

FOR SALE

Owner-User Opportunity

±14,134 SF Industrial/Flex Building

11 Units w/ Short-Term Leases



119 & 118

W 36TH PL

W 36TH ST

Los Angeles | CA 90007

Saxum
West

EXECUTIVE SUMMARY

Excellent partial owner/user play, or value-add Opportunity Zone investment!

Priced to sell at \$237 per SF, this sale includes two back-to-back buildings which are connected internally: 119 W 36th Pl, and 118 W 36th St. The buildings are zoned MR1-2 and are currently divided into 11 commercial/industrial units (each with their own private exterior access), 8 of which are occupied by short-term tenants (the longest lease expires in August of 2026) and 3 of which are

vacant. The diverse tenant mix includes workshop-related uses and production studios.

The current annual gross rental income is approx. \$202,000 and the pro-forma annual gross rental income is approx. \$268,000 at full occupancy. This provides a great opportunity for an owner to move into a portion of the building at closing (4,038 SF is immediately available to occupy) and to subsidize their facility costs (and debt service) from the existing income the buildings are generating.

The buildings are both zoned MR1-2, which allows for CM (commercial manufacturing) uses, and limited commercial and manufacturing-related uses. Interior gated parking is available for 6 or more cars, accessible via a GL loading door on W 36th St. Conveniently located near South Park Downtown Los Angeles just east of USC's campus, with easy access to the 110, 10, and 5 Freeways, and only ½ mile from Exposition Park and the Coliseum. Call broker for more information or to schedule a tour.



PROPERTY SUMMARY

PROPERTY DETAILS

ADDRESS 118 W 36th St & 119 W 36th Pl
Los Angeles, CA 90007

PRICE \$3,350,000

RBA ±14,134 SF

PRICE / SF (BLDG) \$237

LOT SIZE ±12,478 SF | 0.29 AC

PRICE / SF (LAND) \$268

NOI \$117,091

CURRENT CAP 3.5%

PRO FORMA CAP 5.5%

OCCUPANCY 76%

TYPE Industrial / flex

PARKING 6 spaces

YEAR BUILT 1914/ 2015

ZONING MR1-2

INVESTMENT HIGHLIGHTS

- **MOTIVATED SELLER** - Priced to sell at \$237 per SF
- **LOCATED IN AN OPPORTUNITY ZONE** - provides significant tax incentives for a long-term hold period
- **PRIVATE INTERIOR PARKING** is available for 6+ cars in addition to ample street parking
- **OWNER/USER PLAY** - all short-term leases in place; 4,038 SF ready to occupy immediately, the longest lease expires in Aug 2026
- **FEATURES 11 UNITS** (8 of which are occupied) mostly used as workshops and production studios, and each with their own exterior access point
- **CURRENT GROSS MONTHLY INCOME: \$16,855** | Fully Occupied Proforma Gross Monthly Income: \$22,340 SF!

