

FOR SALE 100% LEASED MIXED-USE INVESTMENT



±8,236 SF 2-Story Building on ±4,630 SF of Land
4632-4636 W Washington Blvd, Los Angeles 90016

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Multi-Family
OFFERING MEMORANDUM

4632-4636 W Washington Blvd, Los Angeles 90016

Property Highlights

- Commercial/residential purchase opportunity
- 100% leased rent controlled investment opportunity
- \$143,600.56 actual net annual income — 6.0% cap rate
- Individual meters
- New main sewer line
- Studio apartments average \$1,260/month rent in the area
- Located 6 blocks east of La Brea Ave and ¼-mile north of the Santa Monica (I-10) Freeway

Property Details

Building area:	±8,236 SF
Stories:	2
Ground floor commercial area: (Tenants are a tattoo parlor and flower shop)	±4,118 SF
2nd floor residential area 8 studio apartments: (Combined living/sleeping area with a kitchen and bathroom)	±4,118 SF
Year built:	1927
Construction:	Masonry
Land area:	±4,630 SF
Zoning:	LA C2-1VIL-O-CPIO
APN:	5061-015-003

Asking Price: \$2,395,000 (\$290.80 Per SF)

Financial Information

RENT ROLL

Unit	Status	Start Date	End Date	Rent/Month	Deposit
1	Active	7/1/2011	12/31/2026	\$665.00	\$0.00
2	Active	6/1/2018	5/31/2027	\$1,490.00	\$3,585.00
3	Active	8/10/2026	8/31/2027	\$1,595.00	\$1,595.00
4	Active	3/20/2017	3/31/2027	\$1,370.00	\$3,285.00
5	Active	1/1/2010	12/31/2026	\$725.00	\$0.00
6	Active	10/1/2025	12/31/2025	\$1,570.00	\$0.00
7	Active	2/1/2025	1/31/2027	\$1,350.00	\$2,600.00
8	Active	1/1/2024	12/31/2026	\$1,330.00	\$3,990.00
4632	Active	4/17/2026	4/30/2029	\$2,800.00	\$7,000.00
4636	Active	7/1/2026	6/30/2031	\$3,500.00	\$10,000.00
TOTAL:				\$16,395.00	\$32,055.00

TOTAL ANNUAL GROSS INCOME: **\$196,740.00**

ANNUAL EXPENSES

Property Tax*	\$26,250.00
Insurance	\$10,613.62
Los Angeles Housing	\$853.52
Waste Service	\$4,597.09
Common Area Cleaning	\$3,696.00
Utilities	\$6,535.28
Phone	\$593.93

