

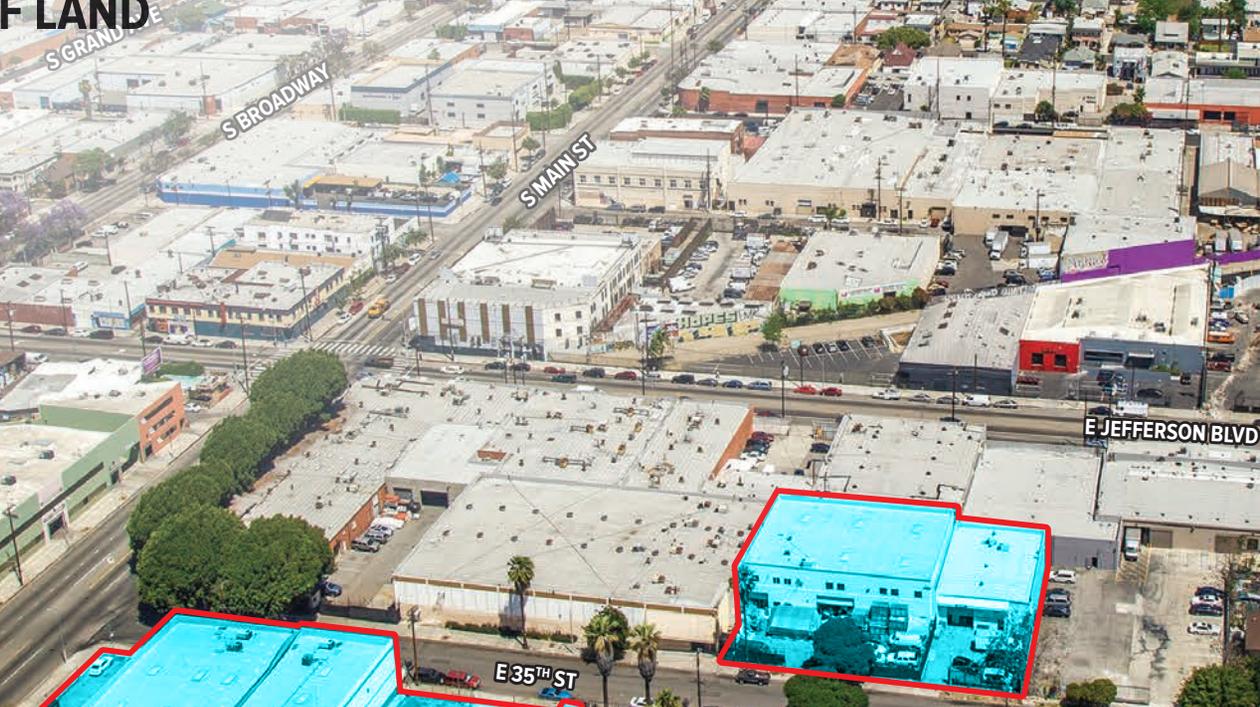
4 BUILDING PORTFOLIO

**FOR SALE**

**3500 S. MAIN ST, 112 E. 35<sup>TH</sup> ST,  
135 E. 35<sup>TH</sup> ST & 145 E. 35<sup>TH</sup> ST**

LOS ANGELES • CA 90007

**±30,250 SQ. FT. TOTAL  
OF INDUSTRIAL BUILDINGS  
ON 36,746 SQ. FT. OF LAND**



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### PROPERTY HIGHLIGHTS

- PERFECT FOR OWNER / USER OR INVESTOR
- 2004 BUILT CONCRETE TILT-UPS\*
- CLASS "A" BUILDINGS WITH GREAT OFFICE LAYOUT
- GREAT EXPOSURE ON MAIN ST, NEAR JEFFERSON BLVD
- 24' CLEARANCE\*
- FENCED PARKING FOR EACH BUILDING
- EXCELLENT DOWNTOWN LOCATION NEAR USC AND MANY AMENITIES

\* 145 E 35TH ST BUILT IN 1980 AND CLEARANCE IS 16'

PRICING SUMMARY  
ASKING SALE PRICE  
**\$10,587,500 / 350 PSF**



**3500 S. MAIN ST**

<b>BUILDING SIZE</b>	±9,000 SF
<b>LAND SIZE</b>	±11,760 SF
<b>OFFICE SIZE</b>	±3,597 SF
<b>PARKING</b>	18 CARS
<b>YEAR BUILT</b>	2004



**112 E. 35TH ST**

<b>BUILDING SIZE</b>	±8,000 SF
<b>LAND SIZE</b>	±6,236 SF
<b>OFFICE SIZE</b>	±1,667 SF
<b>PARKING</b>	2 CARS
<b>YEAR BUILT</b>	2004



