

Auto Repair/Body Shop Opportunity

1629 W. 8TH STREET, LOS ANGELES, CA 90017



OFFERING MEMORANDUM

INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.

THOMAS J. LEE CAL DRE# 01297873

© 213-703-2300

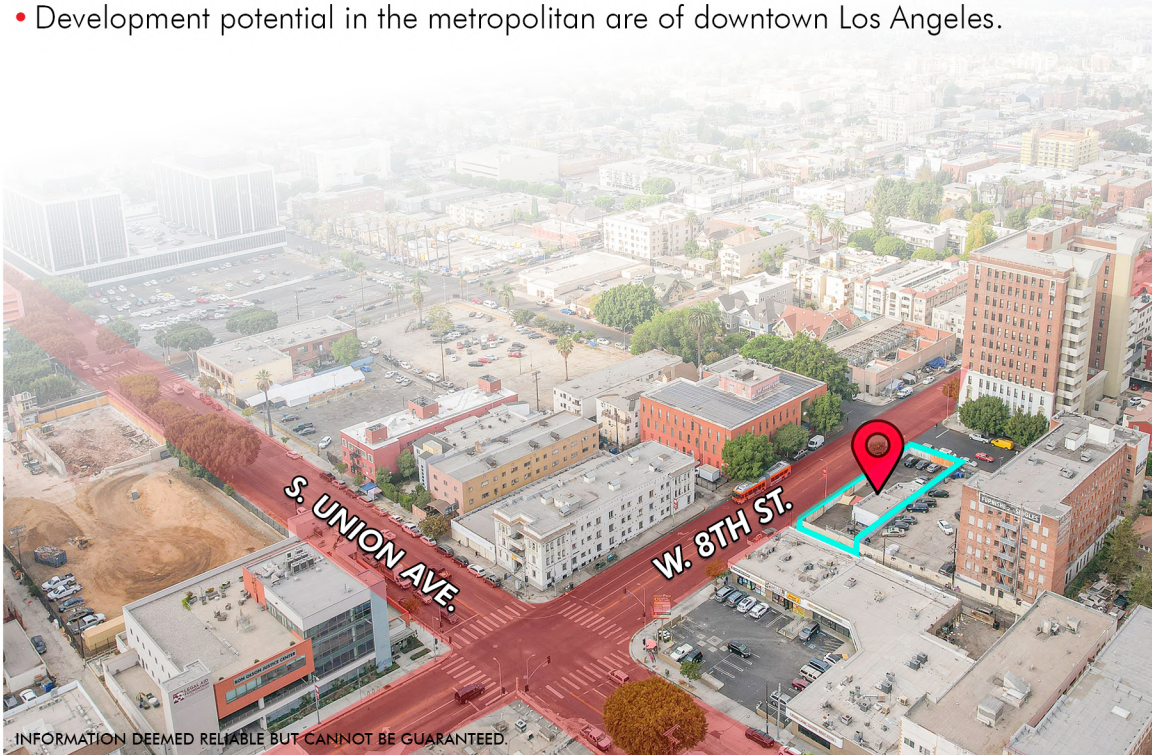
© 213-384-1002

✉ PrimeThomas1@gmail.com



INVESTMENT HIGHLIGHTS

- Excellent visibility and significant frontage on the bustling 8th Street.
- Fantastic area demographics - Near Downtown Los Angeles
- Large office space
- Great accessibility with direct access to the 110 and 10 Freeways.
- Current month to month tenancy (The property can be delivered as vacant property)
Ideal Owner-User building with tremendous visibility
- Development potential in the metropolitan are of downtown Los Angeles.



INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED

EXECUTIVE SUMMARY

Prime Properties & Associates is pleased to offer a unique opportunity to acquire a rare auto repair and body shop business opportunity property situated in the vibrant heart of Los Angeles. This property, located on 8th Street just a block west of Lucas Street and in proximity to downtown, boasts excellent visibility and accessibility, making it an attractive choice for auto repair business owners and entrepreneurs, especially those looking to establish a spray booth operation, as the seller has obtained city zoning approval for its construction. Its strategic location near the 110 and 10 freeways provides outstanding connectivity. The property features significant frontage on the bustling 8th Street and is currently leased to a month-to-month tenant operating an auto repair shop, which includes a freestanding structure with an auto repair garage and office space. The seller is committed to delivering the site vacant for the new owner, presenting considerable development potential in the downtown Los Angeles metropolitan area.

