

OFFERING MEMORANDUM

1856-1858 W WASHINGTON BLVD

Mixed-Use — Retail/Flex/Residential

LOS ANGELES, CA 90007 | LIST PRICE: \$1,200,000

km Kidder
Mathews

TABLE OF CONTENTS

01

PROPERTY
OVERVIEW

02

FINANCIALS

03

LOCATION
OVERVIEW

*Exclusively
Listed by*

DARIN SPILLMAN

Senior Vice President

310.592.8269

darin.spillman@kidder.com

LIC N° 01366902

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



PROPERTY OVERVIEW

PROPERTY OVERVIEW

Kidder Mathews is pleased to present for sale 1856-1858 W. Washington Blvd., a mixed-use retail/residential/warehouse asset in the West Adams/Pico-Union area of central Los Angeles.

The property is comprised of two units: a two-story mixed-use unit with ground floor retail and a spacious 3 bed, 1 bath apartment upstairs, leased to a florist; and a single story retail/warehouse tenant leasing the space as a rehearsal space / music studio. Both units are approximately 2,340 square feet each, not including additional unpermitted space utilized by warehouse tenant (Buyer to verify). The single story unit benefits from 11-14 foot clearance in a generous open warehouse design, with several skylights, a small kitchen and two 1/2 bathrooms and one 3/4 bathroom.

The property is ideally suited for an owner-user buyer, who can obtain an SBA loan with as little as 10% down payment, provided they occupy at least 51% of the building's commercial space.

PROPERTY HIGHLIGHTS

Variety of light manufacturing and distribution uses allowed with CM-1-CPIO zoning

Spacious warehouse unit with skylights

2 parking spaces accessed from alley

Adjacent to two separate commercial kitchen operations

±19,500 cars passing by daily

Situated 0.2 miles from Normandie exit on 10 Freeway



ADDRESS	1856-1858 W Washington Blvd Los Angeles, CA 90007
APN	5075-028-005
ASKING PRICE	\$1,200,000 (\$256/SF)
GROSS BUILDING AREA	±4,680 SF
LOT SIZE	±5,679 SF
YEAR BUILT	1922
PARKING	±2 Spaces / ±0.43 Spaces per 1,000 SF
ZONING	CM-1-CPIO

ZONING OVERVIEW

With its CM-1-CPIO zoning (commercial manufacturing), the property can be utilized for a variety of light manufacturing uses, as follows:

- (1) The manufacturing, assembling, compounding or treating of articles or merchandise from the following previously prepared materials: bone, canvas, cloth, felt, fur, glass, leather (except machine belting), paper, plastics, shell, textiles and yarn;
- (2) Assembly of electrical appliances, electronic instruments and devices, and radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, and the like;
- (3) Ceramic products manufacturing, provided that the total capacity of all kilns in any one establishment may not exceed eight cubic feet and that there shall be no pulverizing of clay;
- (4) Scientific instrument and equipment manufacturing or precision machine shop.
- (5) Addressograph service.
- (6) Bakery or bakery goods distributor.

- (7) Book bindery.
- (8) Box lunch preparation or catering establishment.
- (9) Candy, confectionery or ice cream manufacturing.
- (10) Cosmetics, toiletries (except soap) or perfume manufacturing or blending.
- (11) Jewelry manufacturing, including manufacturing of products from precious or semi-precious stones or metals.
- (12) Laboratories, experimental, film, motion picture, research and testing.
- (13) Optical goods manufacturing.
- (14) Packaging business.
- (15) Storage building or warehouse.

