

INDUSTRIAL FLEX PURCHASE OPPORTUNITY



Sale Price Reduced!

14,134± SF Building on 12,500± SF of Land

119 W 36th Place & 118 W 36th Street, Los Angeles, CA 90007



119 W 36TH PLACE
118 W 36TH STREET
LOS ANGELES, CA 90007

Property Details

Total Building Area	14,134± SF
Total Land Area	12,500± SF
Stories	One & Two
Construction	Reinforced Brick
Power	2 Meters (One for Each Building)
Sprinklers	Yes (Not Currently Operating)
Interior Parking	6 Vehicles
Zoning	LA MR1

119 W 36th Place

Building Area	7,984± SF
Land Area	6,250± SF
Land Use	Light Industrial
Year Built	1914/1922

118 W 36th Street

Building Area	6,150± SF
Land Area	6,250± SF
Land Use	Light Industrial
Year Built	1917

Property Highlights

- Owner/user or investor purchase opportunity
- Flex, fashion or creative applications
- 11 small units make it easy to lease up for short term or long term tenancy
- Currently 7 occupied units and 4 vacant units (2,829 SF available for occupancy upon closing)
- \$14,260 actual monthly gross income
- \$277,462 pro forma annual gross income
\$212,978 pro forma net annual income
7.61% pro forma cap rate
- 2,125± SF of interior parking (6 spaces)
- All units have a restroom + a loading door off the alley
- Plumbing & electrical updated in 2012 — Roof done in 2015
- Great location just 5 blocks east of USC campus, LA Memorial Coliseum, Exposition Park, and BMO Stadium
- Designated Qualified Opportunity Zone (tax benefits)

Asking Price: \$2,800,000 (\$198.10 Per SF)

RENT ROLL	Status	SF	Actual Rent PSF	Actual Rent Per Mo.	Lease Type	Pro Forma Rent PSF	Pro Forma Rent Per Mo.	Lease Start	Lease End
Suite 101	Occupied	1,186	\$2.07	\$2,450	MG	\$2.75	\$3,262	9/1/25	8/31/26
Suite 102	Occupied	1,030	\$2.24	\$2,310	MG	\$2.50	\$2,575	10/4/14	12/31/24
Suite 103	Occupied	715	\$3.21	\$2,295	MG	\$3.25	\$2,324	10/1/23	9/30/24
Suite 104	Occupied	632	\$2.00	\$1,525	MG	\$2.50	\$1,580	12/1/18	11/30/25
Suite 105	Vacant	640				\$2.50	\$2,300		
Suite 106	Occupied	810	\$2.83	\$2,295	MG	\$2.85	\$2,309	8/1/23	7/31/26
Suite 107	Occupied	894	\$2.00	\$1,785	MG	\$2.50	\$2,235	8/1/16	7/31/25
Suite 108	Vacant	692				\$2.50	\$1,730		
Suite 109	Vacant	614				\$2.50	\$1,535		
Suite 201	Vacant	883				\$1.81	\$1,595		
Suite 202	Occupied	783	\$2.04	\$1,600	MG	\$2.14	\$1,676	1/18/14	2/28/25
Totals:		8,879		\$14,260			\$23,121		

PRO FORMA ANNUAL GROSS INCOME: **\$277,452**

EXPENSES

Property Tax*	\$36,250
Insurance	\$7,480
Repair & Maintenance	\$4,131
City Permit	\$263
Utilities	\$11,038
Waste Service	\$3,562
Accountant	\$1,750