PROPERTY FACTS

Sale Type	Owner User
Sale Condition	1031 Exchange
Property Type	Retail
Property Subtype	Auto Repair
Building Size	1,164 SF
Building Class	C
Year Built	1932
Price	\$2,150,000
Price Per SF	\$1,847
Tenancy	Single
Building Height	1 Story
Building FAR	0.17
Land Acres	0.16 AC
Zoning	LAC2-1 - LAC2 zone
	150 Ft. of great frontage on 8th St.
Parking	10 Spaces (4 Spaces per 1,000 SF Leased)

THOMAS J. LEE CAL DRE# 01297873

© 213-703-2300

© 213-384-1002

✉ PrimeThomas1@gmail.com





DOWNTOWN L.A.

SUBJECT
PROPERTY

W. 8TH STREET

INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.

THOMAS J. LEE CAL DRE# 01297873

© 213-703-2300

© 213-384-1002

✉ PrimeThomas1@gmail.com





1,164

TOTAL
BUILDING SIZE
(SF)

0.16

TOTAL
LAND AREA
(AC)

1932

YEAR BUILT

C

BUILDING
CLASS

C2-1

ZONING

APN

5142-016-022

INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.

THOMAS J. LEE CAL DRE# 01297873

© 213-703-2300

© 213-384-1002

✉ PrimeThomas1@gmail.com





W. 8TH STREET

0.16 AC

BEACON AVE.

INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED

THOMAS J. LEE CAL DRE# 01297873

© 213-703-2300

© 213-384-1002

✉ PrimeThomas1@gmail.com





INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.



THOMAS J. LEE CAL DRE# 01297873

© 213-703-2300

© 213-384-1002

✉ PrimeThomas1@gmail.com



5142 | 16
SCALE 1" = 60'

