

OWNER/USER PURCHASE OPPORTUNITY

Ideal For Light Manufacturing/Warehouse Use

One-half mile east of Exposition Park and Memorial Coliseum



Offering Memorandum



3610 MAPLE AVENUE, LOS ANGELES, CA 90011

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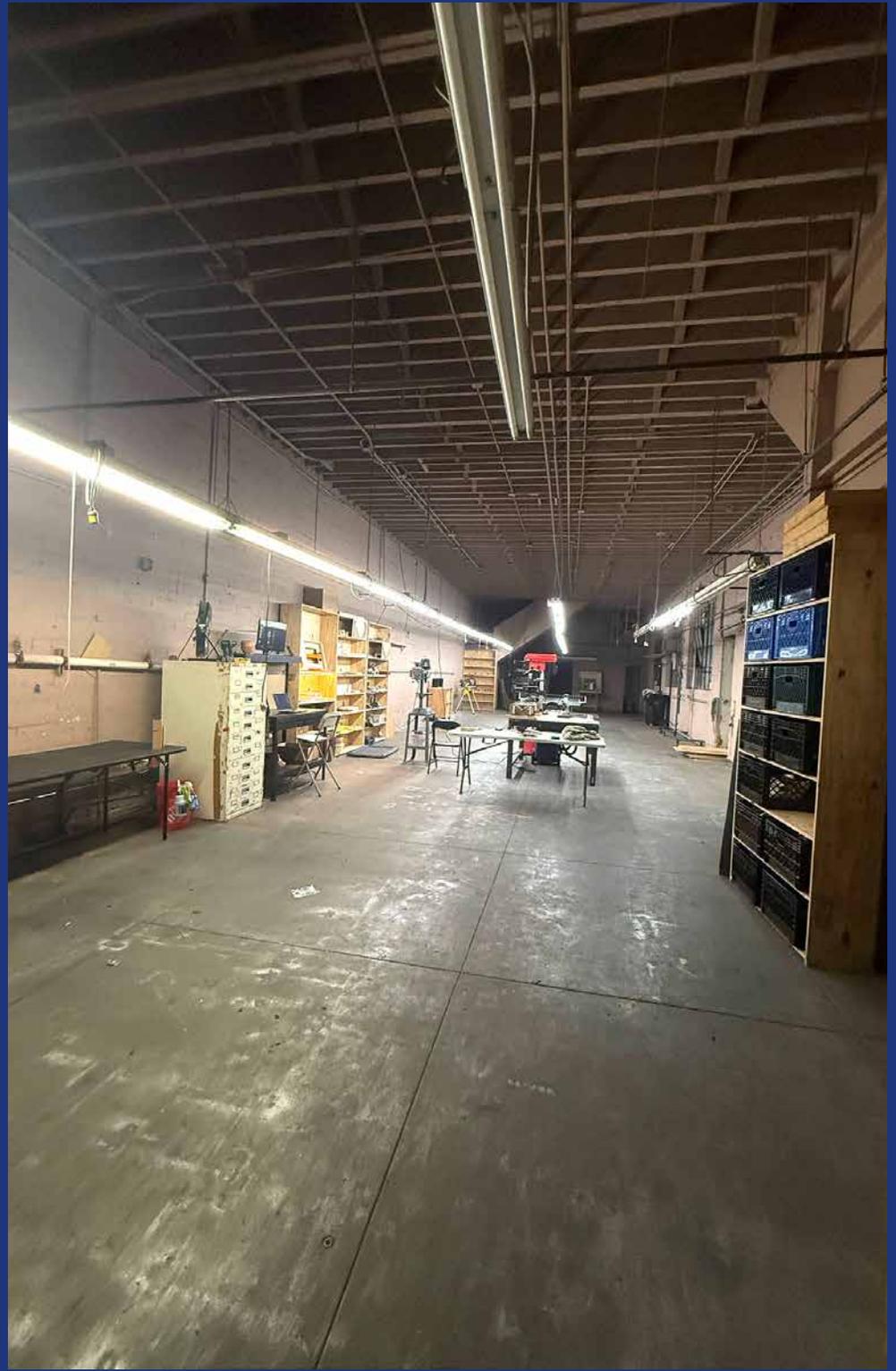
Property Details

