

RETAIL STRIP CENTER FOR SALE

Owner/User or Redevelopment Opportunity



±6,933 SF Building on ±9,660 SF of Land
2319 S HOOVER ST, LOS ANGELES, CA 90007

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

Property Details

Building Area:	±6,933 SF
Units:	6
Land Area:	±9,660 SF
Year Built:	1968
Construction:	Masonry
Parking:	6 Surface Spaces
Zoning:	C2-1VL-HPOZ-CPIO
Assessor's Parcel #:	5055-020-001
Frontage:	118' on Hoover St & 83' on 24th St
Traffic Count:	44,548 Vehicles Per Day (2025)

Unit Details

UNIT	UNIT AREA	RENT PER MONTH
1	1,206 SF	\$2,600
2	978 SF	\$2,500
3	1,014 SF	\$2,500
4	920 SF	Vacant
5	920 SF	Vacant
6	1,895 SF	\$4,800
Total:	6,933 SF	\$12,400
Gross Annual Income:		\$148,800

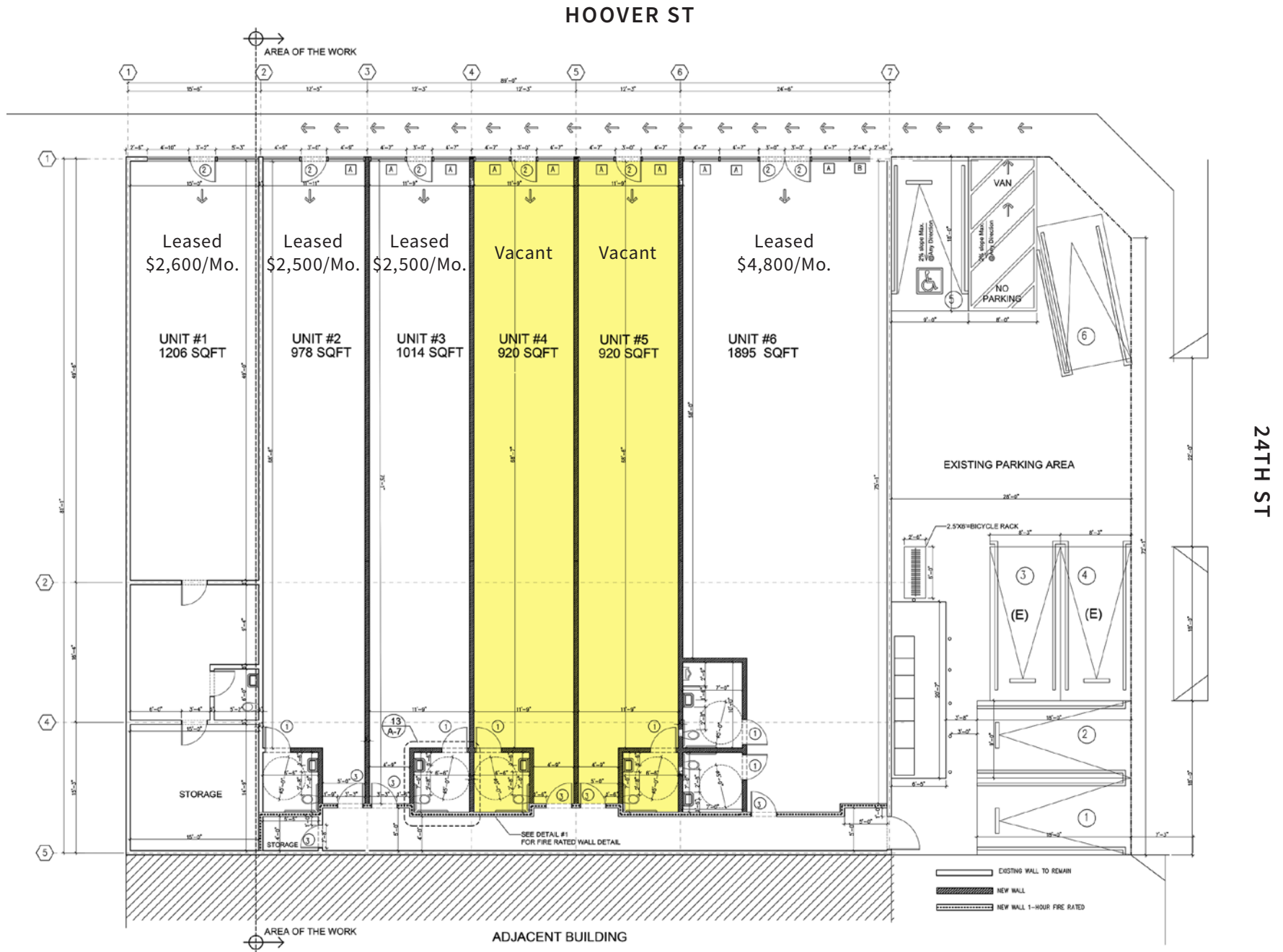
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Property Highlights