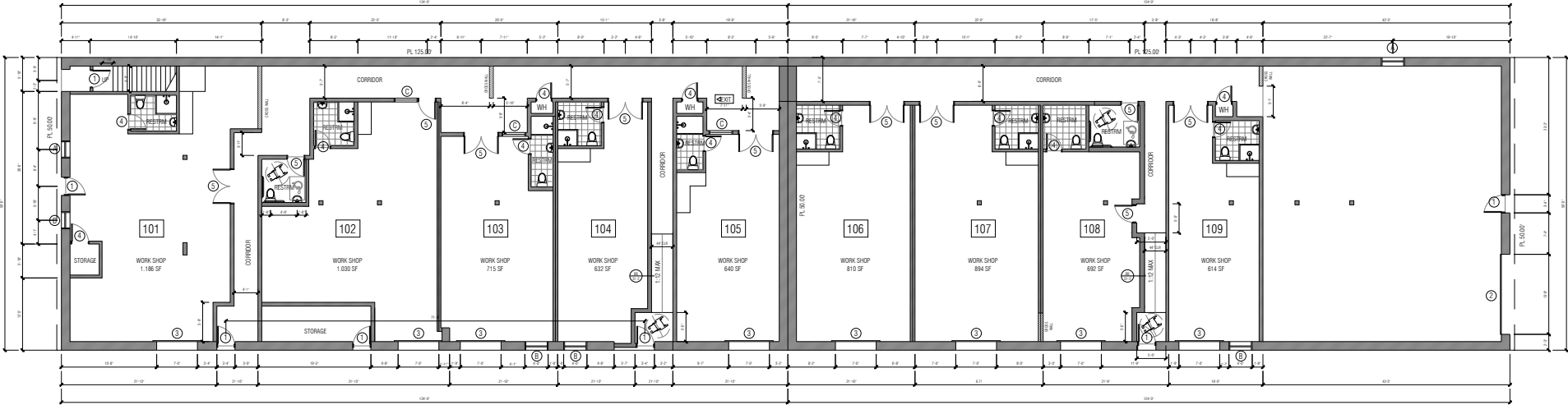


SITE PLAN

1ST FLOOR

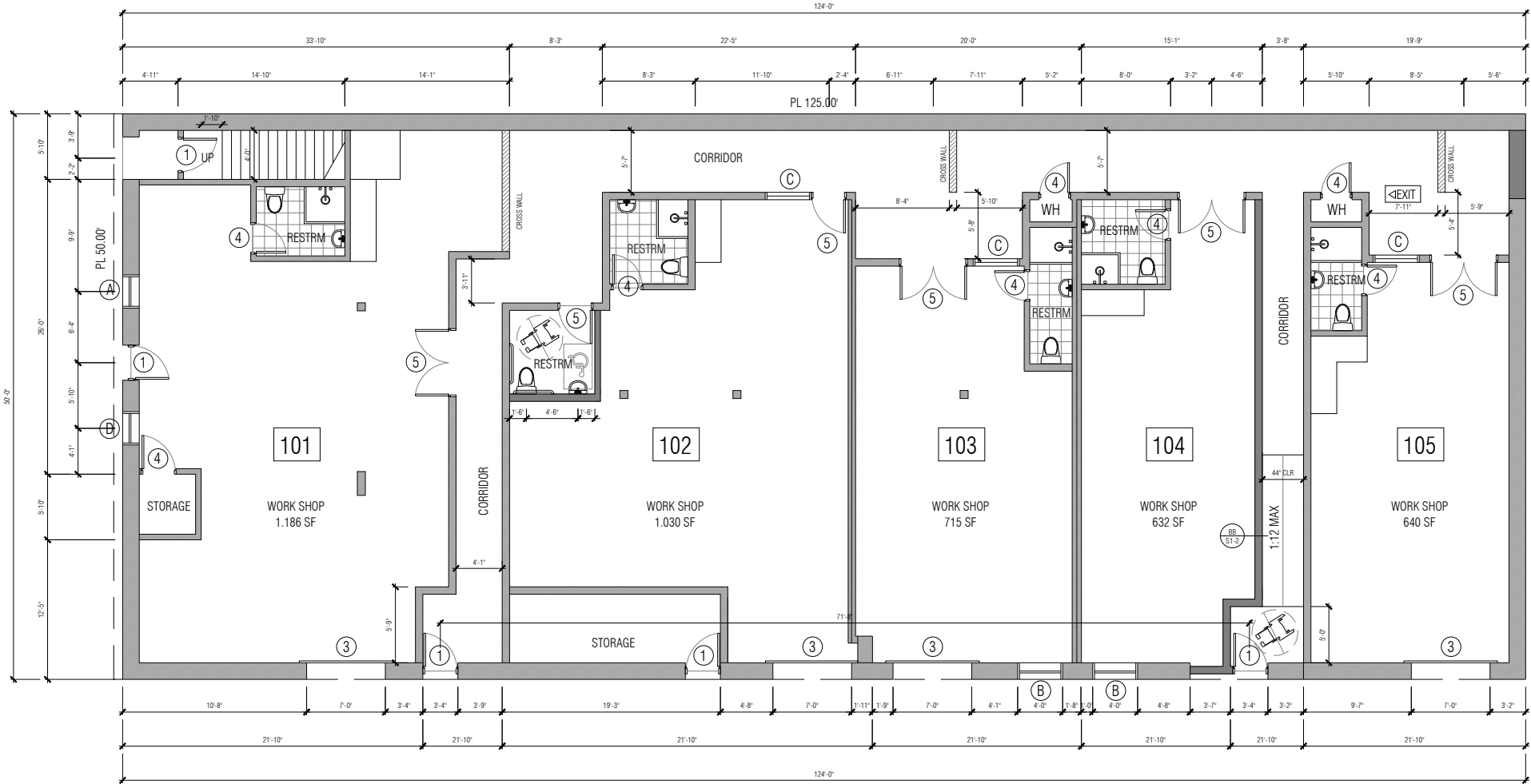
119 W 36TH PL

118 W 36TH ST



