

MULTI-TENANT COMMERCIAL PROPERTY FOR SALE



Sale Price Reduced!

13,300± SF Building on 11,886± SF of Land

2523-2525 W Washington Blvd, Los Angeles, CA 90018



2523-2525 W WASHINGTON BLVD
LOS ANGELES, CA 90018

Property Details

Building Area (2 Adjacent Structures)	13,300± SF
Ground Floor Area	9,100± SF
Mezzanine Area	4,200± SF
Land Area	11,886± SF
Year Built	1920/1940
Construction	Masonry
Power	600 Amps/3-Phase
Clearance Height	11' to 16.33' (Under Beams)
Interior Parking	8± Vehicles
Zoning	LA C2-1VL-O-CPIO
APN	5072-030-003
TOC	Tier 1
Opportunity Zone	No
Frontage	80' on Washington Blvd

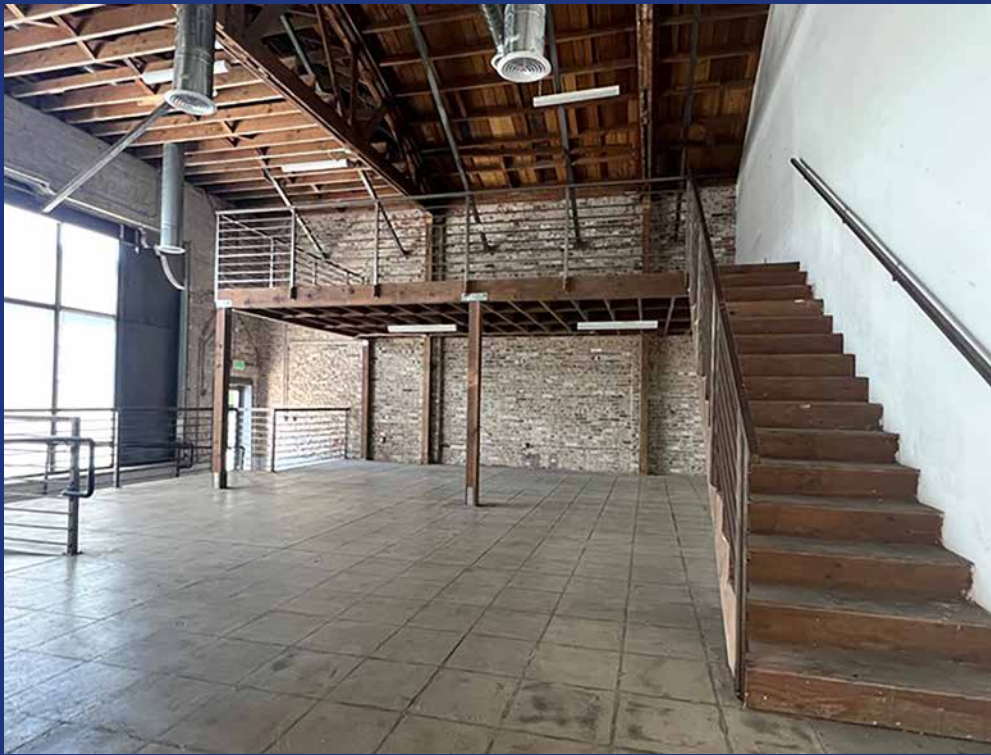
Property Highlights

- Owner-user/investor purchase opportunity
- Well-maintained 7-unit commercial property fully renovated in 2015
- 3 occupied units and 4 vacant units
- All existing tenants month-to-month (some are willing to sign longer leases)
- \$10,960 actual monthly gross income
- Parking for 8± vehicles accessed from Washington Blvd through an interior driveway
- All units individually metered
- All units have HVAC except 103 and 106
- New electrical, windows, doors, and roof
- Great location just west of Arlington Avenue
- One-half mile north of the Santa Monica (I-10) Freeway
- Former 1920 Cadillac Dealership/Showroom