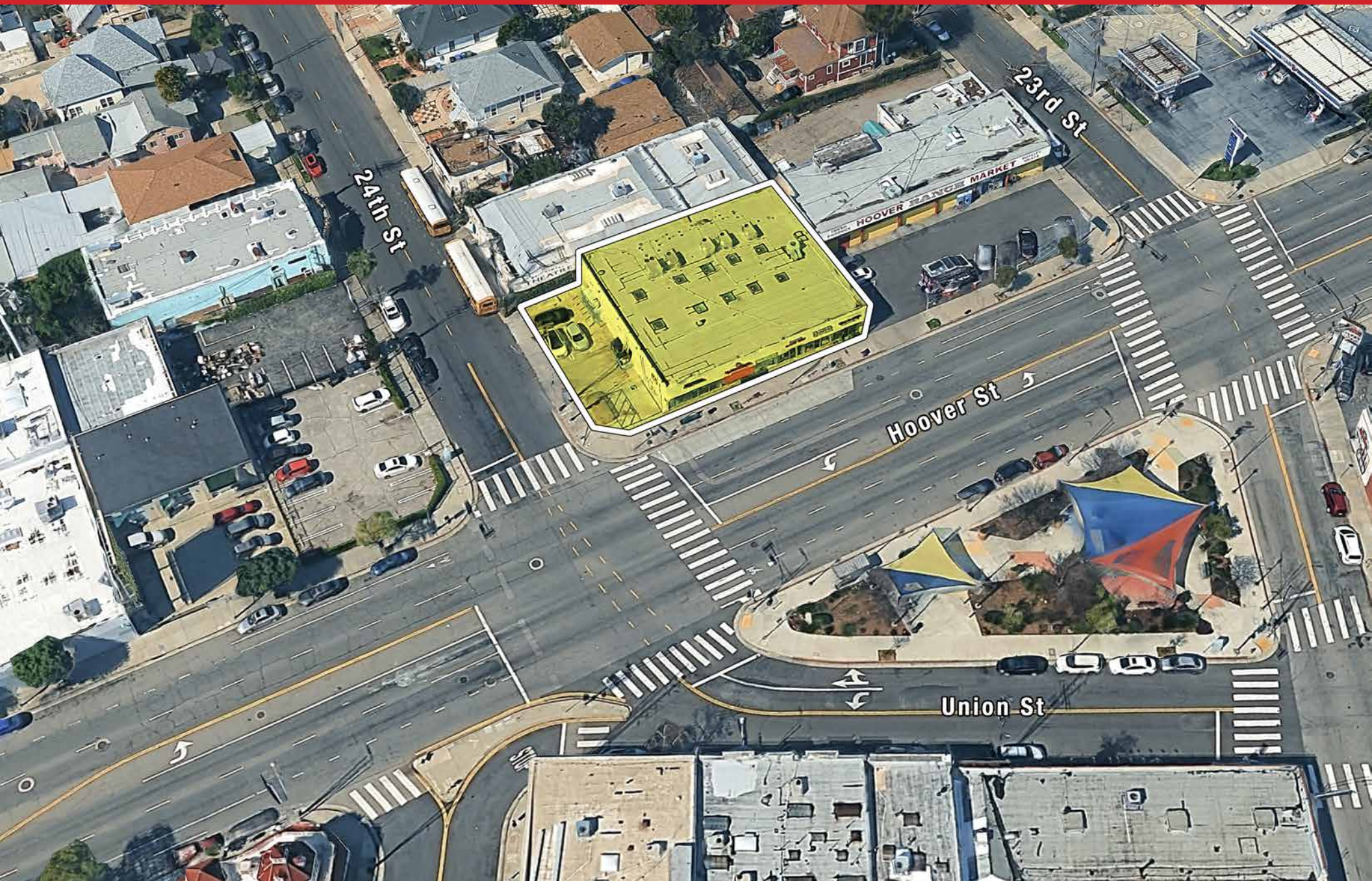
- ±6,933 SF retail storefront with 6 units
- Owner-user or redevelopment opportunity
- Current actual \$148,800 gross annual income with 2 vacant units
- Heavy traffic signalized corner location
- Excellent exposure and signage on 2 streets
- Includes shared onsite parking plus abundant street parking
- Located at the northwest corner of Hoover St & 24th St
- 3 blocks south of the Santa Monica (I-10) Freeway
- 7 blocks west of the Harbor (110) Freeway
- 1-mile north of USC campus

