1255 SOUTH ATLANTIC BOULEVARD

3,709 SF Freestanding Victorian-Style Building

LOS ANGELES, CA 90022

Rare Owner-User or Investment Opportunity in the Heart of East Los Angeles

1255 SOUTH ATLANTIC BOULEVARD. | LOS ANGELES, CA 90022

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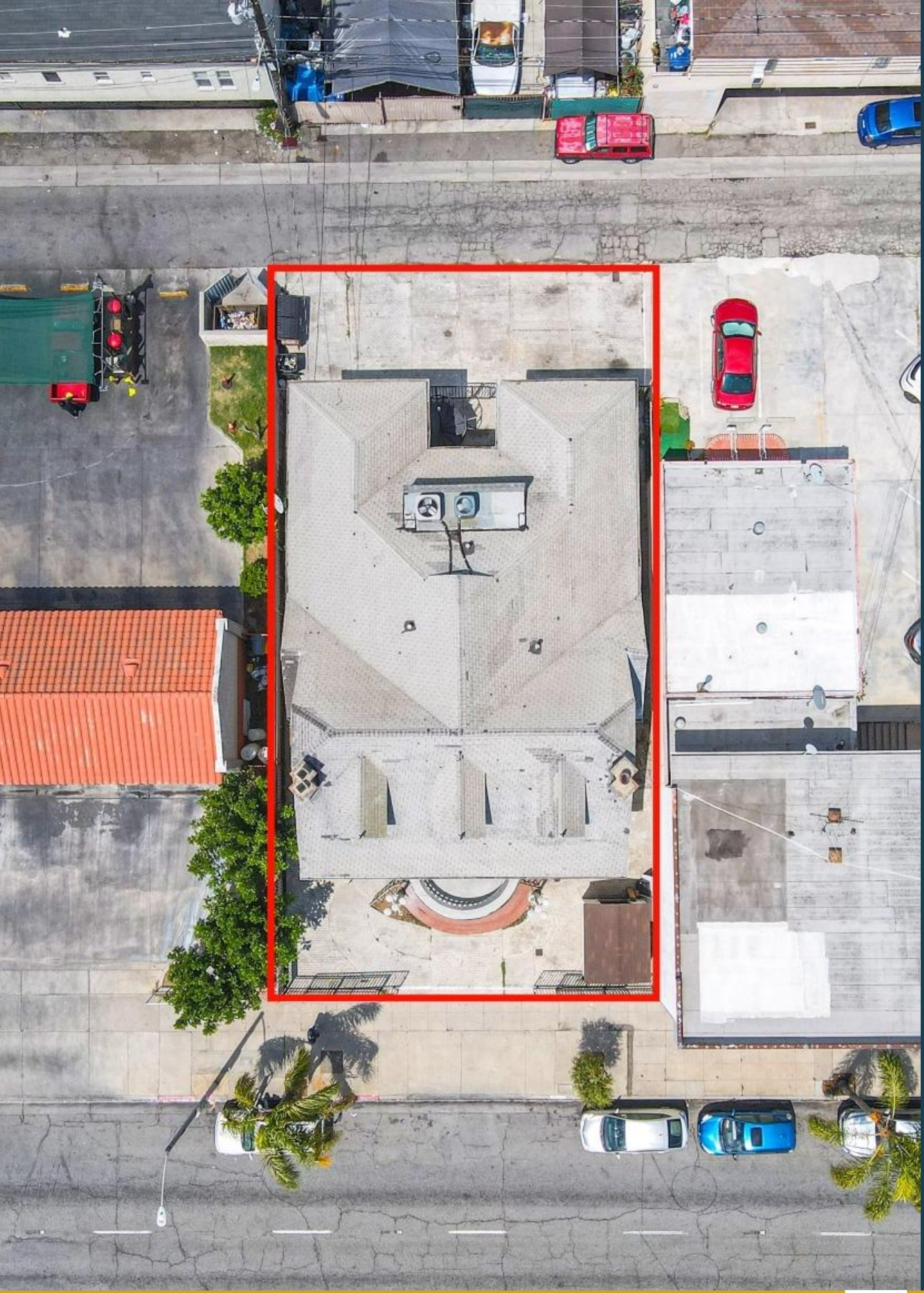
Executive Summary

1255 SOUTH ATLANTIC BOULEVARD

Property Summary

Address	1255 S. Atlantic Blvd
Price	$895,000
Property Type	Freestanding Victorian-Style Building
Building Size	Approx. 3,709 SF
Lot Size	Approx. 4,885 SF
Zoning	C3
APN	5245-013-038
Year Built	Originally constructed in 1923; relocated to current site in 1987
Frontage	Approx. 50 FT along S. Atlantic Blvd
Parking	Approx. 8 rear on-site parking spaces plus street parking