TOTAL ANNUAL EXPENSES: **\$53,139.44**

ANNUAL NET OPERATING INCOME: **\$143,600.56**

Cap Rate: **6.00%**

* Based on \$2,395,000 Asking Price

EXTERIOR PHOTO

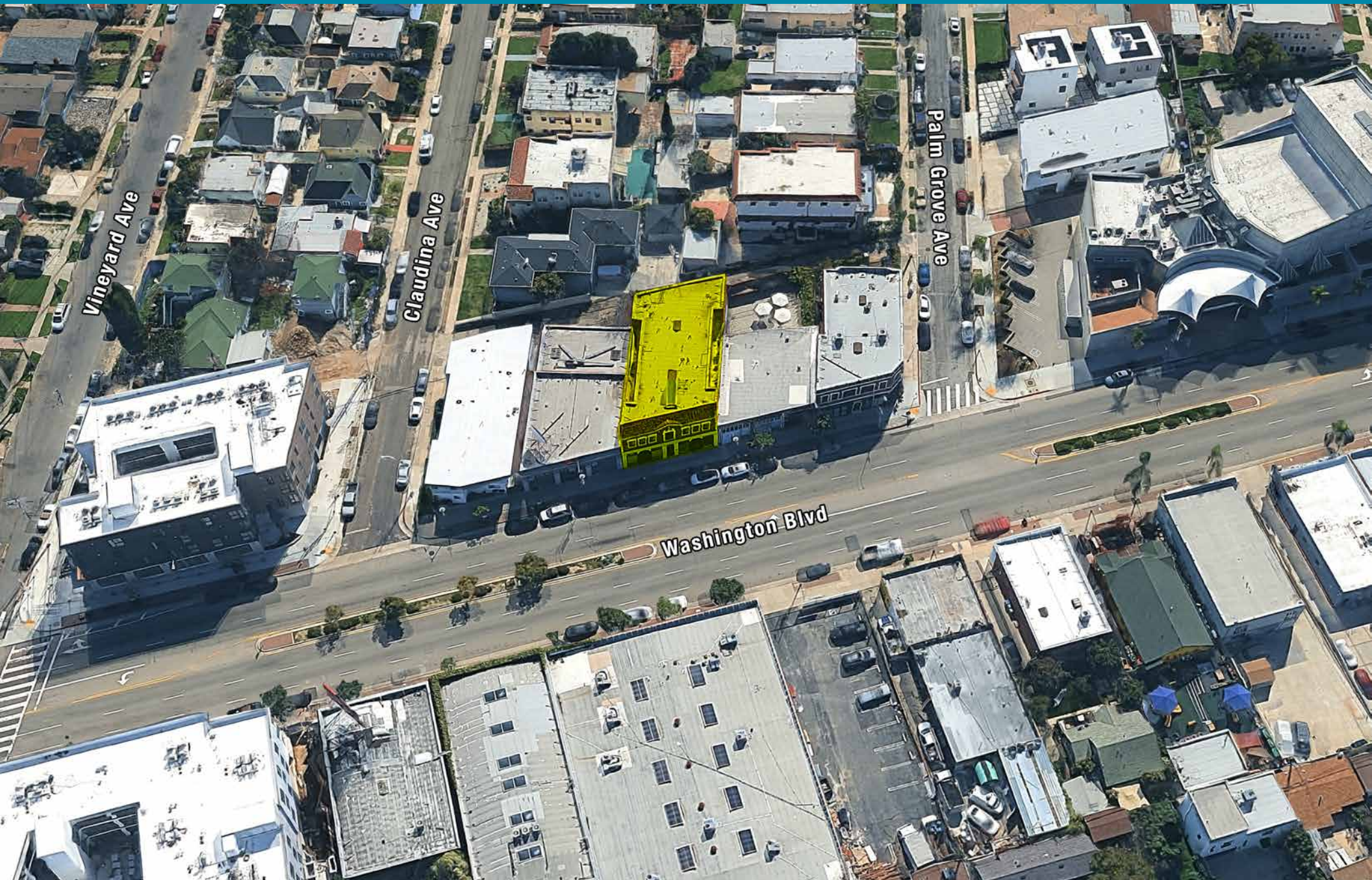


