

FOR SALE



Equity Real Estate - Beverly Hills/Los Angeles

SANDY DUNKLEY GROUP

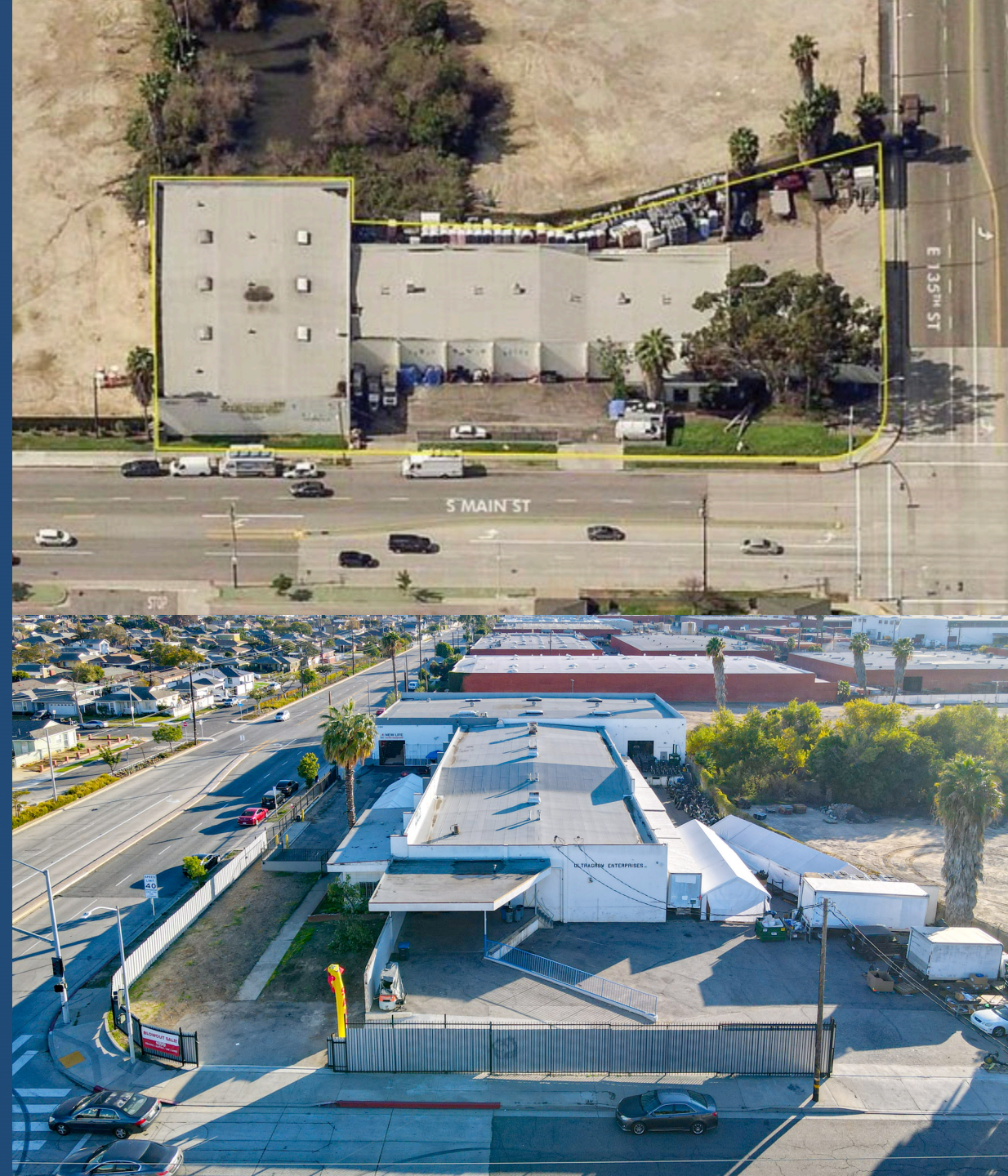
RESIDENTIAL - INVESTMENT - COMMERCIAL



9465 WILSHIRE BLVD
BEVERLY HILLS, CA 90212

About the Property

- No Stories: 1
- Rentable Building Area: 24,437 ft²
- Parking Ratio: 1.45/1,000 ft²
- 2 Docks
- Each Dock Holds 2 Trucks = 4 Trucks Loading/Unloading
- Clear Ceiling Height : 18 ft
- Year Built: 1957
- Lot Size: 1.18 acres
- Sale Type: Investment or Owner User
- APN / Parcel ID: 6132-042-017
- Zoning Description: LCM11/2-B1