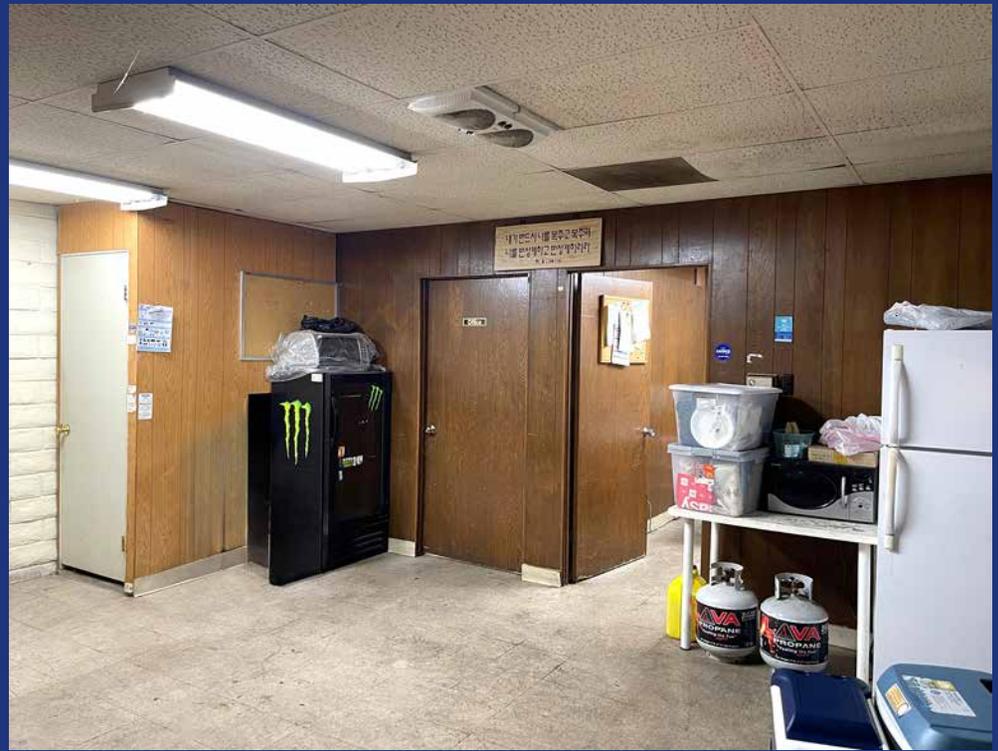
| | |
|-----------------------------|-----------------------------|
| Total Building Area: | 12,200± SF |
| Front Building: | 7,200± SF |
| Stories: | 1 |
| Construction: | Concrete Block |
| Year Built: | 1971 |
| Ceiling Height: | 12' |
| Restrooms: | 2 |
| Rear Building: | 5,000± SF |
| Stories: | 2 |
| Construction: | Reinforced Brick |
| Year Built: | 1924 |
| Ceiling Height: | 13' |
| Restrooms: | 2 |
| Land Area: | 12,519± SF |
| Parking: | 13 |
| Ground Level Loading Doors: | 2: 19x8 & 11x10 |
| Power: | 800A/240V/3-Phase (x2) |
| Zoning: | LA [Q]R4-1 |
| Assessor's Parcel Number: | 5120-013-013 |
| TOC: | Tier 2 |
| Qualified Opportunity Zone: | No |
| Tenancy: | One Tenant (Month-to-Month) |