Total Annual Expenses: **\$ 64,474**

PRO FORMA ANNUAL NET INCOME: **\$ 212,978**

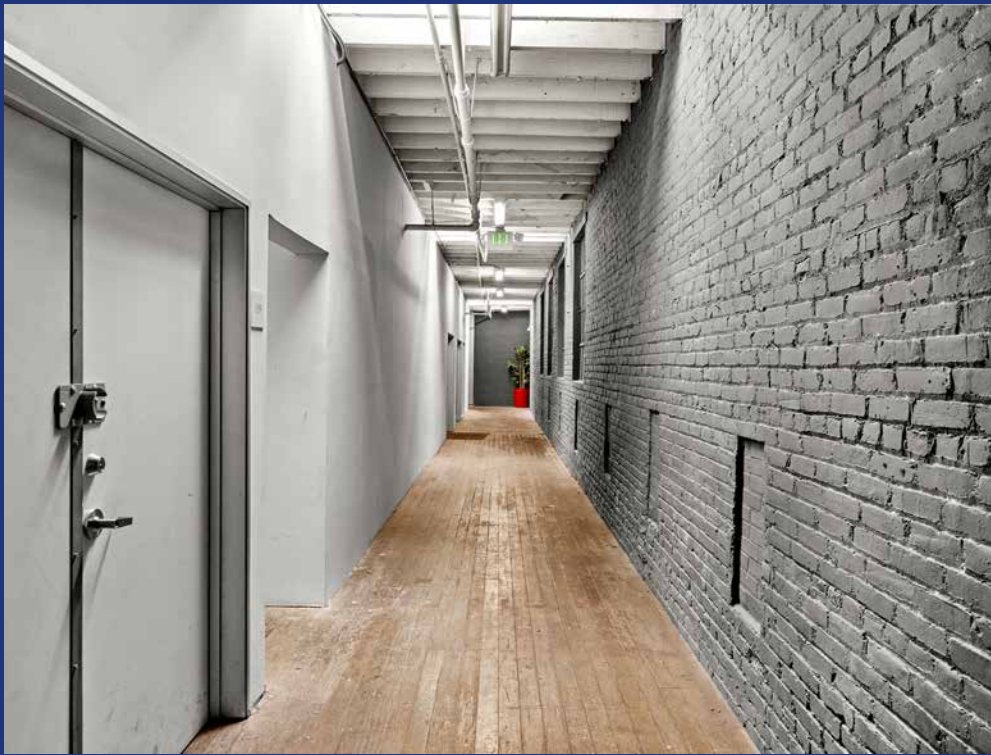
PRO FORMA CAP RATE: **7.61%**