Asking Price: \$2,600,000 (\$375 Per SF)

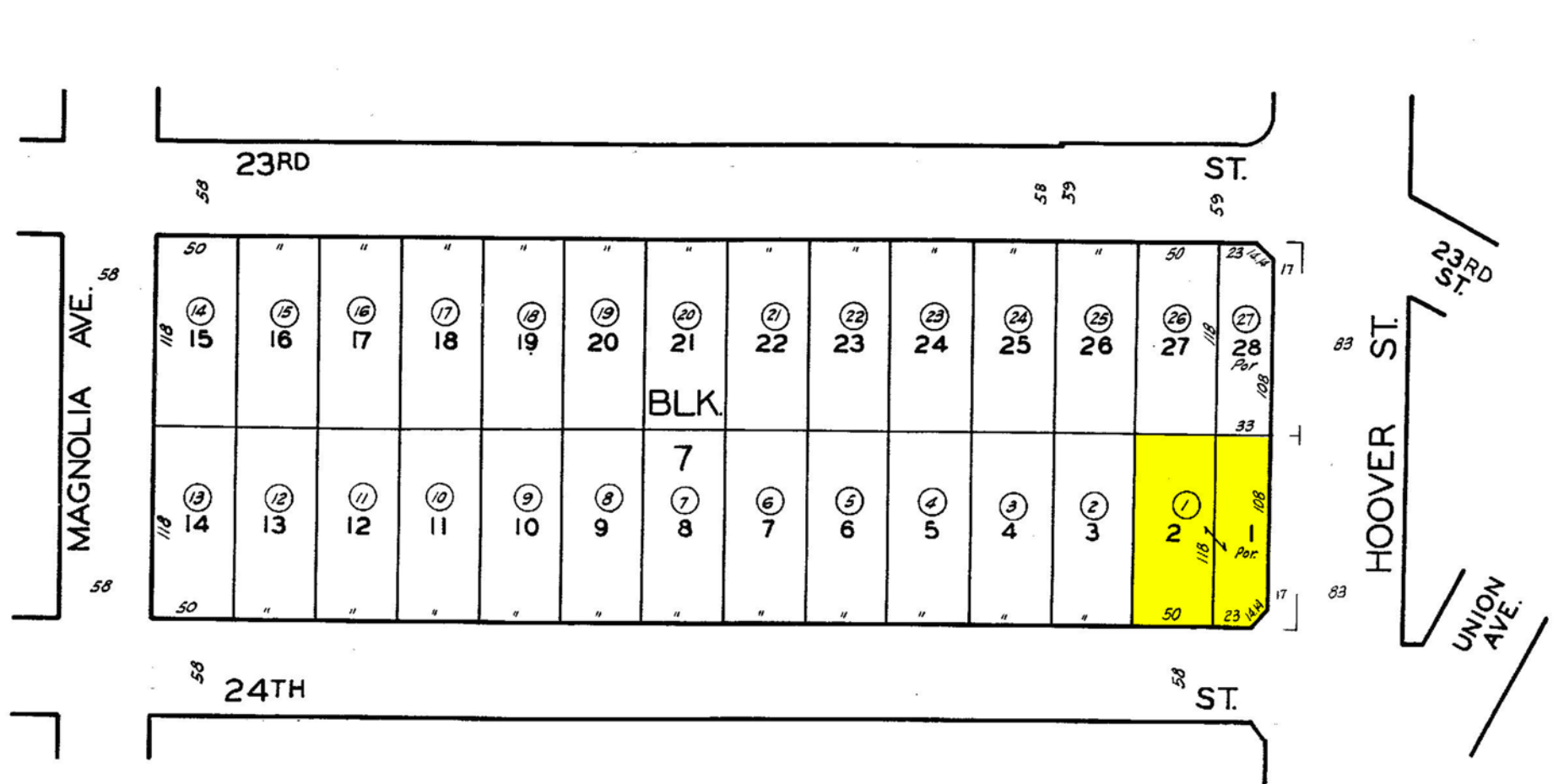
Site Plan



