

OWNER/USER PURCHASE OPPORTUNITY

Ideal For Light Manufacturing/Warehouse Use

One-half mile east of Exposition Park and Memorial Coliseum



Offering Memorandum



Sale Price Reduced!

3610 MAPLE AVENUE, LOS ANGELES, CA 90011

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LOS ANGELES, CA 90011**

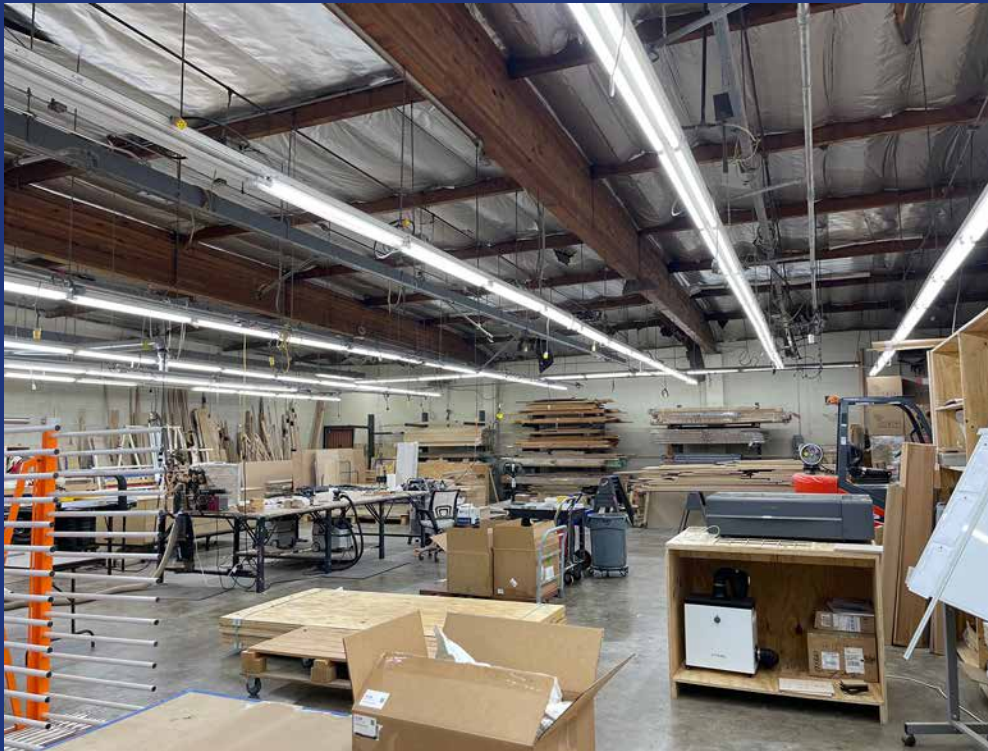
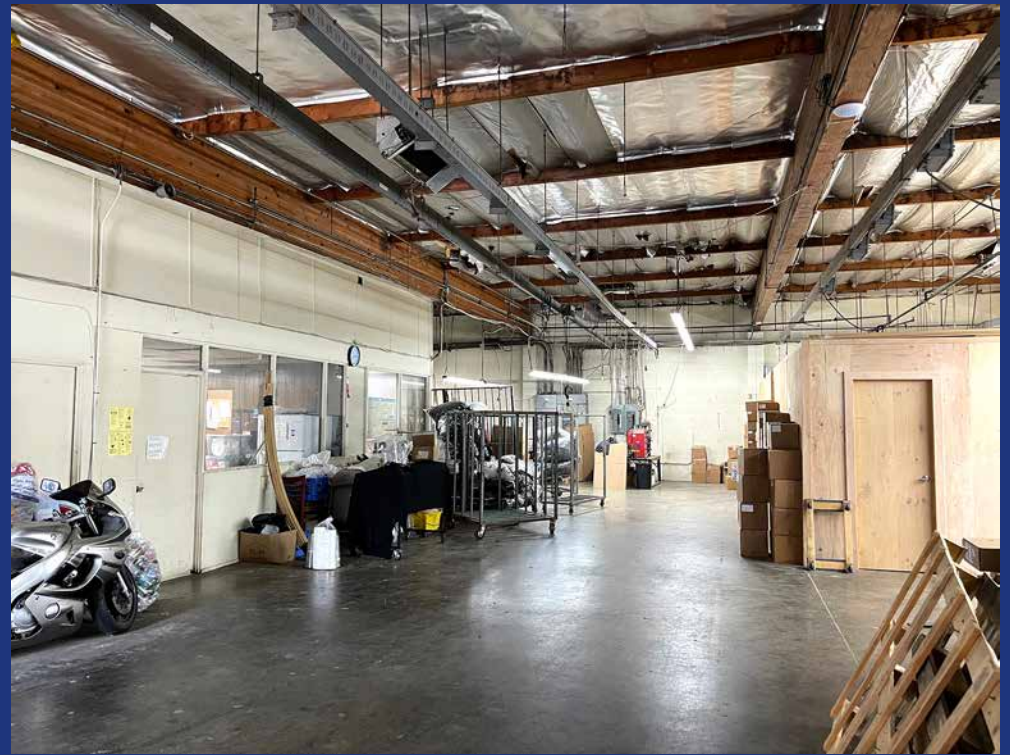
Property Details