* Based on asking price of \$2,800,000

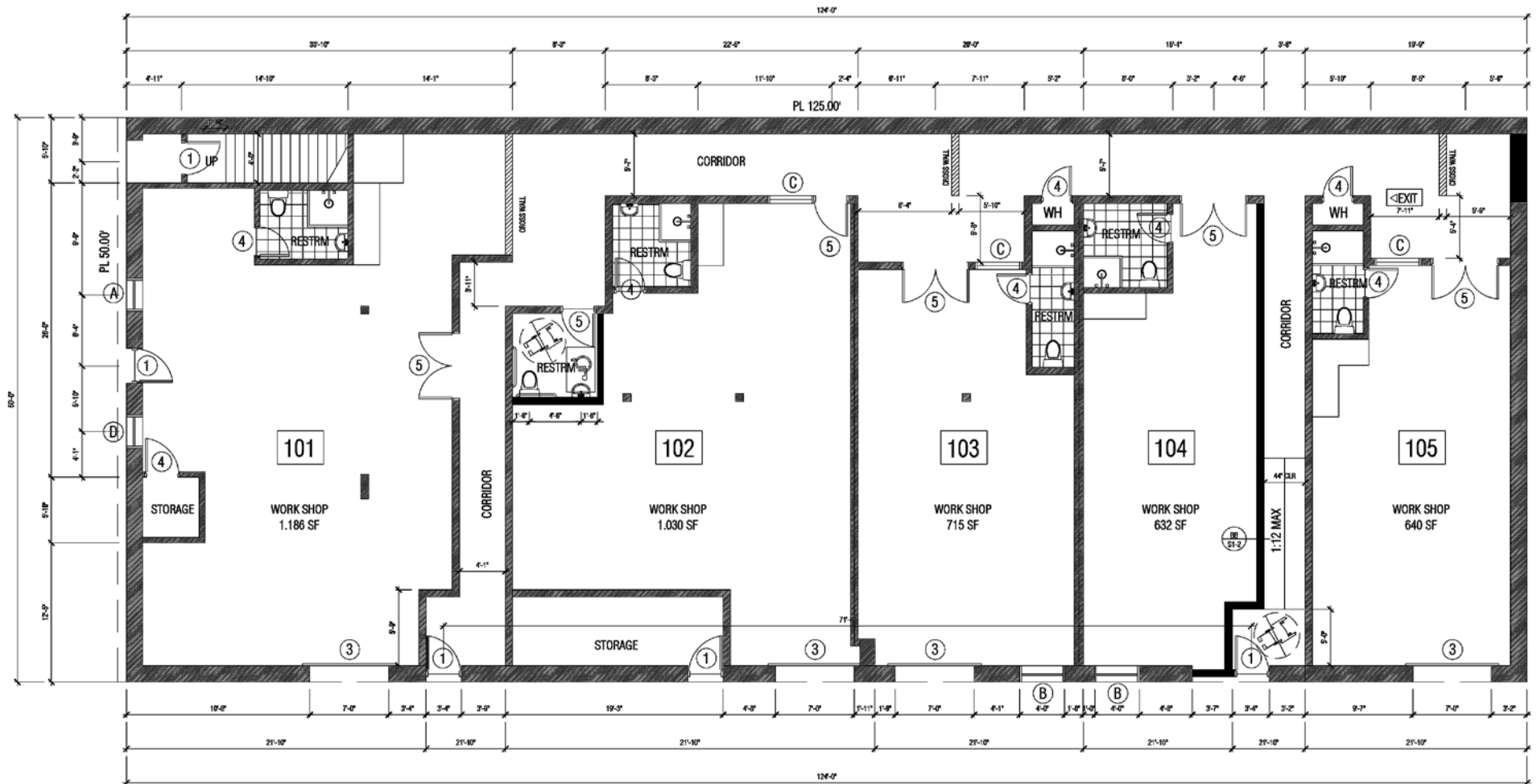
FINANCIAL INFORMATION



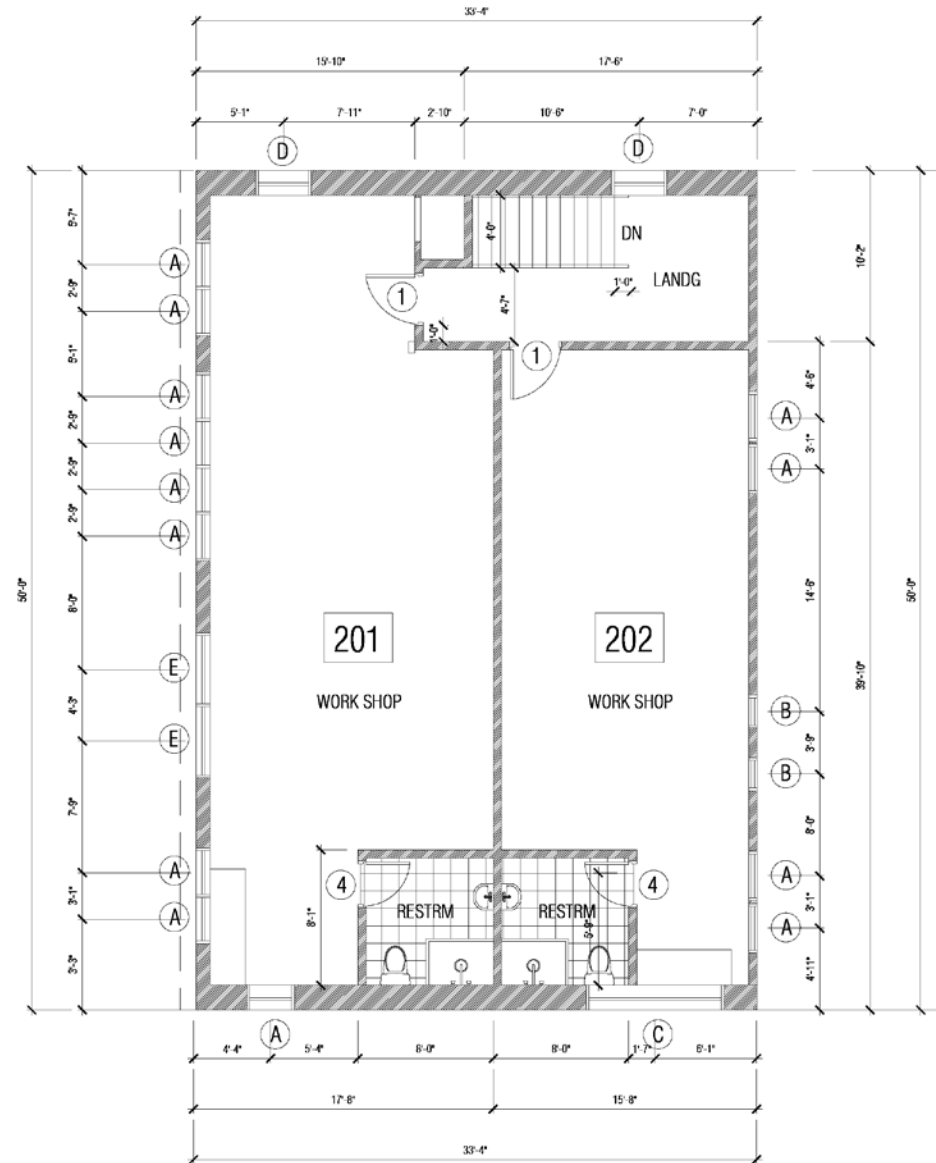




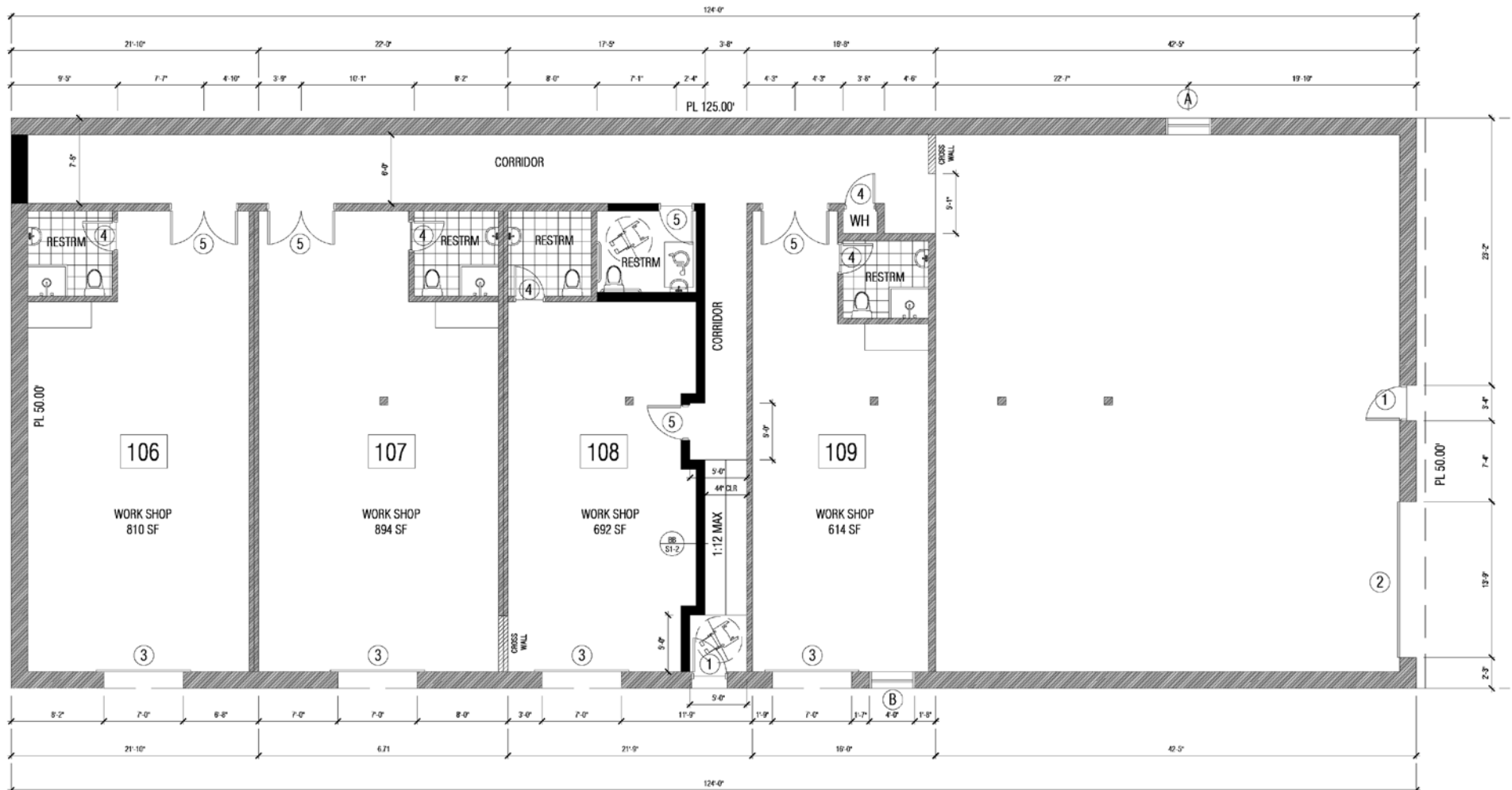