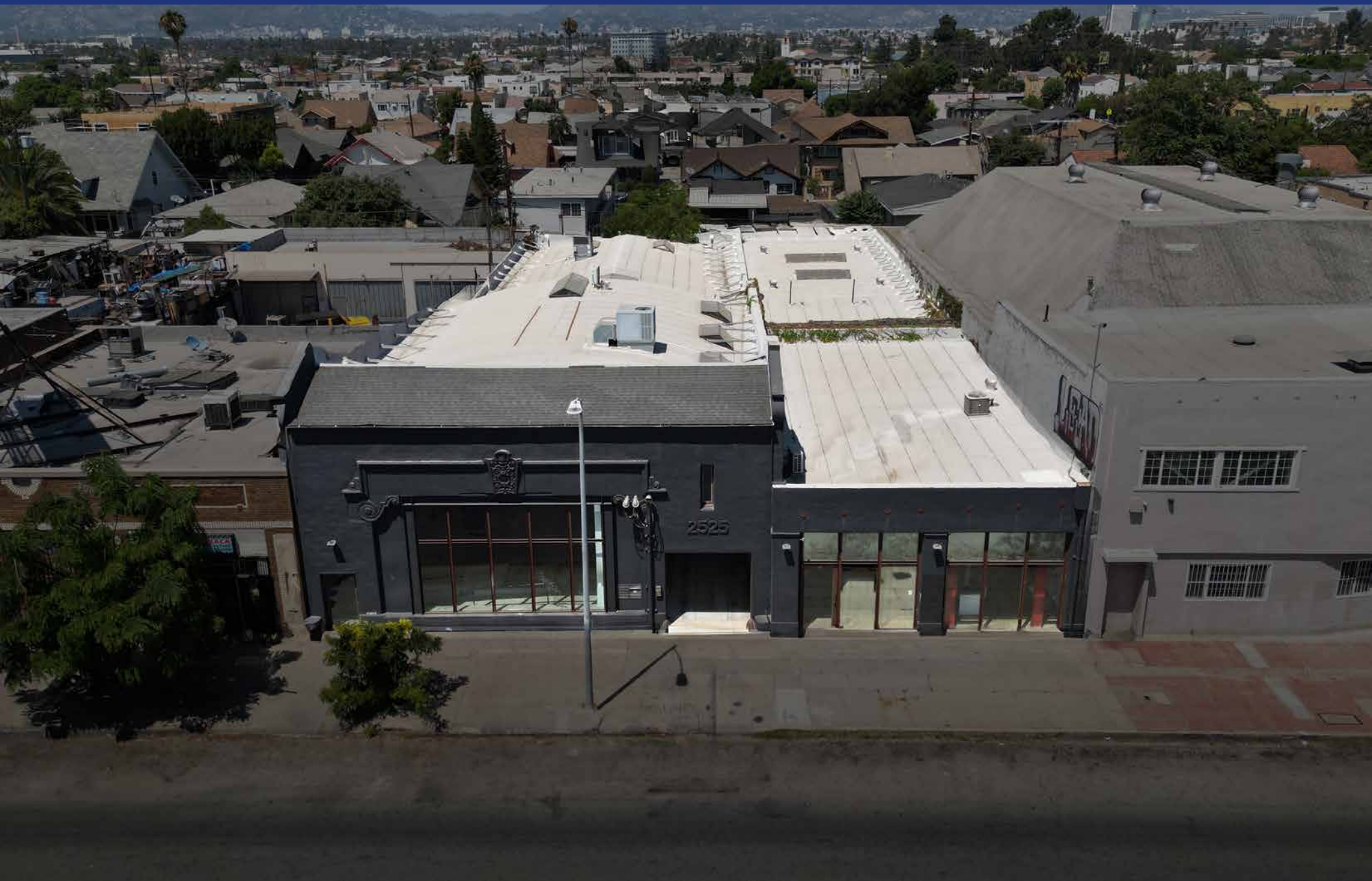
Asking Price: ~~\$3,625,000~~ \$3,500,000
(\$263.16 Per SF)