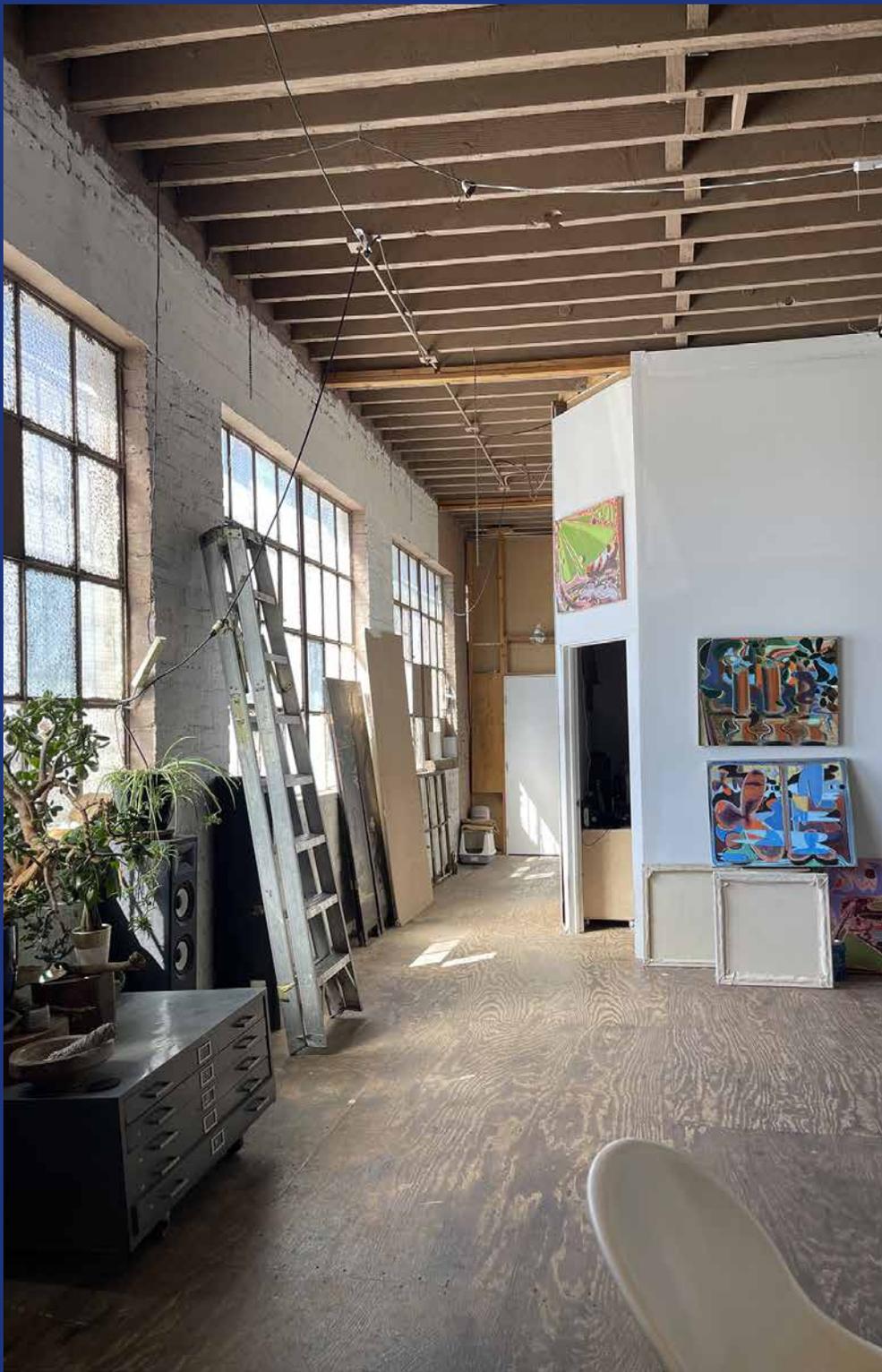
Property Highlights

- Clear span light manufacturing/warehouse facility
- Ideal for owner/user
- One tenant in the rear portion (month-to-month)
- Includes billboard income
- Heavy power service — Separate meters
- Secure gated onsite parking
- Located at the northeast corner of Maple Avenue and 37th Street
- ½-mile east of Exposition Park, Memorial Coliseum and BMO Stadium
- 1½-miles south of Downtown Los Angeles and the Santa Monica (I-10) Freeway
- The subject site is zoned [Q]R4-1; a multi-family residential zoning designation that allows one apartment or condominium for each 400 to 800 SF of land. Development size is limited by a maximum building height of two stories or 30 feet, a maximum floor-area-ratio (FAR) of 1.5 times the lot size, and a minimum on-site parking requirements of one space for each unit.

