

# INDUSTRIAL FLEX PURCHASE OPPORTUNITY



14,134± SF Building on 12,500± SF of Land

119 W 36th Place & 118 W 36th Street, Los Angeles, CA 90007



119 W 36TH PLACE  
118 W 36TH STREET  
LOS ANGELES, CA 90007

## Property Details

Total Building Area	14,134± SF
Total Land Area	12,500± SF
Stories	One & Two
Construction	Reinforced Brick
Power	2 Meters (One for Each Building)
Sprinklers	Yes (Not Currently Operating)
Interior Parking	6 Vehicles
Zoning	LA MR1

### 119 W 36th Place

Building Area	7,984± SF
Land Area	6,250± SF
Land Use	Light Industrial
Year Built	1914/1922

### 118 W 36th Street

Building Area	6,150± SF
Land Area	6,250± SF
Land Use	Light Industrial
Year Built	1917

## Property Highlights

- Owner/user or investor purchase opportunity
- Flex, fashion or creative applications
- 11 small units make it easy to lease up for short term or long term tenancy
- Currently 7 occupied units and 4 vacant units (2,829 SF available for occupancy upon closing)
- \$15,325 actual monthly gross income
- \$277,462 pro forma annual gross income  
\$212,978 pro forma net annual income  
7.61% pro forma cap rate
- 2,125± SF of interior parking (6 spaces)
- All units have a restroom + a loading door off the alley
- Plumbing & electrical updated in 2012 — Roof done in 2015
- Great location just 5 blocks east of USC campus, LA Memorial Coliseum, Exposition Park, and BMO Stadium
- Designated Qualified Opportunity Zone (tax benefits)

**Asking Price: \$2,800,000 (\$198.10 Per SF)**



RENT ROLL	Status	SF	Actual Rent PSF	Actual Rent Per Mo.	Lease Type	Pro Forma Rent PSF	Pro Forma Rent Per Mo.	Lease Start	Lease End
Suite 101	Occupied	1,186	\$2.14	\$2,540	MG	\$2.75	\$3,262	9/1/25	8/30/26
Suite 102	Occupied	1,030	\$2.47	\$2,540	MG	\$2.50	\$2,575	10/4/14	12/31/26
Suite 103	Occupied	715	\$3.21	\$2,295	MG	\$3.25	\$2,324	10/1/25	9/30/26
Suite 104	Occupied	632	\$2.66	\$1,680	MG	\$2.50	\$1,580	12/1/18	11/30/28
Suite 105	Vacant	640				\$3.59	\$2,300		
Suite 106	Occupied	810	\$3.09	\$2,500	MG	\$2.85	\$2,309	8/1/23	7/31/26
Suite 107	Occupied	894	\$2.10	\$1,875	MG	\$2.50	\$2,235	8/1/16	7/31/26
Suite 108	Vacant	692				\$2.50	\$1,730		
Suite 109	Vacant	614				\$2.50	\$1,535		
Suite 201	Vacant	883				\$1.81	\$1,595		
Suite 202	Occupied	783	\$2.42	\$1,895	MG	\$2.14	\$1,676	3/12/25	3/31/26
<b>Totals:</b>		<b>8,879</b>		<b>\$15,325</b>			<b>\$23,121</b>		

**PRO FORMA ANNUAL GROSS INCOME:** **\$277,452**

#### EXPENSES

Property Tax*	\$36,250
Insurance	\$7,480
Repair & Maintenance	\$4,131
City Permit	\$263
Utilities	\$11,038
Waste Service	\$3,562
Accountant	\$1,750