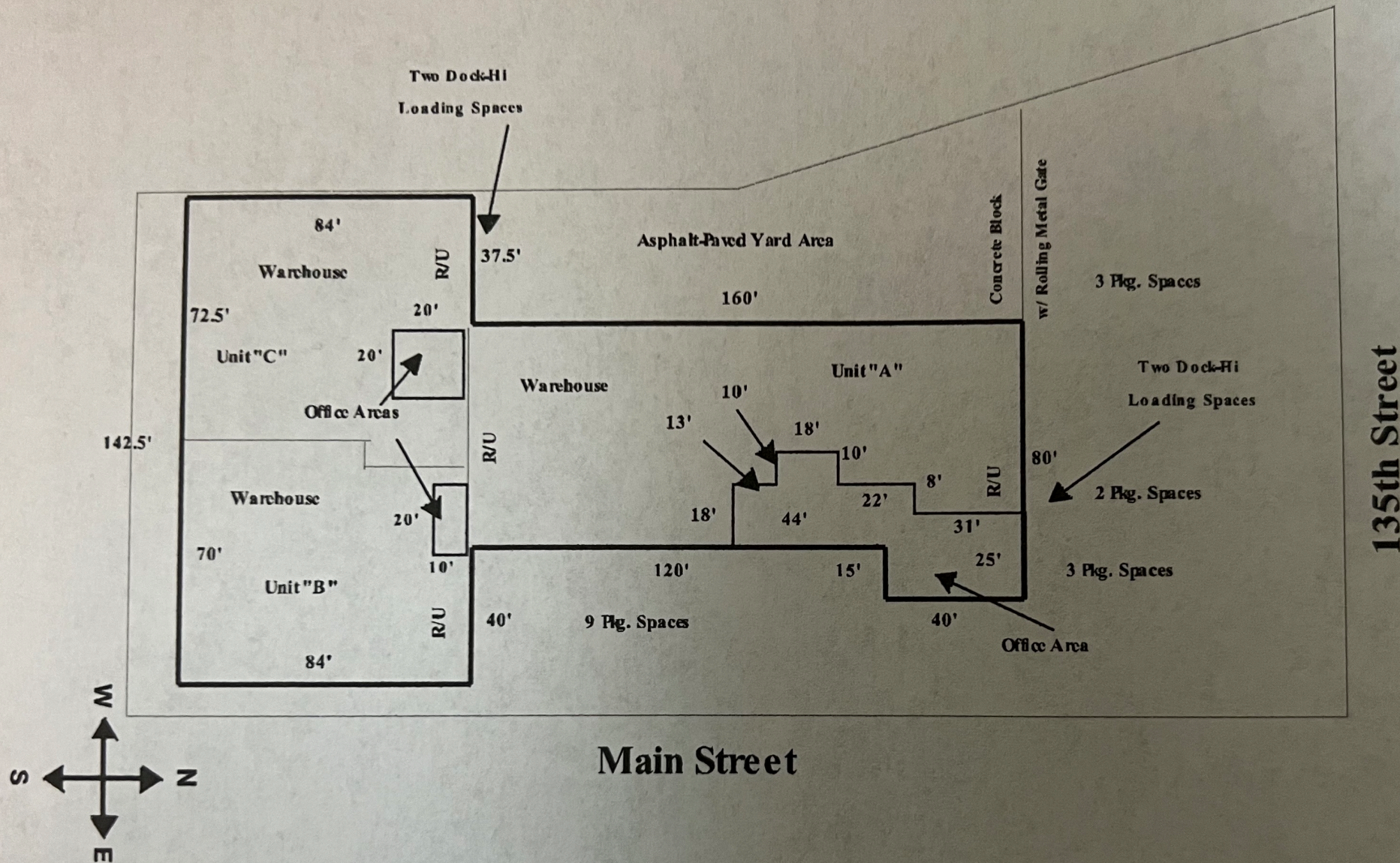


Property Location

- Excellent corner location. Multi-purpose use. Large warehouse with high ceilings. Main private entrance, private offices, kitchen area, bathrooms, one with shower and laundry, Loading/Unloading dock. Ample parking on the property. Property is near major freeways, Los Angeles International Airport, Port of Long Beach.