Jamie Kennedy | Ryan Kirschner | Anthony S Behar | Major Properties

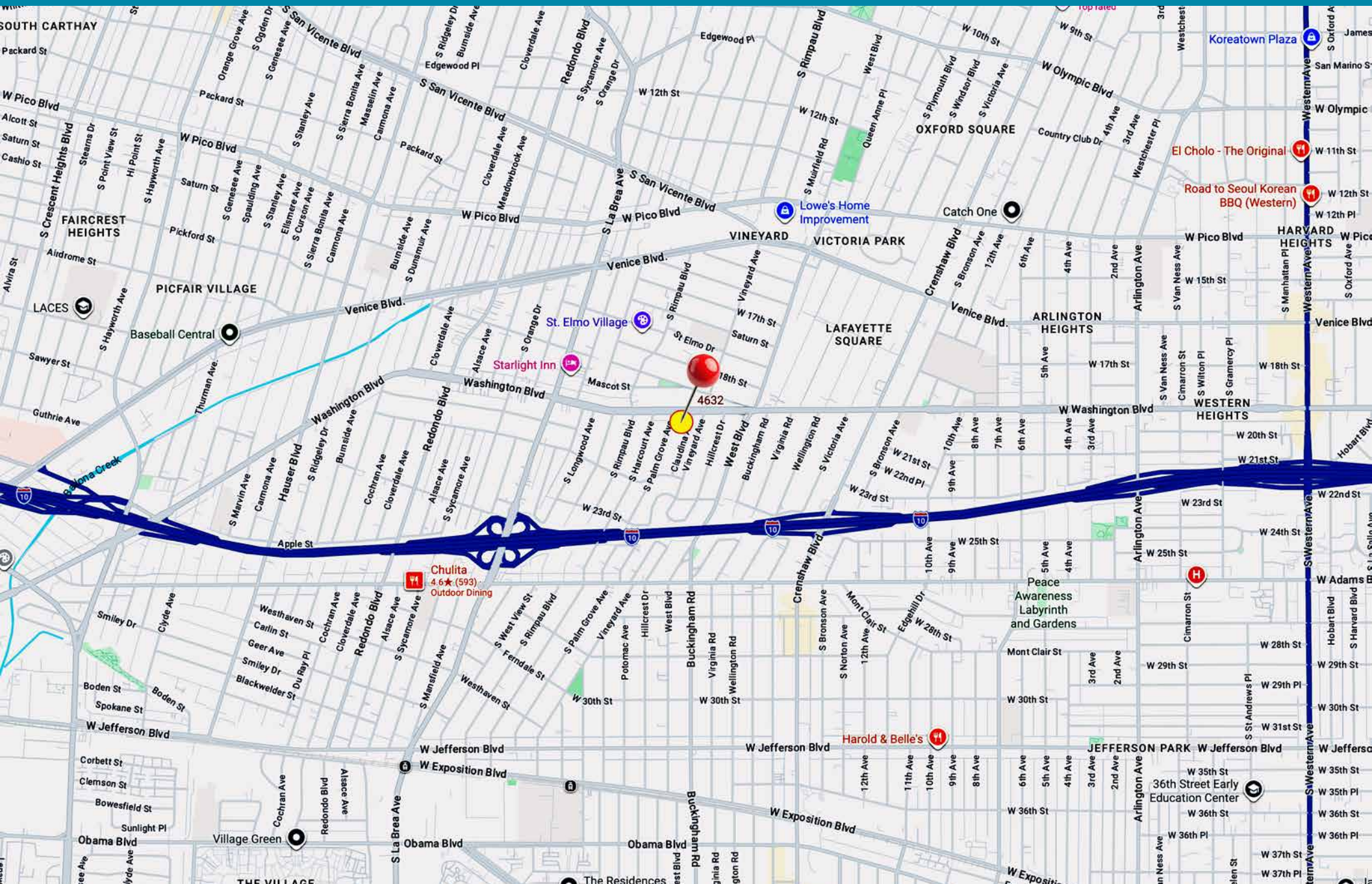
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AERIAL PHOTO



