

# 7.1% CAP MULTI-TENANT COMMERCIAL PROPERTY



***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
- 7 occupied units: 100% leased!
- \$297,120 actual annual gross income  
\$234,630 actual annual net income | 7.1% cap rate
- 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~~ \$3,300,000  
(\$248.12 Per SF)

# INCOME & EXPENSE

## RENT ROLL & INCOME

Unit	Status	Actual Rent	Security Deposit	Start Date	End Date
101	Leased	\$4,195.00	\$7,990.00	02/01/2026	01/31/2027
102	Leased	\$4,400.00	\$8,000.00	01/01/2026	12/31/2026
103	Leased	\$3,900.00	\$11,000.00	01/01/2026	12/31/2026
104	Leased	\$5,270.00	\$8,400.00	03/01/2019	12/31/2027
105	Leased	\$5,000.00	\$10,000.00	01/01/2026	12/31/2028
106	Leased with 105				
201	Leased	\$1,995.00	\$3,990.00	03/01/2025	02/28/2027
<b>TOTAL</b>		<b>\$24,760.00</b>	<b>\$49,380.00</b>		

**Total Annual Gross Income:** \$ 297,120

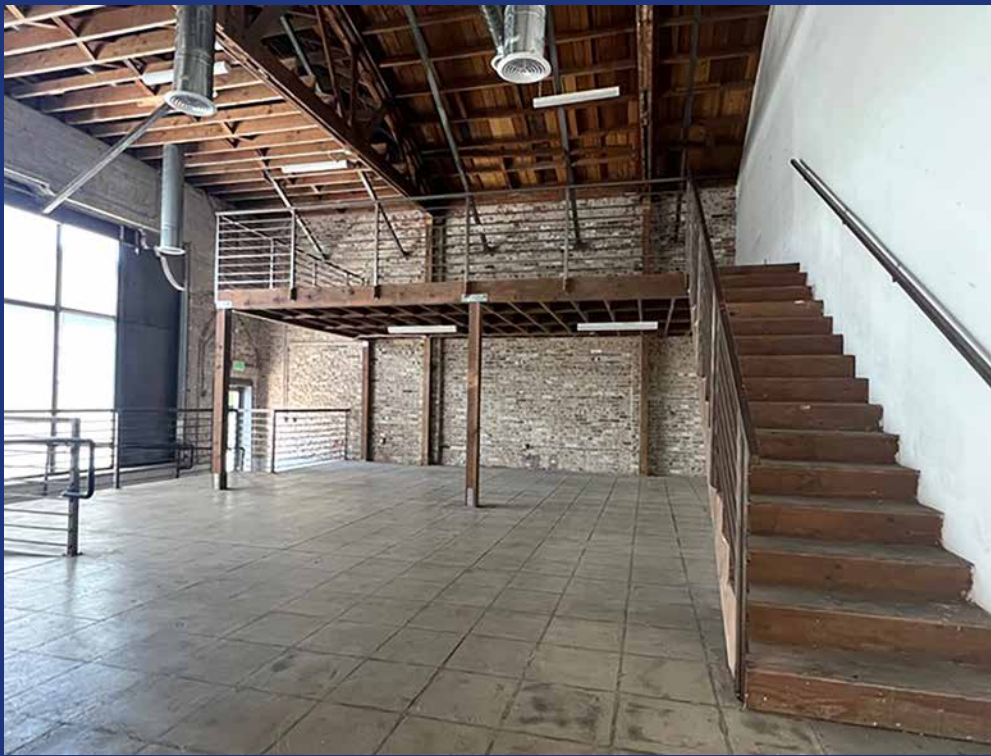
## EXPENSES

<b>Property Tax*</b>	\$43,750	
<b>Insurance</b>	\$7,293	
<b>Phone</b>	\$540	
<b>Common Area Cleaning</b>	\$4,872	
<b>Waste Service</b>	\$3,950	
<b>Utilities</b>	\$2,085	
<b>Total Annual Expenses:</b>		<b>\$ 62,490</b>

