

# AVAILABLE FOR SALE

801-817 MAPLE AVE. | LOS ANGELES | CA



FOR MORE INFORMATION PLEASE CONTACT:

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CADRE #00783821

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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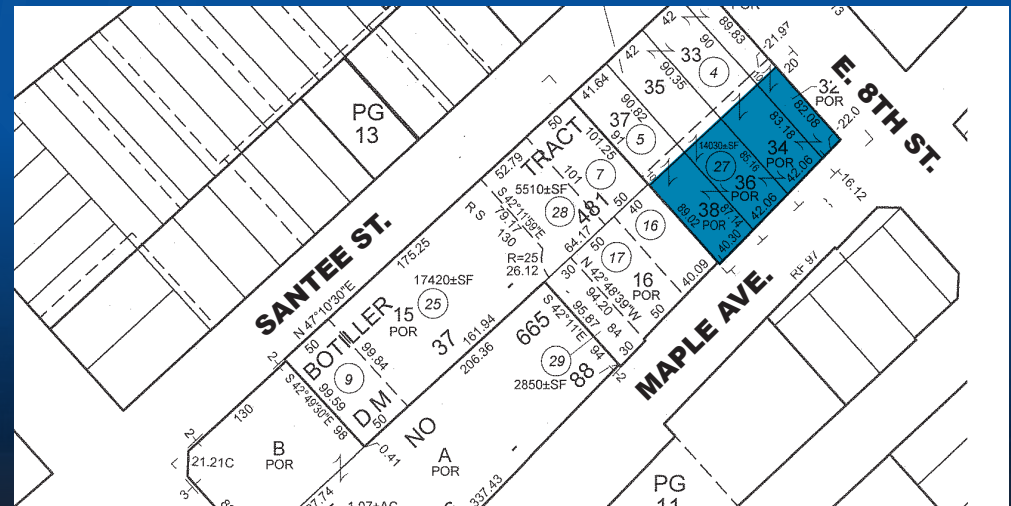
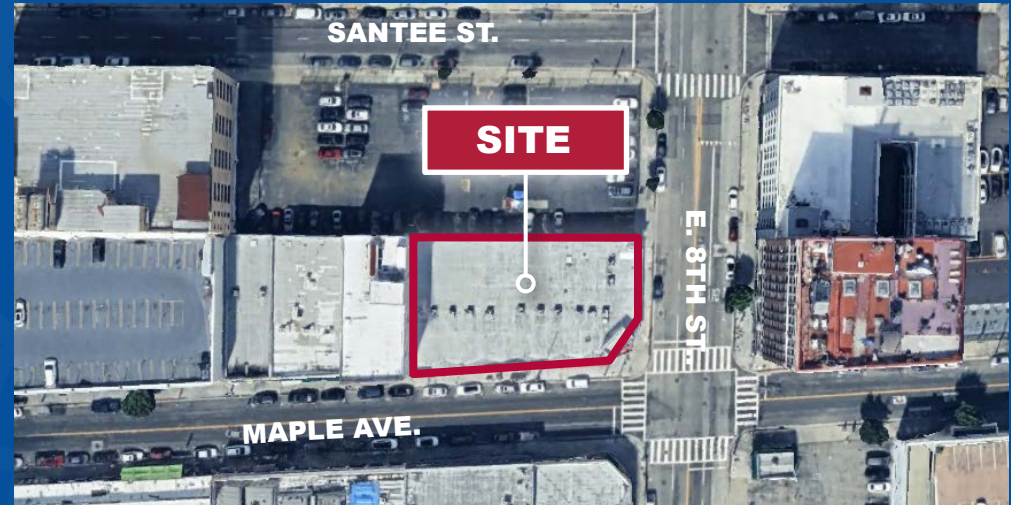


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## PROPERTY HIGHLIGHTS

- ±14,481 SF Retail Building
- ±3,276 SF Mezzanine
- ±14,026 SF Land
- Ideal for Owner User or Investment
- Rare DTLA Fashion and Accessory District Purchase
- Corner Location 8th St. and Maple Ave.
- Located Close to All New Residential Apartments
- M2-2D Zoning
- Minutes to 10, 5, 110, and 101 Freeways
- Sale Price: \$5,750,000