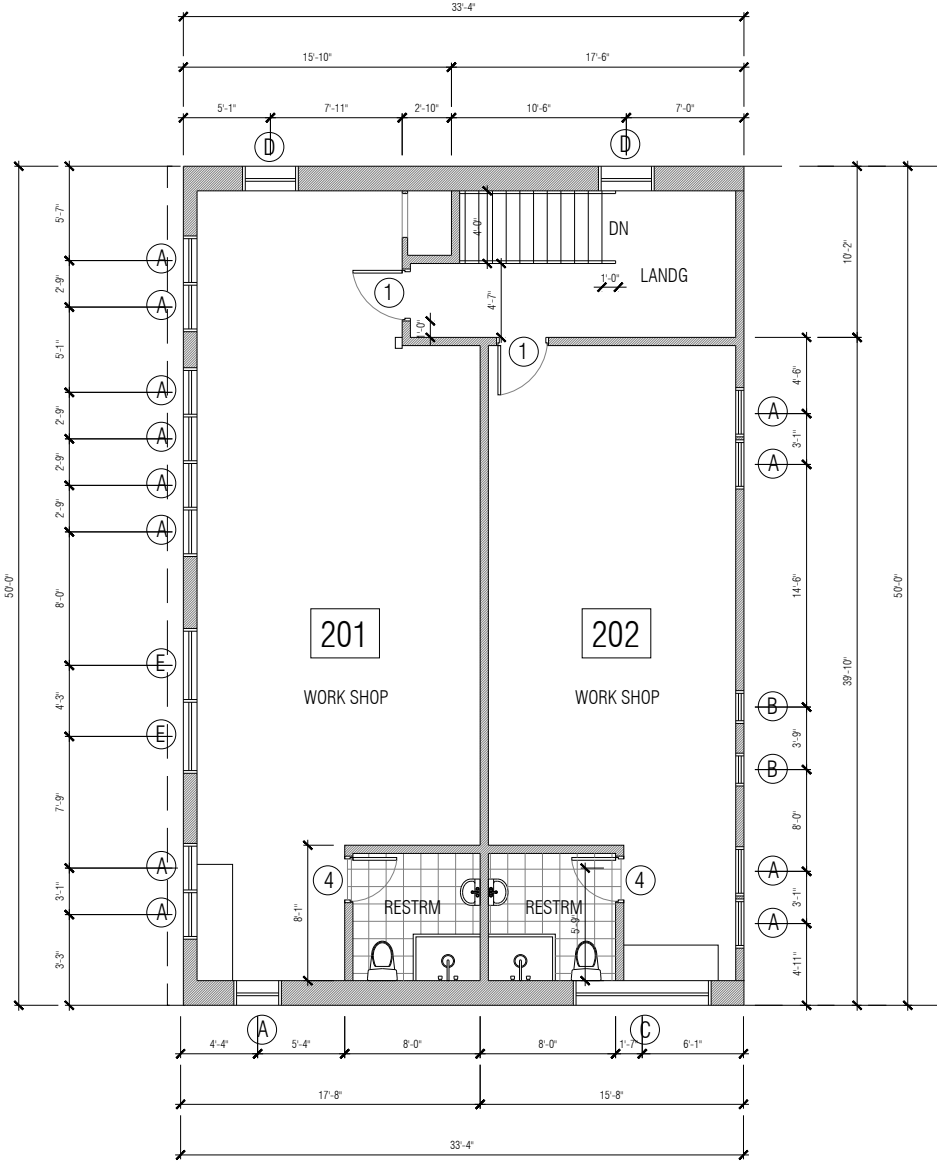
119 W 36TH PL

1ST FLOOR PLAN

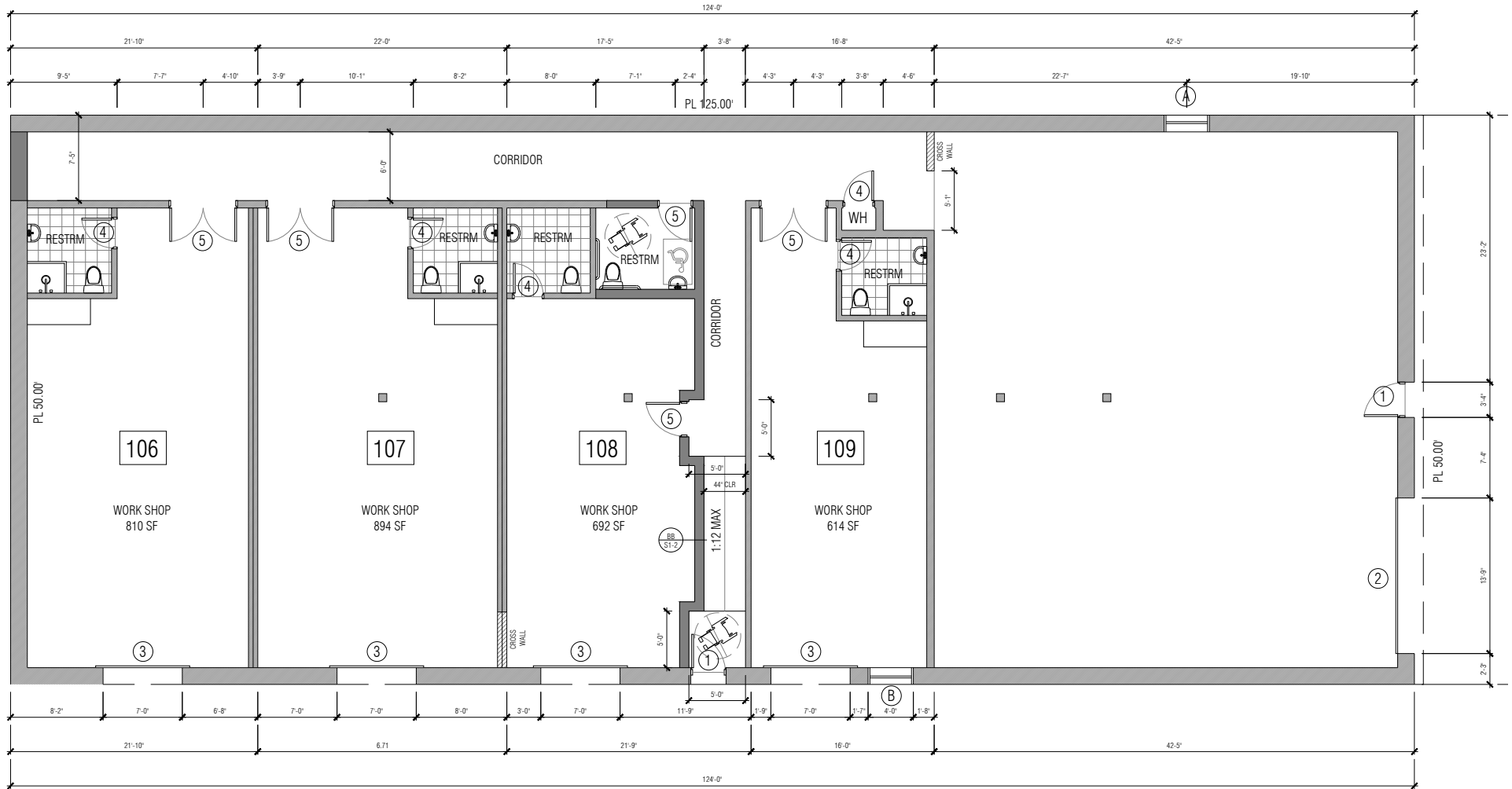


119 W 36TH PL