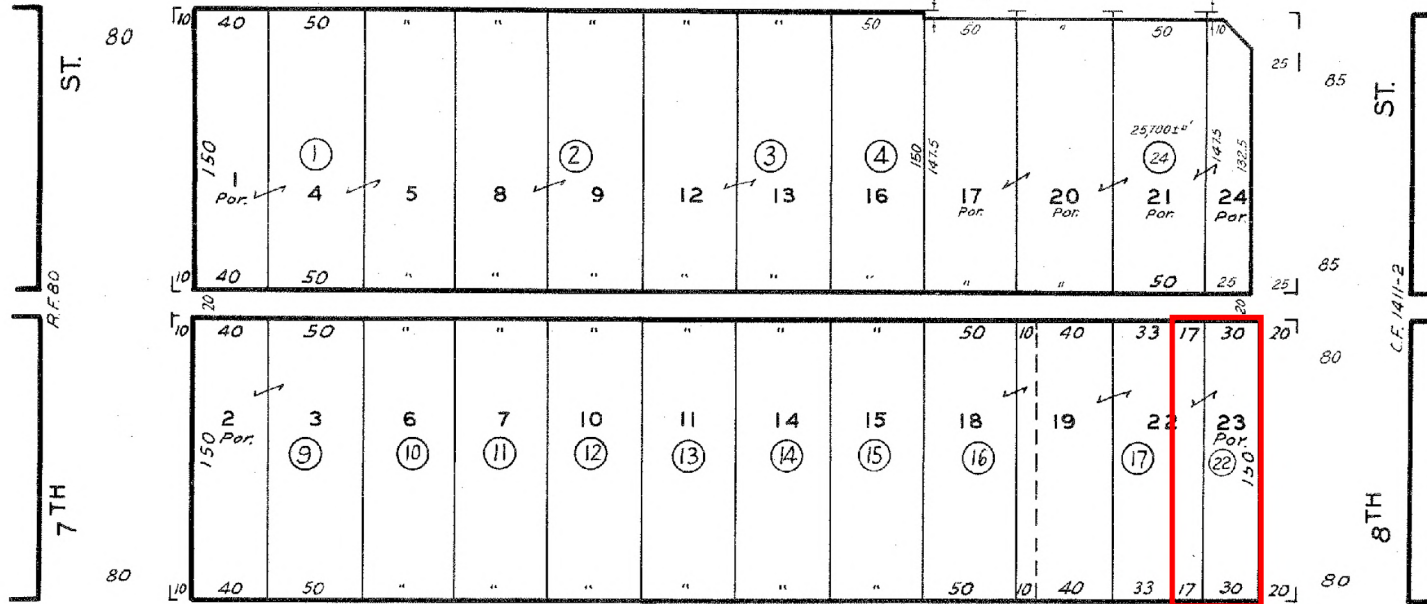
2000

CAMBRIA ST.

12-8-61
3-8-63
680315
850328024-85
85100824-86
99123

UNION

AVE.



BEACON

AVE.

CODE 12706

ARLINGTON TRACT

M.B. 9-14

INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.

