

# Auto Repair/Body Shop For Sale

3255 W Pico Blvd, Los Angeles CA 90019



Offered at \$4,500,000

**K-Town 부동산**  
Realty & Management

Steve Han/Broker  
DRE# 00877050  
C: 213-272-4749  
stevehan105@gmail.com

# PROPERTY DETAILS

Building Area	12,460 SF
Stories	One
Office Area	300 SF
Land Area	12,482 SF
Construction	Masonry-Iron Frame
Year Built	1955
Warehouse Clear Height	13 ft
Power	220 Amps
Paint Booth	Yes
Storage Mezzanine	Yes
Zoning	LA C4
APN	5081-027-015
TOC	Tier 2

# PROPERTY HIGHLIGHTS

\* Brick, steel frame bow truss warehouse facility

\* Currently used for auto repair and Auto body shop

\* Includes spray paint booths.

\* Automotive Warehouse deal for owner/user.

\* It can be delivered Vacant, or the business only

\* Great location where on Pico Bl and W. Western Ave.

\* Just minutes from West LA, Downtown & Hollywood.

\* Prime development opportunity in Koreatown/ Mid Wilshire.

\* Possible Value add purchase opportunity

\* Do not disturb Occupants drive by only

**Asking Price : \$4,500,000 (\$361 per SF)**

\*The information above has been obtained from sources believed reliable.

# Property Photos

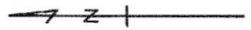
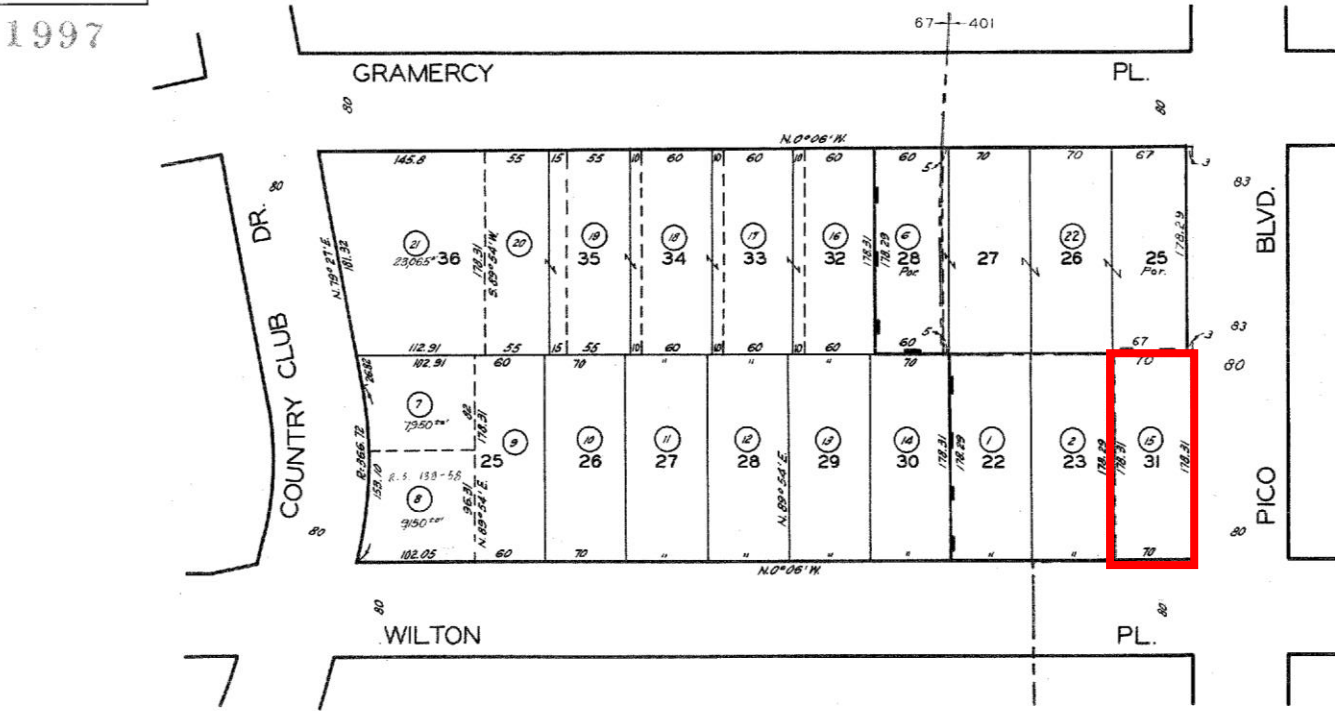