119 W 36TH PLACE GROUND FLOOR SITE PLAN



119 W 36TH PLACE SECOND FLOOR SITE PLAN



118 W 36TH STREET GROUND FLOOR SITE PLAN

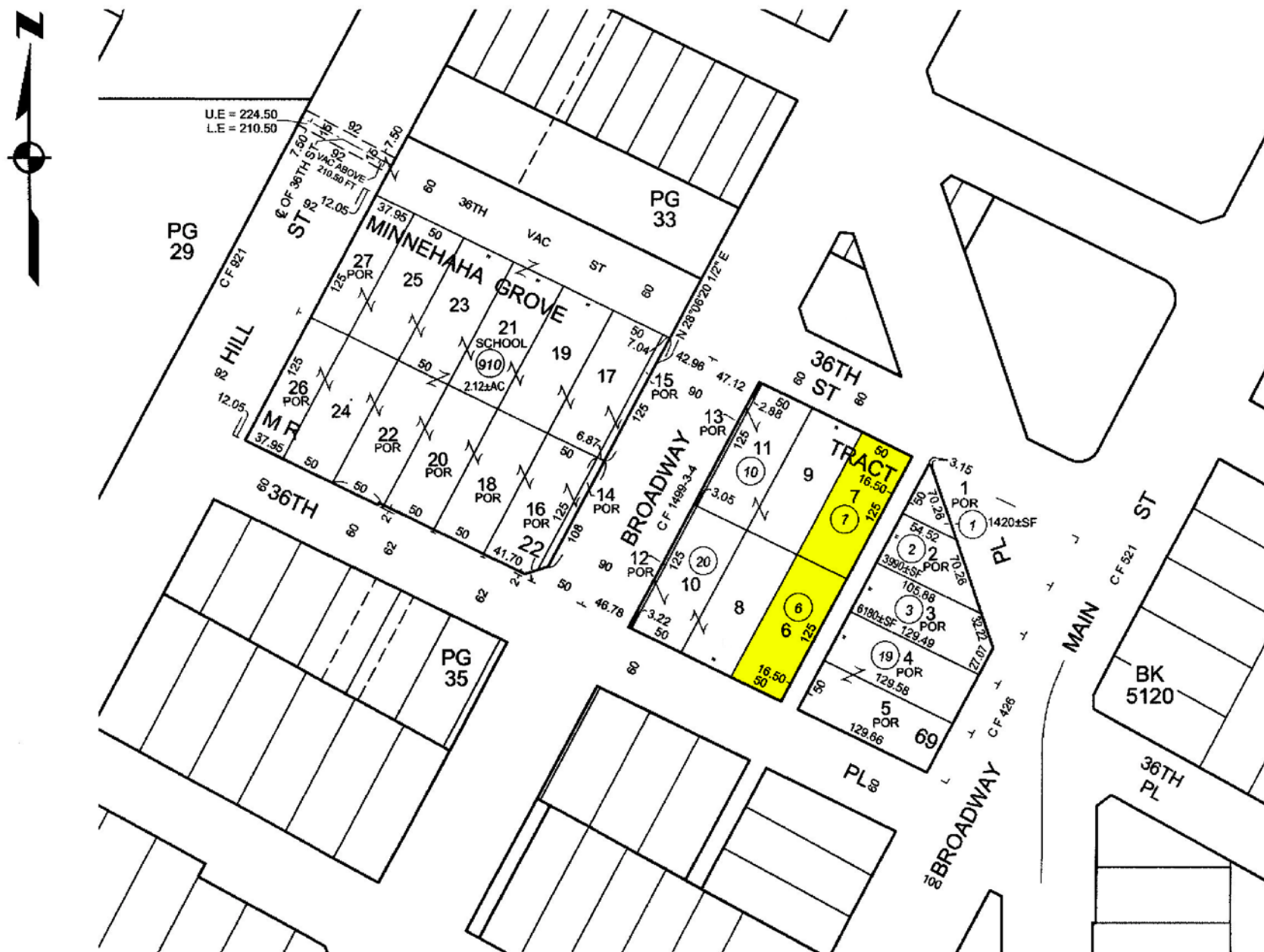