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

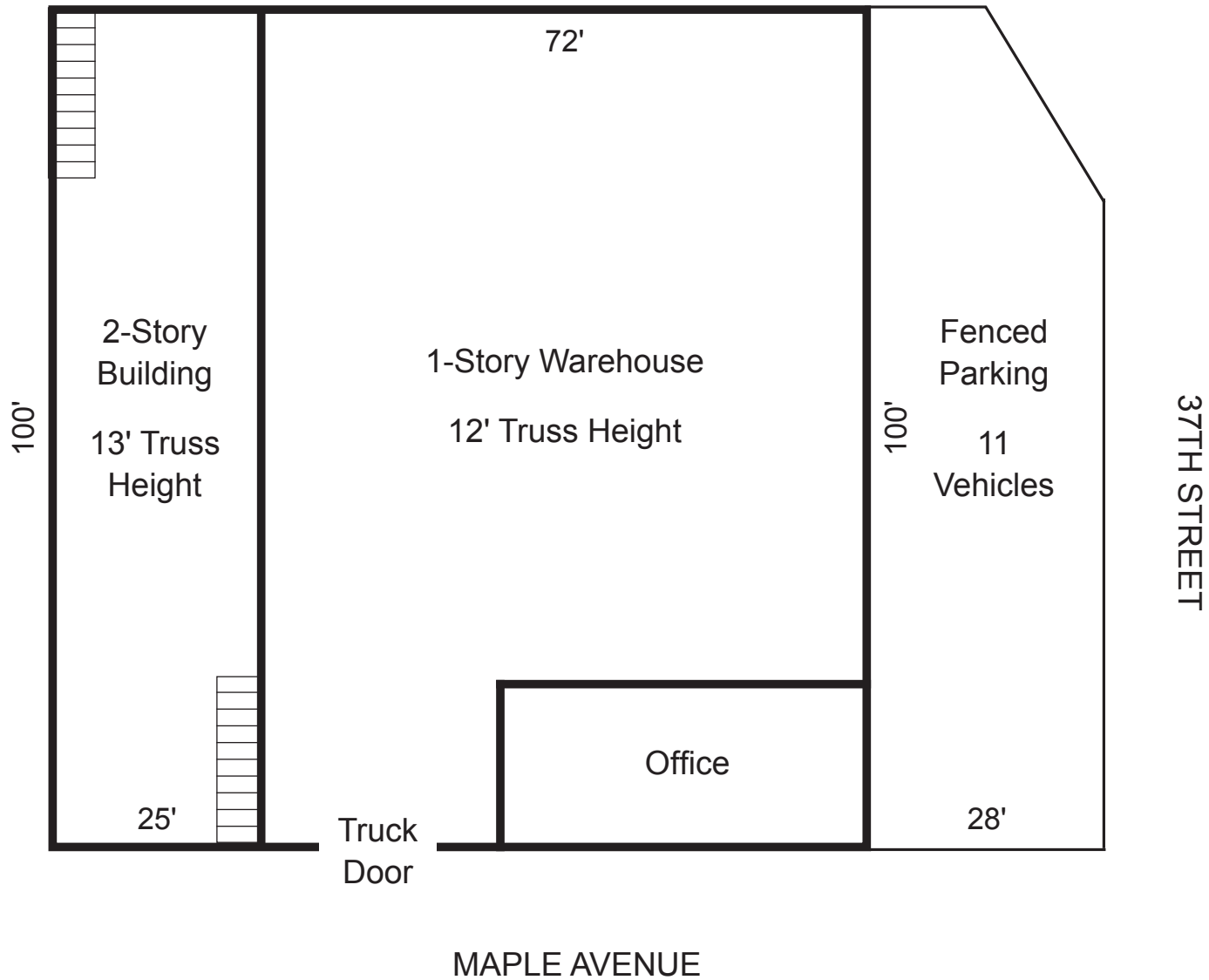
- Clear span light manufacturing/warehouse facility
- Ideal for owner/user
- Current month-to-month tenant
- Includes billboard income
- Heavy power service — Separate meters
- Secure gated onsite parking
- Located at the northeast corner of Maple Avenue and 37th Street
- ½-mile east of Exposition Park, 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: ~~\$2,700,000~~ \$2,500,000 (\$204.92 Per SF)