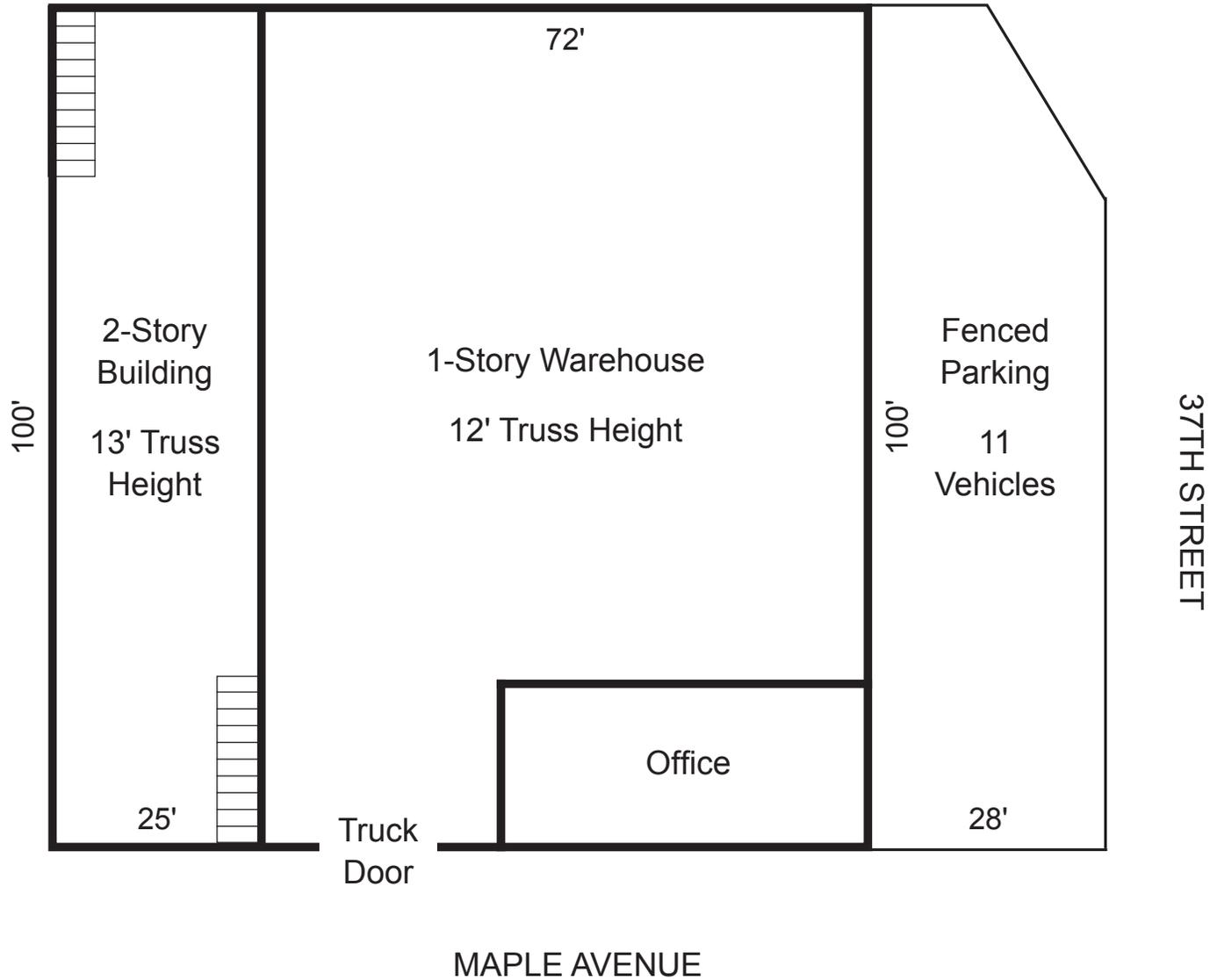
Sale Price: \$2,300,000 (\$188.52 Per SF)