The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

# PLAT MAP

5081 | 27  
 SCALE 1" = 80'  
 1997

00000  
 00000



CODE  
 67  
 401

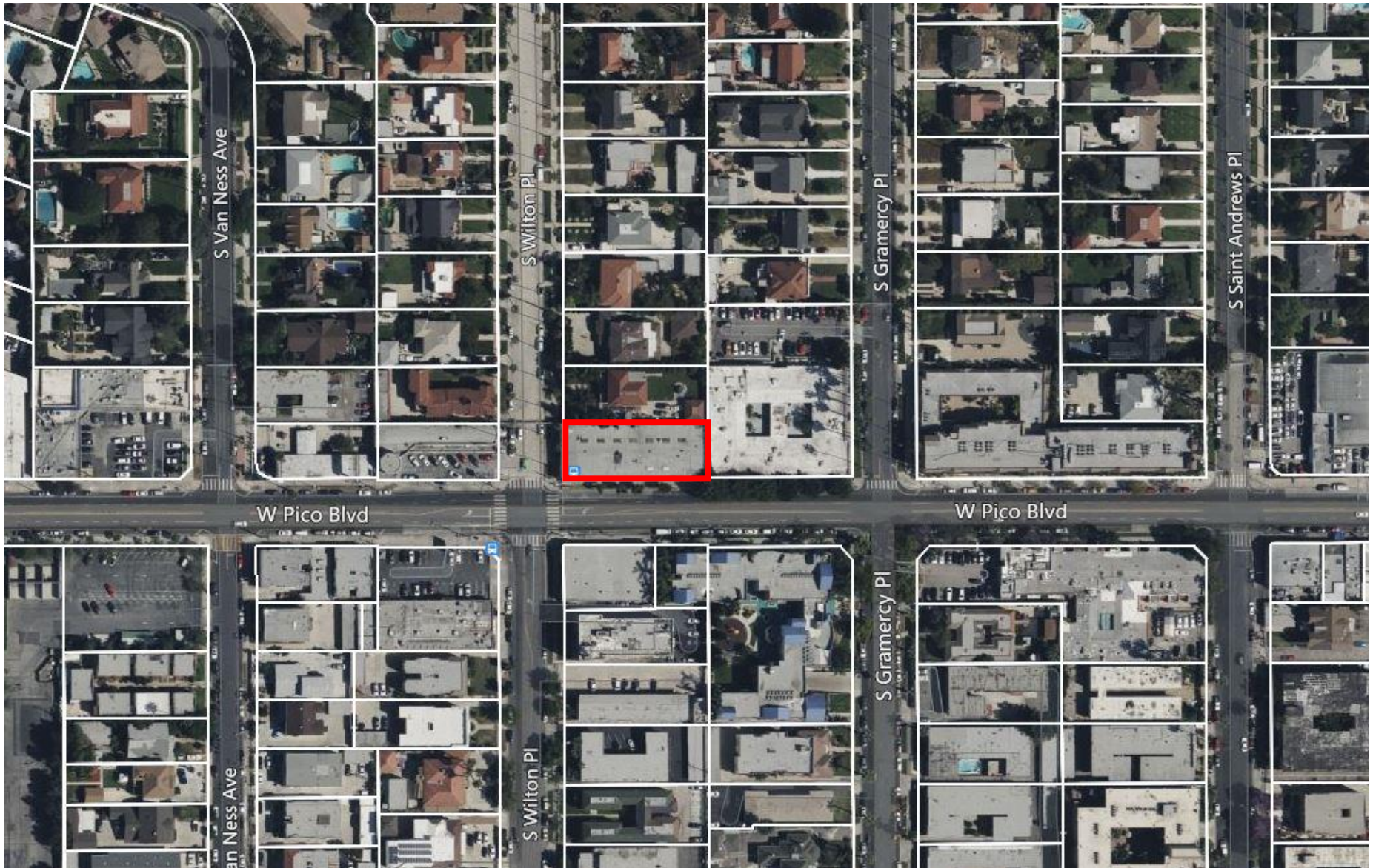
TRACT NO. 1600  
 M. B. 20-102-103

COUNTRY CLUB PARK  
 SUBDIVISION NO. 2  
 M. B. 10-71

FOR PREV. ASSMT. SEE: 290-219 & 227

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES

# AERIAL MAP



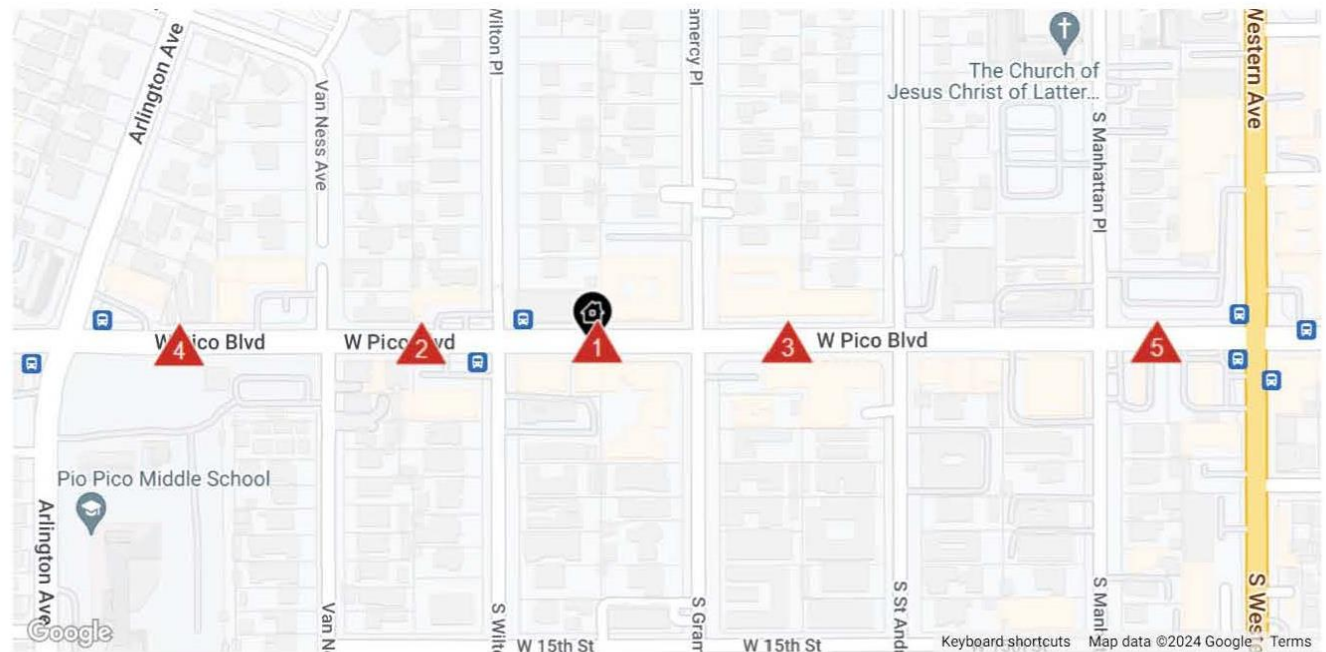
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

# DEMOGRAPHIC

<b>Population</b>	<b>Zip 90019</b>	<b>National</b>
2000	68,613	281,421,906
2008	72,911	309,731,508
2013	75,326	324,062,684
Growth Rate	0.7 %	1 %
Growth Centile	50 %	0 %
<b>Households</b>	<b>Zip 90019</b>	<b>National</b>
2000	24,173	105,480,101
2008	25,180	116,523,156
2013	25,879	122,109,448
Household Growth Rate	0.4 %	1.1 %
Average Household Size	2.85	2.59
