

COMMERCIAL INVESTMENT PURCHASE OPPORTUNITY

Retail Strip Center With 7 Units

2401-2413 W MARTIN LUTHER KING JR BLVD, LOS ANGELES, CA 90008



Offering Memorandum



Price Reduced! Seller Motivated!

5,520± SF Building on 6,800± SF of Land

2401-2413 W MARTIN LUTHER KING JR BLVD
LOS ANGELES, CA 90008

Property Details

Building Area 5,520± SF

Land Area 6,800± SF

Year Built 1948

Units 7

Zone LA C2-1VL-CPIO

Assessor's Parcel Number 5034-018-001

Traffic Count 36,453 Vehicles Per Day (2018)

Property Highlights

- Retail strip center for sale
- 7 units: 5 units occupied; 2 units vacant
- Actual \$10,305 gross monthly income
- Heavy traffic exposure with excellent signage
- Located at the northwest corner of Martin Luther King Jr Blvd and 2nd Avenue
- One block west of Arlington Avenue
- Adjacent to Leimert Park and Baldwin Village

RENT ROLL

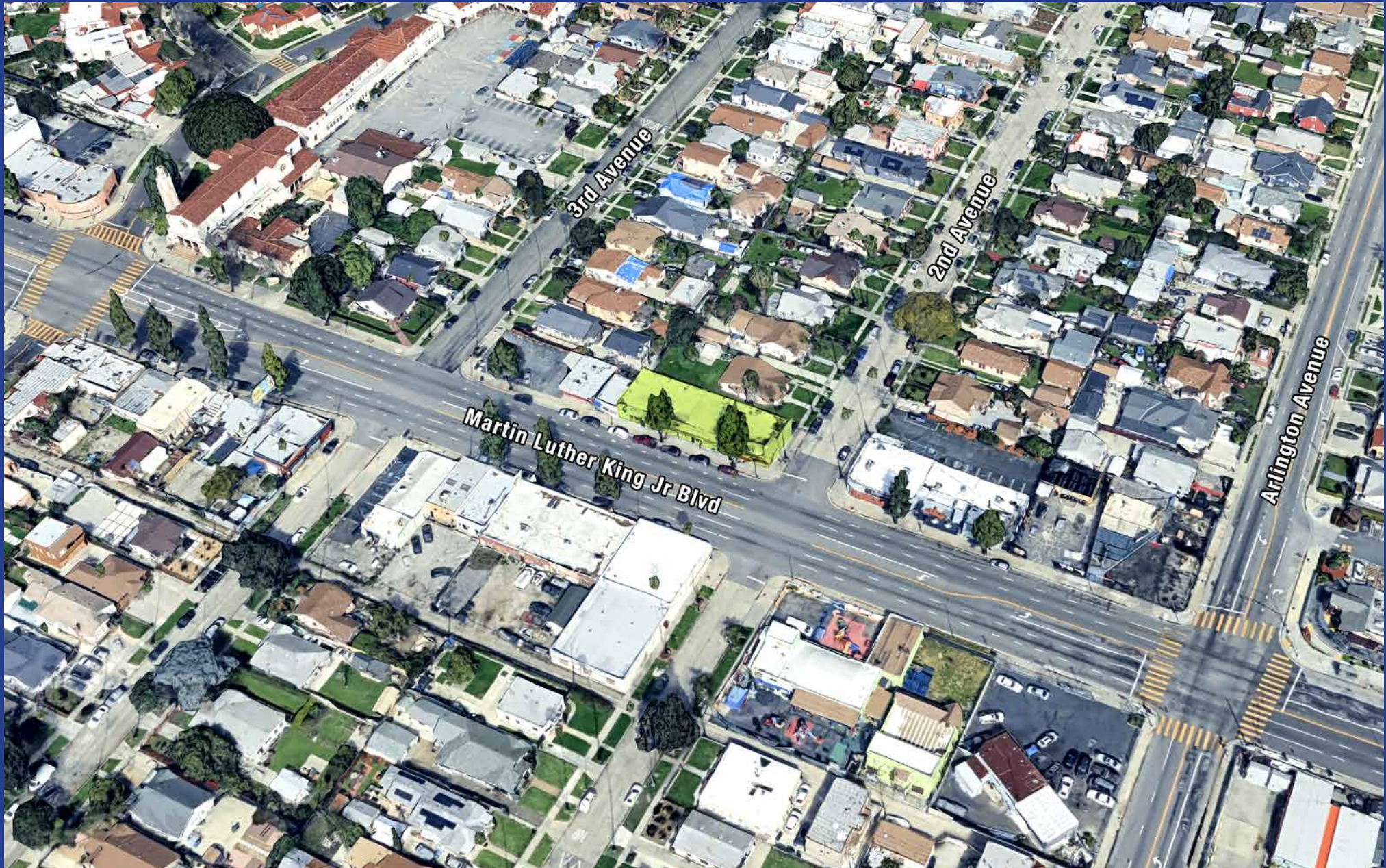
UNIT	RENT PER MONTH	TERM
2401	Vacant	
2401-1/2	Vacant	
2403	\$1,100	Month-to-Month
2405	\$1,580	Month-to-Month
2407	\$2,200	Month-to-Month
2409	\$950	Month-to-Month
2411	\$1,575	Month-to-Month
2413	\$2,900	Expires 2025