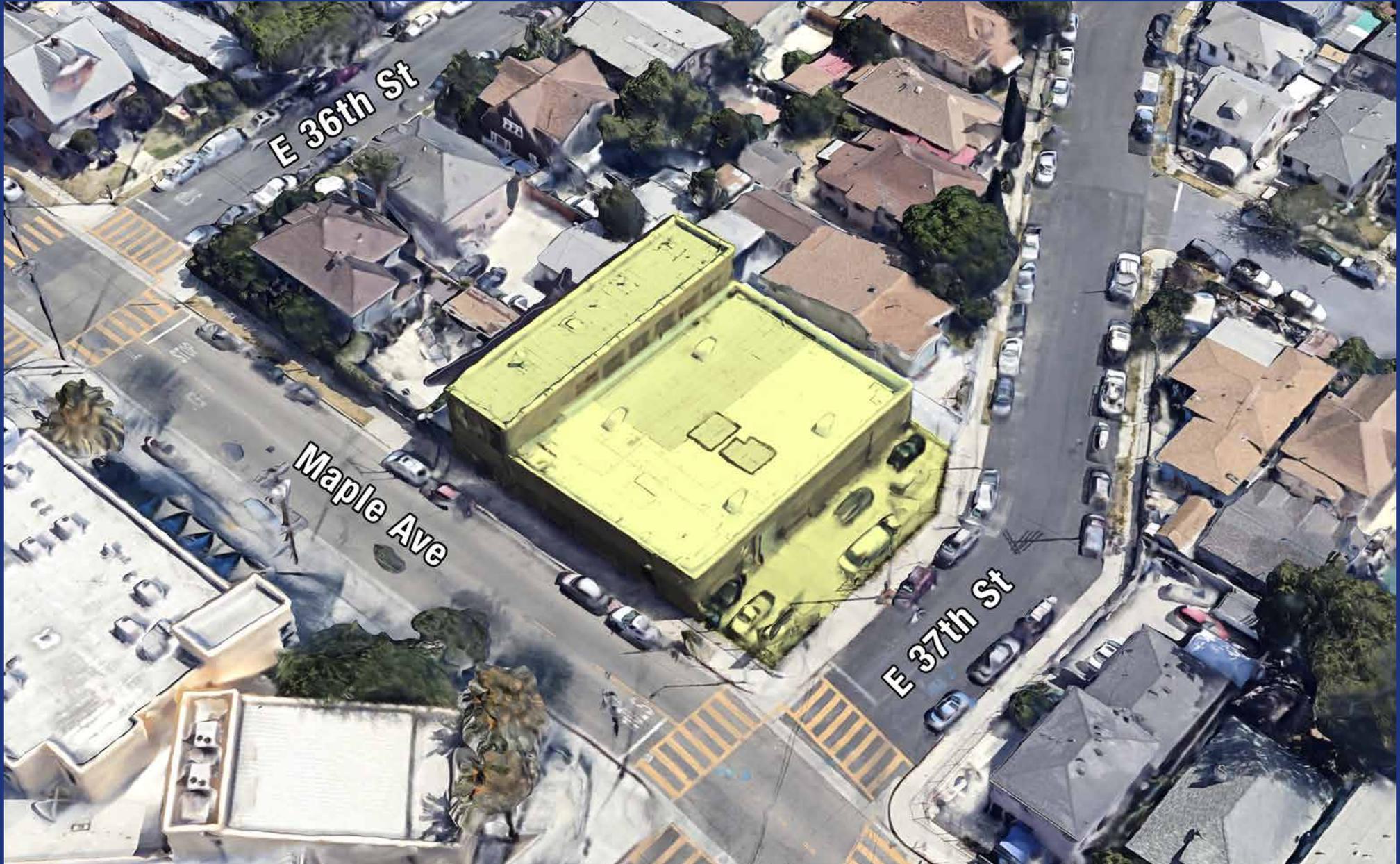




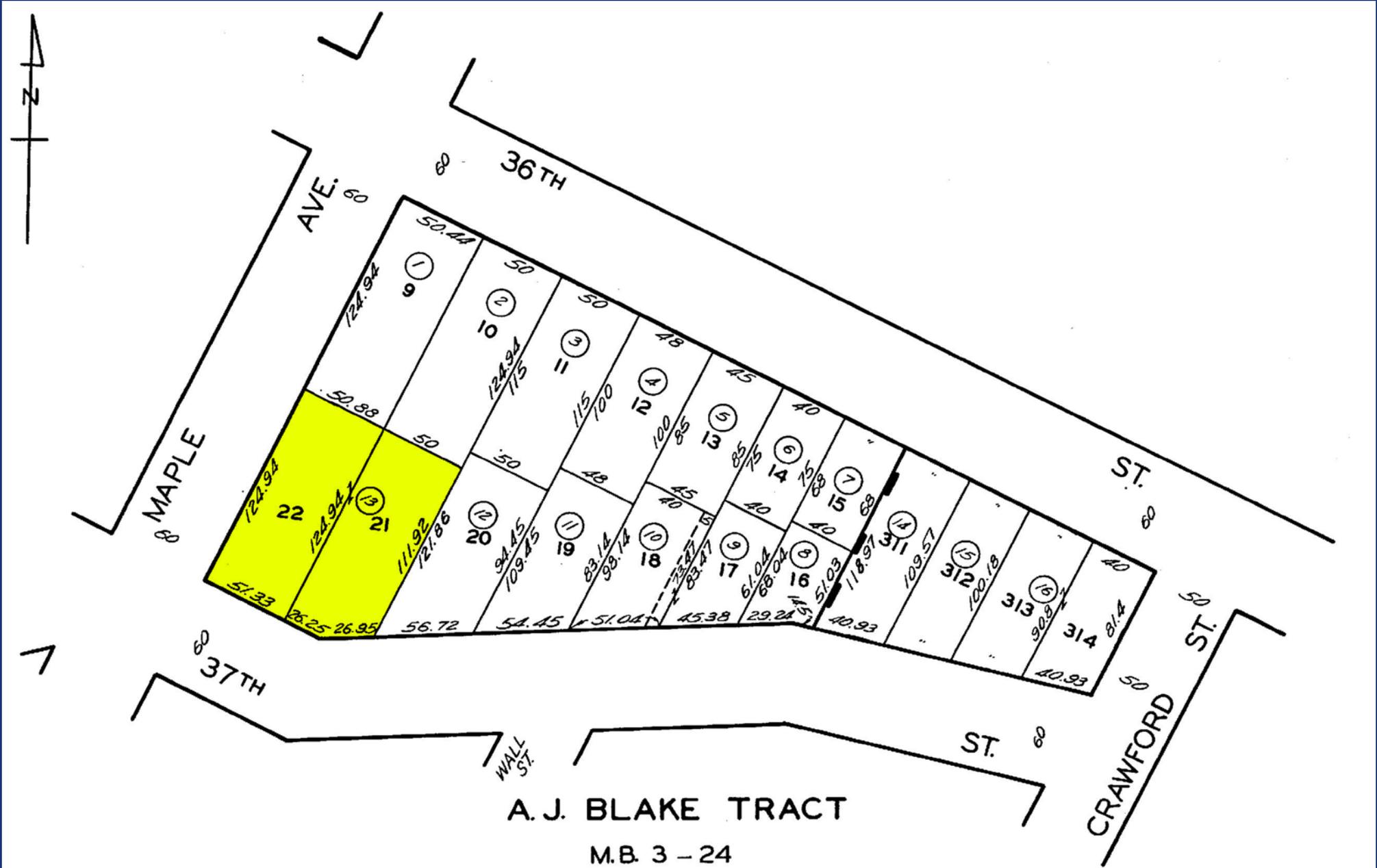
Site Plan



Property Aerial



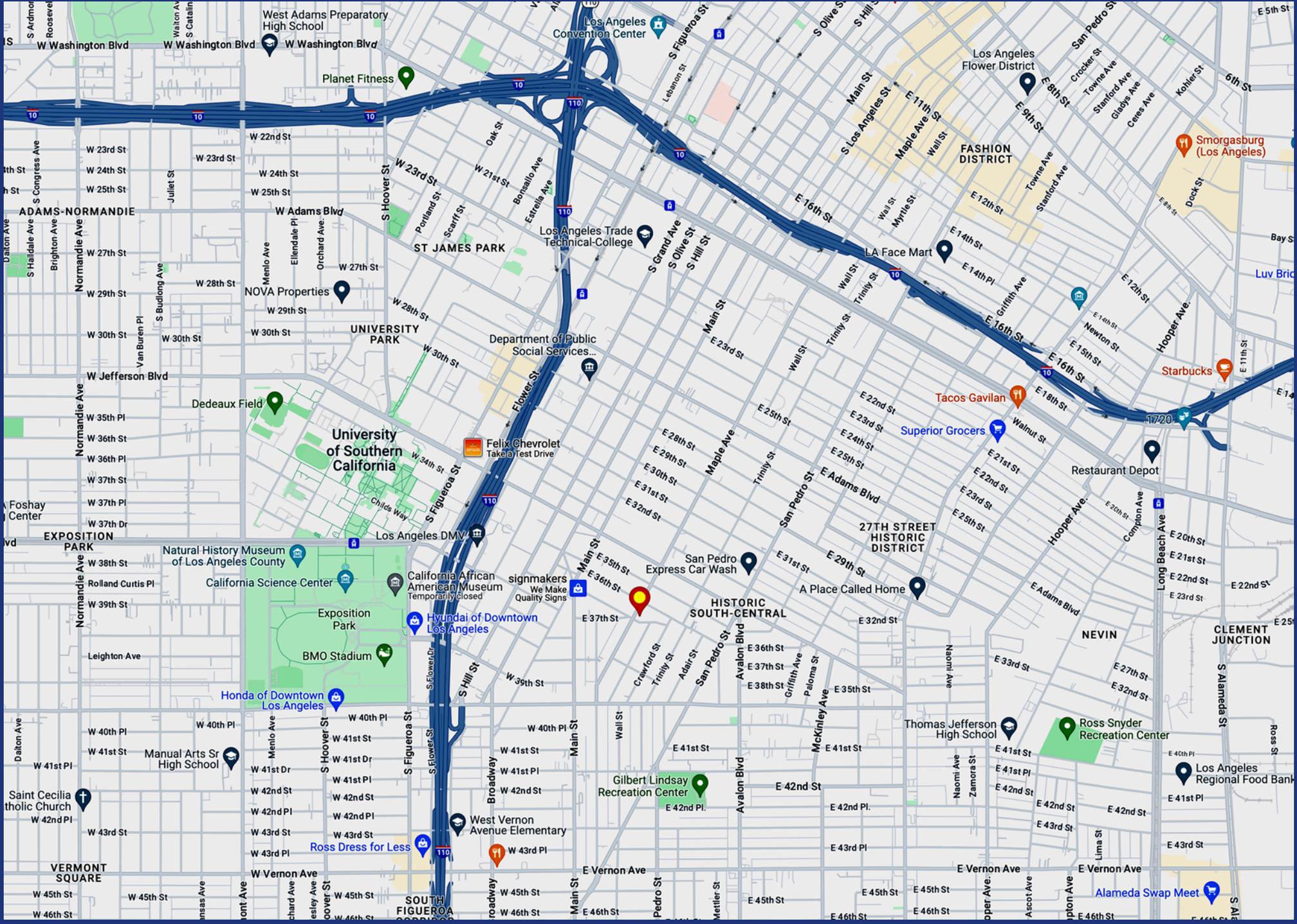
Plat Map