Aerial Photo



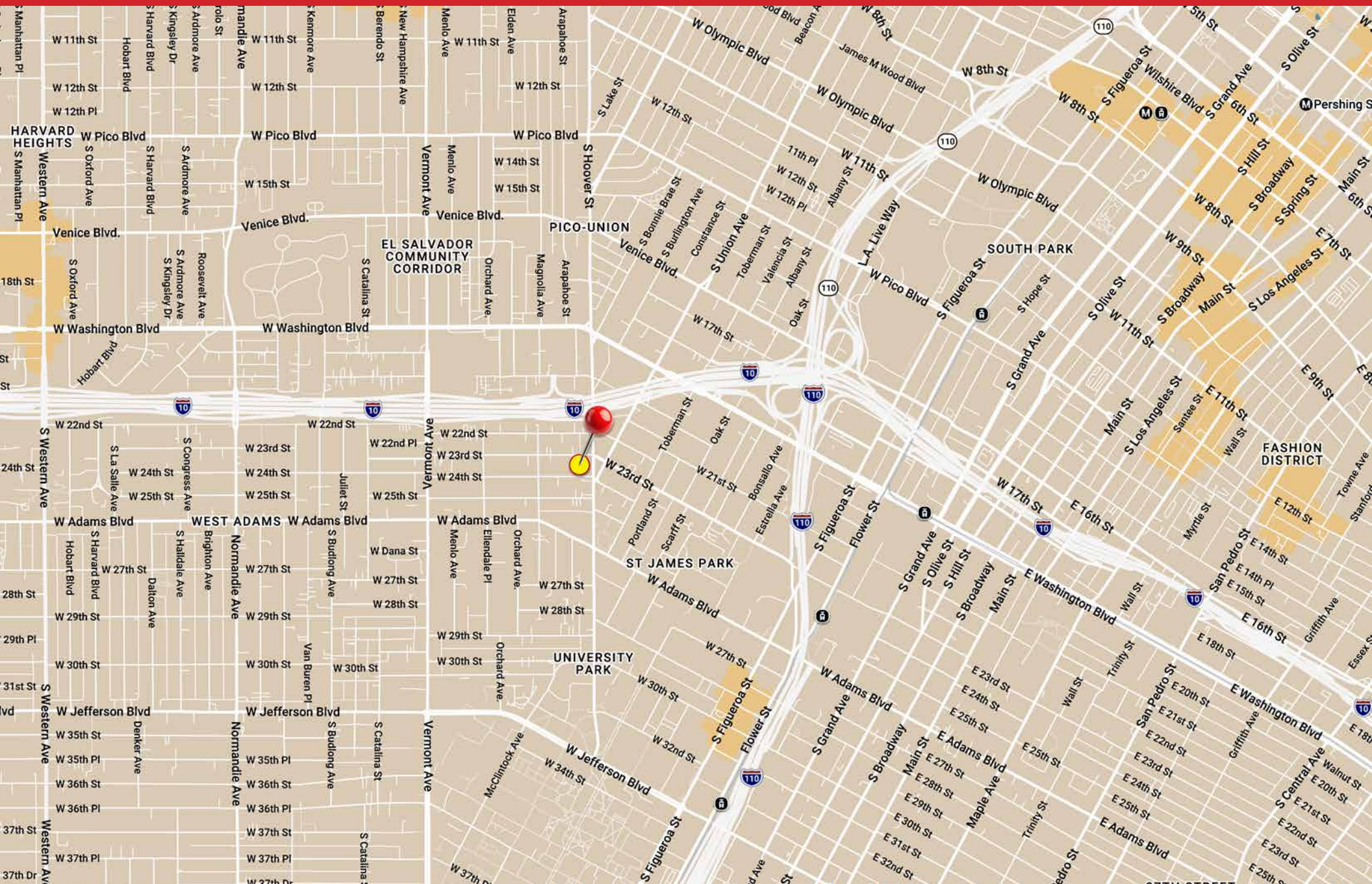
Plat Map



URMSTON TRACT