**135 E. 35TH ST**

<b>BUILDING SIZE</b>	±9,750 SF
<b>LAND SIZE</b>	±12,500 SF
<b>OFFICE SUITE</b>	±2,730 SF
<b>PARKING</b>	18 CARS
<b>YEAR BUILT</b>	2004



**145 E. 35TH ST**

<b>BUILDING SIZE</b>	±3,500 SF
<b>LAND SIZE</b>	±6,250 SF
<b>OFFICE</b>	N/A
<b>PARKING</b>	8 CARS
<b>YEAR BUILT</b>	1980

Buyer/Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer/Tenant's product weight and product types and use, etc. Buyer/Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer/Tenant in order for Buyer/Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer/Tenant to obtain any required use permits and business licenses prior to waiver of Buyer/Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

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# 3500 S. MAIN ST



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**3500 S. MAIN ST, 112 E. 35TH ST, 135 E. 35TH ST & 145 E. 35TH ST | LOS ANGELES**

# 112 E. 35TH ST



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**3500 S. MAIN ST, 112 E. 35TH ST, 135 E. 35TH ST & 145 E. 35TH ST | LOS ANGELES**

# 135 E. 35TH ST



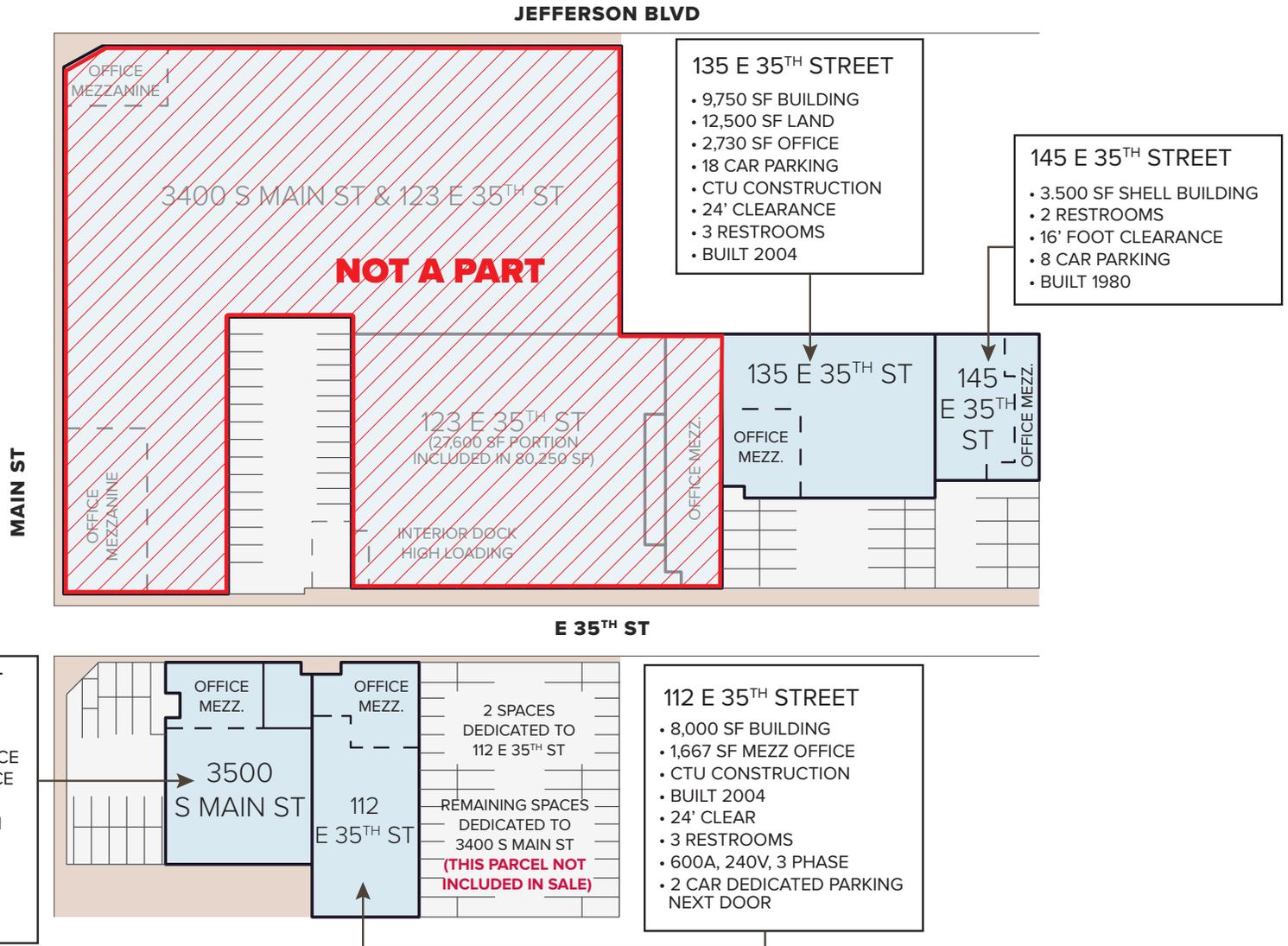
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**3500 S. MAIN ST, 112 E. 35TH ST, 135 E. 35TH ST & 145 E. 35TH ST | LOS ANGELES**