FOR PREV. ASSMT. SEE 1683-16

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

THOMAS J. LEE CAL DRE# 01297873

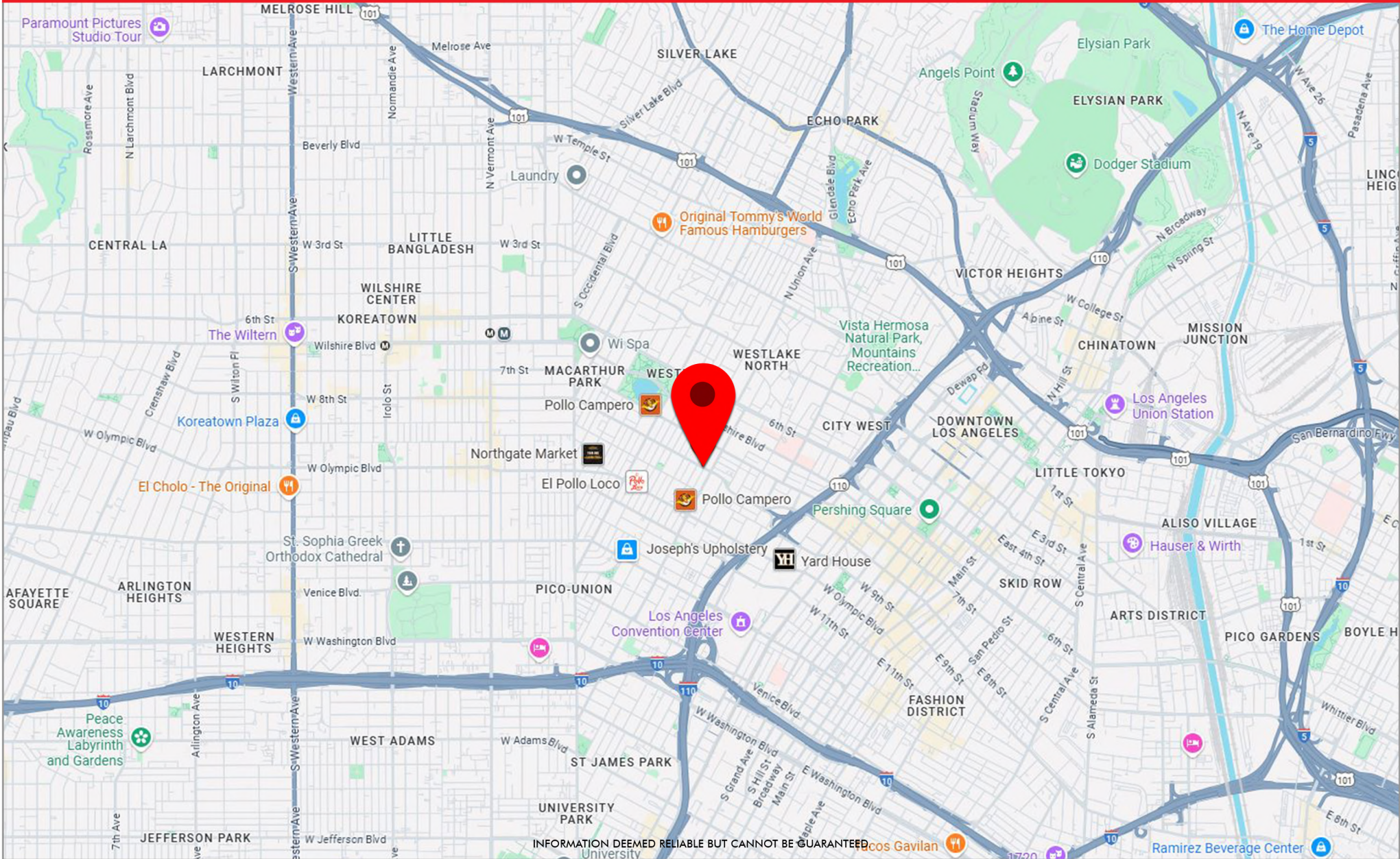
© 213-703-2300

© 213-384-1002

✉ PrimeThomas1@gmail.com



1629 W. 8TH ST., LOS ANGELES, CA 90017



THOMAS J. LEE CAL DRE# 01297873

© 213-703-2300

© 213-384-1002