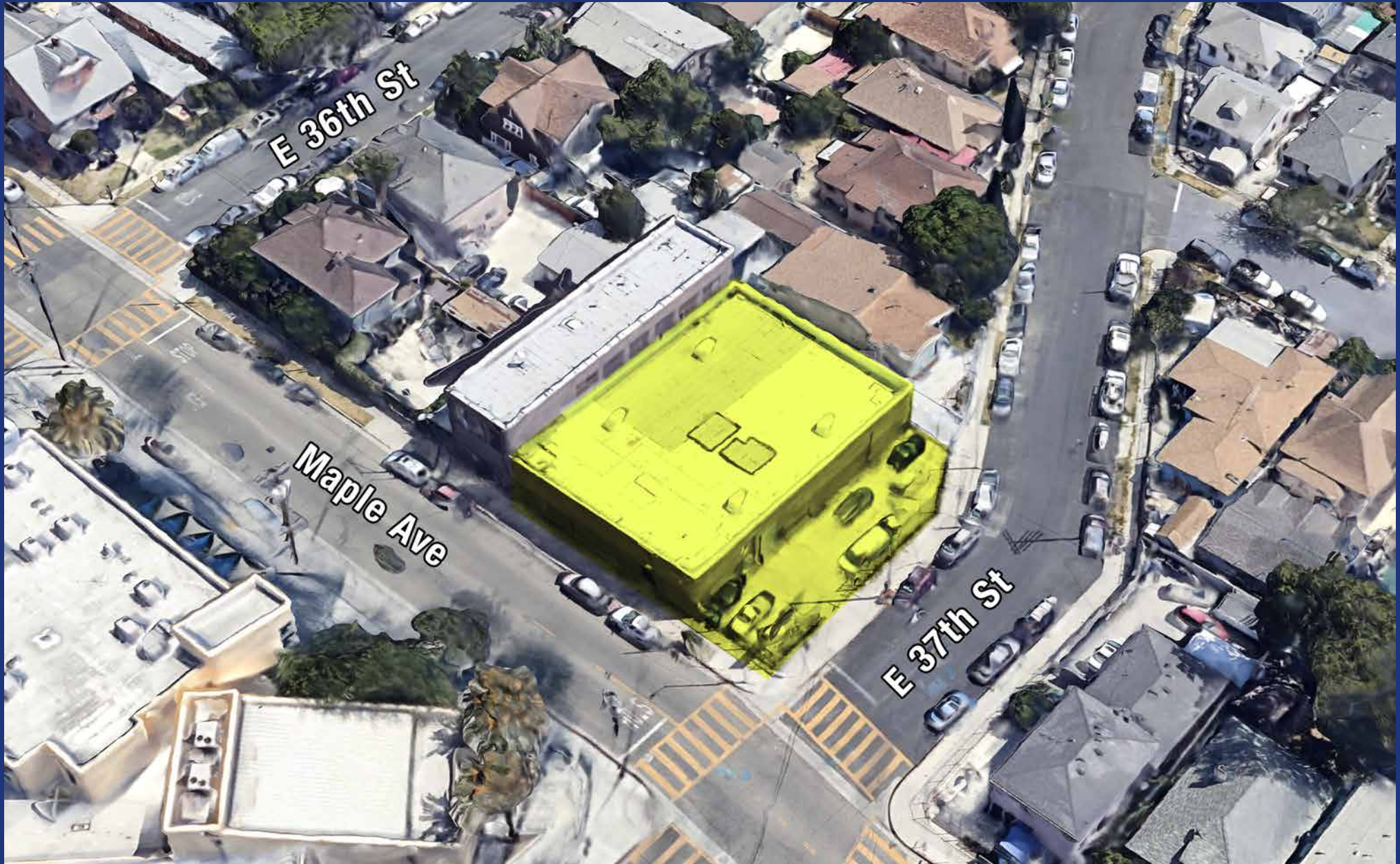




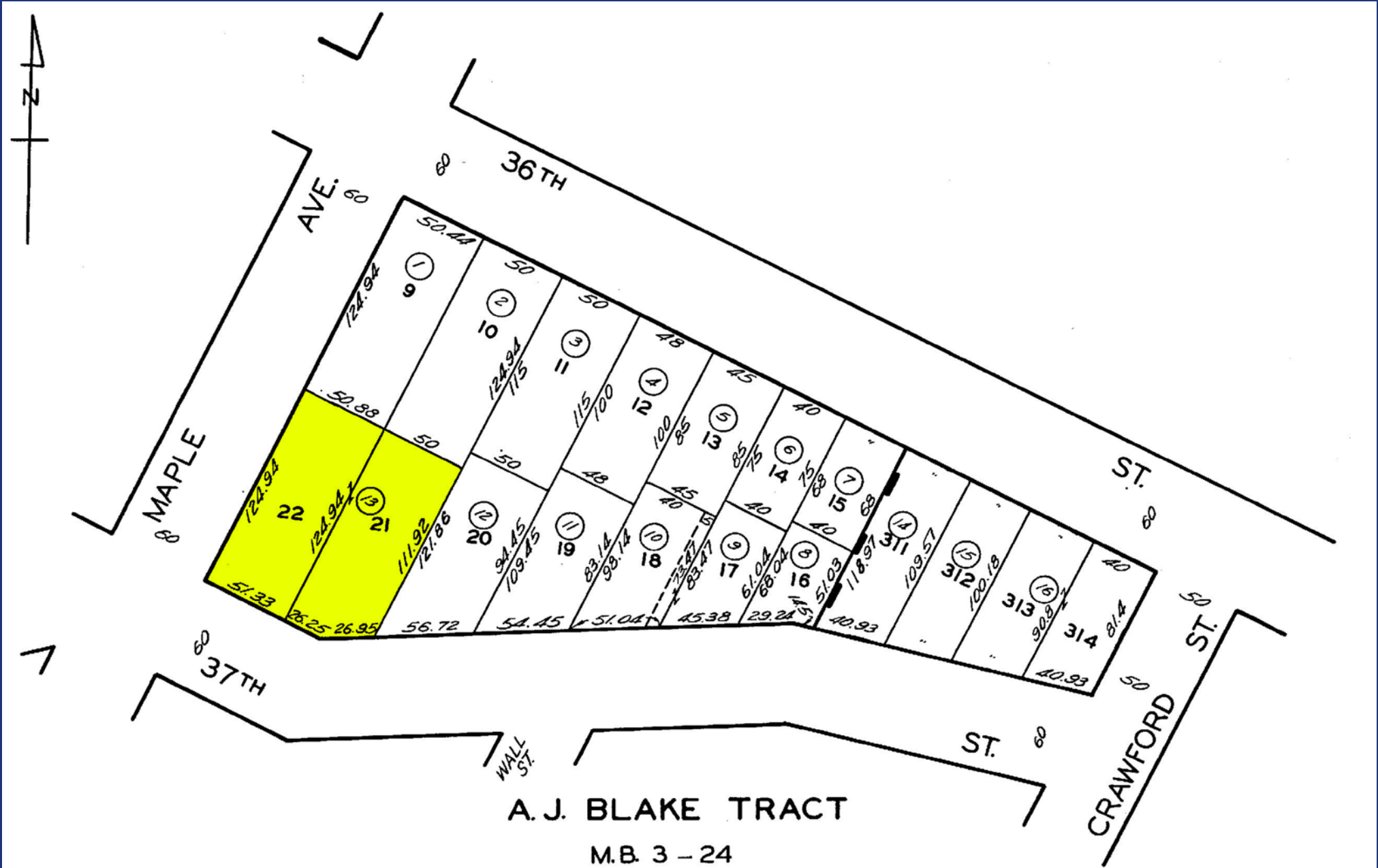
Site Plan