RENT ROLL

Unit	Tenant	Status	Monthly Rent	Deposit	Start Date	End Date
101	H. Depina	Active	\$3,695.00	\$6,500.00	04/01/2025	Mo.-Mo.
102	Vacant	Vacant				
103	Vacant	Vacant				
104	Beckett-Pier	Active	\$5,270.00	\$8,400.00	03/01/2019	Mo.-Mo.
105	Vacant	Vacant				
106	Vacant	Vacant				
201	N. Lewis	Active	\$1,995.00	\$3,990.00	03/01/2025	Mo.-Mo.
TOTAL			\$10,960.00	\$18,890.00		

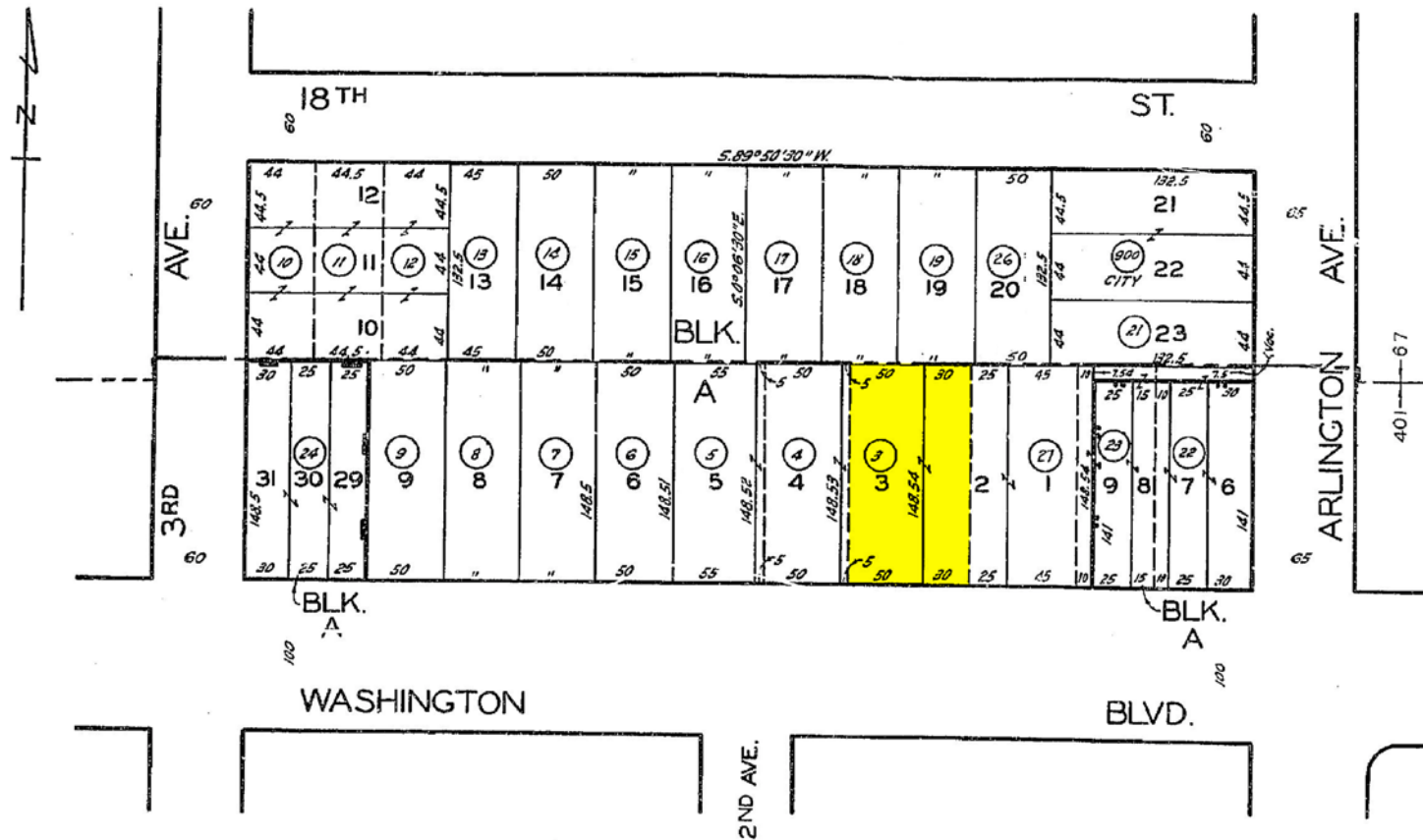


AERIAL PHOTO



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PLAT MAP

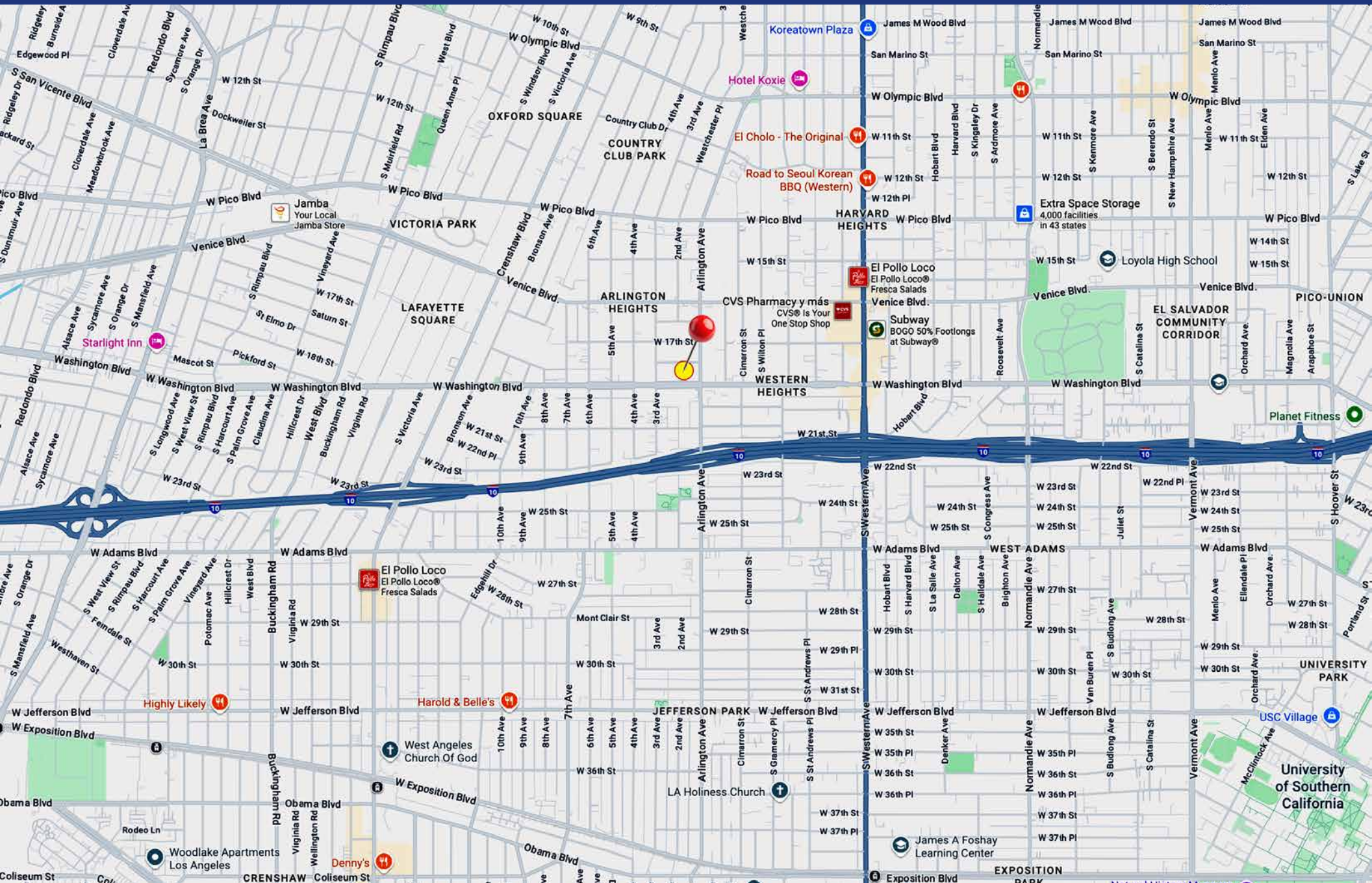


A PORTION OF M. SALOMONS
WASHINGTON ST. AND FIRST AVE. TRACT