✉ PrimeThomas1@gmail.com



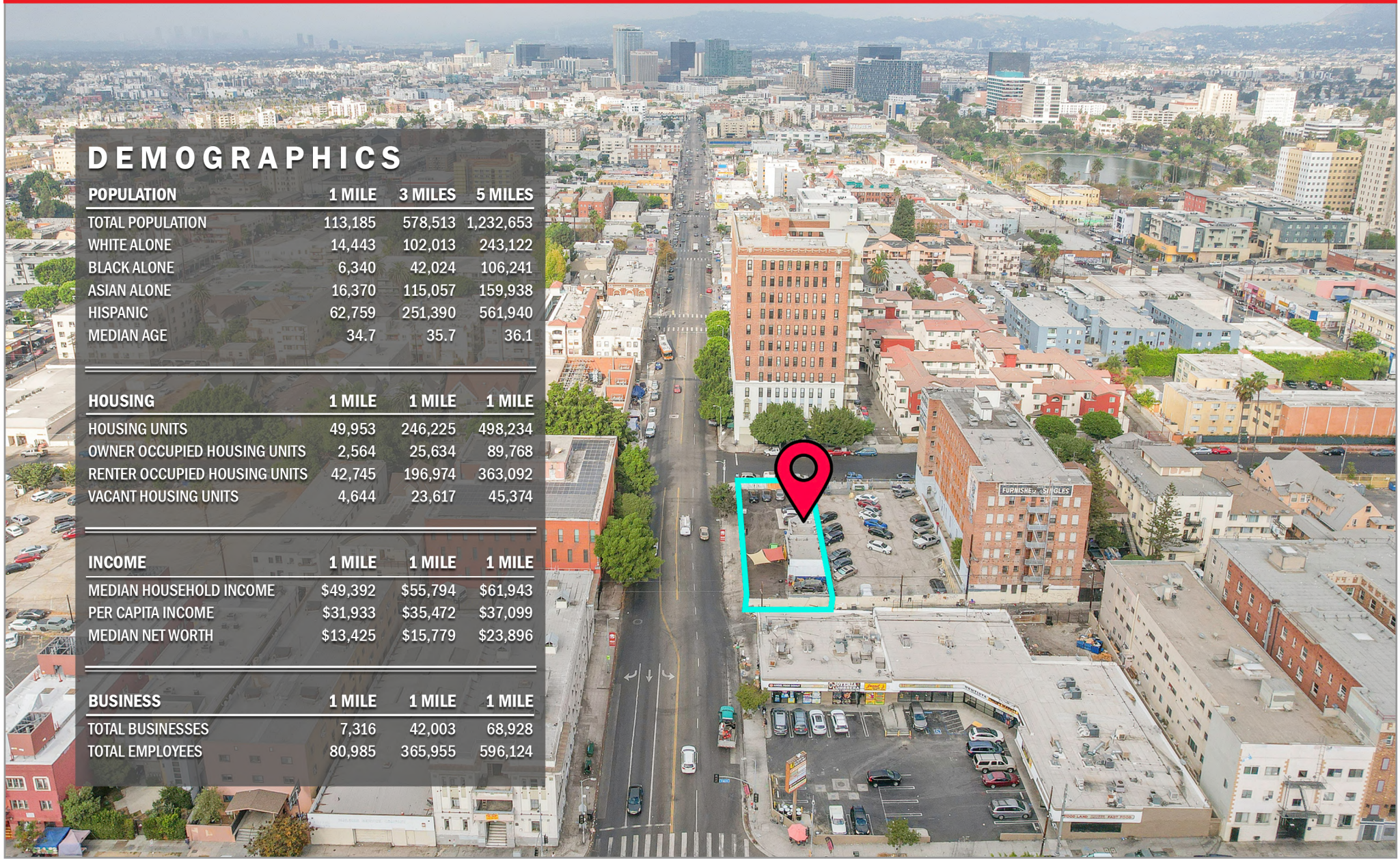
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	113,185	578,513	1,232,653
WHITE ALONE	14,443	102,013	243,122
BLACK ALONE	6,340	42,024	106,241
ASIAN ALONE	16,370	115,057	159,938
HISPANIC	62,759	251,390	561,940
MEDIAN AGE	34.7	35.7	36.1