# 145 E. 35TH ST



SITE PLAN

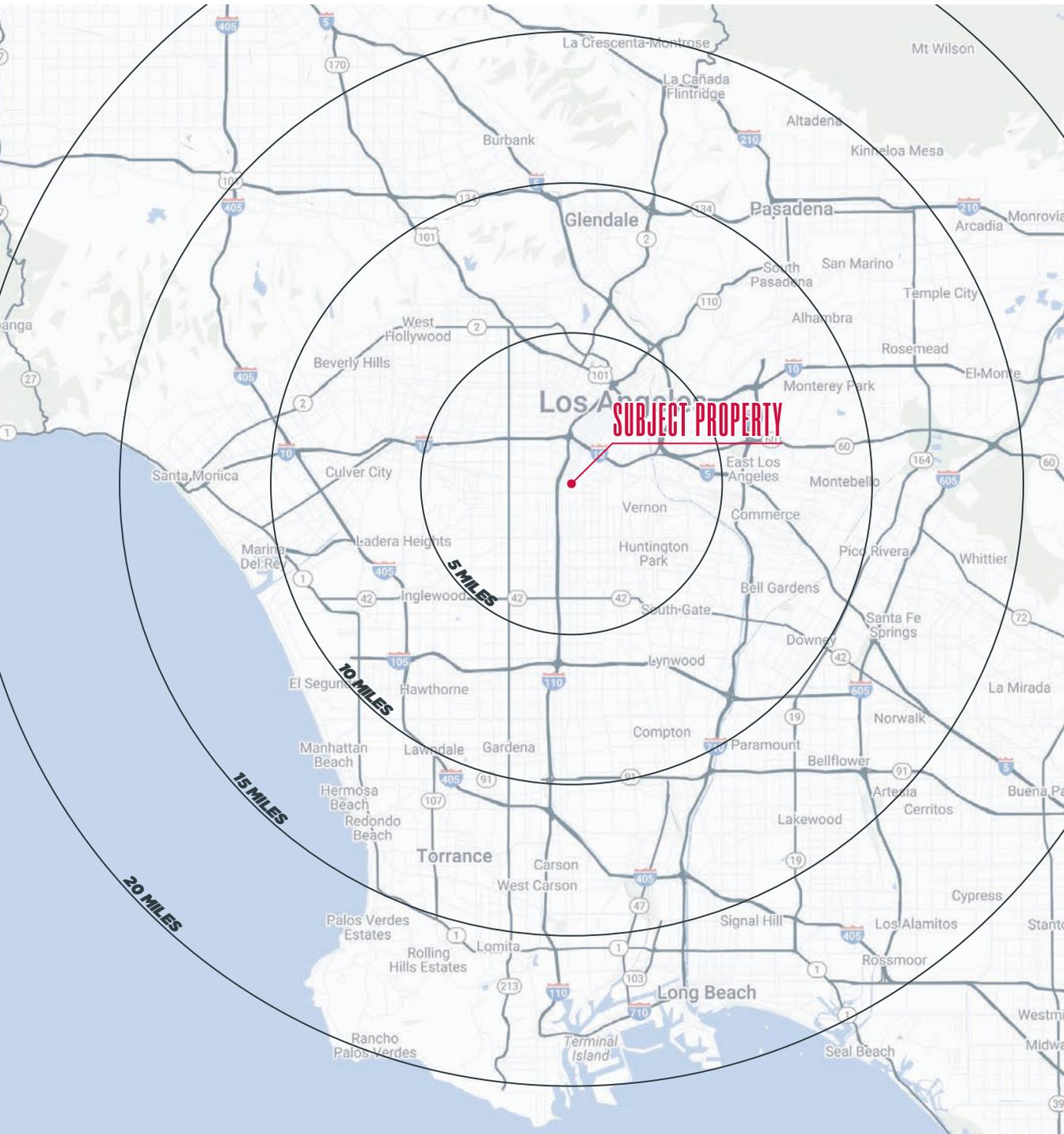


**NOTE:** Drawing not to scale. All measurements and sizes are approximate and must be verified by tenant.

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# DEMOGRAPHICS



## POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
1,292,888	3,556,639	5,907,754	7,884,208



## AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$88,567	\$117,735	\$133,850	\$135,684



## EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
477,332	1,480,430	2,606,233	3,333,792



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