M. R. 99-67-68

M. SALOMON'S WASHINGTON
STREET AND FIRST AVENUE TRACT
M. R. 59-33

WEST 16TH STREET TRACT
M. B. 5-98

AREA MAP



Koreatown

Downtown Los Angeles



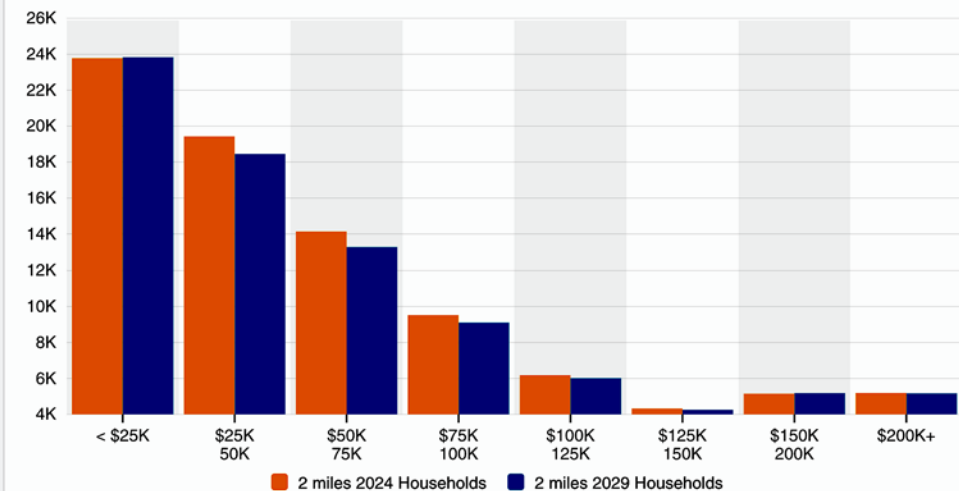
6 miles



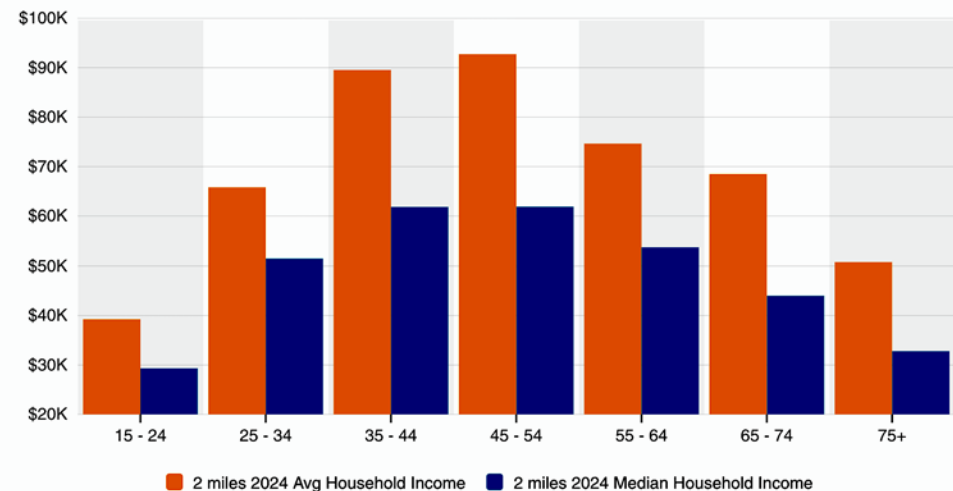
Carson-Gore Academy of Environmental Studies