**Actual Annual Net Operating Income:** \$ 234,630

**Actual Cap Rate:** 7.1%

\* Based on \$3,300,000 Asking Price

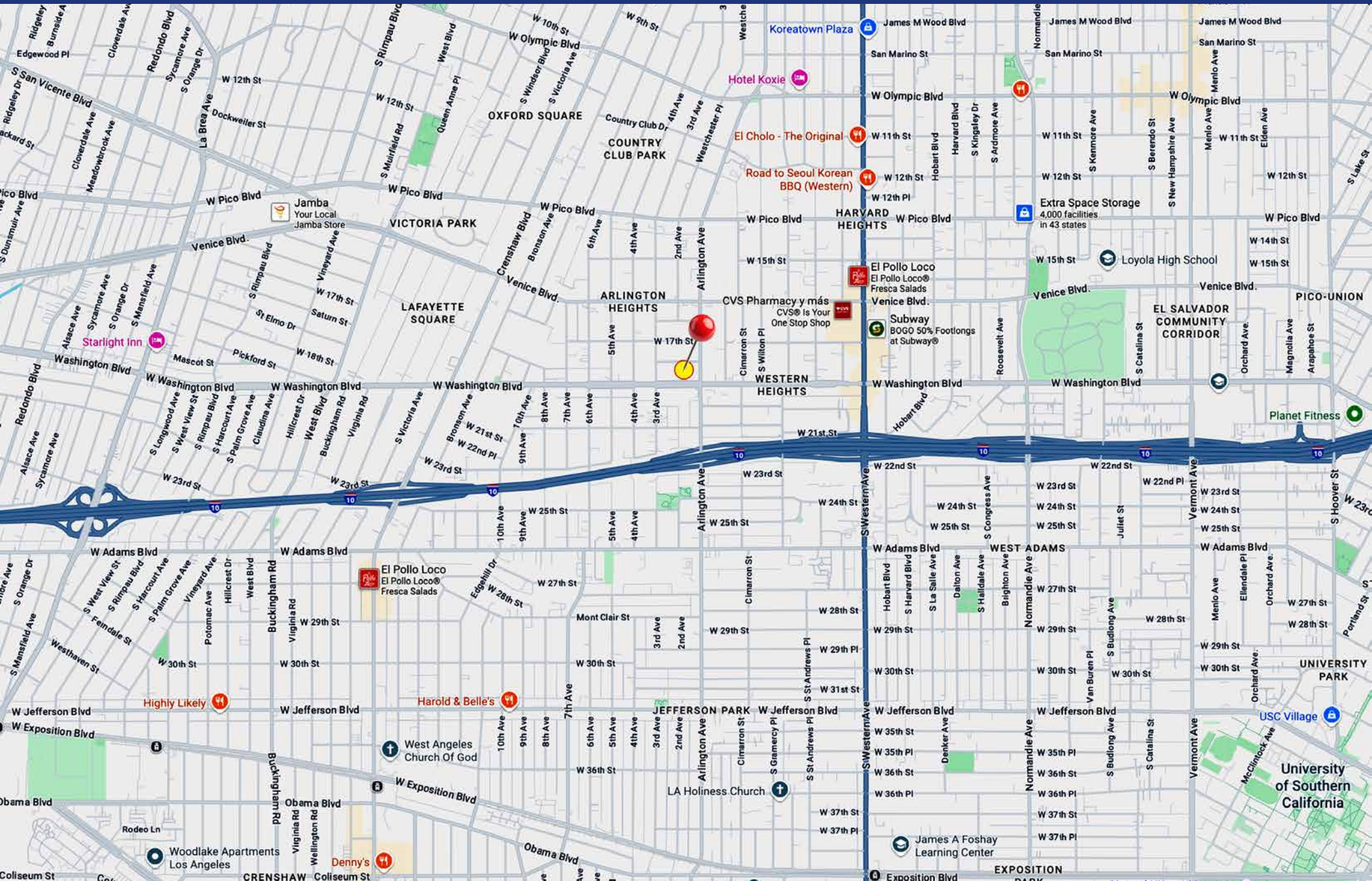


# AERIAL PHOTO





# AREA MAP



Koreatown

Downtown Los Angeles



6 miles

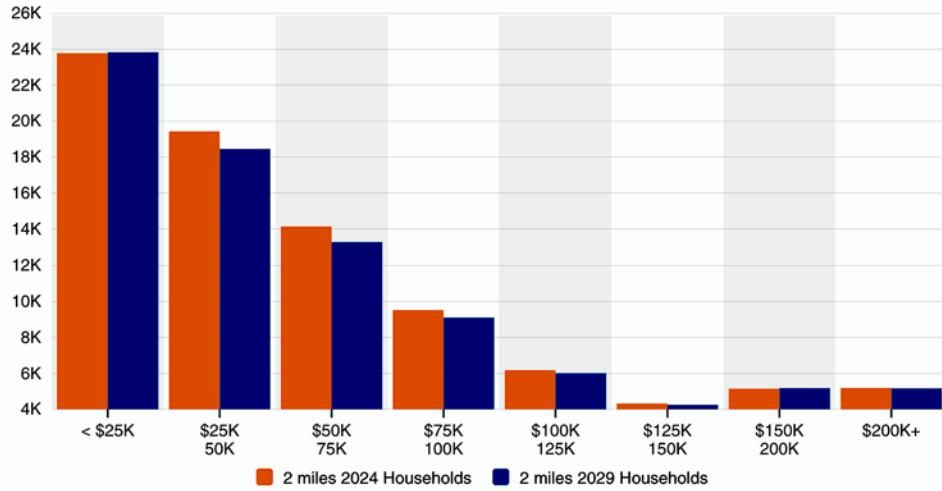


Carson-Gore Academy of Environmental Studies

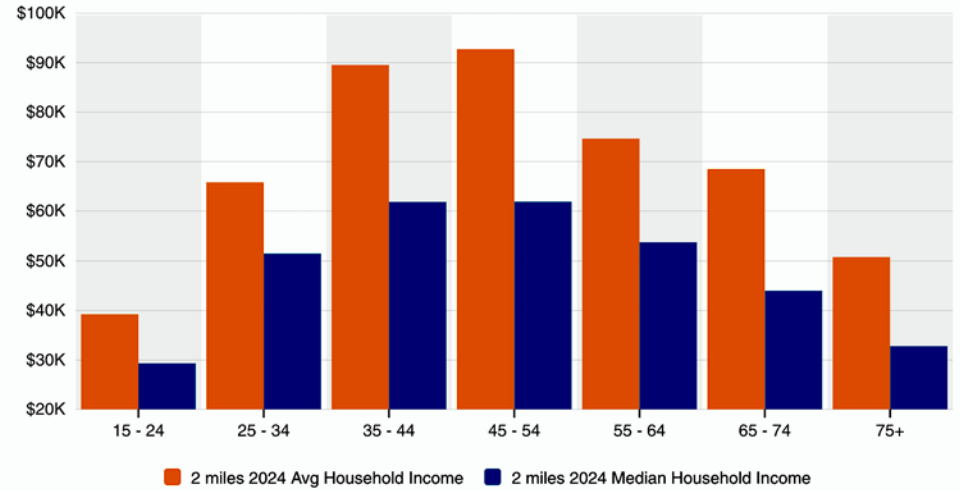