Asking Price: ~~\$1,899,999~~ \$1,650,000
(\$298.91 Per SF)

Property Photo



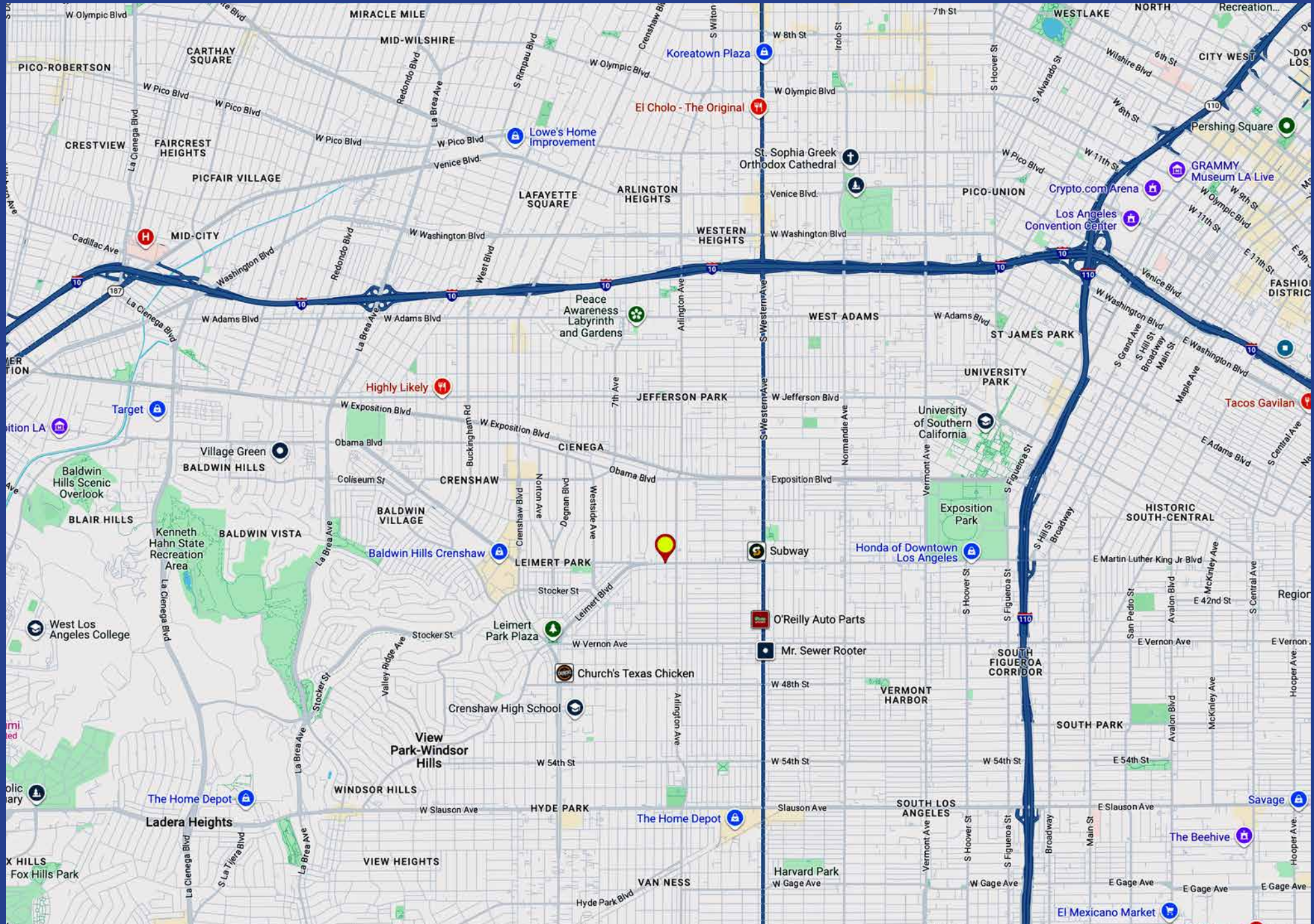
Aerial Photo



60 2ND		AVE. 8																															
ST. 60	50	182	181	180	179	178	177	176	175	174	173	172	171	170	169	168	167	166	165	164	163	162	161	160	159	158	50	5105					
	130	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	130	1					
39TH	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	
60	132.51	132.55	132.58	132.61	132.64	132.67	132.71	132.74	132.77	132.80	132.84	132.87	132.90	132.94	