<b>Families</b>	<b>Zip 90019</b>	<b>National</b>
2000	15,196	71,787,347
2008	15,829	77,956,117
Family Growth Rate	0.4 %	0.9 %
<b>Age Distribution</b>	<b>Zip 90019</b>	<b>National</b>
0 - 4	7.7 %	6.8 %
5 - 9	6.9 %	6.7 %
10 - 14	6.2 %	6.6 %
15 - 19	7.2 %	7.1 %
20 - 24	8.9 %	6.9 %
25 - 44	31.3 %	27 %
45 - 64	22.5 %	26 %
65 - 84	7.9 %	10.9 %
85+	1.5 %	1.9 %
<b>Median Age</b>	<b>Zip 90019</b>	<b>National</b>
2008	32.5	36.9
Male/Female Ratio	49.0%/51.0%	49.2%/50.8%
<b>Household Income</b>	<b>Zip 90019</b>	<b>National</b>
% <\$25K	31 %	20.9 %
% \$25K - 50K	27.8 %	24.4 %
% \$50K - 100K	30 %	35.3 %
% \$100K - 150K	6.3 %	11.7 %
% >\$150K	4.8 %	7.6 %
<b>Median Household Income</b>	<b>Zip 90019</b>	<b>National</b>
2008	\$ 40,535	\$ 54,719
2013	\$ 44,350	\$ 56,938
Per Capita Income	\$ 19,676	\$ 27,277
<b>Household Income Centile</b>	<b>Zip 90019</b>	<b>National</b>
National	34 %	
State	22 %	