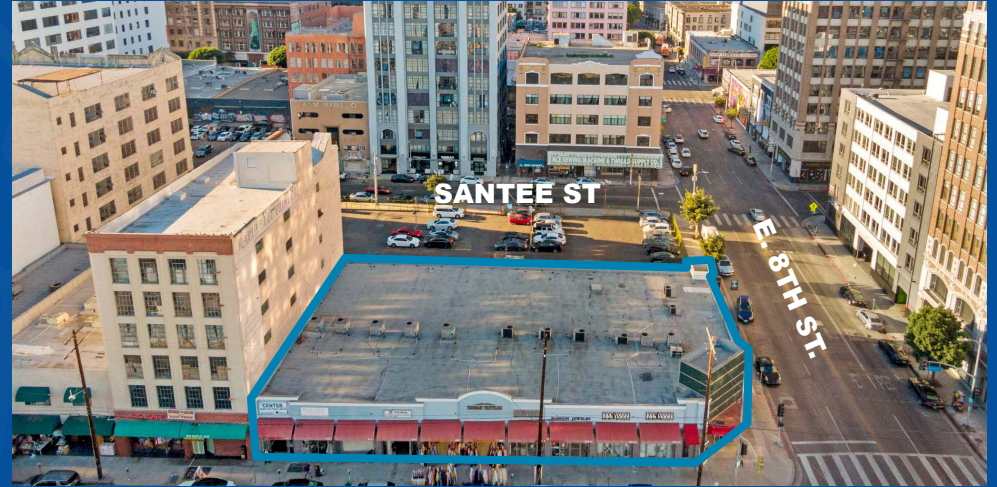




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**PHOTOS**



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## FINANCIALS

### RENT ROLL

Unit	Lease From	Lease To	Monthly Rent	CAM
314	6/1/2016	3/31/2025	\$2,866.50	
316	4/1/2021	3/31/2026	\$2,010.00	\$125.00
801	12/15/2023	2/28/2027	\$3,288.80	
803A, 803B	6/15/2022	6/30/2025	\$3,307.50	\$100.00
805A, 805B	9/1/2010	9/30/2025	\$4,200.00	
807, 809	8/1/2019	8/31/2025	\$3,600.00	
811	2/1/2013	8/28/2027	\$2,500.00	
813	7/15/2020	7/31/2026	\$2,575.00	\$50.00
815	7/1/2020	8/31/2026	\$2,610.00	\$100.00
817	10/1/2023	9/30/2026	\$2,000.00	
<b>Total</b>			<b>\$28,957.80</b>	<b>\$375.00</b>
<b>Total Monthly Income</b>			<b>\$29,332.80</b>	

