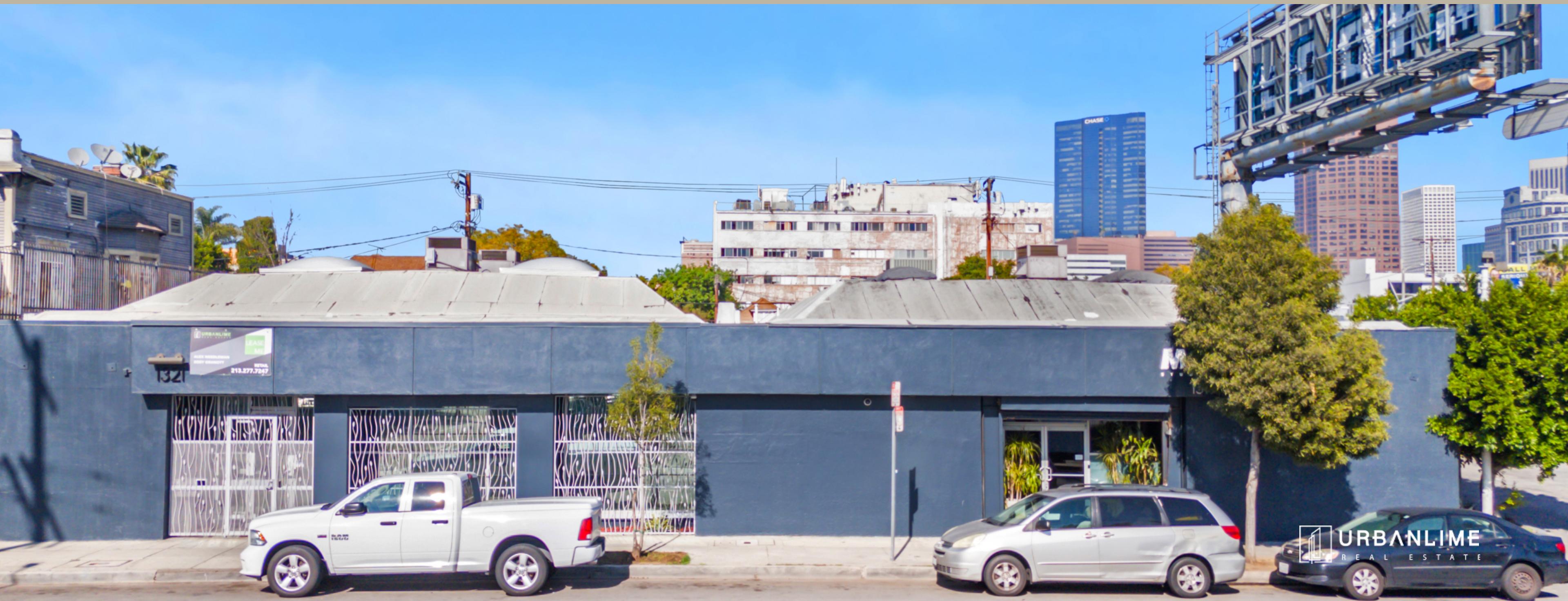


LOS ANGELES

FOR SALE

# 1319-1321 W 11th St

Los Angeles, CA 90015



URBANLINE  
REAL ESTATE