BUILDING SKETCH



A collage of three images: a modern house exterior, a house with a large arched entrance, and a living room interior with a person sitting on a sofa.

PROPERTY PROFILE

Property Information

Primary Owner : MIKHAIEL PROPERTIES LLC,
Secondary Owner : N/A
Site Address : 13501 S MAIN ST
LOS ANGELES, CA 90061-2138
Mailing Address : 10401 VENICE BLVD STE 106
LOS ANGELES, CA 90034-6491
Assessor Parcel Number : 6132-042-017
CountyName : Los Angeles
Tax Account ID :
Phone : N/A
Census Tract : 5409.02
Housing Tract Number : N/A
Lot Number : N/A
Page Grid : 734-C2
Legal Description : Abbreviated Description: SEC/TWN/RNG/MER:SEC 18 TWN 03S RNG 13W LOT (EX OF ST) COM W ON E AND W C/L OF SEC 18 T 3S R 13W 50 FT FROM E 1/4 COR OF SD SEC TH W ON SD C/L 212.9 FT TH S 0 01'15 IMP1=IND,10465SF,1 UNIT,YB:1957;IMP2=IND,11928SF,1 UNIT,YB:1973.

Property Characteristics

Bedrooms : 0	Year Built : 1957	Square Feet : 22393
Bathrooms : 0.0	Garage : L	Lot size : 1.184 AC
Partial Bath : 0	Fireplace : N/A	Number of Units : 1
Total Rooms : 0	Pool/Spa : N	Use Code : Manufacturing (light)
Zoning : LCM11/2-B1		

Sale/Loan Information

Transfer Date : 09/08/2021	Document # : 21-1369951
Transfer Value : \$5,300,000	Cost/Sq Feet : \$ 236
First Loan Amt : \$3,200,000	Lender : REDIGER INVESTMENT MORTGAGE FUND

Assessment/Tax Information

Assessed Value : \$5,300,000	Tax Amount : \$66,704.40
Land Value : \$3,300,000	Tax Status : Current
Improvement Value : \$2,000,000	Tax Rate Area : 1-312
Percent Improvement : 37 %	Homeowner Exemption : N

SUBJECT PROPERTY HISTORY

Mortgage Record

Recording Date: 07/14/2022 Document #: 22-0723502
Loan Amount: \$2,244,000 Loan Type: O
TD Due Date: Type of Financing:
Lender Name: CDC SMALL BUSINESS FINANCE CORP
Lender Type: Lending institution
Buyer Vesting: MIKHAIEL PROPERTIES LLC,
Vesting:

Mortgage Record

Recording Date: 06/15/2022 Document #: 22-0630468
Loan Amount: \$2,183,200 Loan Type: O
TD Due Date: Type of Financing:
Lender Name: BANK FIVE NINE
Lender Type: Bank
Buyer Vesting: MIKHAIEL PROPERTIES LLC,
Vesting:

Mortgage Record

Recording Date: 06/15/2022 Document #: 22-0630467
Loan Amount: \$2,729,000 Loan Type: O
TD Due Date: Type of Financing:
Lender Name: BANK FIVE NINE
Lender Type: Bank
Buyer Vesting: MIKHAIEL PROPERTIES LLC,
Vesting:

Mortgage Record

Recording Date: 09/08/2021 Document #: 21-1369953
Loan Amount: \$1,400,000 Loan Type: O
TD Due Date: Type of Financing:
Lender Name: QUALFAX INC
Lender Type: Other (company or corporation)
Buyer Vesting: MIKHAIEL PROPERTIES LLC,; MIKHAIEL,IMENE
Vesting:

Prior Transfer

Recording Date: 09/08/2021 Document #: 21-1369951
Price: \$5,300,000 Document Type: Grant Deed
First TD: \$3,200,000 Type of Sale: Sales Price Rounded from Tax
Lender Name: REDIGER INVESTMENT MORTGAGE
Buyer Name: MIKHAIEL PROPERTIES LLC,
Buyer Vesting:
Sell Name: S MAIN LLC,
City/Muni/Twp: LOS ANGELES
Legal: CITY:UNINCORPORATED SEC/TWN/RNG/MER:E2SE4 S18T03SR13W SBM