AERIAL PHOTO

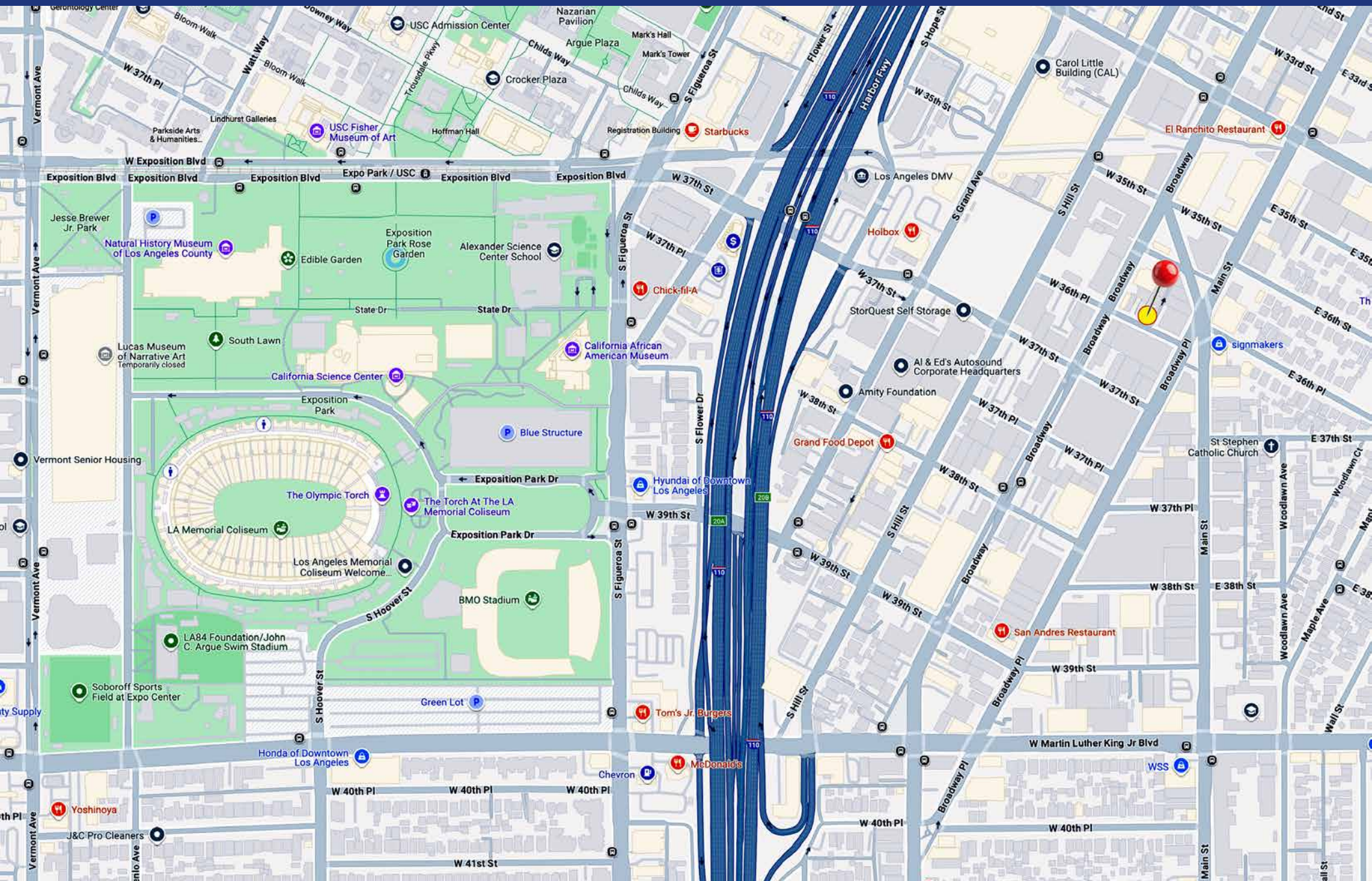


Anthony S Behar | Major Properties

PLAT MAP



AREA MAP





KETCHUM
HEALTH

BMO  STADIUM

100
L.A. MEMORIAL
COLISEUM