**Total Annual Expenses:** **\$ 64,474**

**PRO FORMA ANNUAL NET INCOME:** **\$ 212,978**

**PRO FORMA CAP RATE:** **7.61%**

\* Based on asking price of \$2,800,000

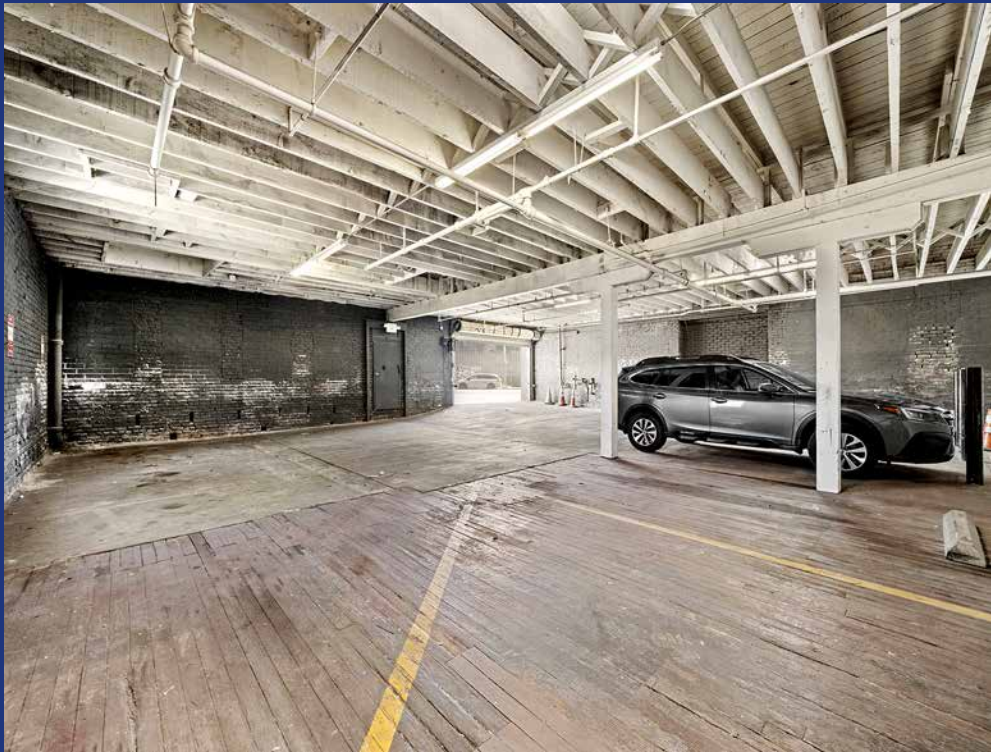
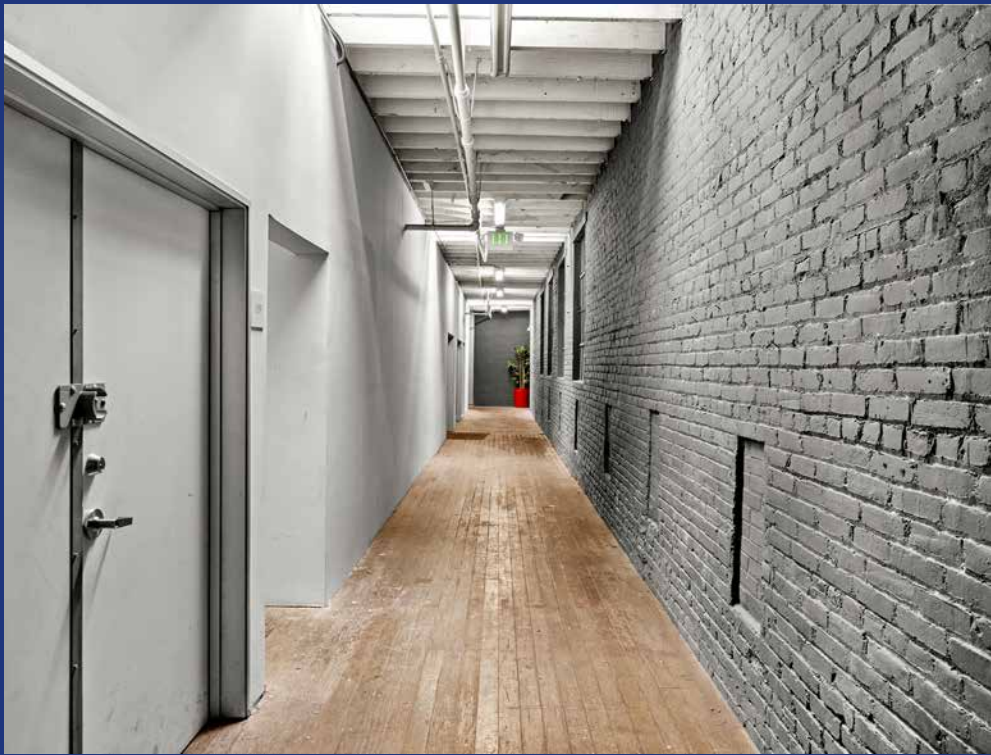
## FINANCIAL INFORMATION