Mortgage Record

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06/20/2023 10:01:05 AM

Customer Service Rep: Eduardo Garcia

Recording Date: 07/12/2017
Loan Amount: \$1,650,000
TD Due Date:
Lender Name: MIDFIRST BANK
Lender Type: Bank
Buyer Vesting: S MAIN LLC,
Vesting:

Document #: 17-0777767
Loan Type: O
Type of Financing:

Mortgage Record

Recording Date: 03/29/2005
Loan Amount: \$825,000
TD Due Date:
Lender Name: MALAGA BANK FSB
Lender Type: N
Buyer Vesting: S MAIN LLC,
Vesting:

Document #: 05-0714722
Loan Type: O
Type of Financing: ADJ

Prior Transfer

Recording Date: 12/10/2004
Price: \$1,109,000
First TD:
Lender Name:
Buyer Name: S MAIN LLC,
Buyer Vesting:
Sell Name: BURGESS, BARBARA; ESTATE OF DAVID E BURGESS,
City/Muni/Twp: SANTA MONICA
Legal: PORTIION N350.00 FT E2 SE4 SEC18 TWP03S RNG13W SBM

Document #: 04-3190373
Document Type: Grant Deed
Type of Sale: 0

Prior Transfer

Recording Date: 12/21/1995
Price:
First TD:
Lender Name:
Buyer Name: BURGESS, DAVID F
Buyer Vesting: Married Man as his sole and separate property
Sell Name: BURGESS, BARBARA J
City/Muni/Twp: LOS ANGELES
Legal: PORTION NLY350.00 FT E2 SE4 SEC18 TWP03S RNG13W SBM

Document #: 95-2027287
Document Type: Intrafamily Transfer & Dissolution
Type of Sale:

Prior Transfer

Recording Date: 12/21/1995
Price: \$600,000
First TD: \$200,000
Lender Name: MURRAY SKOFF
Buyer Name: BURGESS, DAVID E
Buyer Vesting: Married Man as his sole and separate property
Sell Name: SKOFF, MURRAY; SKOFF, FRANCES
City/Muni/Twp: LOS ANGELES
Legal: PORTION NLY350.00 FT EI SE4 SEC18 TWP03S RNG13W SBM

Document #: 95-2027286
Document Type: Grant Deed
Type of Sale: Full-Computed from Transfer Tax



Criteria Selected:

Searched by Radius: 3 miles
 Land Use: Same as Subject
 Date Range: 06/25/2022 to 06/20/2023

Area Sales Analysis

	Low	Median	High
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	6,512	6,512	6,512
Living Area (SqFt):	1,920	1,920	1,920
Sale Price:	\$634,000	\$634,000	\$634,000
Year Built:	1950	1950	1950
Age:	73	73	73

Subject Property

Sale Date: 09/08/2021 **Year Built:** 1957 **Price:** \$5,300,000 **Pool:** N
Lot Size: 1.18 AC **Square Feet:** 22,393 **\$/SF:** \$236 **BR/Bth:** 0/0.0

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool	
1	11425 S MAIN ST LOS ANGELES, CA 90061	04/03/2023	\$634,000	\$370,000	\$330	1,920	0	1950	6,512 AC	N/A	
Owner: ROLANDO ALEGRIA		Seller: ZACHERY PENIGAR									
APN: 6087-001-016		Document #: 23-0208287									
Legal: Lot:21 Block:1 Tract No:3039 Map Ref:MB 31 PG 20-22City/Muni/Twp:LOS ANGELES											
Land Use: Manufacturing (light)		Located approximately 1.49 miles from subject property.									