Asking Price **\$5,750,000.00**

Cap Rate **4.72%**

Annual Rental Income \$347,493.60

CAM Reimbursement \$4,500.00

Annual Gross Income **\$351,993.60**

### EXPENSES

Insurance \$6,756.00

Electric and Water \$1,940.00

Property Taxes 1.25% \$71,875.00

Annual Expenses **\$80,571.00**

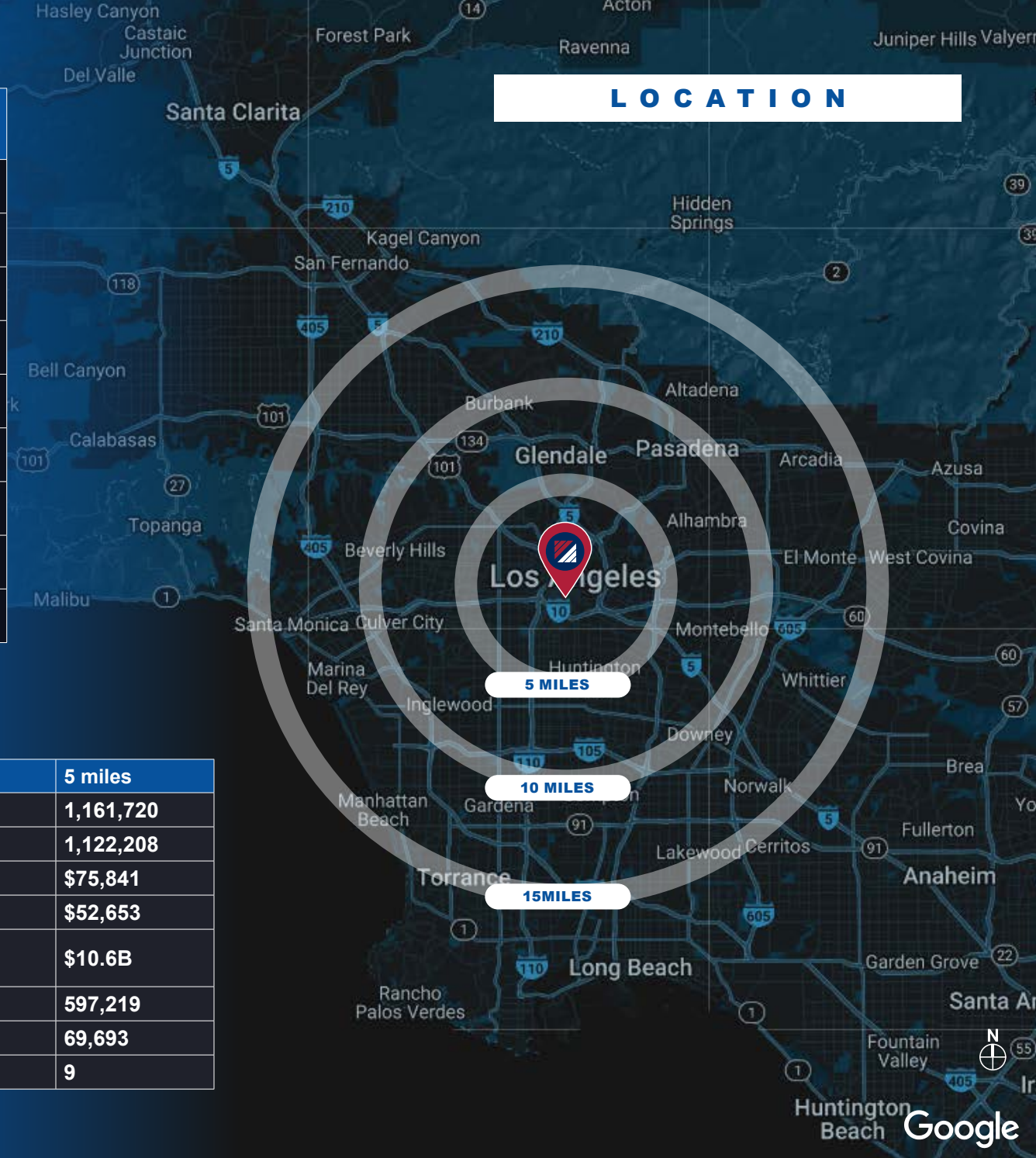
NOI **\$271,422.60**



## PROPERTY INFO

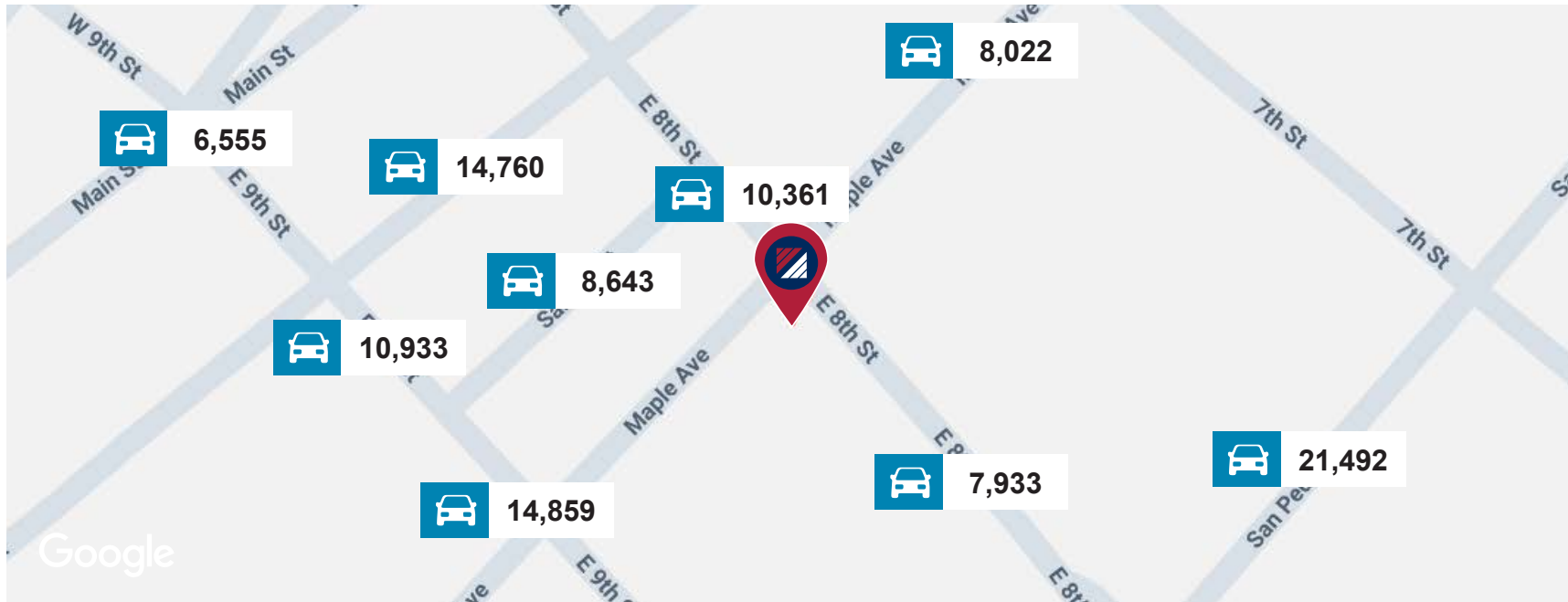
Building Size	±14,481 SF
Lot Size	±14,026 SF
Tenancy	10
Year Built	2007
Construction	Masonry
Zoning	M2-2D
Frontage	148' on Maple Ave
Type	Storefront Retail
Location	Excellent, Walker's Paradise

## LOCATION



DEMOGRAPHICS	1 mile	3 miles	5 miles
2024 Population	63,947	473,807	1,161,720
2029 Population Projection	63,884	459,264	1,122,208
Avg Household Income	\$91,706	\$70,481	\$75,841
Median Household Income	\$58,765	\$47,020	\$52,653
Total Specified Consumer Spending (\$)	\$878.8M	\$4.1B	\$10.6B
Employees	148,608	356,649	597,219
Businesses	16,562	39,991	69,693
Employees Per Businesses	5	9	9

## TRAFFIC COUNTS



STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
E 8th St	Maple Ave SE	10,361	2022	0.02 mi
Santee St	E 8th St NE	8,643	2022	0.04 mi
Santee St	E 8th St SW	511	2022	0.05 mi
E 8th St	Santee St SE	11,473	2022	0.06 mi
E 8th St	Wall St SE	7,143	2022	0.07 mi
S Los Angeles St	E 9th St SW	14,760	2022	0.10 mi
Maple Ave	E 7th St NE	8,022	2022	0.10 mi
E 9th St	Maple Ave SE	14,859	2022	0.11 mi
E 8th St	San Julian St SE	7,933	2022	0.12 mi

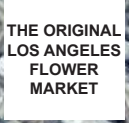
Traffic Counts data derived from CoStar



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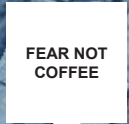
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## AMENITIES MAP



S. FIGUEROA ST.

FLOWER ST.



MAIN ST.



Google

MAPLE AVE.



E. 9TH ST.

E. 8TH ST.

SAN PEDRO ST.

SAN PEDRO ST.