HOUSING	1 MILE	1 MILE	1 MILE
HOUSING UNITS	49,953	246,225	498,234
OWNER OCCUPIED HOUSING UNITS	2,564	25,634	89,768
RENTER OCCUPIED HOUSING UNITS	42,745	196,974	363,092
VACANT HOUSING UNITS	4,644	23,617	45,374

INCOME	1 MILE	1 MILE	1 MILE
MEDIAN HOUSEHOLD INCOME	\$49,392	\$55,794	\$61,943
PER CAPITA INCOME	\$31,933	\$35,472	\$37,099
MEDIAN NET WORTH	\$13,425	\$15,779	\$23,896

BUSINESS	1 MILE	1 MILE	1 MILE
TOTAL BUSINESSES	7,316	42,003	68,928
TOTAL EMPLOYEES	80,985	365,955	596,124



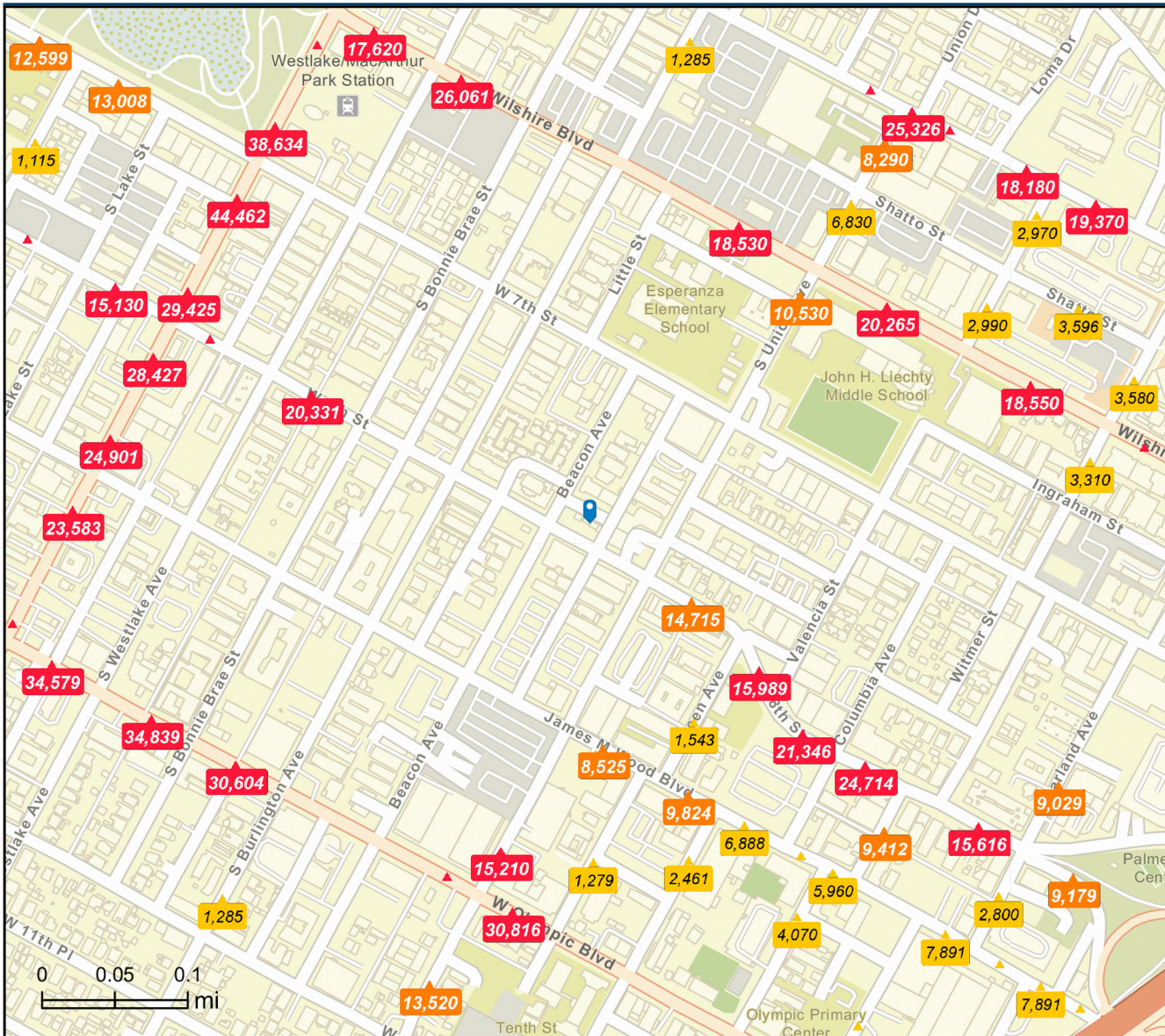
THOMAS J. LEE CAL DRE# 01297873

© 213-703-2300

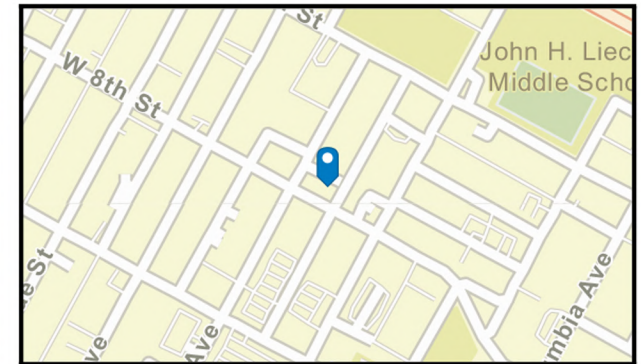
© 213-384-1002

✉ PrimeThomas1@gmail.com



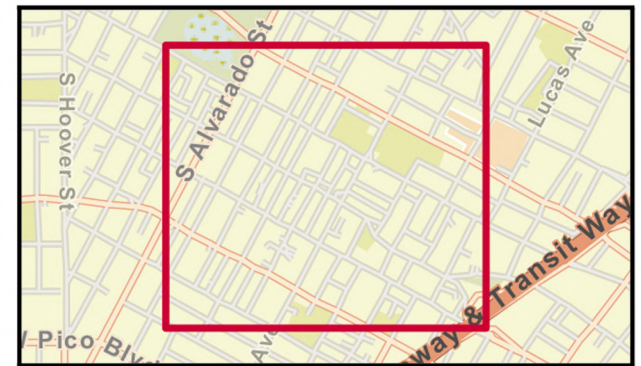


TRAFFIC COUNT MAP (CLOSE UP)



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.