2ND FLOOR PLAN



118 W 36TH ST FLOOR PLAN



FINANCIALS

OPERATING EXPENSES

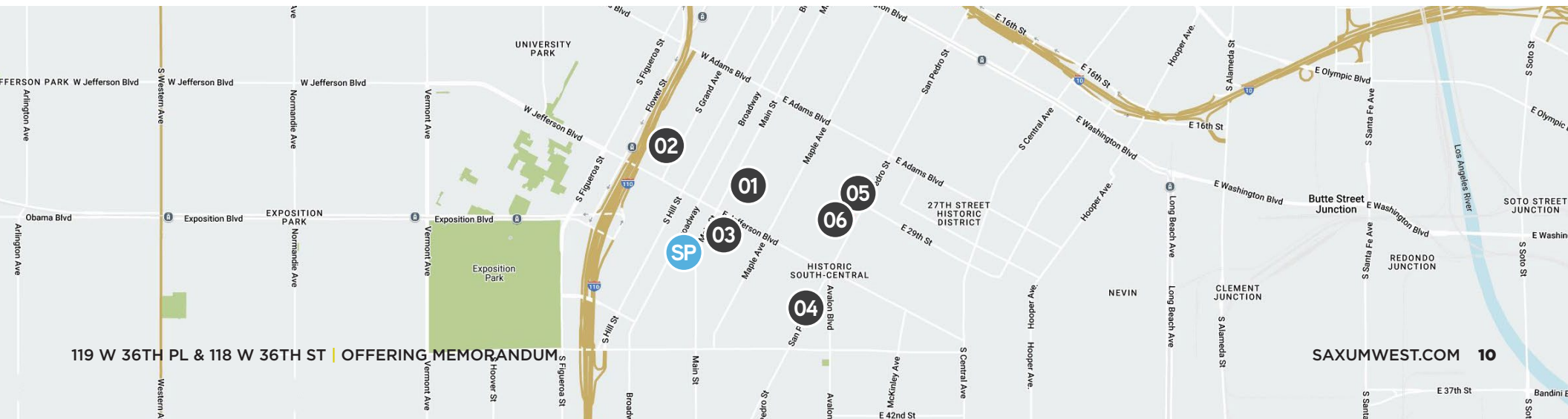
WASTE SERVICE	\$4,630
PROPERTY TAX	\$43,125
INSURANCE	\$5,732
MANAGEMENT FEES	\$10,297
UTILITY EXPENSES	\$21,385
TOTAL EXPENSES	\$85,169