Property Aerial



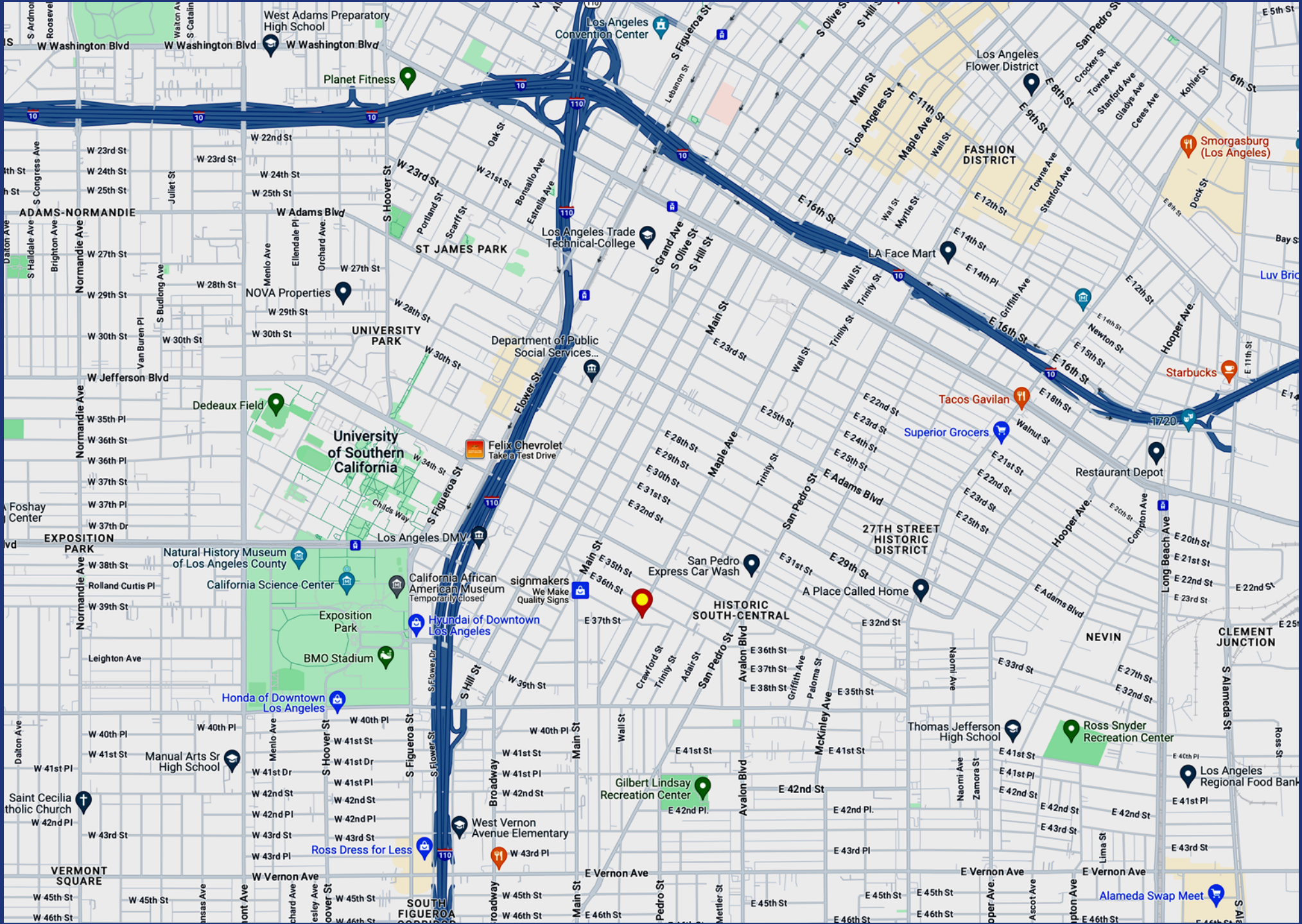
Plat Map



A. J. BLAKE TRACT

