

# OWNER/USER/INVESTOR PURCHASE OPPORTUNITY

*Ground Floor Retail Plus 2nd Floor Creative Offices*

Prime Chinatown Location: 935-937 N Hill Street, Los Angeles, CA 90012

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
Offering Memorandum



**6,300± SF Building on 2,880± SF of Land**

**935-937 N HILL STREET  
LOS ANGELES, CA 90012**

## Property Details

<b>Total Building Area:</b>	<b>6,300± Sq.Ft.</b>
<b>1st and 2nd Floor Area:</b>	<b>4,800± Sq.Ft.</b>
<b>Basement Area:</b>	<b>1,500± Sq.Ft.</b>
<b>Year Built:</b>	<b>1949</b>
<b>Construction:</b>	<b>Masonry</b>
<b>Stories:</b>	<b>2 + Basement</b>
<b>Restrooms:</b>	<b>4</b>
<b>Parking:</b>	<b>Street</b>
<b>Land Area:</b>	<b>2,880± Sq.Ft.</b>
<b>Zoning:</b>	<b>LA C2</b>
<b>Lot Dimensions:</b>	<b>48' x 60'</b>
<b>Assessor's Parcel #:</b>	<b>5414-005-006</b>
<b>TOC:</b>	<b>Tier 4</b>
<b>Opportunity Zone:</b>	<b>No</b>

## Property Highlights

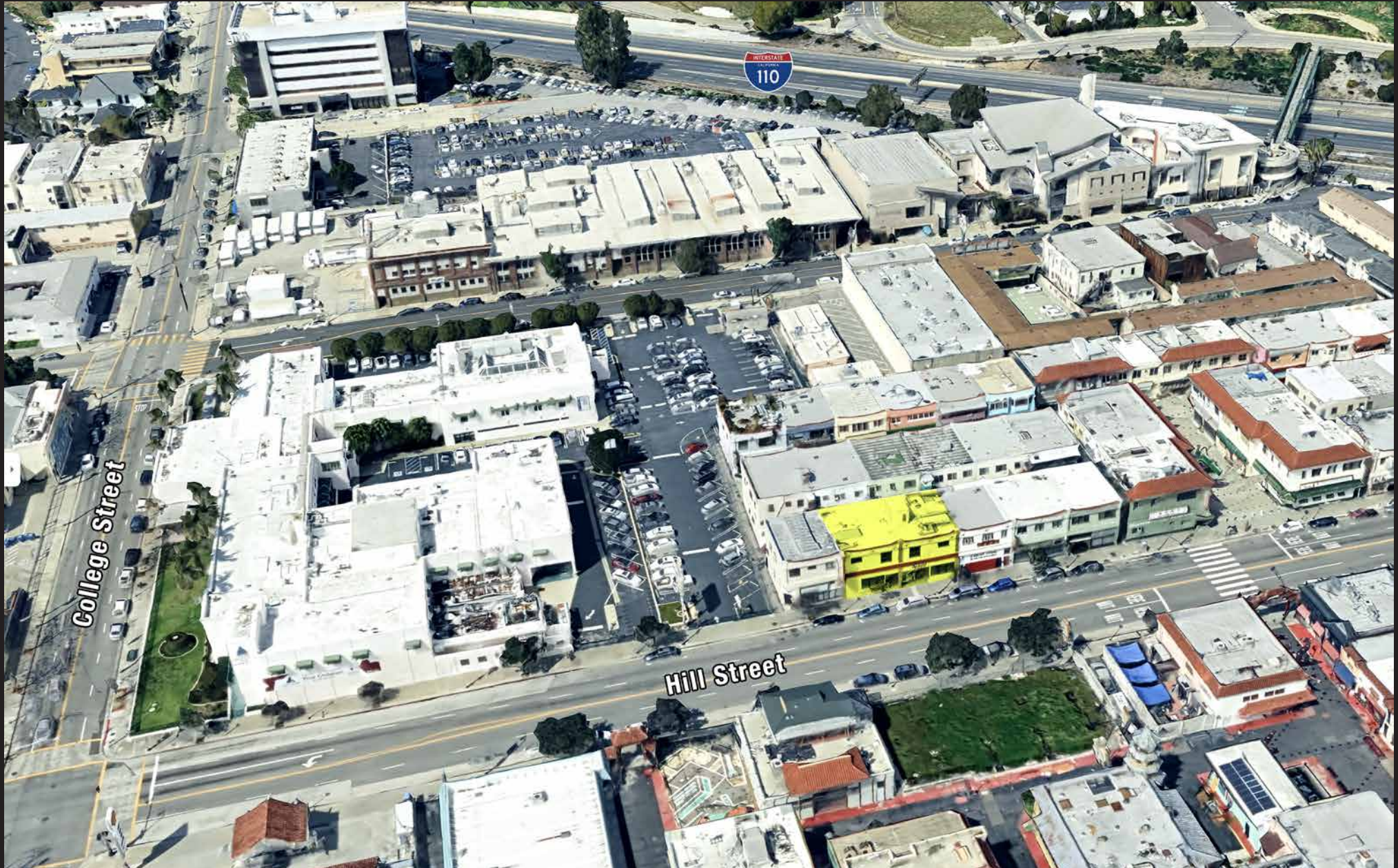
- Prime Chinatown purchase opportunity
- Completely remodeled 2-story building with a basement
- 2 ground floor retail units with one restroom each, plus second floor creative office space with 2 restrooms and a kitchen
- Potential for rooftop deck (buyer to verify)
- The property offers 60' frontage on Hill Street
- Located on the west side of North Hill Street, directly across from Chinatown Central Plaza
- Just north of College Street, 1/4-mile west of Los Angeles State Historic Park
- 2 blocks east of the Harbor (110) Freeway
- Dodger Stadium and Elysian Park is located one-half mile to the north