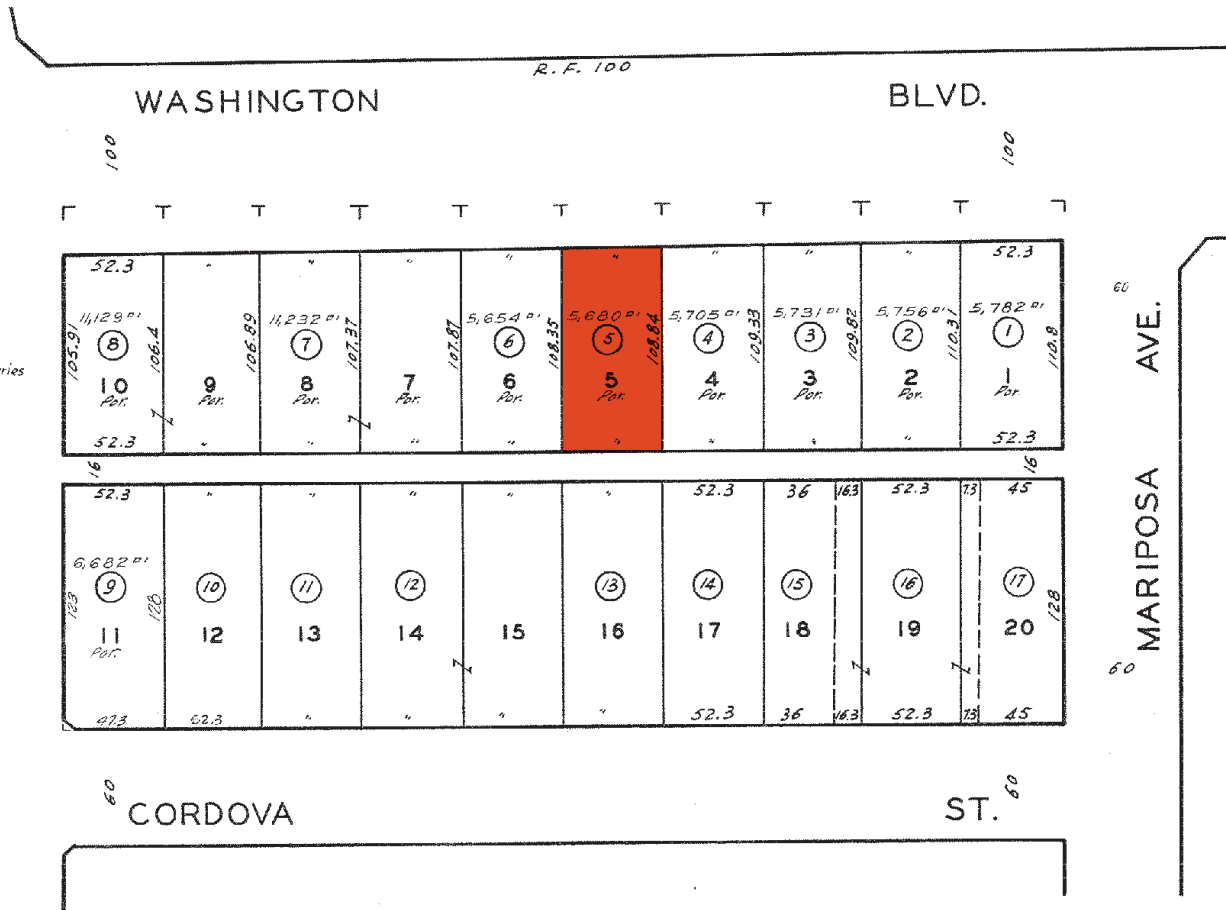


PLAT MAP

SCALE 1" = 60'