A. J. BLAKE TRACT

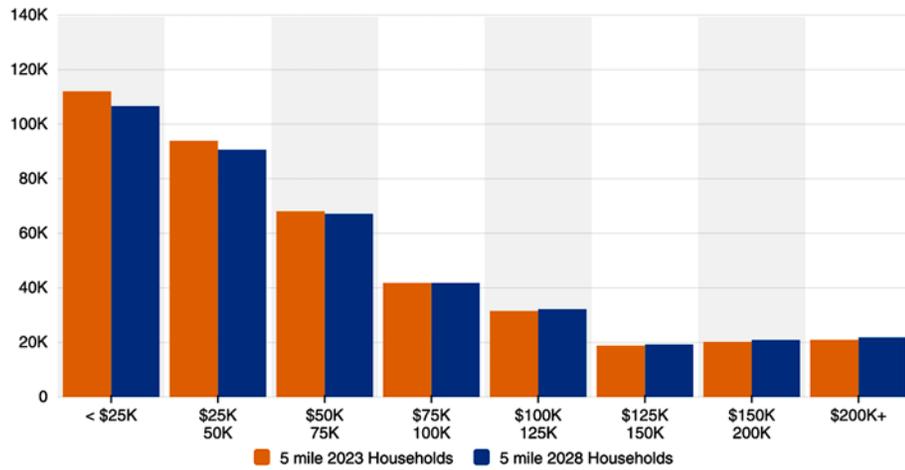
M.B. 3 - 24

Area Map

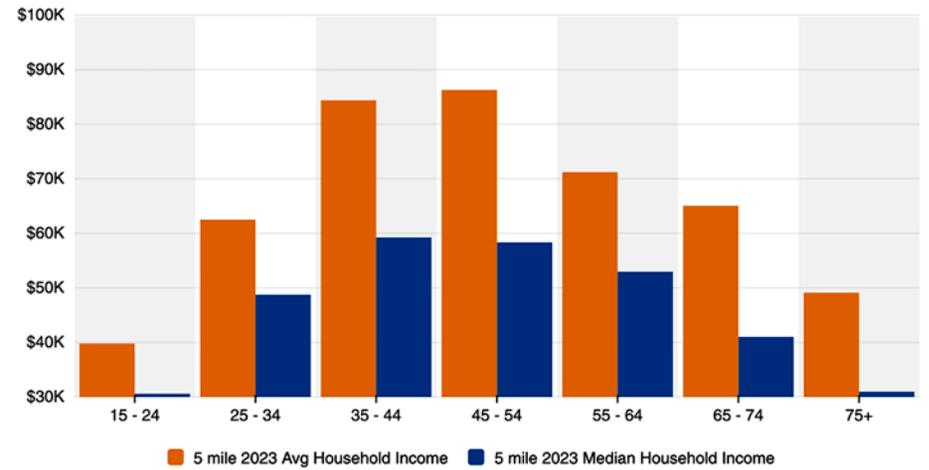


Neighborhood Demographics