NEARBY PROPERTY OWNERS

HAYWOOD KEVIN

**104 E 135TH ST
LOS ANGELES, CA 90061**

APN: 6131-001-001 **Bedrooms:** 3
Telephone: 310-803-7561 **Bathrooms:** 1
Square Feet: 1,076 **Lot size:** 7,387
Year Built: 1949 **Garage:**
Sale Date: 05/24/2005
Land Use: Single Family Residential

LILLEY DAWNEVETT

**103 E 136TH ST
LOS ANGELES, CA 90061**

APN: 6131-001-048 **Bedrooms:** 3
Telephone: 213-324-9591 **Bathrooms:** 1
Square Feet: 1,082 **Lot size:** 6,317
Year Built: 1950 **Garage:**
Sale Date: 09/28/2007
Land Use: Single Family Residential

TATE CHARLENE E

**110 E 135TH ST
LOS ANGELES, CA 90061**

APN: 6131-001-002 **Bedrooms:** 3
Telephone: **Bathrooms:** 1
Square Feet: 1,857 **Lot size:** 7,501
Year Built: 1949 **Garage:**
Sale Date:
Land Use: Single Family Residential

WASHINGTON MIGNON

**109 E 136TH ST
LOS ANGELES, CA 90061**

APN: 6131-001-047 **Bedrooms:** 3
Telephone: **Bathrooms:** 1
Square Feet: 1,206 **Lot size:** 6,327
Year Built: 1950 **Garage:**
Sale Date: 09/21/2017
Land Use: Single Family Residential

PLUMMER MELVIN D

**114 E 135TH ST
LOS ANGELES, CA 90061**

APN: 6131-001-003 **Bedrooms:** 3
Telephone: 562-443-0129 **Bathrooms:** 2
Square Feet: 1,176 **Lot size:** 7,501
Year Built: 1949 **Garage:**
Sale Date:
Land Use: Single Family Residential

MARQUEZ JUAN

**13435 S MAIN ST
LOS ANGELES, CA 90061**

APN: 6132-041-038 **Bedrooms:** 0
Telephone: 310-213-7628 **Bathrooms:** 0
Square Feet: 40,160 **Lot size:** 2
Year Built: 1974 **Garage:**
Sale Date: 04/15/2011
Land Use: Manufacturing (light)

HOWARD MYRTEAL L

**102 E 136TH ST
LOS ANGELES, CA 90061**

APN: 6131-005-001 **Bedrooms:** 3
Telephone: **Bathrooms:** 1
Square Feet: 1,092 **Lot size:** 5,982
Year Built: 1950 **Garage:**
Sale Date: 03/27/2012
Land Use: Single Family Residential

THOMPSON PATRICIA L

**113 E 136TH ST
LOS ANGELES, CA 90061**

APN: 6131-001-046 **Bedrooms:** 3
Telephone: 310-515-2706 **Bathrooms:** 1
Square Feet: 1,064 **Lot size:** 5,752
Year Built: 1950 **Garage:**
Sale Date: 11/13/2006
Land Use: Single Family Residential