AREA MAP

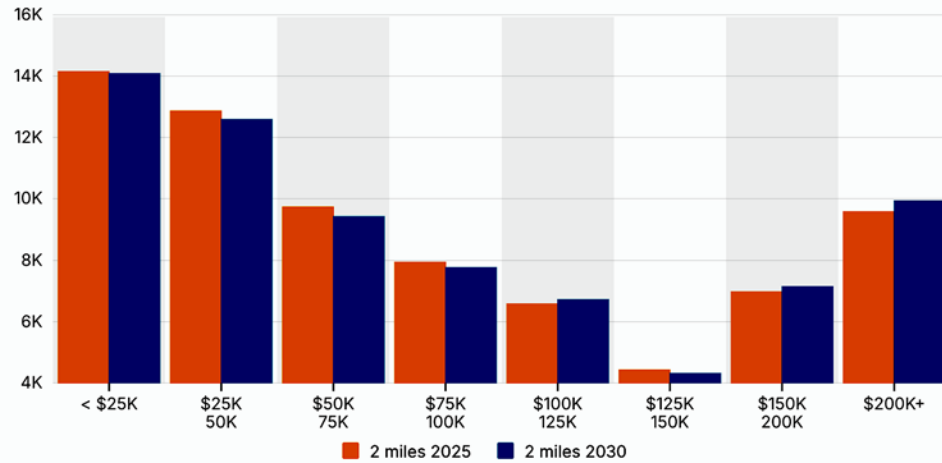


COMPARABLE SALE VALUES

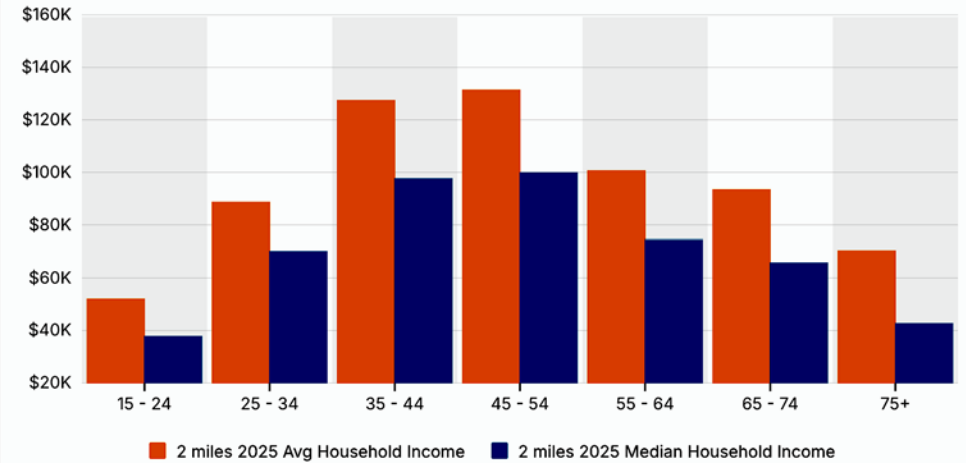
	Address	City	ZIP Code	Land Use	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Bldg
	3076 W Pico Blvd	Los Angeles	90006	Stores & Residential	8,262	6,210	03/11/2026	\$3,119,000	\$377.51
	2153 W Washington Blvd	Los Angeles	90018	Stores & Residential	20,570	18,826	09/30/2025	\$4,880,000	\$237.24
	1996 W Jefferson Blvd	Los Angeles	90018	Stores & Residential	3,773	6,806	06/18/2025	\$930,000	\$246.49
	5007 W Adams Blvd	Los Angeles	90016	Stores & Residential	2,914	2,500	03/25/2025	\$860,000	\$295.13
	1641 S Longwood Ave	Los Angeles	90019	Stores & Residential	1,056	1,257	11/21/2024	\$615,000	\$582.39
Average Price Per Sq.Ft. Building Value:									\$347.75

NEIGHBORHOOD DEMOGRAPHICS

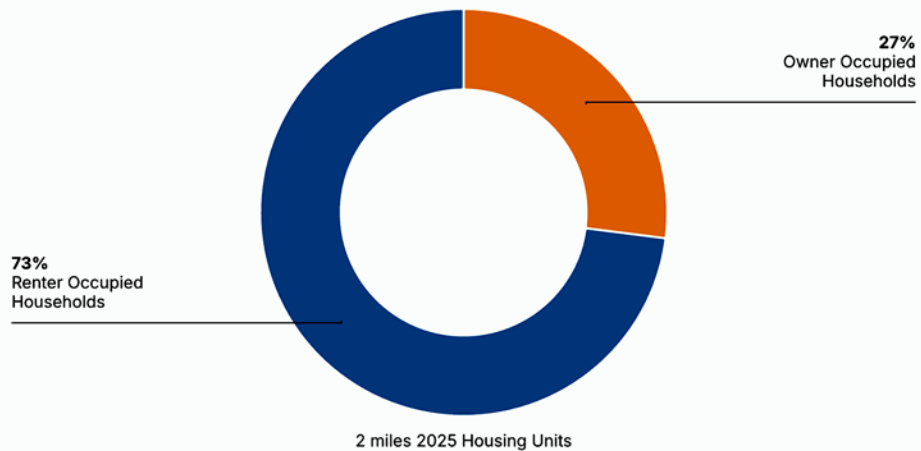
Households By Income



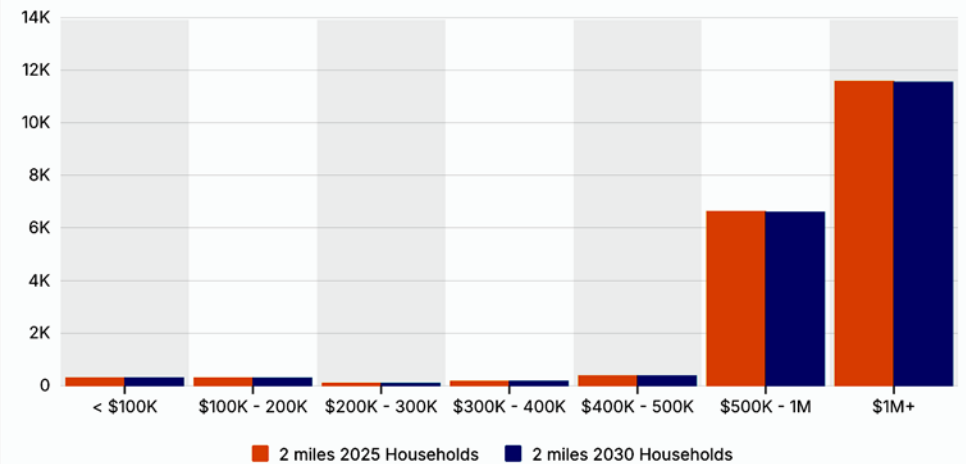
Household Income By Age



Housing Occupancy



Home Values



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RETAIL/RESIDENTIAL PROPERTY FOR SALE

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