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

# Traffic Counts



Daily Traffic Counts:   
▲ Up 6,000 / day   
▲ 6,001 – 15,000   
▲ 15,001 – 30,000   
▲ 30,001 – 50,000   
▲ 50,001 – 100,000   
▲ Over 100,000 / day

1	2	3	4	5																																													
<b>21,055</b>	<b>21,838</b>	<b>15,812</b>	<b>22,479</b>	<b>22,358</b>																																													
2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts																																													
Street: W Pico Blvd Cross: S Wilton Pl Cross Dir: W Dist: 0.04 miles	Street: W Pico Blvd Cross: S Wilton Pl Cross Dir: E Dist: 0.03 miles	Street: W Pico Blvd Cross: S Gramercy Pl Cross Dir: W Dist: 0.04 miles	Street: W Pico Blvd Cross: Arlington Ave Cross Dir: W Dist: 0.05 miles	Street: W Pico Blvd Cross: S Manhattan Pl Cross Dir: W Dist: 0.02 miles																																													
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts																																													
<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>▲ 22,251</td> <td>AADT</td> </tr> <tr> <td>2014</td> <td>▲ 19,701</td> <td>AADT</td> </tr> </tbody> </table>	Year	Count	Type	2015	▲ 22,251	AADT	2014	▲ 19,701	AADT	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>▲ 22,257</td> <td>AADT</td> </tr> <tr> <td>2011</td> <td>▲ 21,198</td> <td>AADT</td> </tr> </tbody> </table>	Year	Count	Type	2015	▲ 22,257	AADT	2011	▲ 21,198	AADT	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2011</td> <td>▲ 15,799</td> <td>AADT</td> </tr> <tr> <td>1996</td> <td>▲ 20,000</td> <td>AADT</td> </tr> </tbody> </table>	Year	Count	Type	2011	▲ 15,799	AADT	1996	▲ 20,000	AADT	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>▲ 22,745</td> <td>AADT</td> </tr> <tr> <td>2011</td> <td>▲ 22,058</td> <td>AADT</td> </tr> </tbody> </table>	Year	Count	Type	2015	▲ 22,745	AADT	2011	▲ 22,058	AADT	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2011</td> <td>▲ 22,340</td> <td>AADT</td> </tr> <tr> <td>2001</td> <td>▲ 17,633</td> <td>ADT</td> </tr> </tbody> </table>	Year	Count	Type	2011	▲ 22,340	AADT	2001	▲ 17,633	ADT
Year	Count	Type																																															
2015	▲ 22,251	AADT																																															
2014	▲ 19,701	AADT																																															
Year	Count	Type																																															
2015	▲ 22,257	AADT																																															
2011	▲ 21,198	AADT																																															
Year	Count	Type																																															
2011	▲ 15,799	AADT																																															
1996	▲ 20,000	AADT																																															
Year	Count	Type																																															
2015	▲ 22,745	AADT																																															
2011	▲ 22,058	AADT																																															
Year	Count	Type																																															
2011	▲ 22,340	AADT																																															
2001	▲ 17,633	ADT																																															

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



**NEW CENTRAL AUTO CENTER**  
PH. (323) 737-4974 **오토바디** FAX (323) 737-0040

자동차 종합 정비  
**BODY SHOP**

**NEW CENTRAL AUTO**  
RADIATOR BRAKE TUNE-UP TRUCK REPAIR AIR-COND.

**K-Town 부동산**  
Realty & Management

**Steve Han**

DRE# 00877050

Exclusive listings broker

C : 213-272-4749

[stevehan105@gmail.com](mailto:stevehan105@gmail.com)

Do not interrupt the tenants, businesses, and employees