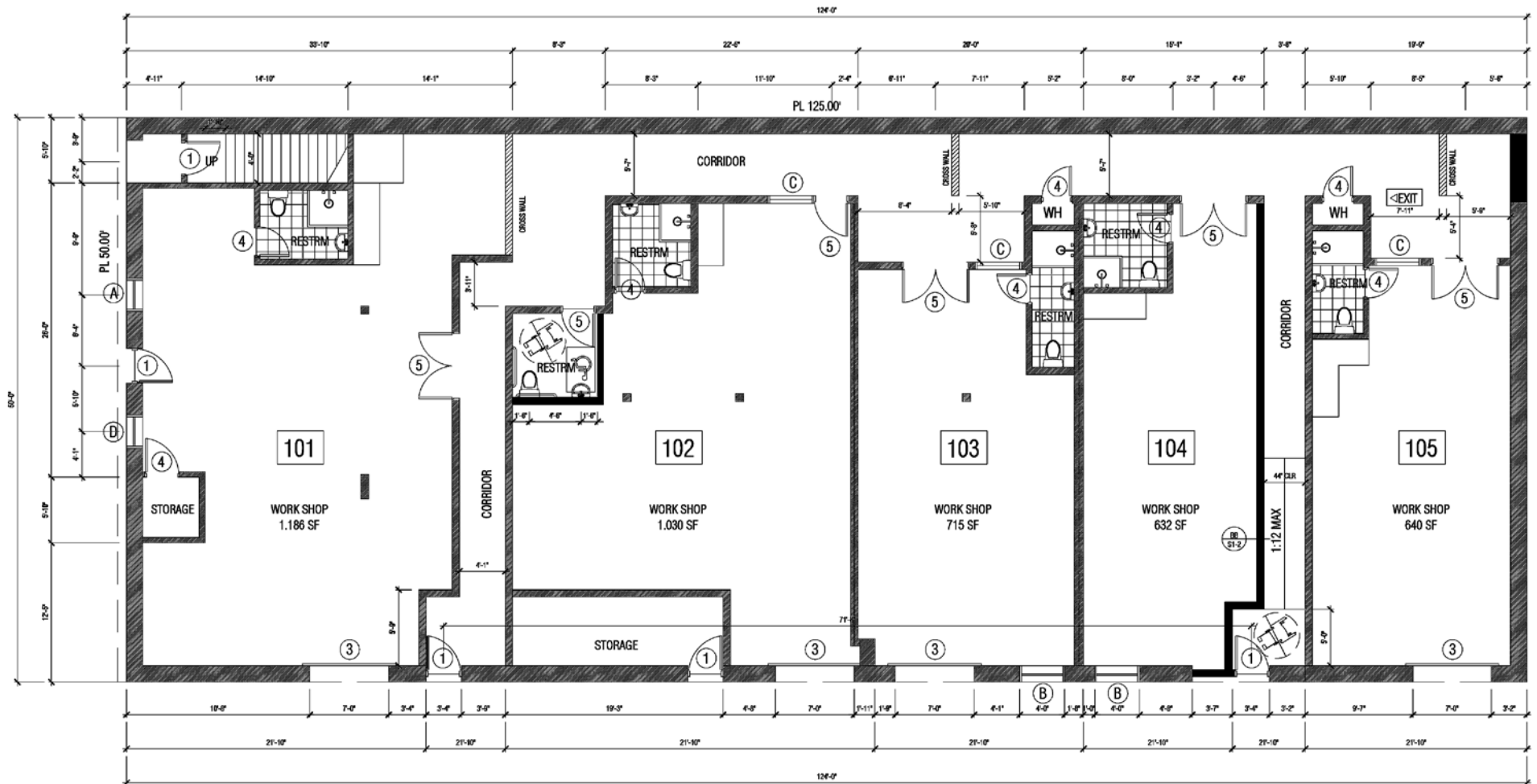






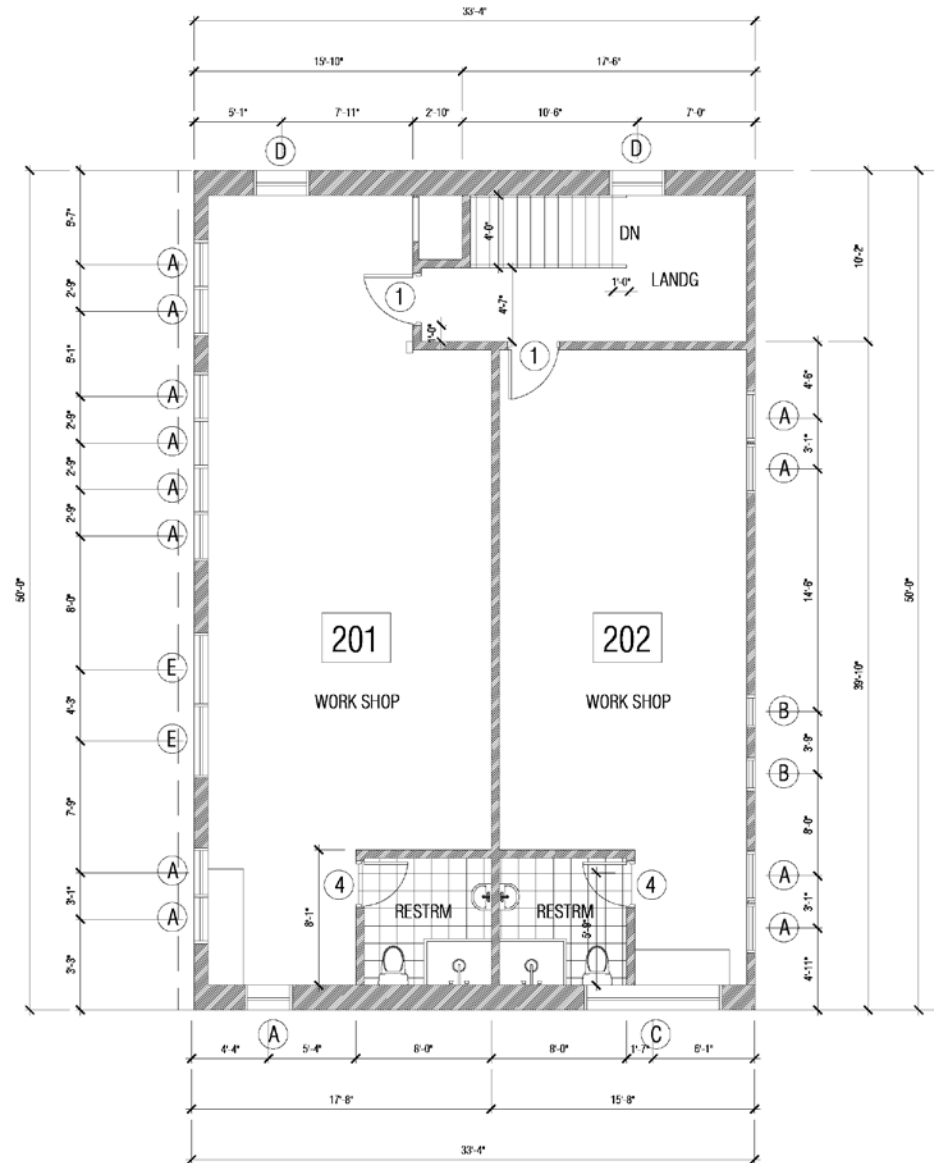


# 119 W 36TH PLACE GROUND FLOOR SITE PLAN

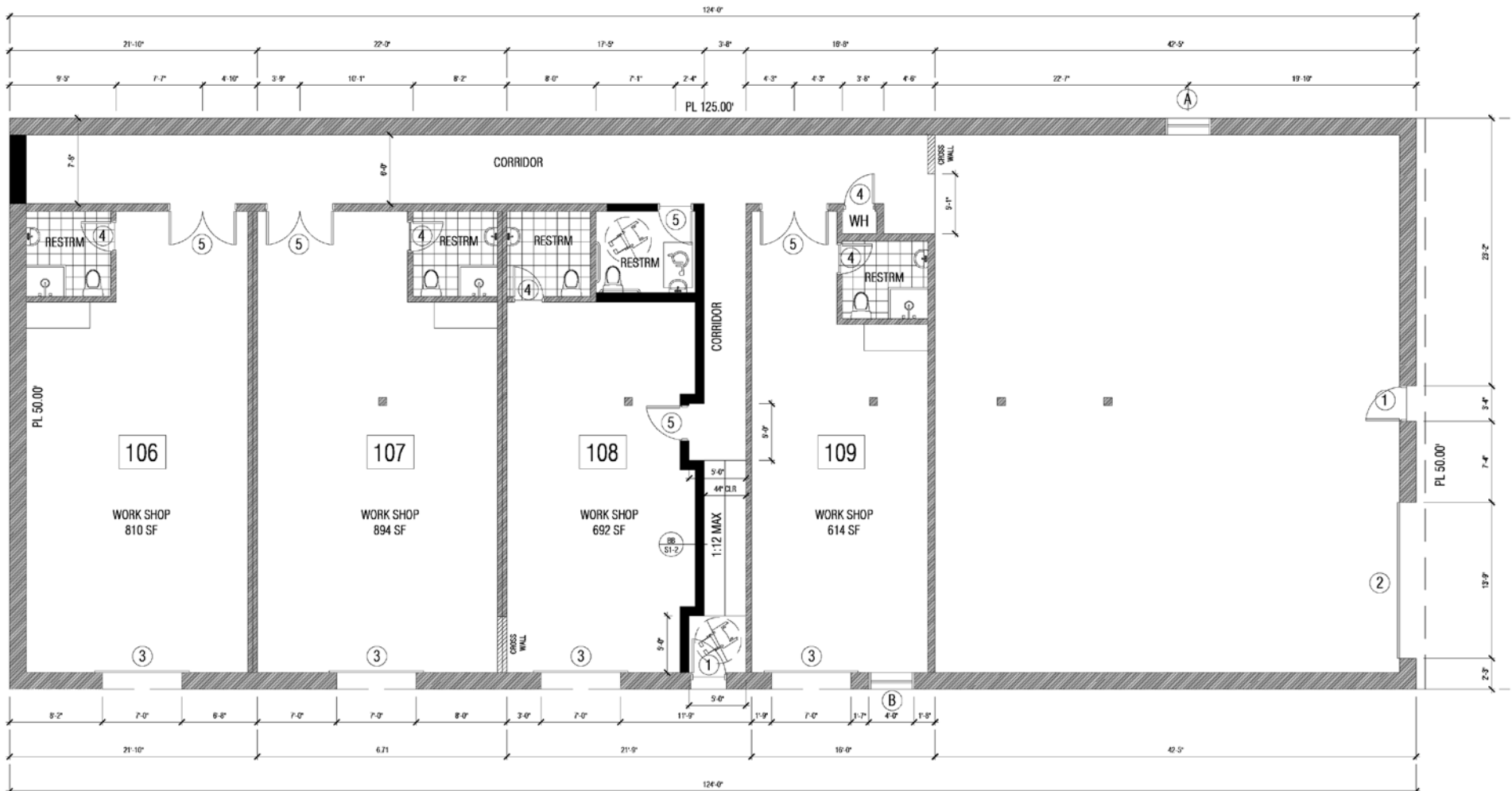




# 119 W 36TH PLACE SECOND FLOOR SITE PLAN



# 118 W 36TH STREET GROUND FLOOR SITE PLAN



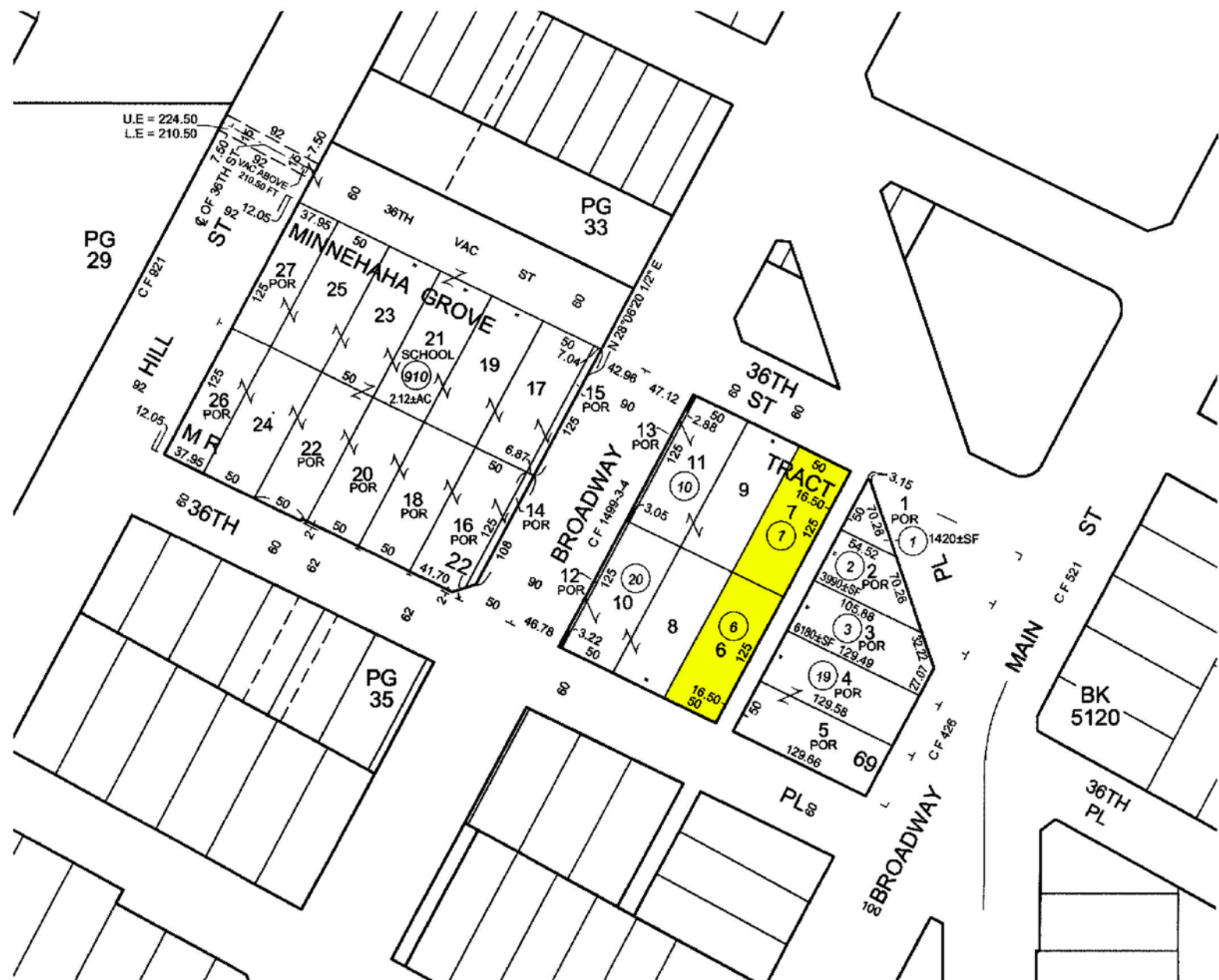


# AERIAL PHOTO



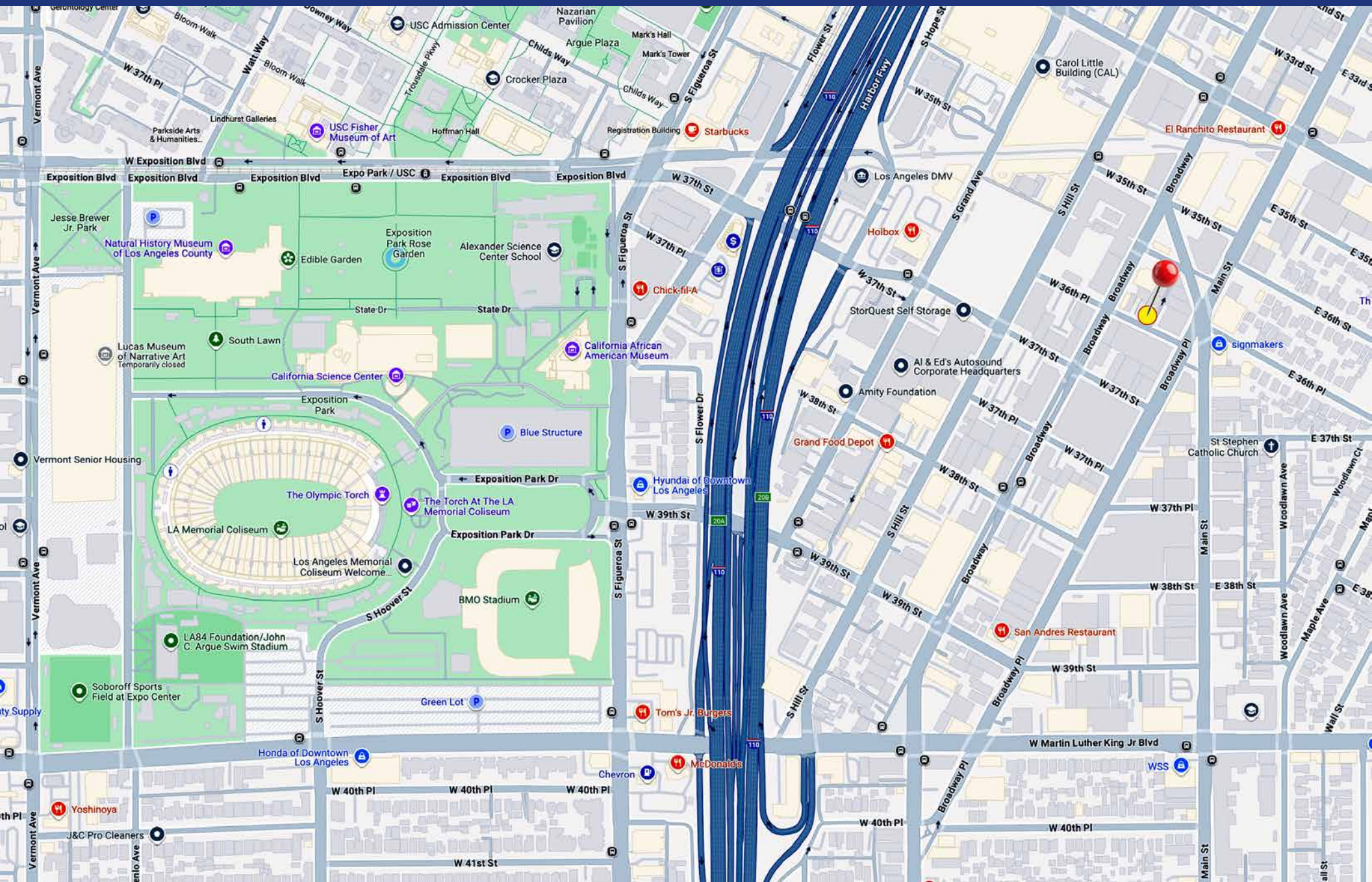