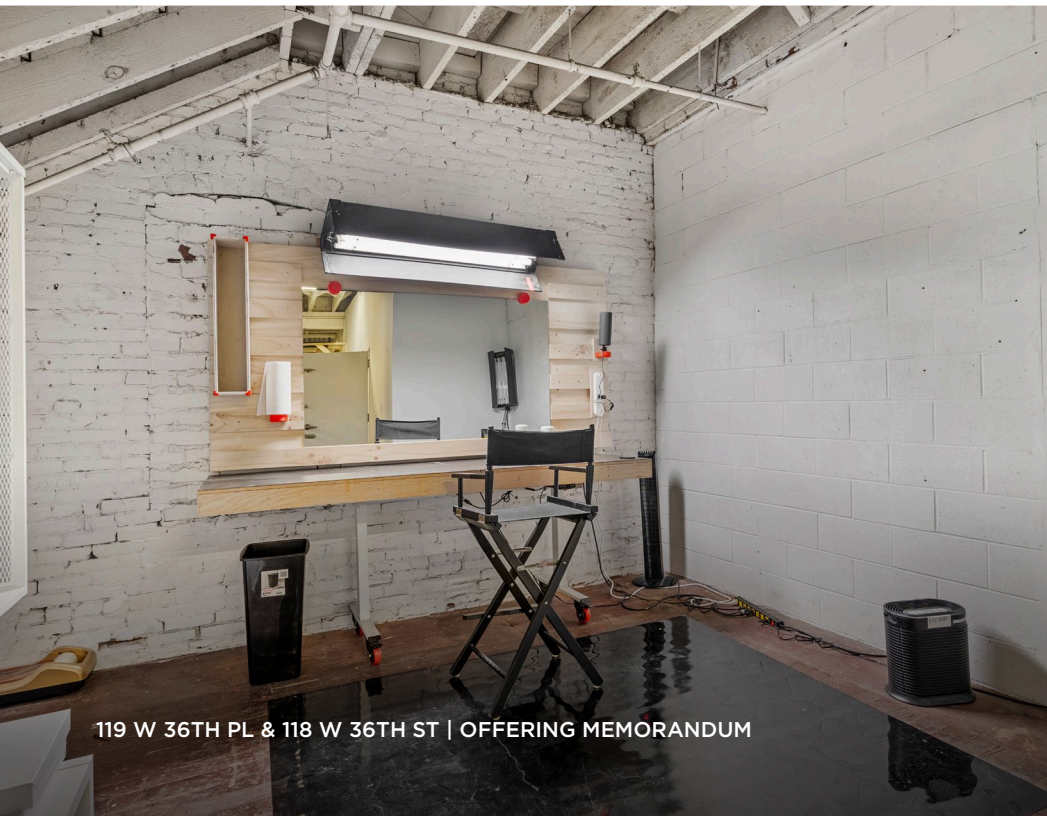
RENT ROLL

Unit #	Status	Lease Start	Lease End	Lease Type	SF	Actual Rent PSF	Actual Gross Rent	Market Rent PSF	Proforma Gross Rent
SUITE 101	Occupied	5/1/21	4/30/24	MG	1,186	\$2.74	\$3,250	\$2.75	\$3,262
SUITE 102	Occupied	10/4/14	12/31/24	MG	1,030	\$2.24	\$2,310	\$2.50	\$2,575
SUITE 103	Occupied	10/1/23	9/30/24	MG	715	\$3.21	\$2,295	\$3.25	\$2,324
SUITE 104	Occupied	12/1/18	11/30/25	MG	632	\$2.41	\$1,525	\$2.50	\$1,580
SUITE 105	Vacant	-	-	-	640	-	-	\$2.50	\$2,300
SUITE 106	Occupied	8/1/23	7/31/26	MG	810	\$2.83	\$2,295	\$2.85	\$2,309
SUITE 107	Occupied	8/1/16	7/31/25	MG	894	\$2.00	\$1,785	\$2.50	\$2,235
SUITE 108	Occupied	11/6/23	11/30/24	MG	692	\$2.59	\$1,795	\$2.50	\$1,730
SUITE 109	Vacant	-	-	-	614	-	-	\$2.50	\$1,535
SUITE 201	Vacant	-	-	-	883	-	-	\$1.81	\$1,595
SUITE 202	Occupied	1/18/14	2/28/25	MG	783	-	\$1,600	\$1.14	\$895
TOTALS					8,879		\$16,855		\$22,339