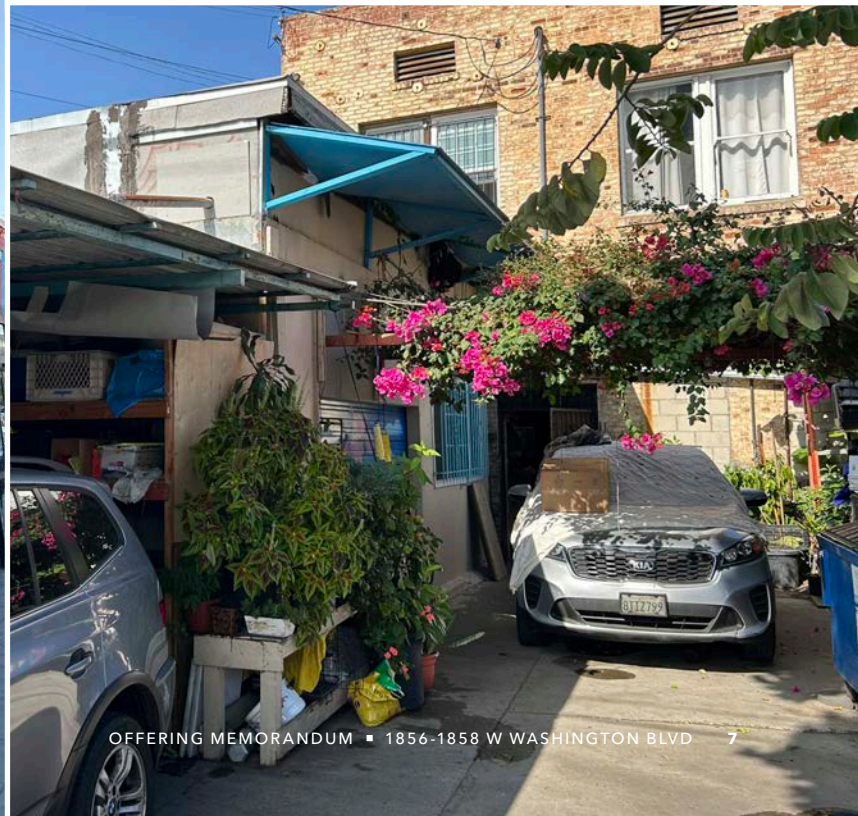
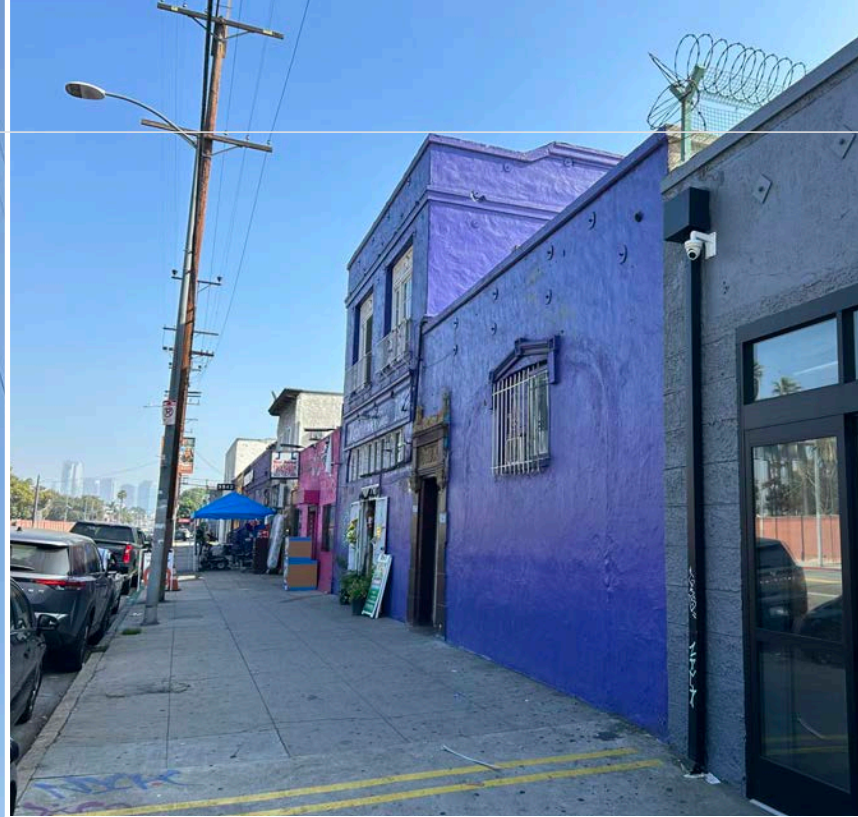