Anthony S Behar | Major Properties







# AREA MAP







KETCHUM  
HEALTH

BMO  STADIUM

100  
L.A. MEMORIAL  
COLISEUM

California Sciencenter



Exposition Park  
*Rose Garden*

USC



cityfirstbank

Chick-fil-A

USC Cinematic Arts  
WARNER BROS. ARCHIVES



StorQuest  
SELF STORAGE



NATURAL  
HISTORY  
MUSEUM  
LOS ANGELES COUNTY



holbox

Chichen Itza  
RESTAURANT



Public  
Storage

STAGE  
**THIS**

INTERSTATE  
110

S GRAND AVE

S HILL ST

BROADWAY PL

BROADWAY

MAIN ST

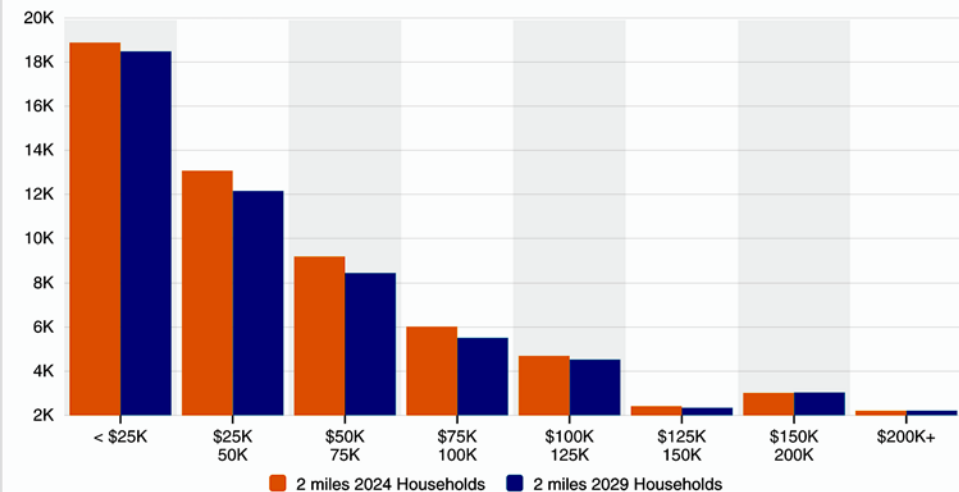
**119 & 118**  
W 36th Pl W 36th St



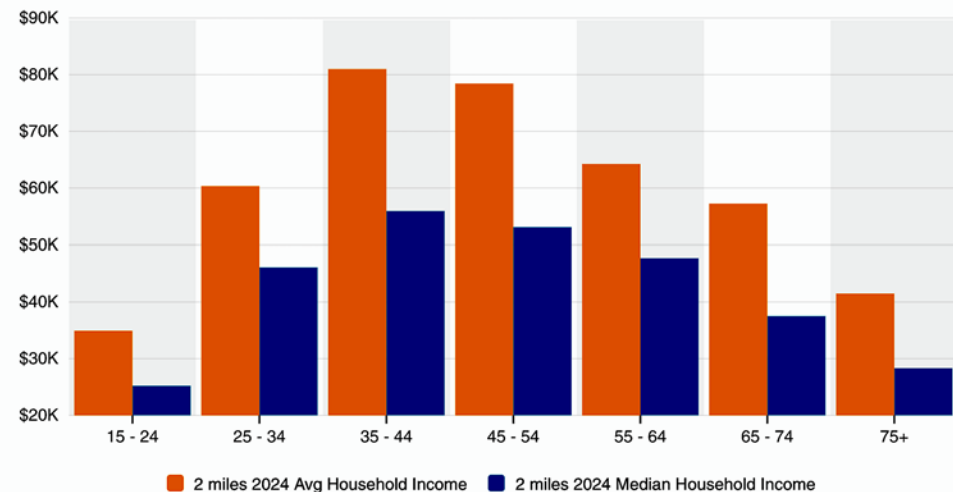


# NEIGHBORHOOD DEMOGRAPHICS

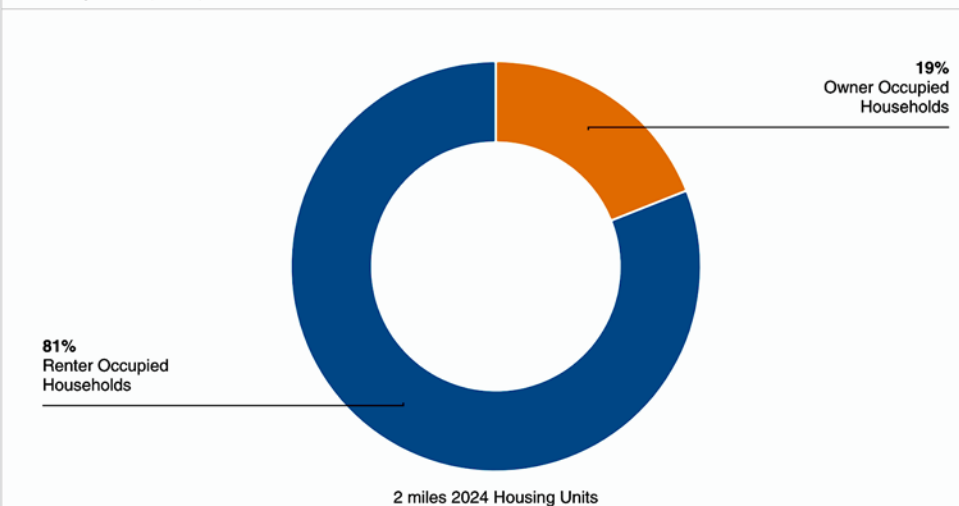