E. 10TH ST.

E. 8TH ST.

E. 7TH ST.

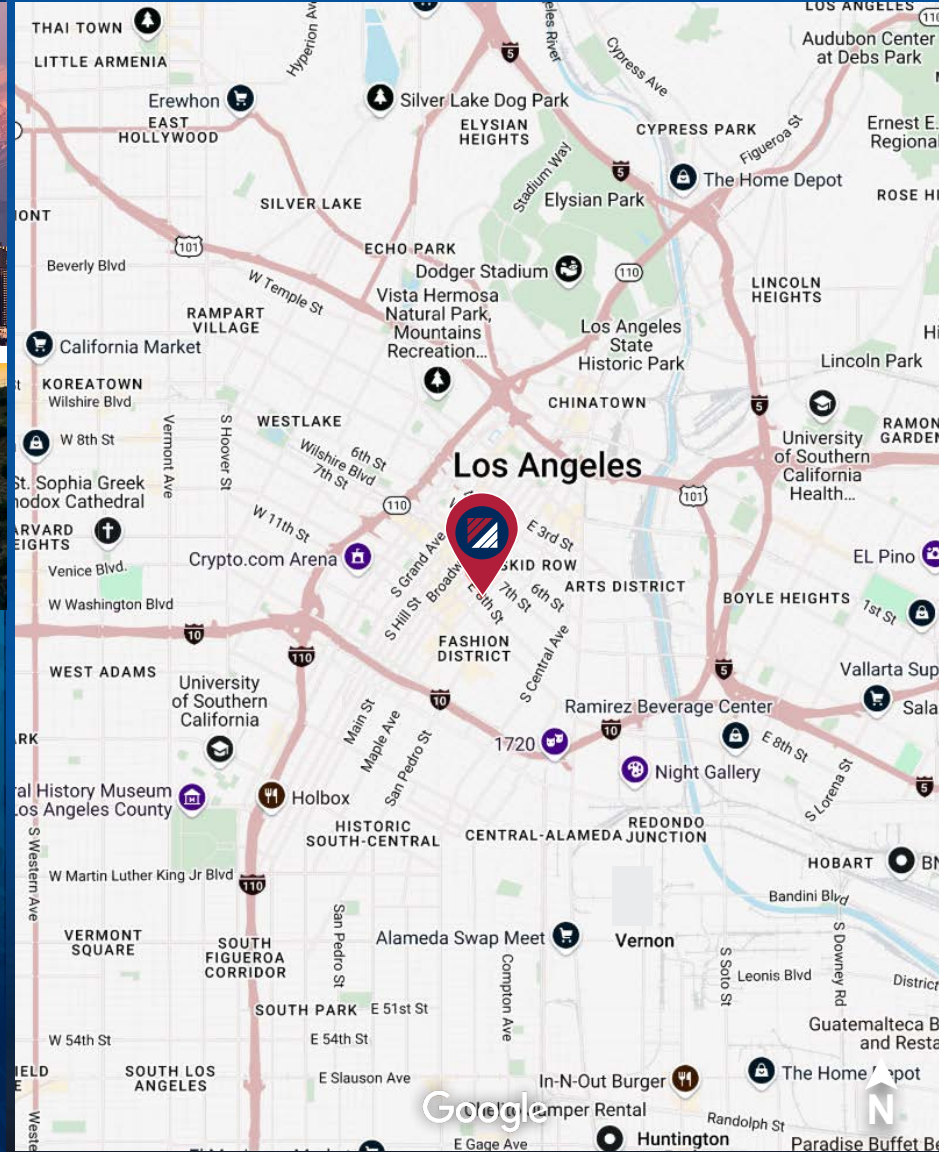
E. 6TH ST.

E. OLYMPIC BLVD.



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## ABOUT DOWNTOWN LOS ANGELES

Downtown Los Angeles (DTLA) spans approximately 5.84 square miles and serves as the economic heart of the city. It is home to over 500,000 residents and more than 100,000 businesses, ranging from tech startups to major multinational corporations. DTLA also employs more than 400,000 people across various sectors, including finance, entertainment, and manufacturing. The area's blend of historical charm and modern development makes it a key player in both the local and global economy, with a continually growing population and workforce.



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