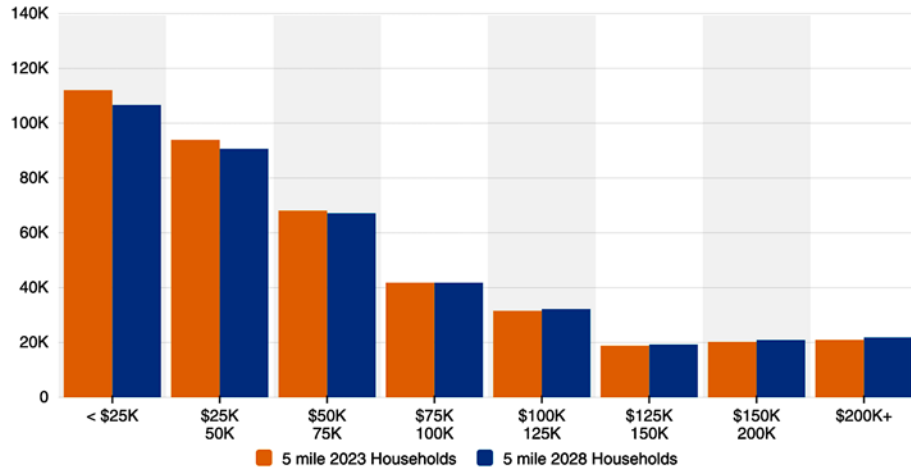
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Area Map