Household Income



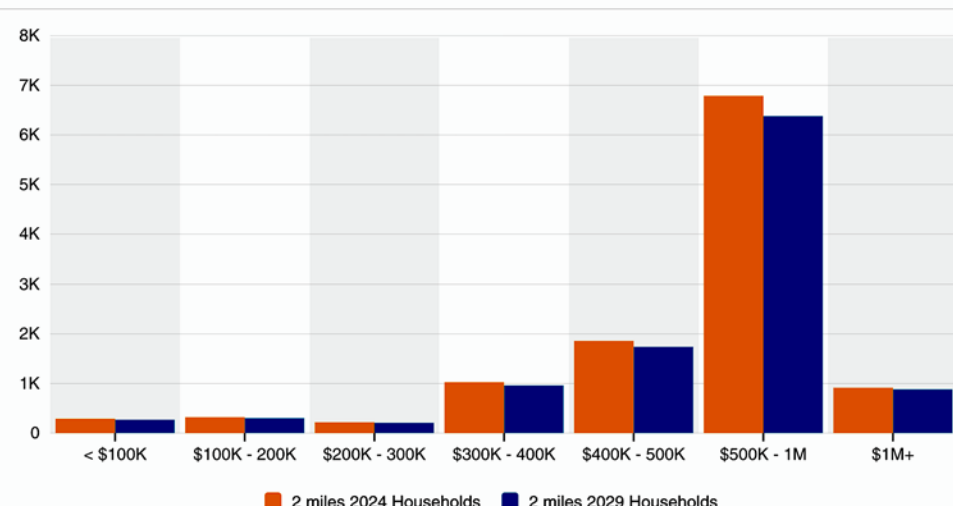
Household Income By Age



Housing Occupancy







Home Values



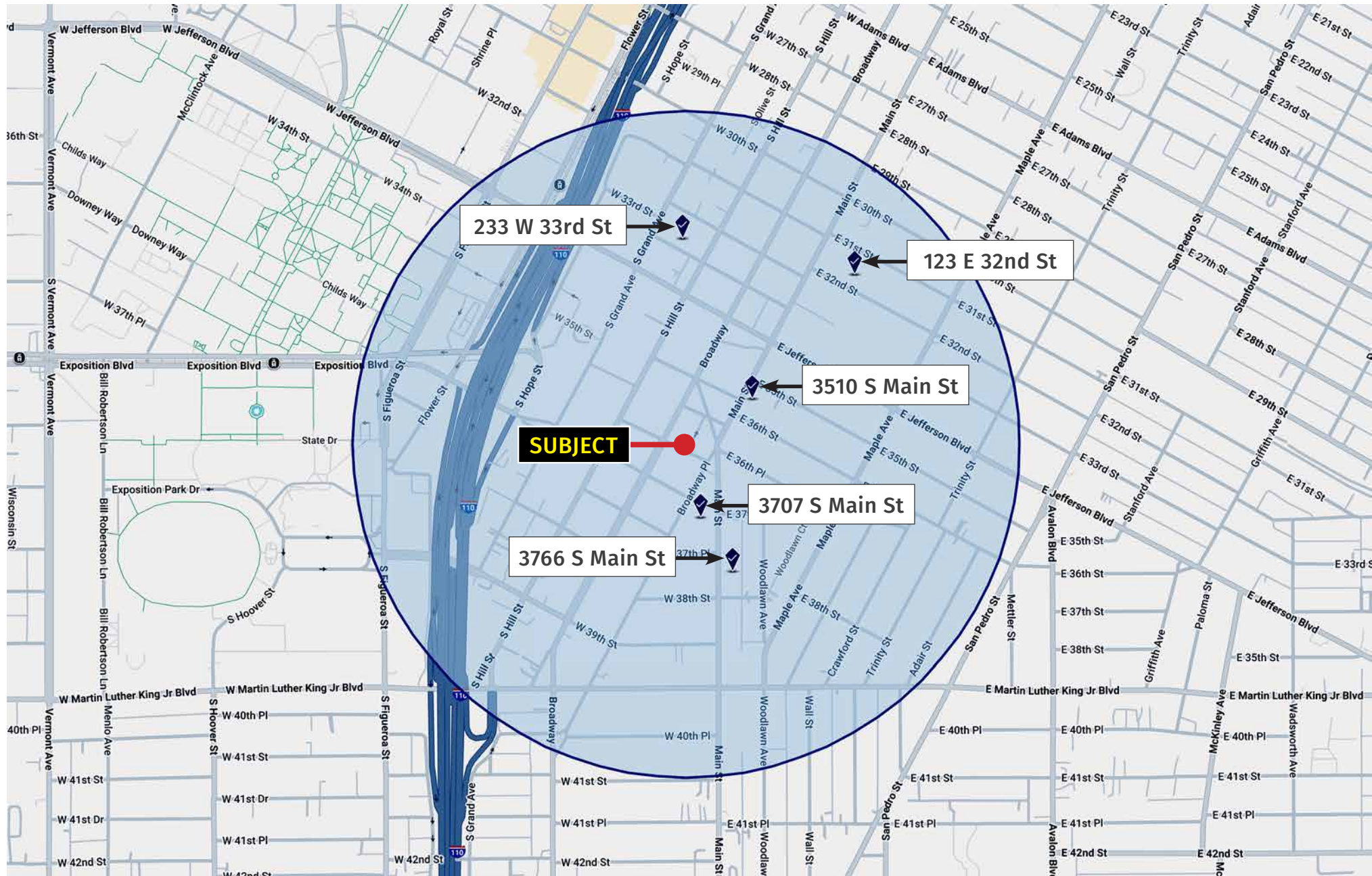
# COMPARABLE INDUSTRIAL SALE VALUES

Industrial Properties Sold Within a Half-Mile Radius of the Subject During the Past 24 Months

	Address	Land Use	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Bldg
	<b>3766 S Main St Los Angeles 90007</b>	Industrial	10,700	13,504	04/23/2025	\$2,500,000	\$233.64
	<b>233 W 33rd St Los Angeles 90007</b>	Industrial	5,056	7,977	02/28/2025	\$1,470,000	\$290.74
	<b>3510 S Main St Los Angeles 90007</b>	Industrial	3,750	5,837	06/13/2024	\$900,000	\$240.00
	<b>123 E 32nd St Los Angeles 90011</b>	Industrial	13,555	18,731	02/15/2024	\$4,990,000	\$368.13
<b>AVERAGE BUILDING PRICE PER SQ.FT.:</b>							<b>\$283.13</b>



## COMPARABLE INDUSTRIAL SALE VALUES MAP





# FOR SALE

119 W 36TH PLACE & 118 W 36TH STREET

## IDEAL FOR OWNER/USER OR INVESTOR

### 14,134± SF Building on 12,500± SF of Land

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