CODE
4

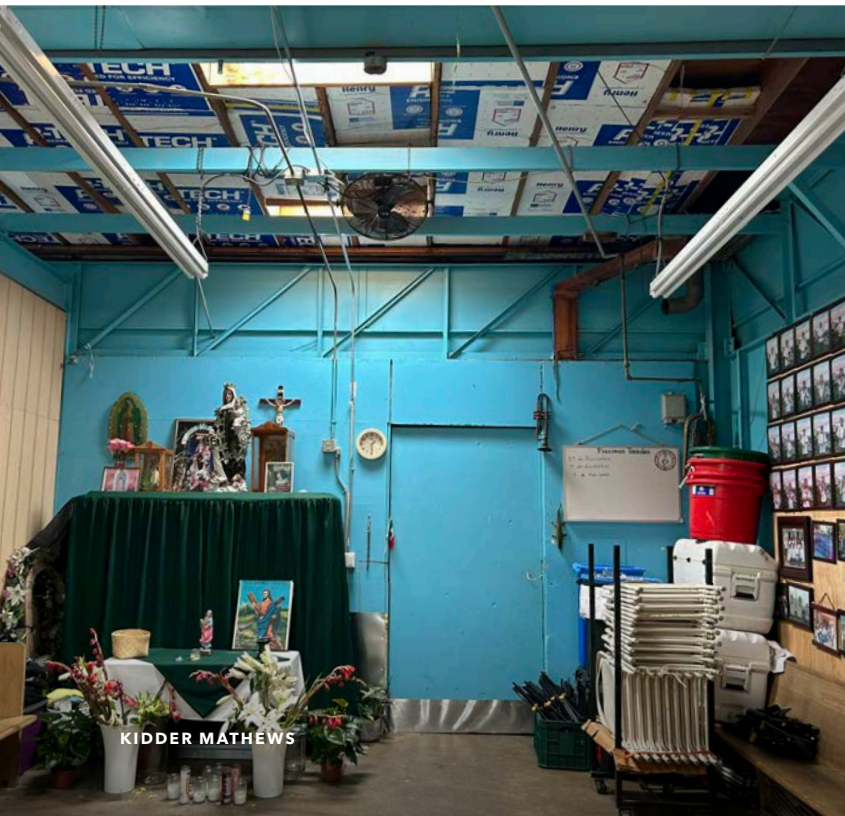


BONITO TRACT
M. R. 19-5

PROPERTY OVERVIEW



PROPERTY OVERVIEW





FINANCIALS

Section 02

LEASE VS OWN

LEASE SCENARIO

Floor Area		
Potential Lease Floor Area		4,680 SF
	Price/SF	Amount
Lease Structure		
Lease Length (3-5 Years)		
Annual Base Rent	\$18.00	\$84,240
Monthly Base Rent	\$1.50	\$7,020
CAM Reimbursement (Triple Net)	\$0.00	\$0
Start-Up Costs		
Prepaid Rent & Security Deposit (2 Months)	\$3.00	\$14,040
Tenant Improvements (Out-of-Pocket)	\$0.00	\$0
Total Start-Up Costs	\$3.00	\$14,040
Gross Cash Costs		
Monthly Base Rent	\$1.50	\$7,020
Operating Expenses (CAM Reimbursement)	\$0.00	\$0
Total Gross Cash Costs	\$2.91	\$7,020
Lease Benefits		
Depreciation Tax Benefit	\$0.00	\$0
Average Principal Paydown/Equity Build	\$0.00	\$0
Rent Deduction Tax Benefit	\$0.53	\$2,457
Operating Expenses Tax Benefit	\$0.00	\$0
Interest on Start-Up Cost Difference	\$0.00	\$0
Total Lease Benefits	\$0.53	\$2,457
Net Cost of Lease	\$0.98	\$4,563

THIS ANALYSIS DOES NOT INCLUDE SUPPLEMENTAL INCOME STREAM FROM POTENTIAL TENANTS - LOWERING OCCUPANCY COSTS SIGNIFICANTLY.

Disclaimer: This sample analysis is based on a series of assumptions, including loan interest rates and annual appreciation rates, and is meant only to be illustrative in nature. The analysis is not a guarantee of any actual results of any loan or purchase transaction or ownership of any real property, all of which are subject to risks, uncertainties and assumptions that are difficult to predict and beyond our control. No warranties or representations, express or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, withdrawal without notice, prior sale, lease or financing. We include projections, opinions, assumptions or estimates for example only, and they may not represent future performance of the property. You and your financial and legal advisors should conduct your own evaluation of the property and transaction economics.

	Price/SF	Amount
Floor Area		
Gross Building Area		4,680 SF
Owner-Occupy Floor Area		100%
Lease-Out Floor Area		0%
Investment Structure		
Acquisition Price	\$256.41	\$1,200,000
Tenant Improvements (Owner-Occupy Space)	\$0.00	\$0
Tenant Improvements (Lease-Out Space)	\$0.00	\$0
Total Capital Investment	\$256.41	\$1,200,000
Start-Up Costs		
Down Payment (20%)	\$51.28	\$240,000
Tenant Improvements	\$0.00	\$0
Loan Origination Fees (1%)	\$2.05	\$9,600
Due Diligence & Closing Costs	\$1.84	\$8,600
Total Start-Up Costs	\$55.17	\$258,200
Gross Cash Costs		
Debt Service	\$1.32	\$6,185
Operating Expenses	\$0.59	\$2,758
Total Gross Cash Cost	\$1.91	\$8,944
Ownership Benefits		
Depreciation Tax Benefit	\$0.47	\$2,179
Average Principal Paydown/Equity Build	\$0.31	\$1,463
Interest Deduction Tax Benefit	\$0.36	\$1,680
Operating Expenses Tax Benefit	\$0.21	\$965
Interest on Start-Up Cost Difference	(\$0.17)	(\$794)
Total Ownership Benefits	\$1.17	\$5,495
Net Cost of Ownership	\$0.74	\$3,449