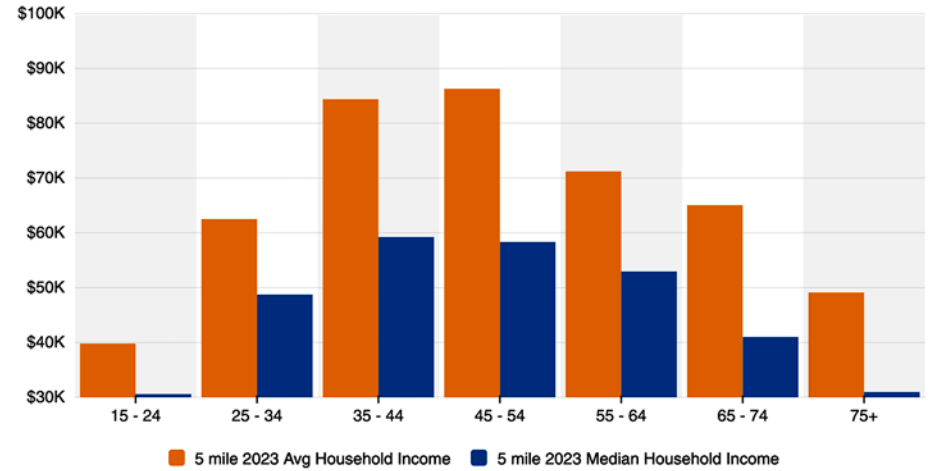


Neighborhood Demographics

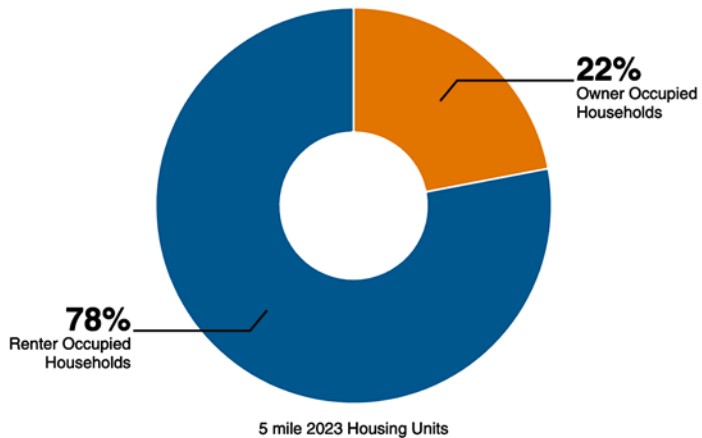
Household Income



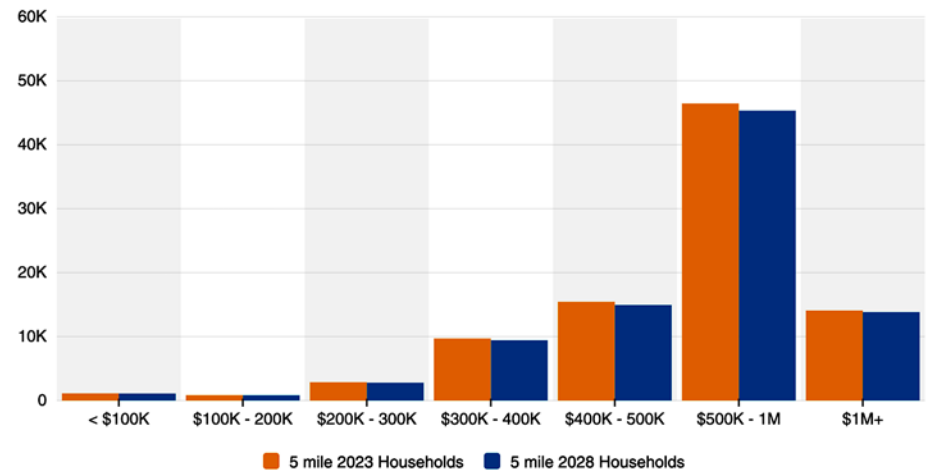
Household Income By Age



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

Price Reduced! Seller Motivated!



Exclusively offered by

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