**Asking Price: \$4,000,000**

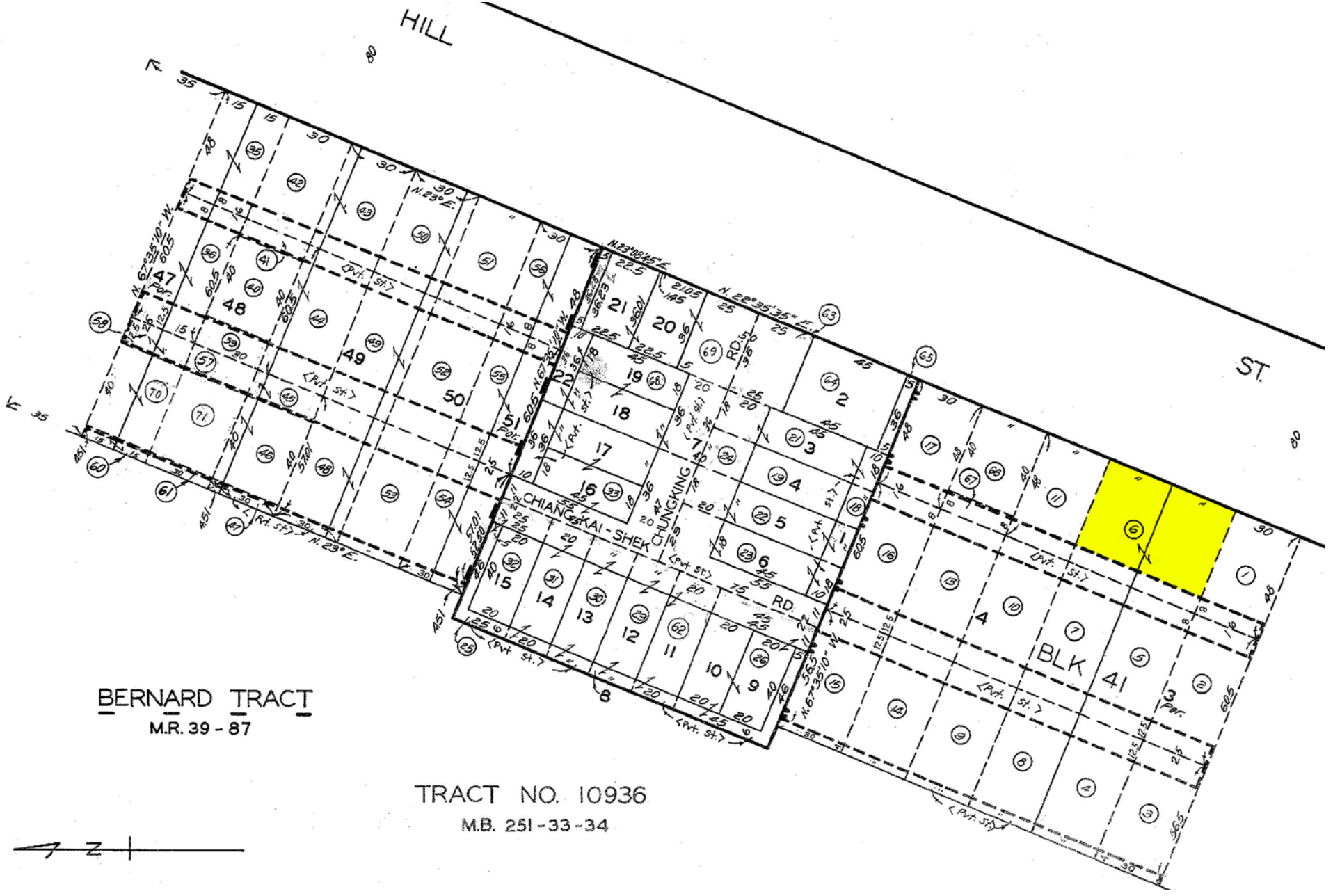




# Aerial Photo

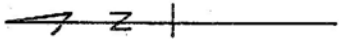


# Plat Map

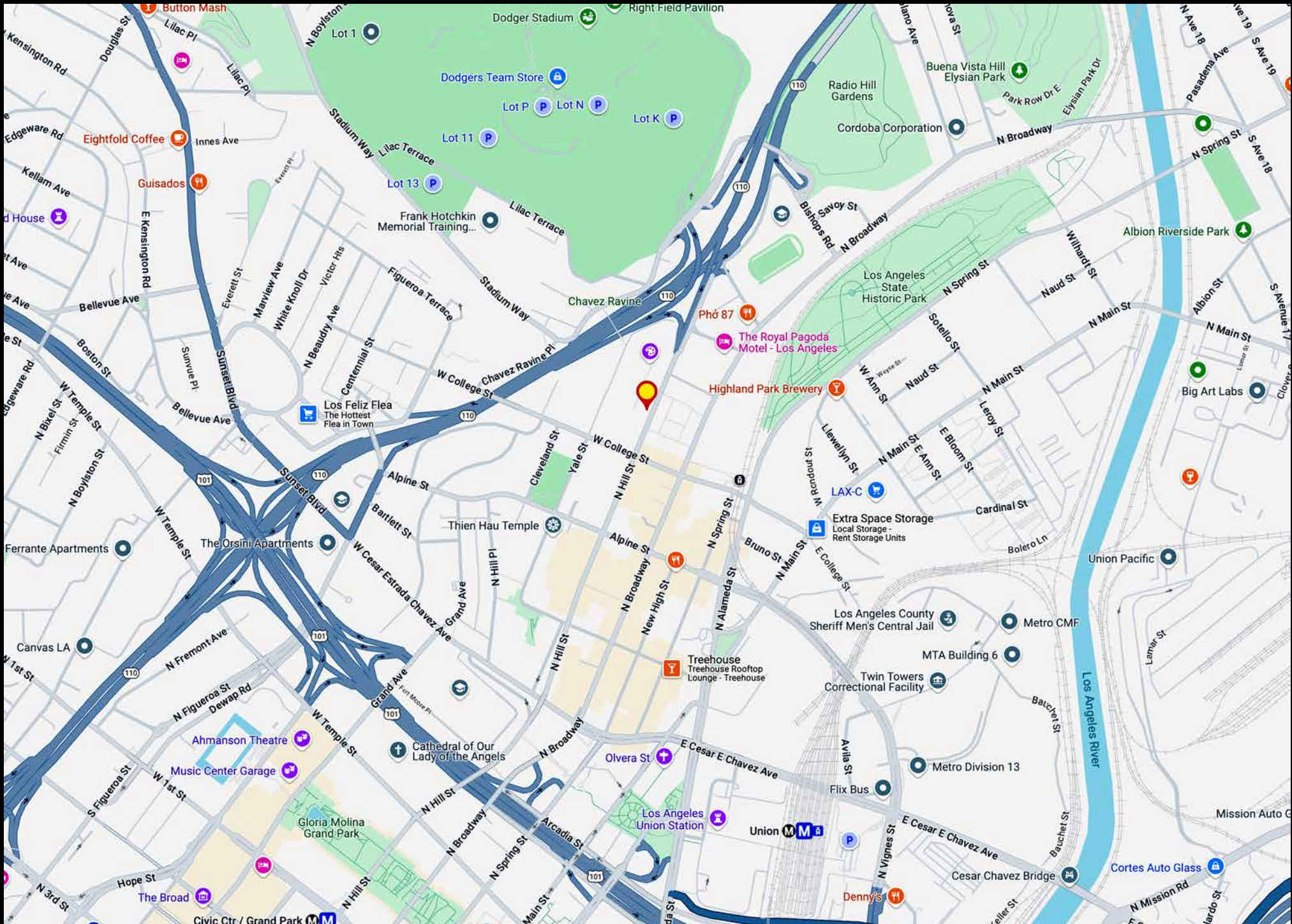


BERNARD TRACT  
M.R. 39-87

TRACT NO. 10936  
M.B. 251-33-34



# Area Map



# Area Aerial



Elysian Park

Dodger Stadium