NEIGHBORHOOD DEMOGRAPHICS

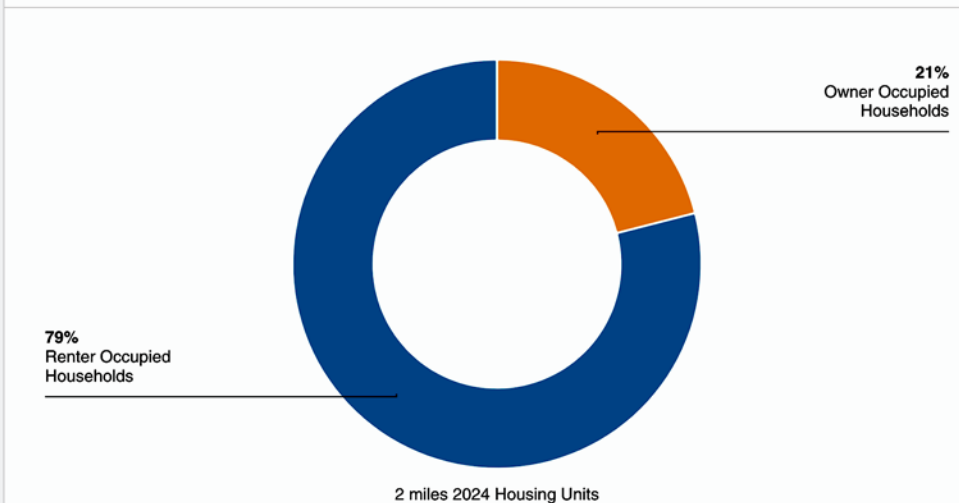
Household Income



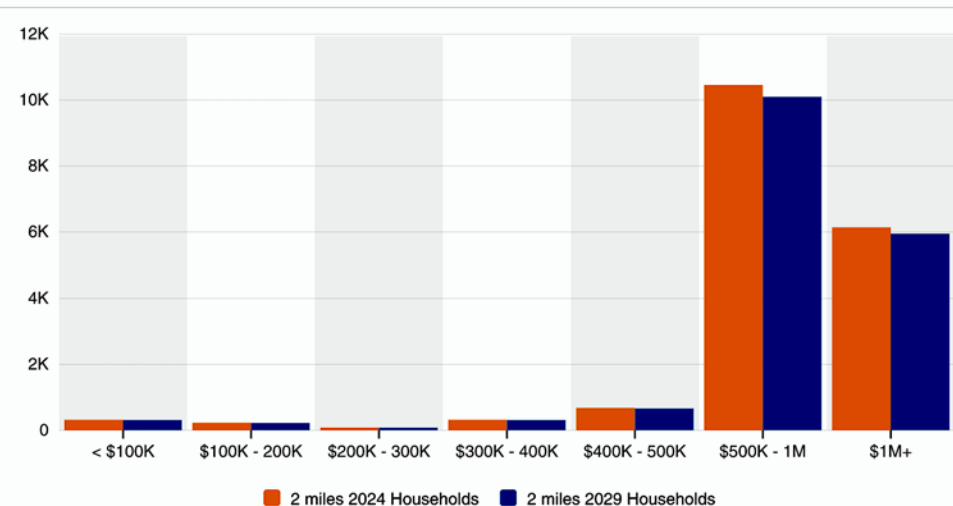
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

2523-2525 W WASHINGTON BOULEVARD

IDEAL FOR OWNER-USER/INVESTOR

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