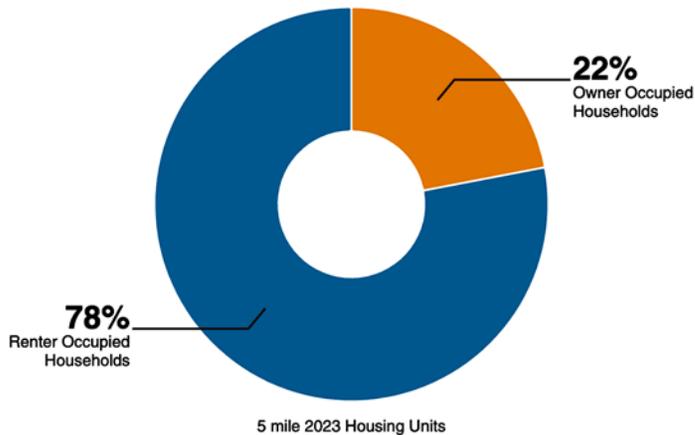
Household Income



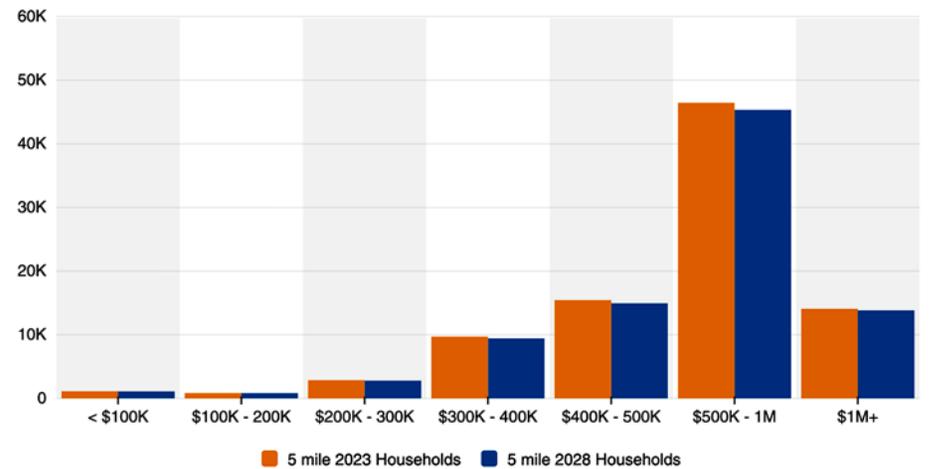
Household Income By Age



Housing Occupancy



Home Values



3610 Maple Avenue
Los Angeles, CA 90011

12,200± SF Building
12,519± SF of Land

Light Manufacturing/Warehouse
Ideal for Owner/User



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