COMPARABLES

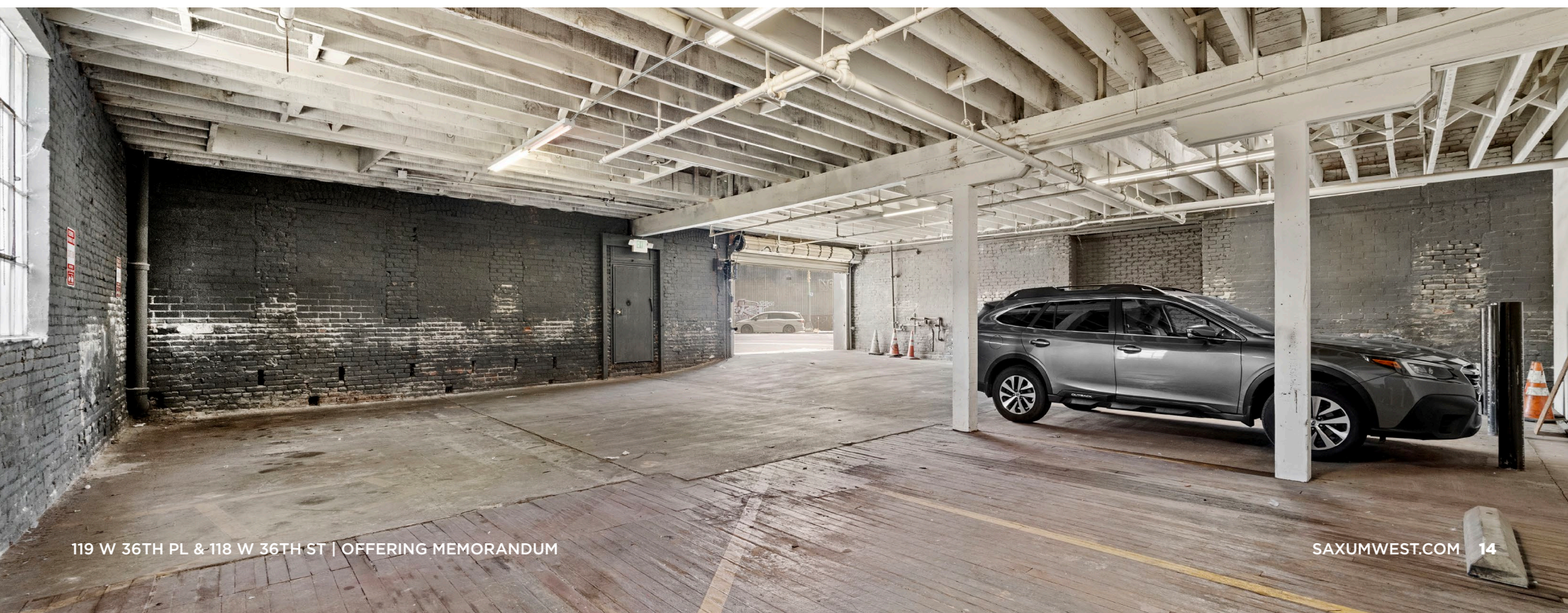
	ADDRESS	PRICE	PROPERTY TYPE	BLDG SF	PRICE / SF	LAND SF	YEAR	PARKING	SALE DATE
SP	119 W 36TH PL 118 W 36TH ST Los Angeles, CA	\$3,450,000	Industrial / Flex	14,134	\$244	12,478	1914 / 2015	6	-
1	123 E 32ND ST Los Angeles, CA	\$4,990,000	Industrial / Office	13,555	\$368	18,731	2013	26	Feb 2024
2	3115 S GRAND AVE Los Angeles, CA	\$2,195,000	Warehouse	5,184	\$423	8,098	1960	7	April 2023
3	3510 S MAIN ST Los Angeles, CA	\$900,000	Warehouse	3,750	\$240	5,837	1921	4	June 2024
4	3610 S SAN PEDRO ST Los Angeles, CA	\$10,500,000	Manufacturing	42,577	\$247	20,822	1964	85	June 2024
5	3001 S SAN PEDRO ST Los Angeles, CA	\$3,632,000	Warehouse / Office	13,600	\$267	19,212	1955	10	Sept 2024
6	547 E 31ST ST Los Angeles, CA	\$1,068,000	Warehouse	4,000	\$267	4,989	1972	4	Sept 2024