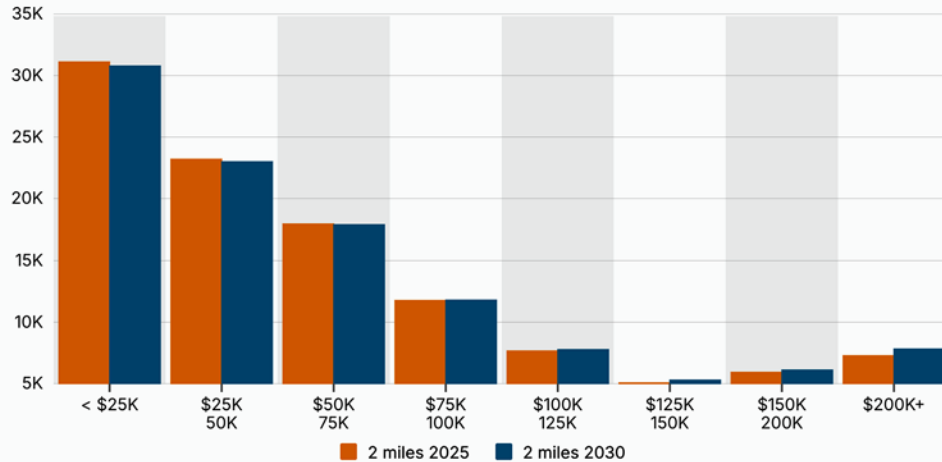
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Area Map