ANALYSIS ASSUMPTIONS

- Asset Appreciation is not calculated into the Analysis, but should be considered as an Additional Ownership Benefit
- Tax Benefits are estimated at 35% for Depreciation, Rent Deduction, Interest Deduction, and Operating Costs
- Depreciable Life of the Asset is assumed at 39 years
- Due Diligence includes Appraisal Reports, Environmental Reports, etc.
- Financing is estimated with 6.00% Interest Rates and 25-Year Amortization

An abstract line drawing of a building facade, rendered in a light orange color against a darker orange background. The drawing consists of a grid of lines that are slightly offset and tilted, creating a sense of depth and perspective. The lines form a series of overlapping rectangular and trapezoidal shapes, suggesting the structure of a modern building with a complex, possibly cantilevered, design.

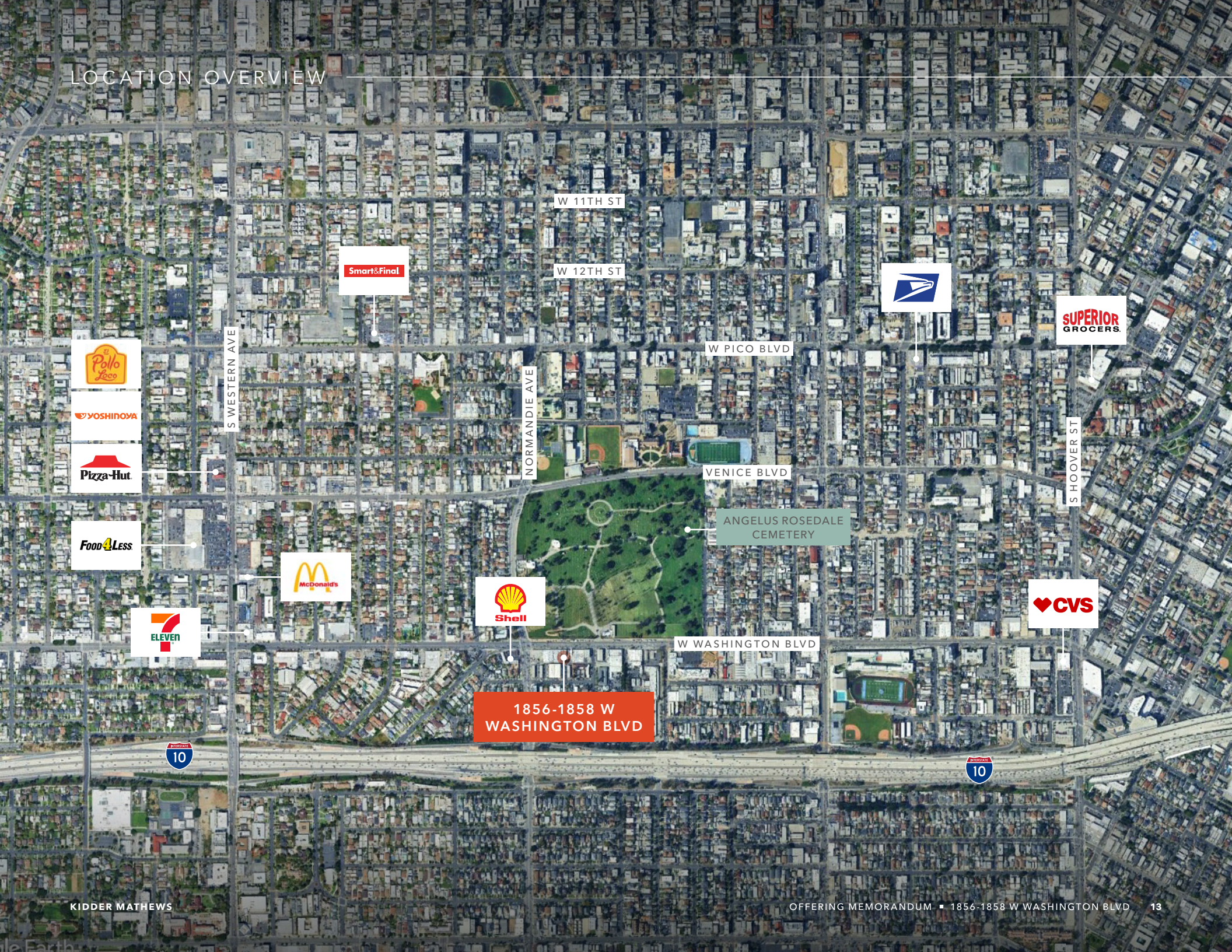
LOCATION OVERVIEW

PICO-UNION

Pico-Union is a neighborhood in Central Los Angeles, California. Located immediately west of Downtown Los Angeles, it is home to over 40,000 residents.