ADIKHAI WILLIAM & LORETTA E

**120 E 135TH ST
LOS ANGELES, CA 90061**

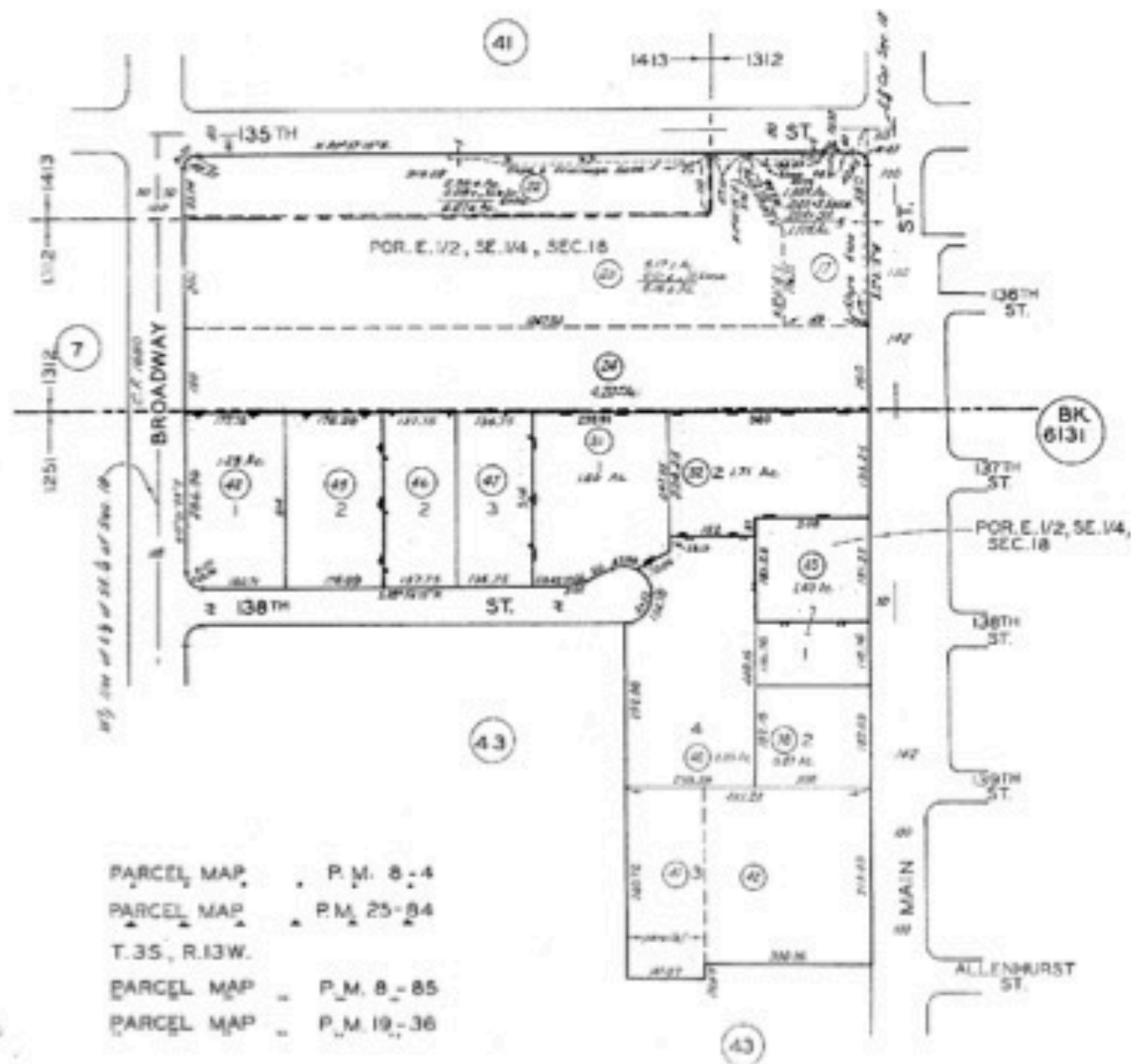
APN: 6131-001-004 **Bedrooms:** 4
Telephone: **Bathrooms:** 2
Square Feet: 1,766 **Lot size:** 7,501
Year Built: 1949 **Garage:**
Sale Date: 05/06/1999
Land Use: Single Family Residential

BEN RAHMOUN MARION J

**108 E 136TH ST
LOS ANGELES, CA 90061**

APN: 6131-005-002 **Bedrooms:** 4
Telephone: **Bathrooms:** 1
Square Feet: 1,300 **Lot size:** 5,503
Year Built: 1950 **Garage:**
Sale Date: 04/23/2001
Land Use: Single Family Residential