LOS ANGELES

FOR SALE



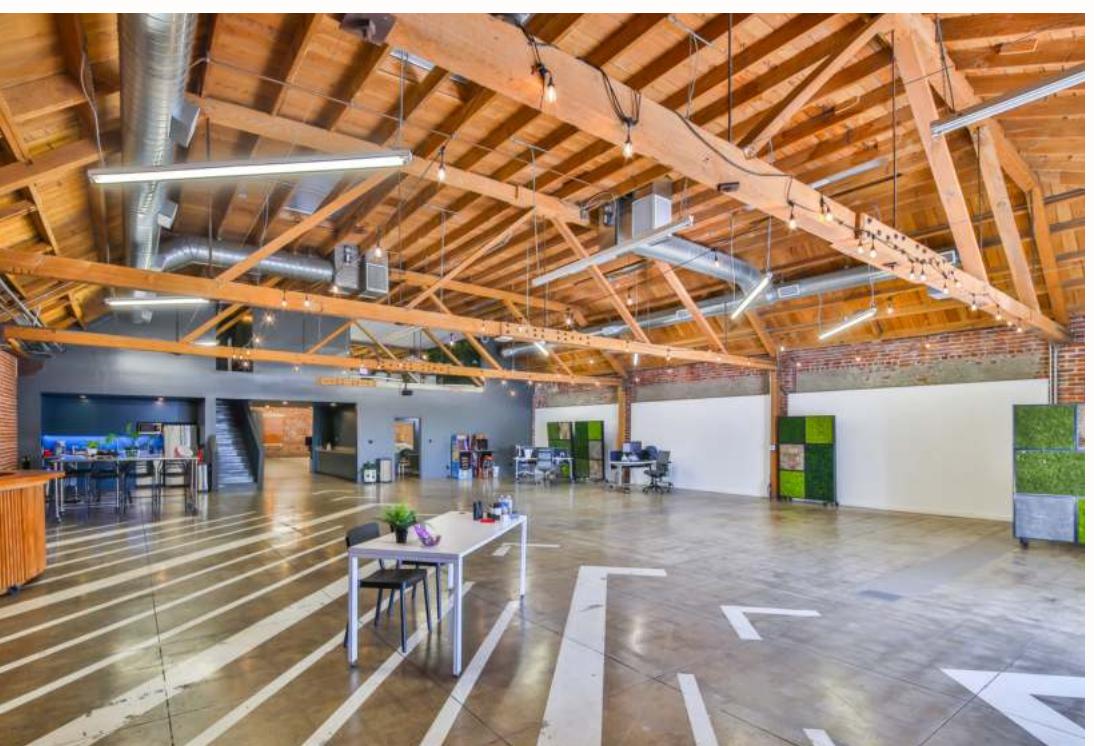
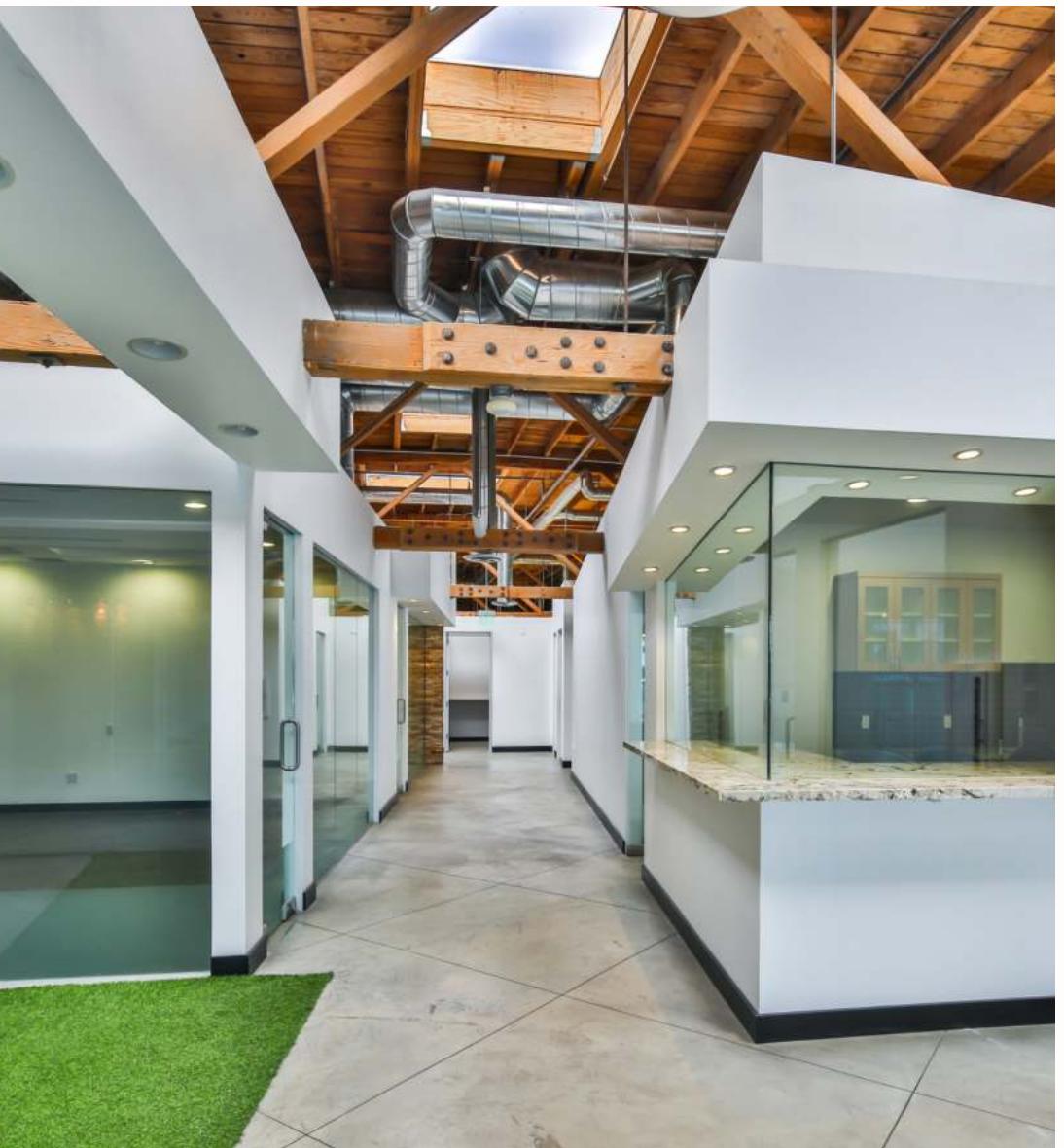
# DTLA Creative Compound