132.97	133.00	133.04	133.07	133.10	133.13	133.17	133.20	133.23	133.26	133.30	133.33	133.36	133.39	133.43	133.46	133.49	133.52	
60	6,626	6,118	5,304	5,305	5,306	5,308	5,309	5,310	5,312	5,313	5,314	5,316	5,317	5,318	5,320	5,321	5,455	5,325	5,326	5,328	5,329	5,330	5,331	5,333	5,334	5,335	5,336	5,338	5,339	5,340	6,280	6,280	
60	50	46.15	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
60 3RD		AVE. 8																															

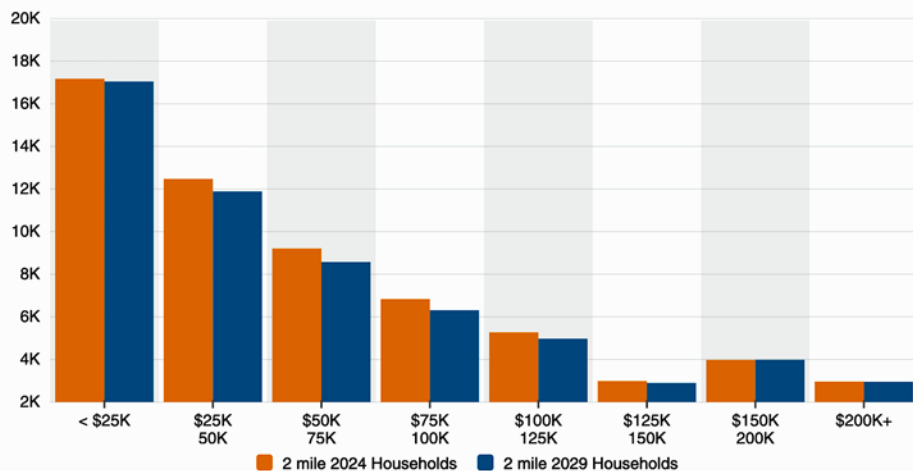
MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