1	Parcel 6087-001-016 Owner ROLANDO ALEGRIA	Site 11425 S MAIN ST , LOS ANGELES, CA 90061-1811 Mail 11425 S MAIN ST , LOS ANGELES, CA 90061-1811
Use Manufacturing (light)	Xmpt None Zn LAC2 Sale \$ 634,000 Date 04/03/2023	
Loans \$ 370,000 Doc 23-0208287	Yr Blt 1950 Sqft 1,920 Assd \$ 134,504 Impr \$ 42,716	
Units 0 Rooms 0 Beds 0	Bths 0.00 Lot Sz 6,512SF/0.15AC Tr 3039 Blk 1 Lot 21	
2	Parcel 6132-008-020 Owner MARK & GAIL STECKLER	Site 13210 S FIGUEROA ST , LOS ANGELES, CA 90061-1140 Mail 6476 VIA DE ANZAR , RANCHO PALOS VERDES, CA 90275-6561
Use Manufacturing (light)	Xmpt None Zn LCM3* Sale \$ 780,000 Date 09/30/2021	
Loans \$ 0 Doc 21-1490928	Yr Blt 1956 Sqft 6,580 Assd \$ 1,570,922 Impr \$ 99,504	
Units 0 Rooms 0 Beds 0	Bths 0.00 Lot Sz 30,047SF/0.69AC Tr 819 Blk 51 Lot 10	
3	Parcel 6132-012-048 Owner 719 BOND AVENUE LLC	Site 13110 S FIGUEROA ST , LOS ANGELES, CA 90061-1138 Mail 1811 STATE ST , SANTA BARBARA, CA 93101-2454
Use Manufacturing (light)	Xmpt None Zn LAM2 Sale \$ 2,650,000 Date 05/27/2021	
Loans \$ 1,325,000 Doc 21-0851749	Yr Blt 1979 Sqft 11,529 Assd \$ 2,254,200 Impr \$ 1,162,800	
Units 1 Rooms 0 Beds 0	Bths 0.00 Lot Sz 15,623SF/0.36AC Tr Blk 33 Lot 4,6	
4	Parcel 6132-040-021 Owner MIRACLE SHOE INVESTMENTS LLC	Site 215 W 131ST ST , LOS ANGELES, CA 90061-1617 Mail 1109 OAKFAIR LN , HARBOR CITY, CA 90710-1218
Use Manufacturing (light)	Xmpt None Zn LCM1* Sale \$ 5,750,000 Date 07/02/2020	
Loans \$ 4,312,500 Doc 20-0730006	Yr Blt 1962 Sqft 34,868 Assd \$ 5,865,000 Impr \$ 2,550,000	
Units 0 Rooms 0 Beds 0	Bths 0.00 Lot Sz 61,724SF/1.42AC Tr 20853 Blk Lot 18,19	
5	Parcel 6132-041-006 Owner ANDREW LISARDI	Site 204 W 131ST ST , LOS ANGELES, CA 90061-1618 Mail 29659 GRANDPOINT LN , RANCHO PALOS VERDES, CA 90275-647
Use Manufacturing (light)	Xmpt None Zn LCM1* Sale \$ 2,815,000 Date 09/16/2021	
Loans \$ 0 Doc 21-1421046	Yr Blt 1958 Sqft 11,484 Assd \$ 2,815,000 Impr \$ 1,115,000	
Units 0 Rooms 0 Beds 0	Bths 0.00 Lot Sz 20,522SF/0.47AC Tr 20853 Blk Lot 41	
6	Parcel 6132-042-017 Owner MIKHAIEL PROPERTIES LLC	Site 13501 S MAIN ST , LOS ANGELES, CA 90061-2138 Mail 10401 VENICE BLVD # 375, LOS ANGELES, CA 90034-6491
Use Manufacturing (light)	Xmpt None Zn LCM11/2-f Sale \$ 5,300,000 Date 09/08/2021	
Loans \$ 3,200,000 Doc 21-1369951	Yr Blt 1957 Sqft 22,393 Assd \$ 5,300,000 Impr \$ 2,000,000	
Units 1 Rooms 0 Beds 0	Bths 0.00 Lot Sz 51,575SF/1.18AC Tr Blk Lot	
7	Parcel 6132-042-031 Owner HUNG KIM & KI SOP KIM AND HUNG SAM K	Site 201 W 138TH ST , LOS ANGELES, CA 90061-1003 Mail 747 E 10TH ST UNIT 111, LOS ANGELES, CA 90021-2255
Use Manufacturing (light)	Xmpt None Zn LCM11/2* Sale \$ 6,350,000 Date 08/31/2020	
Loans \$ 3,295,200 Doc 20-1026933	Yr Blt 1968 Sqft 40,385 Assd \$ 6,477,000 Impr \$ 2,397,000	
Units 0 Rooms 0 Beds 0	Bths 0.00 Lot Sz 69,870SF/1.60AC Tr Blk Lot 1	
8	Parcel 6132-044-009 Owner 14150 FIGUEROA LLC	Site 14150 S FIGUEROA ST , LOS ANGELES, CA 90061-1032 Mail 14000 S FIGUEROA ST , LOS ANGELES, CA 90061-1030
Use Manufacturing (light)	Xmpt None Zn LCM3* Sale \$ 7,200,000 Date 10/02/2020	
Loans \$ 2,960,000 Doc 20-1220038	Yr Blt 1968 Sqft 41,723 Assd \$ 6,262,800 Impr \$ 3,049,800	
Units 0 Rooms 0 Beds 0	Bths 0.00 Lot Sz 60,025SF/1.38AC Tr Blk Lot 6	