PERFECT FOR OWNER-USERS & INVESTORS

1319-1321 W 11th St, a 12,544 SF creative office complex situated just outside of DTLA proper. The asset, perfect for investors and owner-users, features two 6,272 SF units, each with ancillary parking. 1321 W 11th St will be delivered vacant, while 1319 W 11th St is occupied by Midway Group. Prospective owner-users can utilize SBA financing to purchase the property while also receiving income from a strong Tenant. The fee simple property is ideal for office, showroom or other similar users seeking an easily accessible, secure, and central location. Boasting plenty of surface parking, and exposed brick and wooden bow truss construction, the turn-key and fully equipped investment is a desirable choice for any Buyer. The building is situated where HWY 110 and HWY 10 meet, with easy access to HWY 101 and interstate 5. The property is adjacent to Olympic Blvd, Pico Blvd, Venice Blvd, DTLA and within walking distance to Crypto.com Arena, LA Live & more.

Current Tenant:





## INVESTMENT OVERVIEW

**ADDRESSES** 1319 + 1321 W 11th St  
1319 + 1322 Connecticut St

**BUILDING SF** 12,544 SF

**LAND AREA** 18,603 SF

**LEASED** 50%

**YEAR BUILT** 1974

**ZONING** LAC2

**APN** 5137012016

**STORIES** 02

**UNITS** 01

## OFFERING SUMMARY

**PRICE** \$5,999,000.00

**GROSS INCOME** \$167,400.00

**PRO FORMA** \$451,584.00



# Rent Roll

UNIT	TENANT	UNIT SF	RENT / SF	ANNUAL RENT	PRO FORMA RENT	ANNUAL NNN	LEASE START	LEASE END
1319	Midway Automotive Group	6,272	\$2.22	\$167,400.00	\$225,792.00	\$4.44	12/01/2015	03/31/2028
1321	VACANT	6,272			\$225,792.00			
<b>TOTAL</b>		<b>12,544</b>		<b>\$167,400.00</b>	<b>\$451,584.00</b>	<b>\$4.44</b>		





# Neighbors





# Zoey Granott

**SENIOR VICE PRESIDENT**

zoey@urbanlimere.com  
M: 310.985.9441 | D: 213.277.7247

[urbanlimere.com](http://urbanlimere.com)