Los Angeles State  
Historic Park

STADIUM WAY

**SUBJECT**

BROADWAY

SPRING ST

Chinatown  
Central Plaza

COLLEGE ST

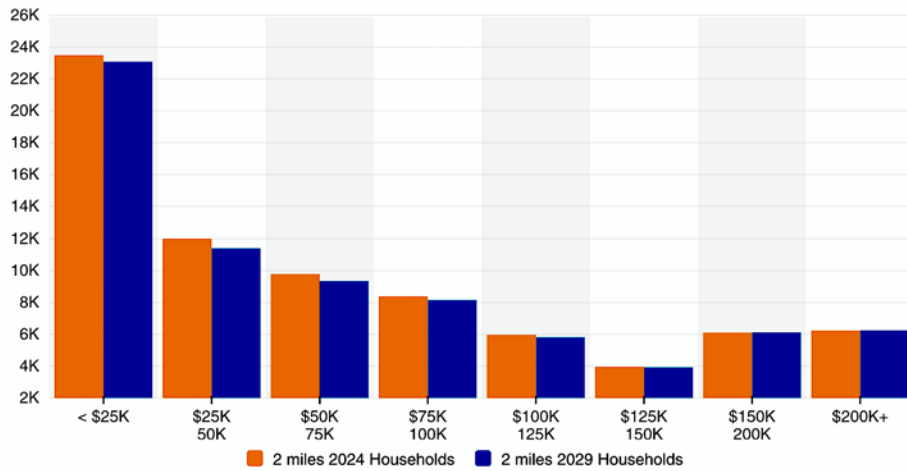
HILL ST



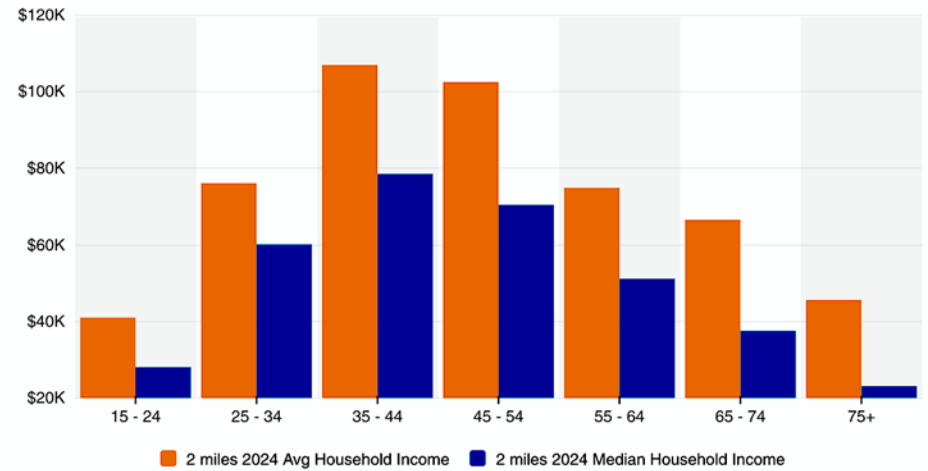


# Area Demographics

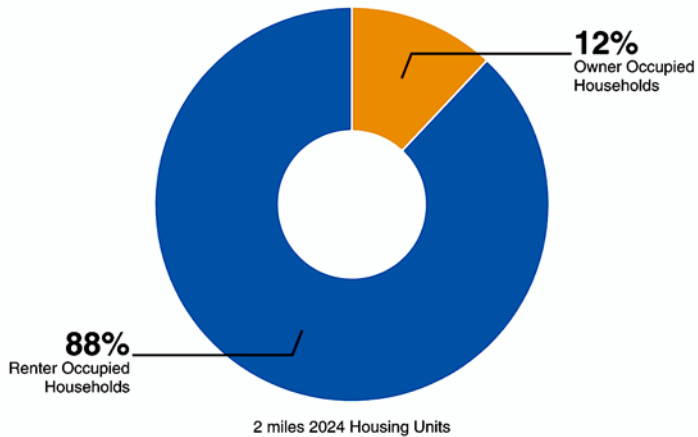
Household Income



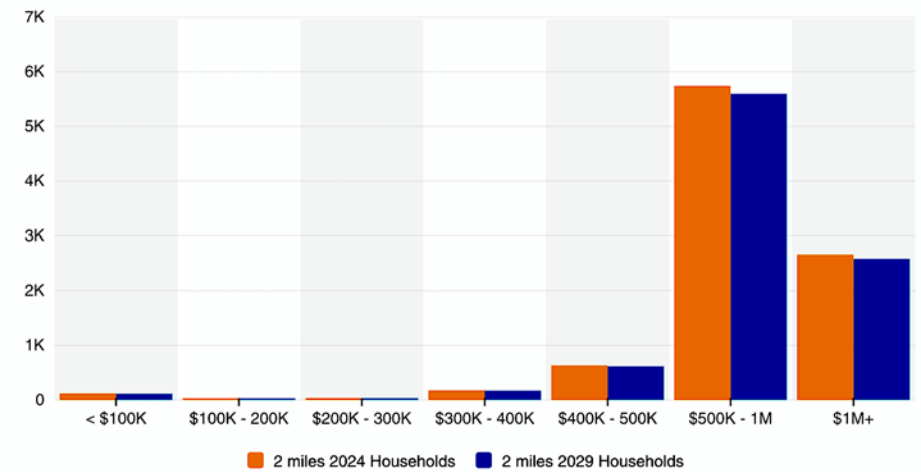
Household Income By Age



Housing Occupancy



Home Values



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Los Angeles, CA 90012

6,300± SF Building  
2,880± SF of Land

Prime Chinatown Opportunity

Ground Floor Retail Plus  
Second Floor Creative Offices



*Exclusively offered by*

**Samuel P Luster**

Sales Associate

213.222.1200 office

818.584.4344 mobile

[sam@majorproperties.com](mailto:sam@majorproperties.com)

DRE Lic. 02012790

**Gary Mittin**

Broker

818.430.8497 mobile

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

DRE Lic. 01177574

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