AMENITIES MAP



DEMOGRAPHICS

POPULATION

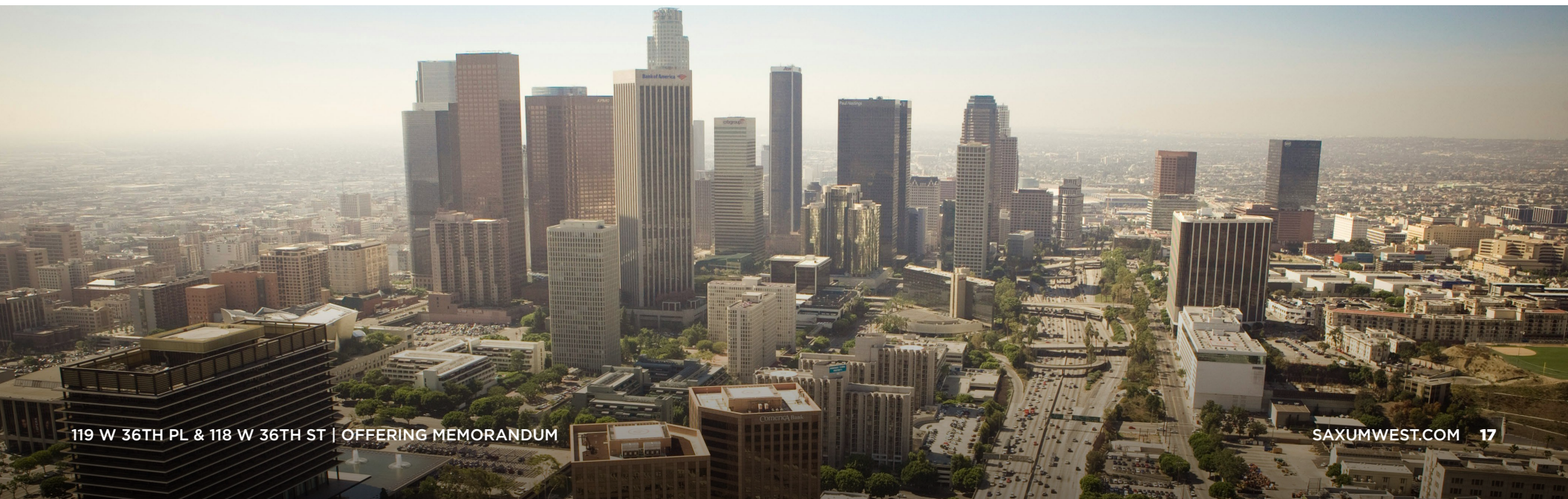
	1 MILE	3 MILE	5 MILE
2024 POPULATION	48,550	487,855	1,242,880
2024 HOUSEHOLDS	11,310	157,112	414,541
OWNER OCCUPIED HH	1,664	27,716	86,272
RENTER OCCUPIED HH	8,967	124,103	314,840
AVG HOUSEHOLD SIZE	3.5	2.8	2.8
MEDIAN AGE	30.3	35	36

BUSINESS

	1 MILE	3 MILE	5 MILE
TOTAL EMPLOYEES	21,446	273,001	536,984
TOTAL BUSINESSES	2,546	32,760	65,891

INCOME

	1 MILE	3 MILE	5 MILE
AVG HH INCOME	\$73,064	\$76,372	\$87,175
MEDIAN HH INCOME	\$38,971	\$45,826	\$51,141
< \$25,000	3,927	50,133	115,048
\$25,000 - 50,000	2,785	33,007	88,845
\$50,000 - 75,000	1,737	23,223	66,004
\$75,000 - 100,000	1,061	15,784	47,449
\$100,000 - 125,000	771	11,169	32,115
\$125,000 - 150,000	413	6,728	19,285
\$150,000 - 200,000	301	9,410	23,913
\$200,000+	314	7,657	21,882



119 & 118

W 36TH PL W 36TH ST

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