Pico-Union is a dense, culturally rich, and historic neighborhood immediately west of Downtown Los Angeles. Known for its centrally located, historic Victorian and Craftsman homes, it is a vibrant, predominantly Latino residential community experiencing rising property values. It is conveniently located near the 10 and 110 freeways, LA Live, and the Staples Center.

LOCATION OVERVIEW



Smart&Final

W 11TH ST

W 12TH ST



SUPERIOR GROCERS



W PICO BLVD

VENICE BLVD

ANGELUS ROSEDALE CEMETERY

CVS



W WASHINGTON BLVD

1856-1858 W WASHINGTON BLVD

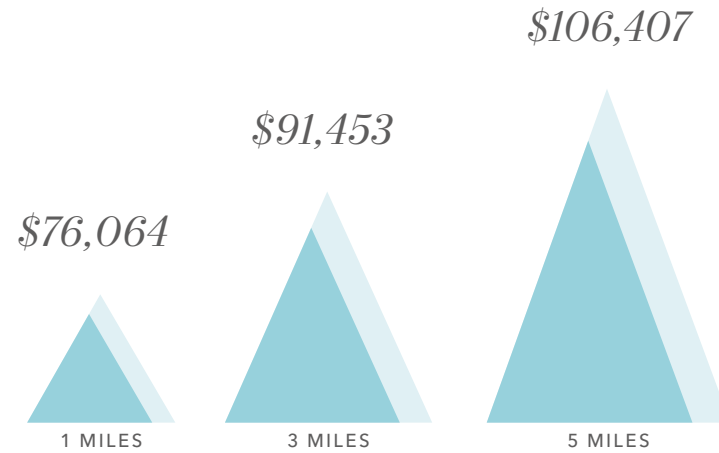


DEMOGRAPHICS

ESTIMATED POPULATION



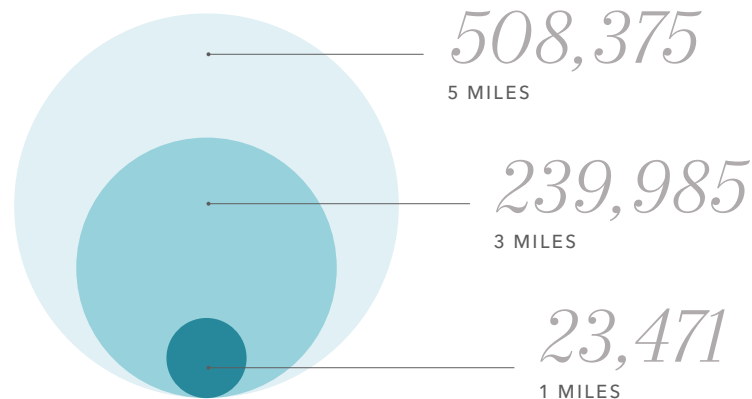
AVERAGE HOUSEHOLD INCOME



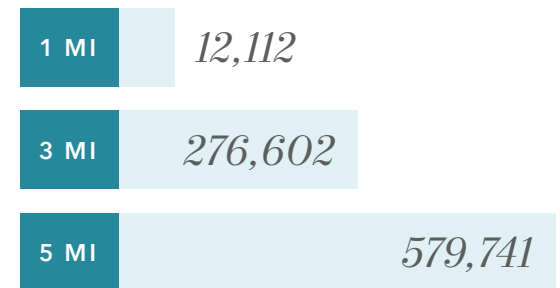
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2025, Sites USA

Exclusively listed by

DARIN SPILLMAN

Senior Vice President

310.592.8269

darin.spillman@kidder.com

LIC N° 01366902

KIDDER.COM

