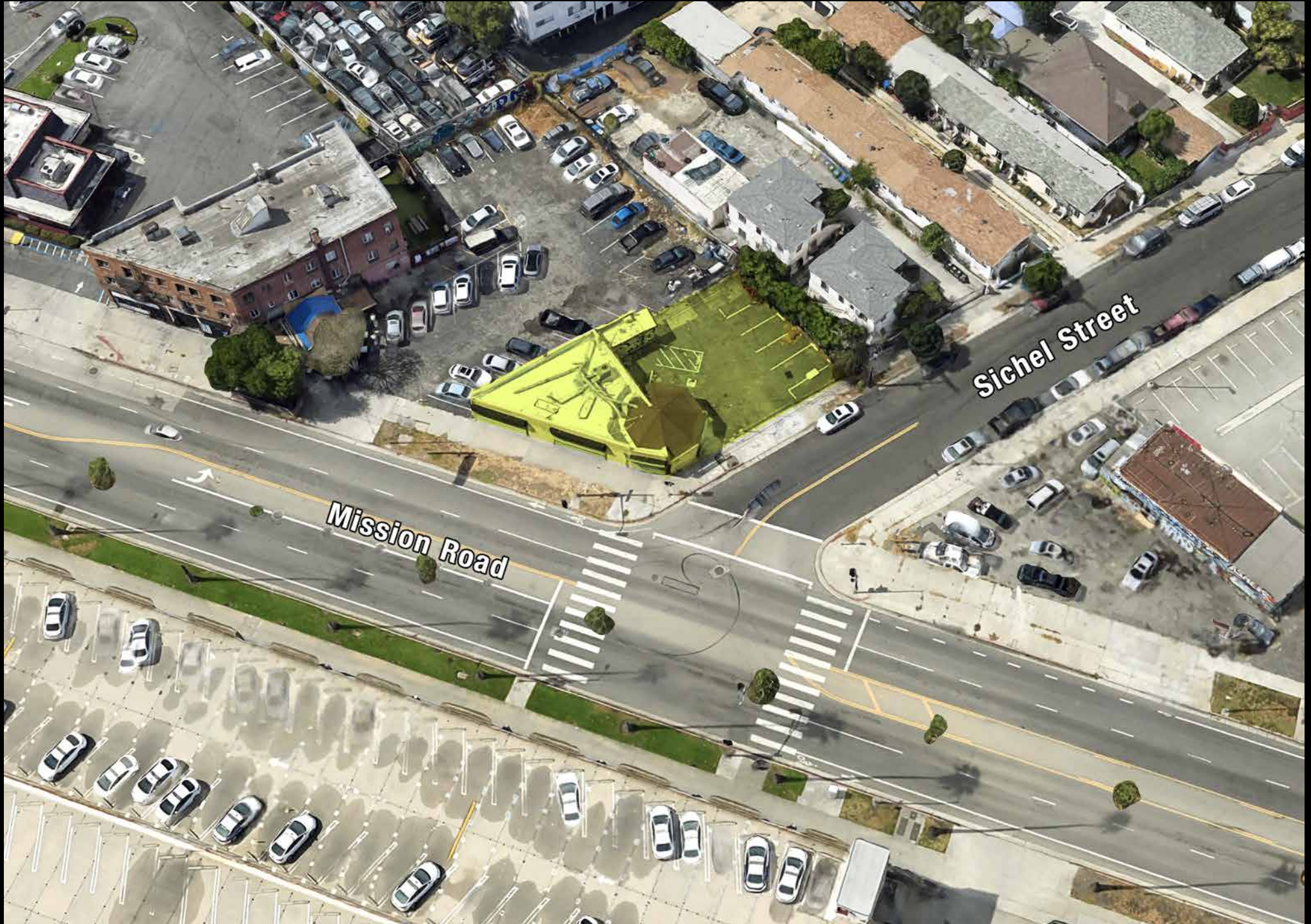




# Located Close to LAC+USC Medical Center



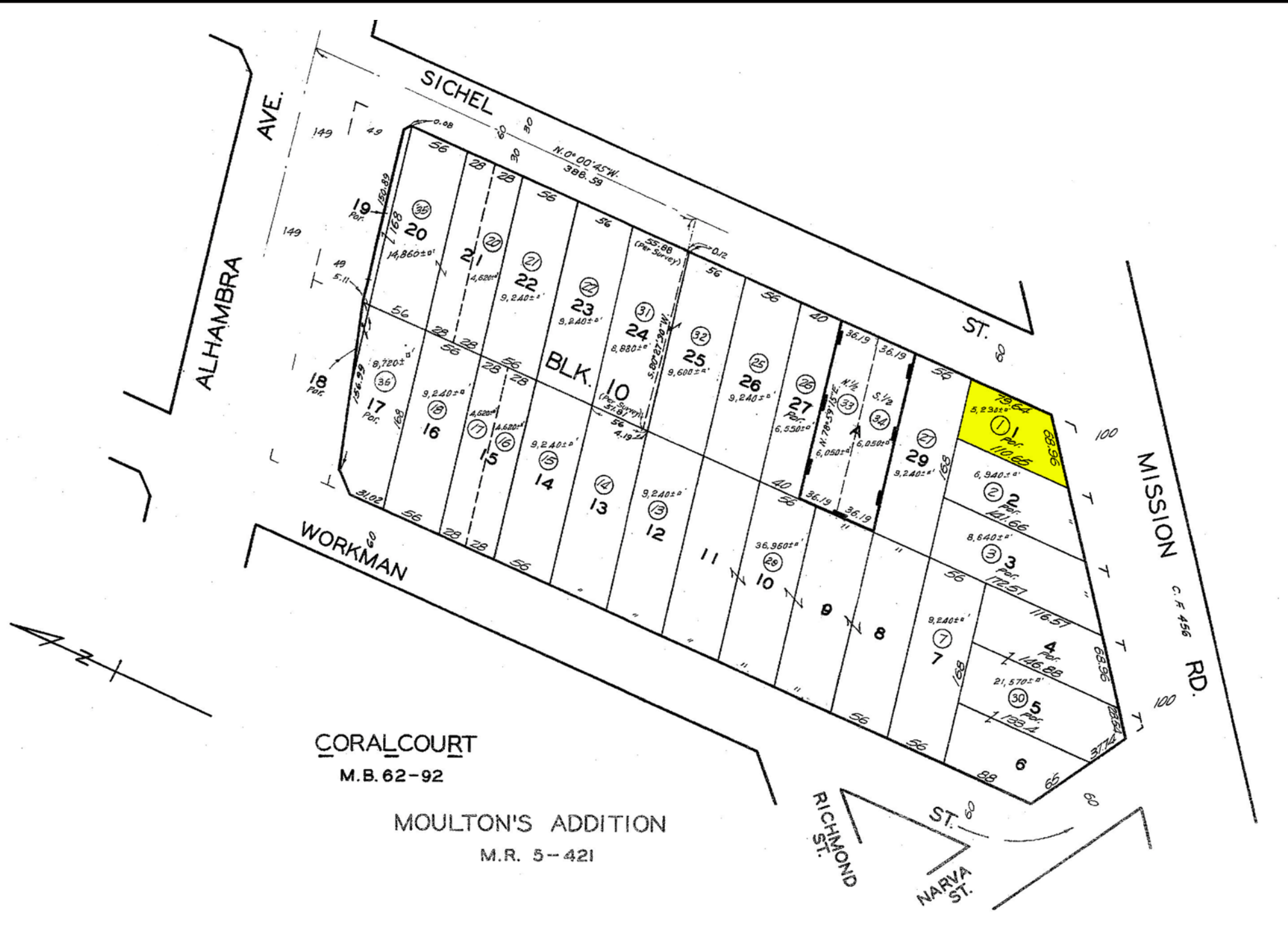
Aerial Photo



Mission Road

Sichel Street

# Plat Map

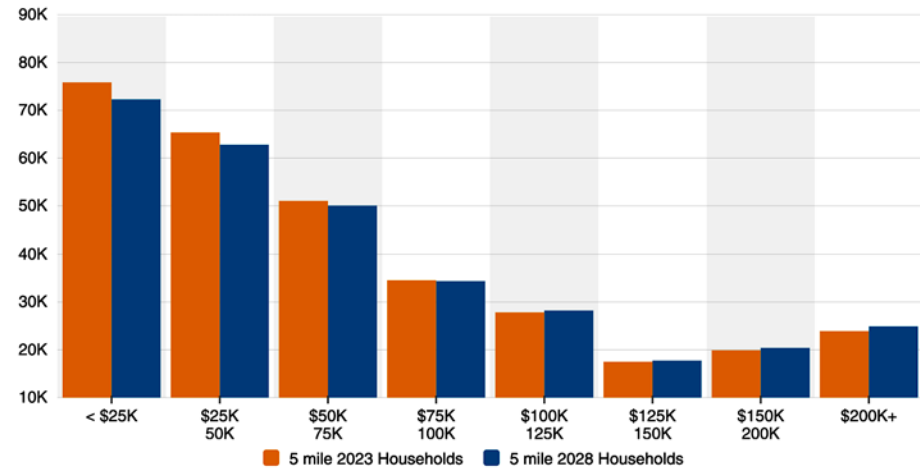




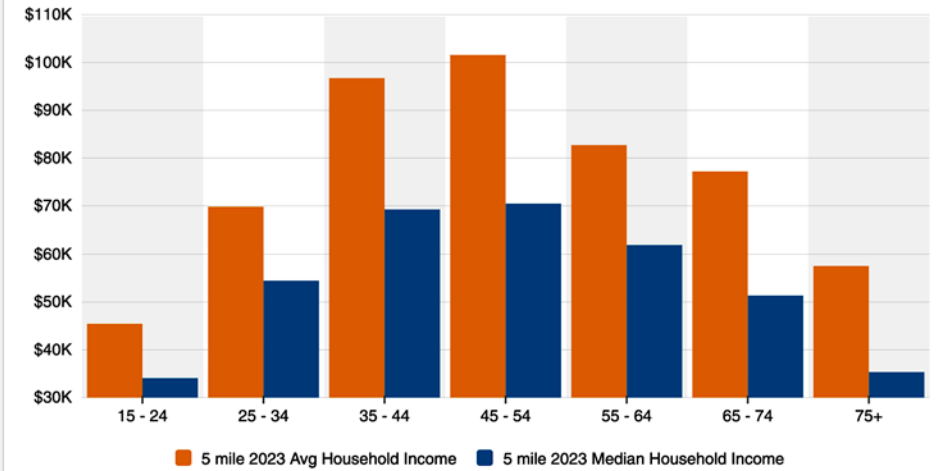


# Neighborhood Demographics

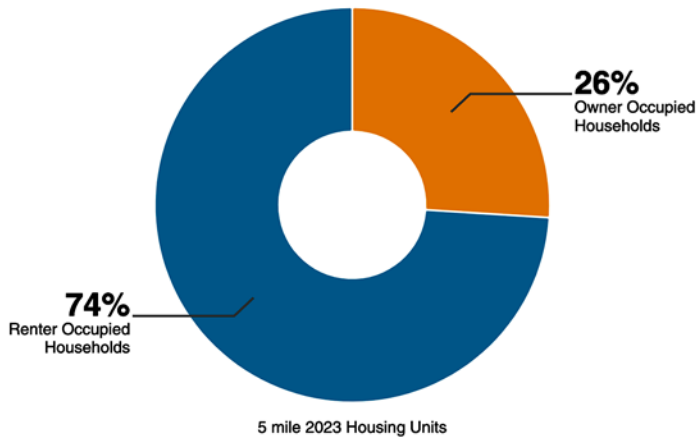
Household Income