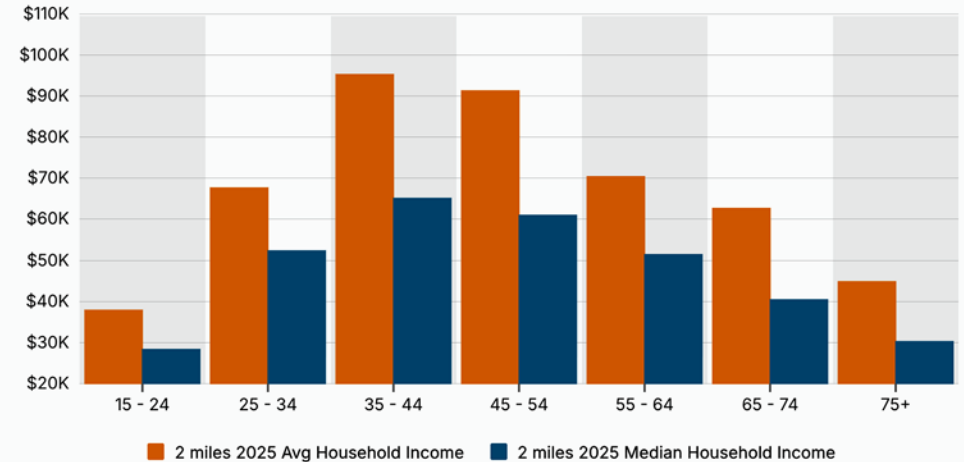


Neighborhood Demographics

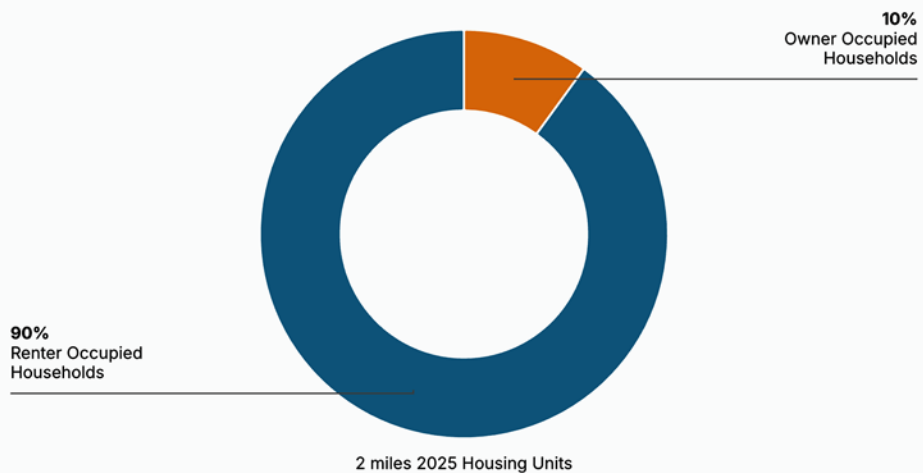
Households By Income



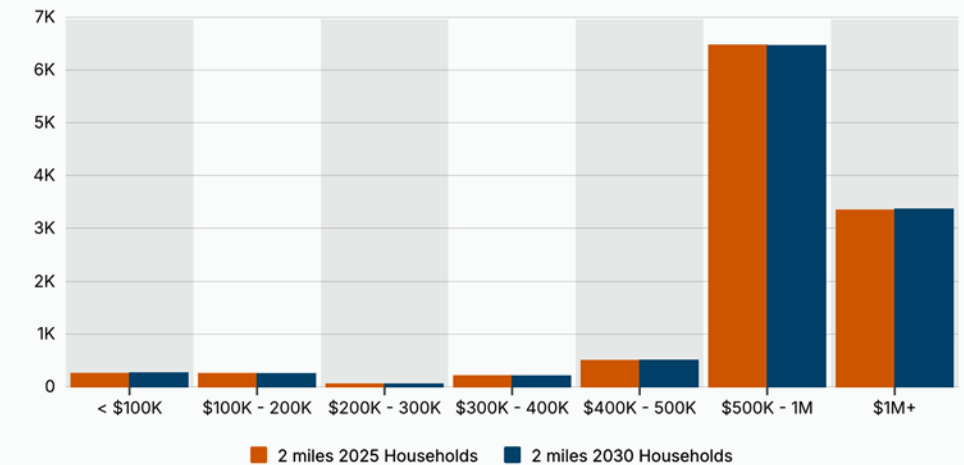
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

2319 S HOOVER STREET, LOS ANGELES, CA 90007

Retail Strip Center For Sale

±6,933 SF Building on ±9,660 SF of Land

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