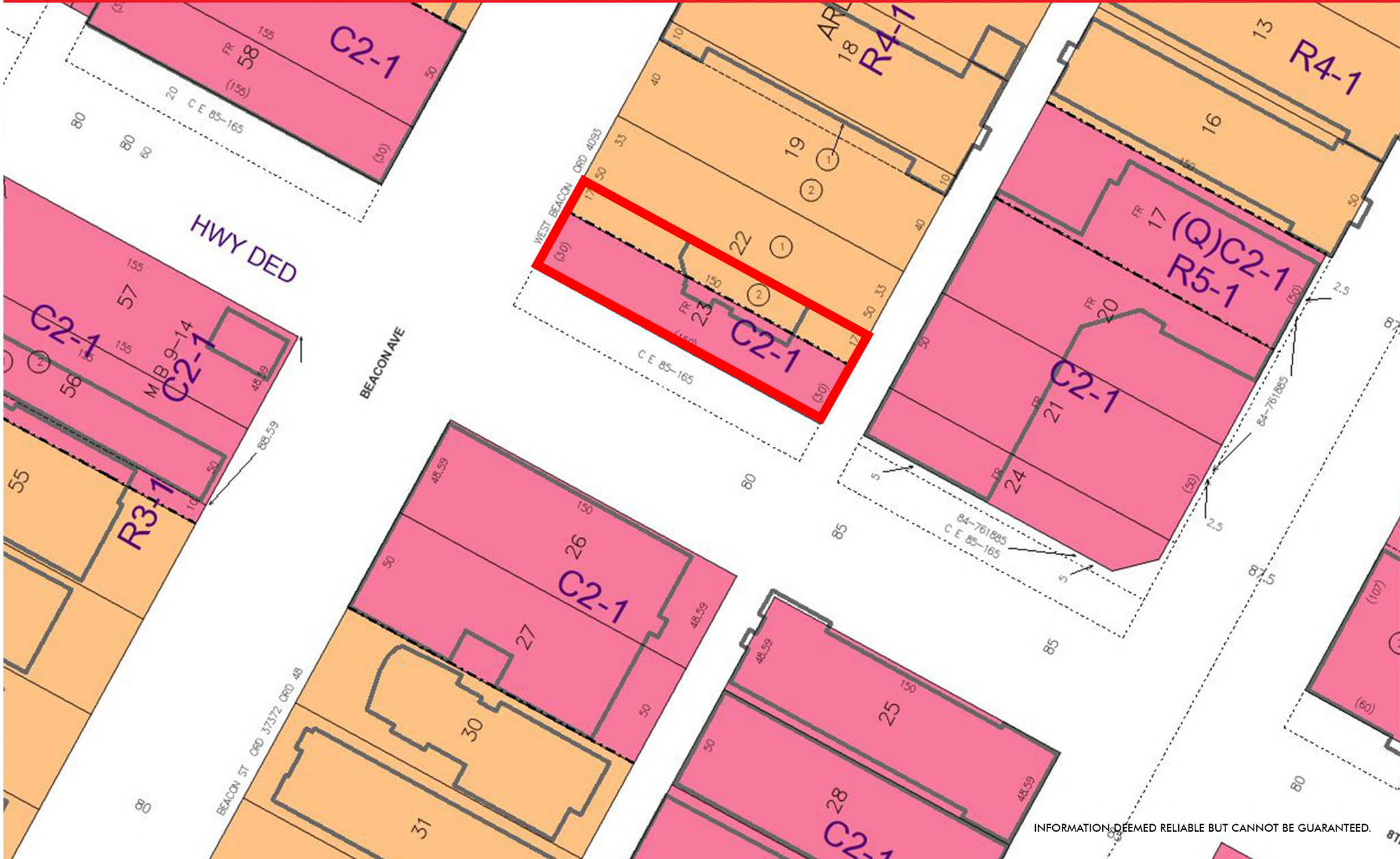
THOMAS J. LEE CAL DRE# 01297873

© 213-703-2300

© 213-384-1002

✉ PrimeThomas1@gmail.com





INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.

THOMAS J. LEE

CAL DRE# 01297873

© 213-703-2300

© 213-384-1002

✉ PrimeThomas1@gmail.com