CODE
1312
1413
1251

PARCEL MAP P.M. 8-4
 PARCEL MAP P.M. 25-84
 T.35, R.13W.
 PARCEL MAP P.M. 8-85
 PARCEL MAP P.M. 19-36

FOR PREV. ASSMT. SEC.
6-12-42

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

2009
48041600
1640011000
48001
70097002
70120969
70160823
70160842
16091104
70160842

3709480400002-14

DEMOGRAPHICS near 13501 S MAIN ST


















	1 MILE	3 MILE	5 MILE
2023 Total Population	16,249	279,504	847,057
2028 Population	15,844	272,914	823,752
Pop Growth 2023-2028	(2.49%)	(2.36%)	(2.75%)
Average Age	37	37	36
2023 Total Households	4,377	77,095	228,978
HH Growth 2023-2028	(2.99%)	(2.66%)	(3.06%)
Median Household Inc	\$68,943	\$59,361	\$59,321
Avg Household Size	3.50	3.50	3.60
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$483,698	\$474,429	\$499,436
Median Year Built	1958	1959	1959

TRANSPORTATION

TRANSIT/SUBWAY

Avalon Station  	3 min drive	1.9 mi
Harbor Fwy Station  	4 min drive	2.2 mi
Vermont Station  	5 min drive	2.5 mi
Willowbrook/Rosa Parks Station   	5 min drive	3.4 mi
103rd Street Station  	8 min drive	4.1 mi

COMMUTER RAIL

Union Station Commuter Rail (Ventura County, Antelope Valley, San Bernardino, Riverside, Orange County, 91 Lines)       	20 min drive	12.8 mi
Commerce Commuter Rail (Orange County, 91 Lines)   	23 min drive	14.0 mi
Norwalk/Santa Fe Springs Commuter Rail (Orange County, 91 Lines)   	21 min drive	14.4 mi
Montebello/Commerce Commuter Rail (Riverside Line)  	25 min drive	15.5 mi
Cal State LA Commuter Rail (San Bernardino Line)  	21 min drive	16.8 mi

AIRPORT

Los Angeles International Airport	17 min drive	10.5 mi
Long Beach-Daugherty Field Airport	18 min drive	12.2 mi

FREIGHT PORT

Port of Long Beach	21 min drive	14.0 mi
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RAILROAD

NOBLE DISTRIBUTION SYSTEMS-RANCHO DOMINGUEZ-CA	11 min drive	6.9 mi
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Largest Nearby Companies

Company	Sales, 2021 (\$million)	Industry	Employees	Corporate HQ	Year Founded
Molina Healthcare, Inc.	\$19,423	Health care	10,500	Long Beach	1923
AECOM Technology Corp.	\$16,391	Construction Engineering	54,000	Los Angeles	1990
Reliance Steel & Aluminum Co.	\$8,812	Metals	13,000	Los Angeles	1939
A-Mark Precious Metals, Inc.	\$5,461	Precious Metals	218	El Segundo	1965
Skechers U.S.A, Inc.	\$4,613	Apparel	8,800	Manhattan Beach	1992
Mattel, Inc.	\$4,584	Toy Manufacturing	32,100	El Segundo	1945
KB Home	\$4,183	Homebuilders	1,776	Los Angeles	1957
Mercury General Corp.	#3,785	Insurance	4,300	Los Angeles	1961
Aerojet Rocketdyne Holdings, Inc.	\$2,072	Guided Missiles & Space Vehicles	4,900	El Segundo	1942



Sales Price : \$7,500,000

1. 535 W 135th St

25,850 SF Industrial Building , Gardena, CA 90248 \$7,999,000 (\$309/SF). [Comparable #1](#)

2. 13009 S Main St

13,200 SF Industrial Building, Los Angeles, CA, 90061 \$11,505,000 (\$872/SF). [Comparable #2](#)

3. 15401 S Figueroa St

38,584 SF Industrial Building, Gardena, CA, 90248 \$14,854,840 (\$385/SF). [Comparable #3](#)

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