Area Map

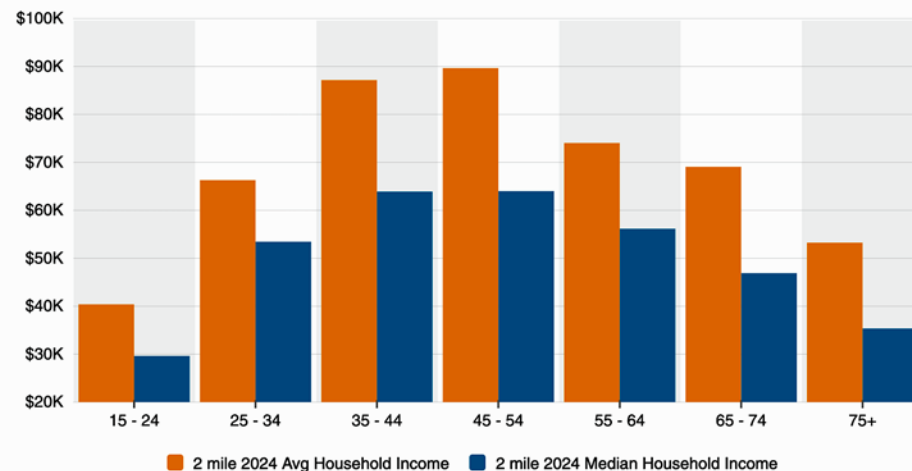


Area Demographics

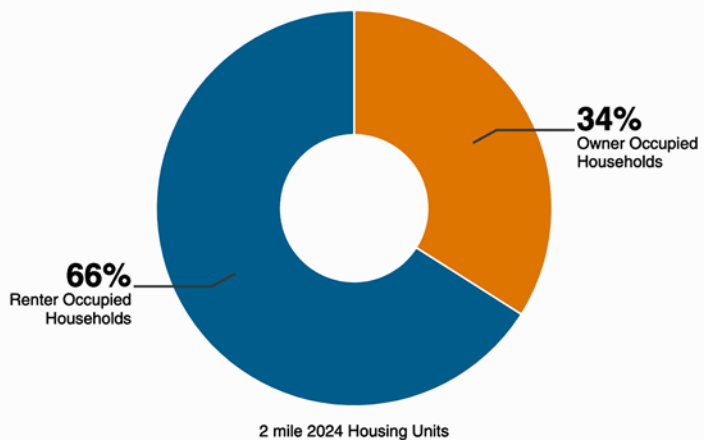
Household Income



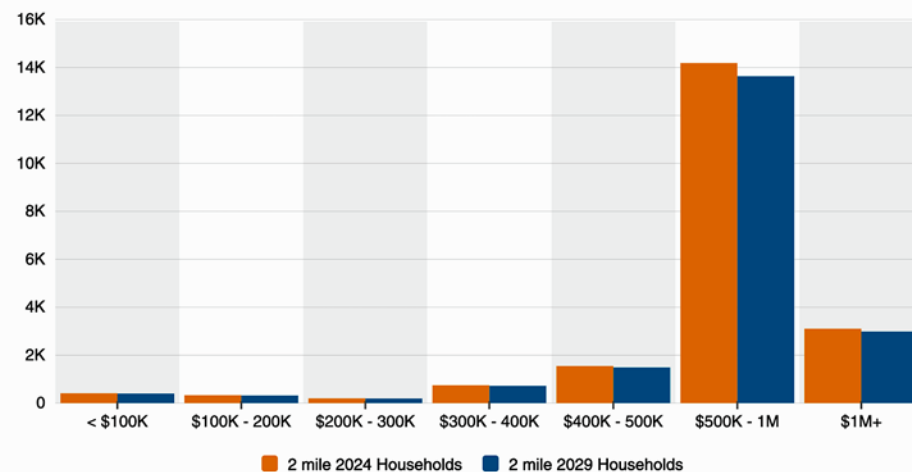
Household Income By Age



Housing Occupancy



Home Values



2401-2413 W Martin Luther King Jr Blvd
Los Angeles, CA 90008

5,520± SF Building
6,800± SF of Land

Commercial Investment For Sale
7 Retail Units

Sale Price Reduced! Seller Motivated!

Exclusively offered by

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