# NEIGHBORHOOD DEMOGRAPHICS

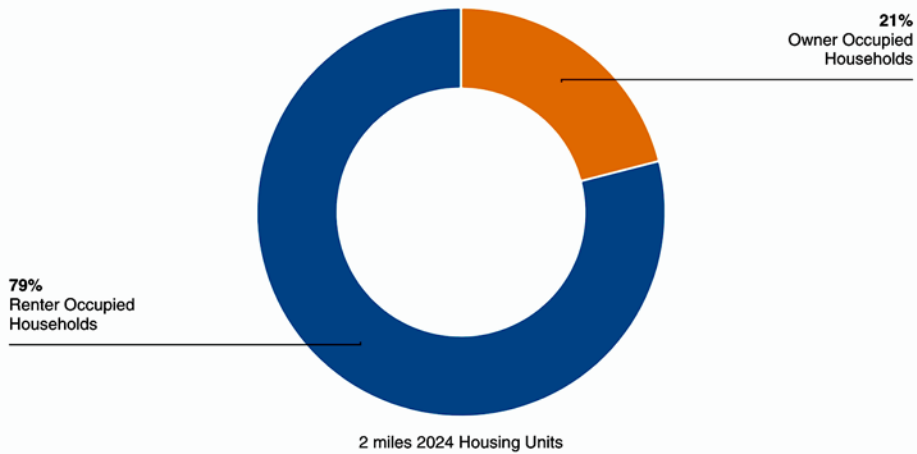
Household Income



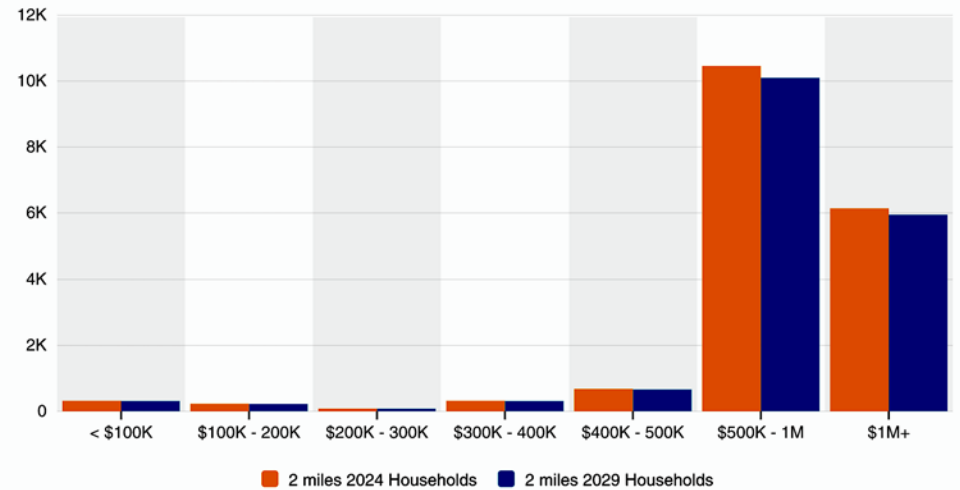
Household Income By Age



Housing Occupancy



Home Values



# FOR SALE

## 2523-2525 W WASHINGTON BOULEVARD

### IDEAL FOR OWNER-USER/INVESTOR

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

### 7 Commercial Units: 100% Leased

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