California Sciencenter



Exposition Park
Rose Garden

USC



cityfirstbank

Chick-fil-A

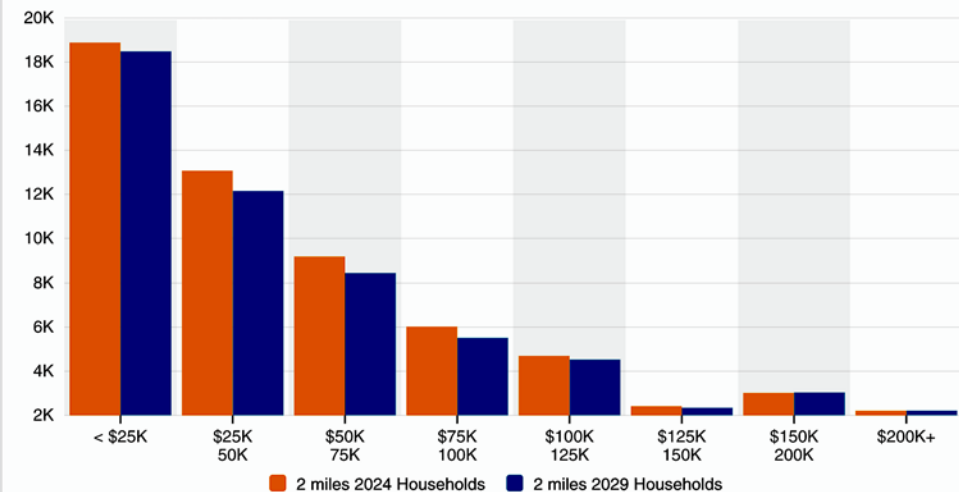
USC Cinematic Arts
WARNER BROS. ARCHIVES