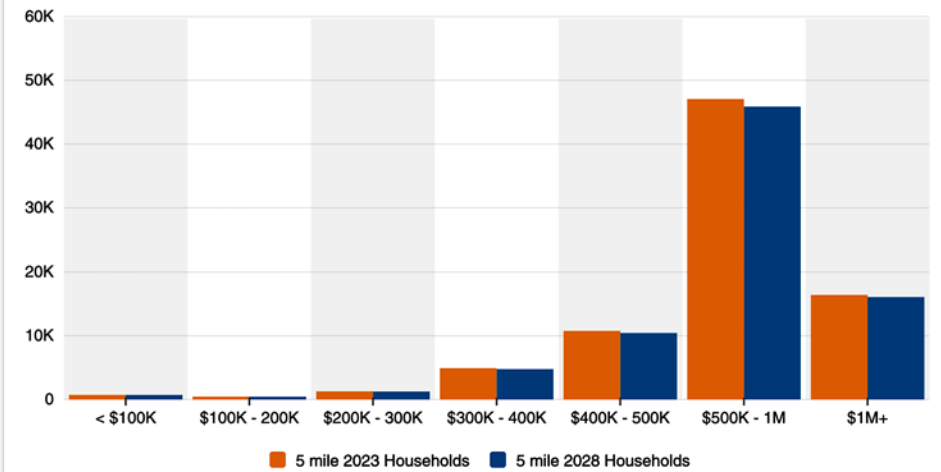
Household Income By Age



Housing Occupancy



Home Values



1155 N Mission Road  
Los Angeles, CA 90033

1,958± SF Building  
5,230± SF of Land

Recently Remodeled! Must See!

Professional or Creative Offices

Potential for Medical Office Use

Secure, Gated Parking

Heavy Traffic Corner Location

Close to LAC+USC Medical Center



*Exclusively offered by*



**Jesse McKenzie**  
Senior Vice President  
213.747.4156 office  
714.883.6875 mobile  
jesse@majorproperties.com  
Lic. 01939062



**Bradley A Luster**  
President  
213.747.4154 office  
213.276.2483 mobile  
brad@majorproperties.com  
Lic. 00913803

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