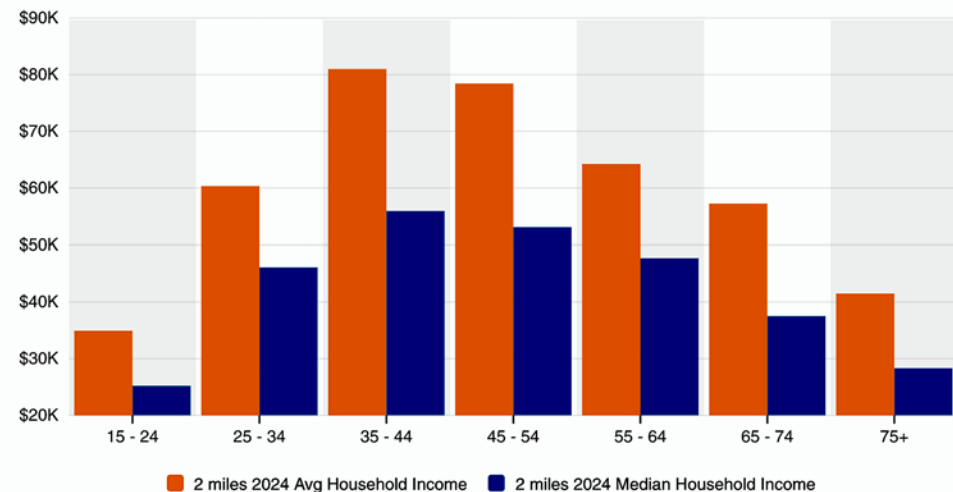
StorQuest
SELF STORAGE

NEIGHBORHOOD DEMOGRAPHICS

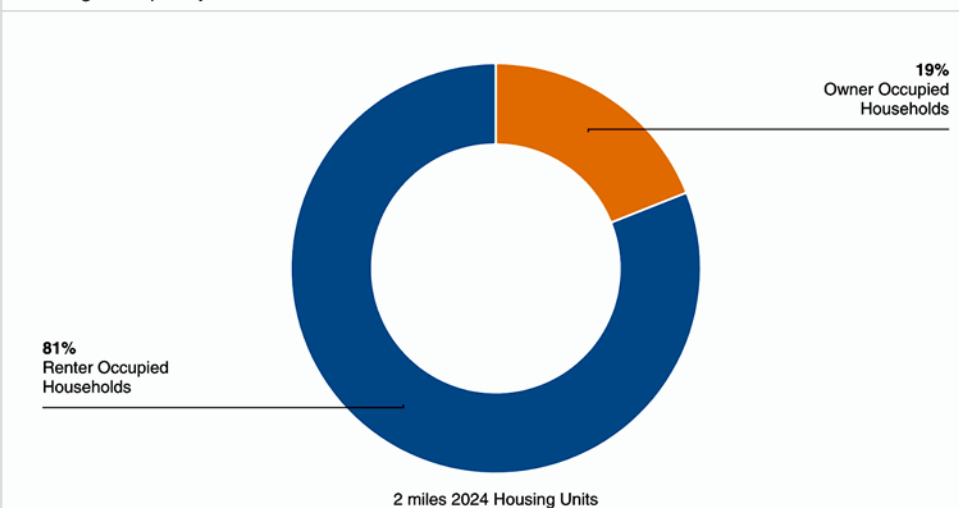
Household Income



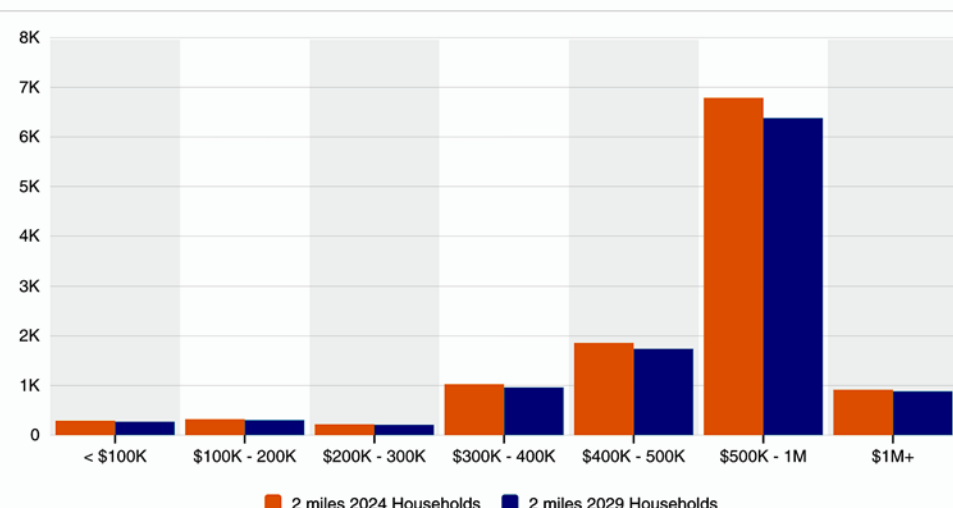
Household Income By Age



Housing Occupancy



Home Values

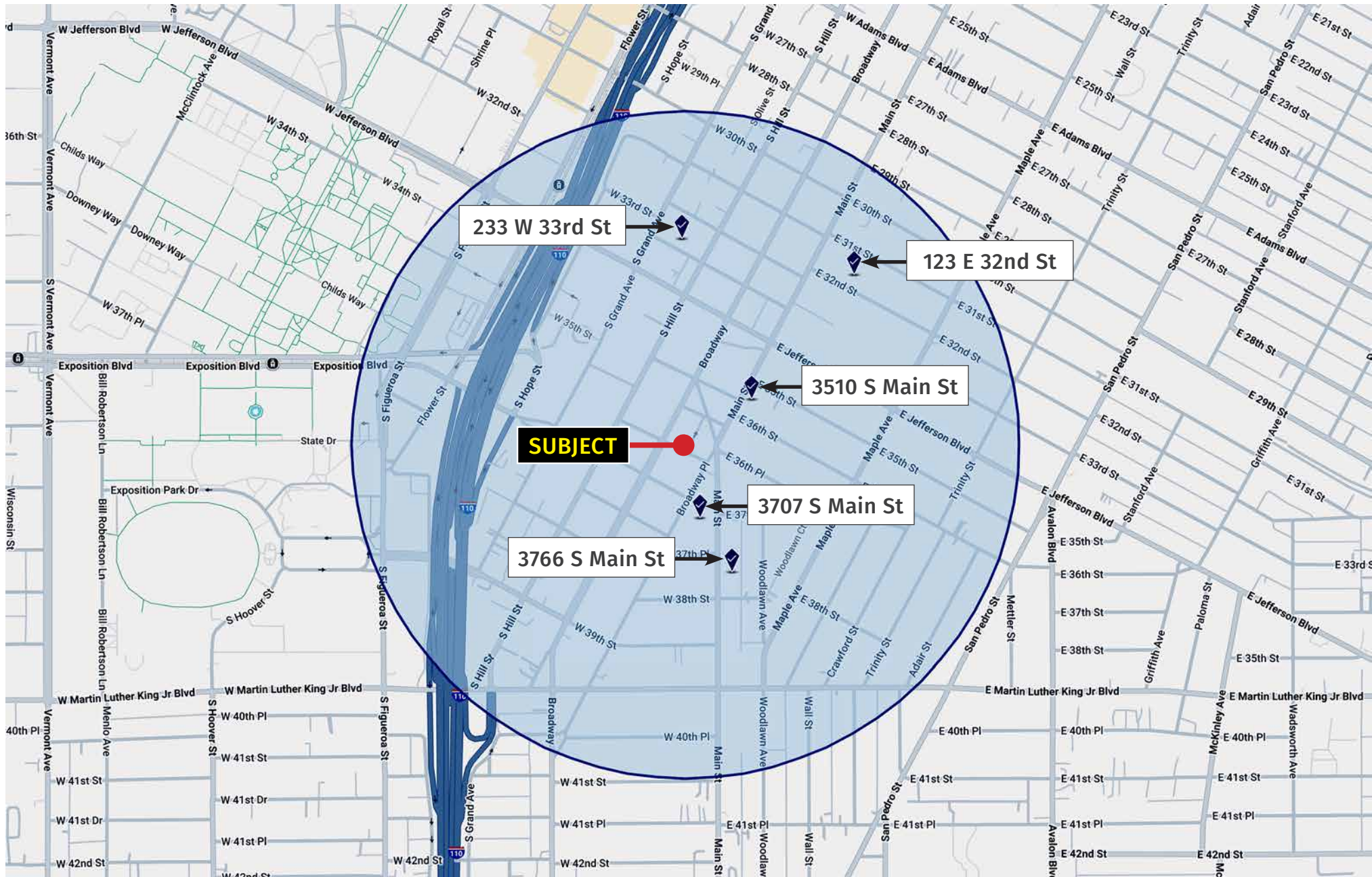


COMPARABLE INDUSTRIAL SALE VALUES

Industrial Properties Sold Within a Half-Mile Radius of the Subject During the Past 24 Months

	Address	Land Use	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Bldg
	3766 S Main St Los Angeles 90007	Industrial	10,700	13,504	04/23/2025	\$2,500,000	\$233.64
	233 W 33rd St Los Angeles 90007	Industrial	5,056	7,977	02/28/2025	\$1,470,000	\$290.74
	3510 S Main St Los Angeles 90007	Industrial	3,750	5,837	06/13/2024	\$900,000	\$240.00
	123 E 32nd St Los Angeles 90011	Industrial	13,555	18,731	02/15/2024	\$4,990,000	\$368.13
AVERAGE BUILDING PRICE PER SQ.FT.:							\$283.13

COMPARABLE INDUSTRIAL SALE VALUES MAP



FOR SALE

119 W 36TH PLACE & 118 W 36TH STREET

IDEAL FOR OWNER/USER OR INVESTOR

14,134± SF Building on 12,500± SF of Land

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