Property Highlights

- Approx. 3,709 SF Freestanding Victorian-Style Office Building
- Situated on Approx. 4,885 SF C3 Zoned Lot
- Sits Along S. Atlantic Blvd. With good car traffic counts: over 20,000 Cars Per Day.
- Rare Owner-User or Investment Opportunity in the Heart of East Los Angeles
- Extensively Renovated with New Flooring, New Windows, Updated HVAC Systems, Upgraded Kitchen & Modernized Electrical Systems
- Flexible Layout with Potential to Accommodate Multiple Tenants or Single User Occupancy
- Approx. 50 FT of frontage provides excellent visibility.
- On-Site Parking with Approx. 8 Rear Parking Spaces Plus Ample Street Parking
- Convenient Access to the 5 Freeway and 710 Freeway
- Located Near Citadel Outlets, Commerce Casino, Target Center & Major Retail Corridors
- Strong Demographics with Over 250,000 Residents Within a 3-Mile Radius


1255
1255

Investment Overview

1255 S. Atlantic Blvd presents a rare opportunity to acquire a beautifully renovated Victorian-style office building positioned along one of the primary commercial corridors in East Los Angeles. Originally constructed in 1923 and relocated to its current site in 1987, the property combines historic architectural charm with modern upgrades, creating a unique environment ideal for professional office, medical, creative, or owner-user occupancy.

The approximately 3,709 SF freestanding building has undergone extensive renovations, including new flooring, upgraded windows, updated air conditioning systems, remodeled kitchen improvements, and modernized electrical systems. The flexible floor plan offers the ability to accommodate a single occupant or multiple tenants, making the property attractive for both investors and owner-users seeking long-term upside.

Strategically located just one parcel north of the signalized intersection of S. Atlantic Blvd and Union Pacific Ave, the property benefits from outstanding street visibility and strong daily traffic counts of over 20,000 cars per day along a major East Los Angeles commercial thoroughfare. The site offers convenient access to the 5 Freeway, located less than half a mile away, and the 710 Freeway approximately one mile away, providing efficient regional connectivity throughout Los Angeles County.

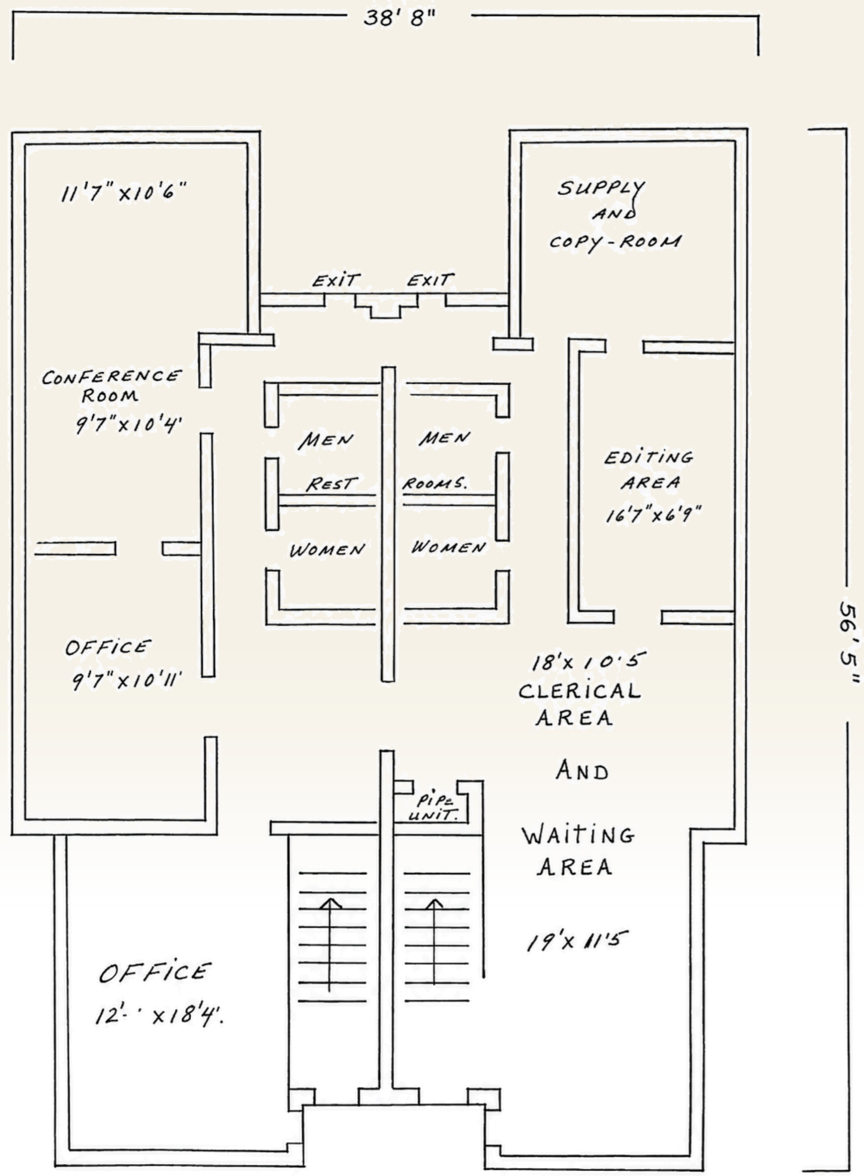
Additionally, the property is located near major retail and entertainment destinations including the Target Center on Whittier Blvd, Citadel Outlets, and Commerce Casino. The surrounding trade area is supported by dense residential and commercial demographics, with more than 250,000 residents within a three-mile radius, providing a strong consumer and employment base for a wide variety of business uses.


INTERSTATE
710
INTERSTATE
5

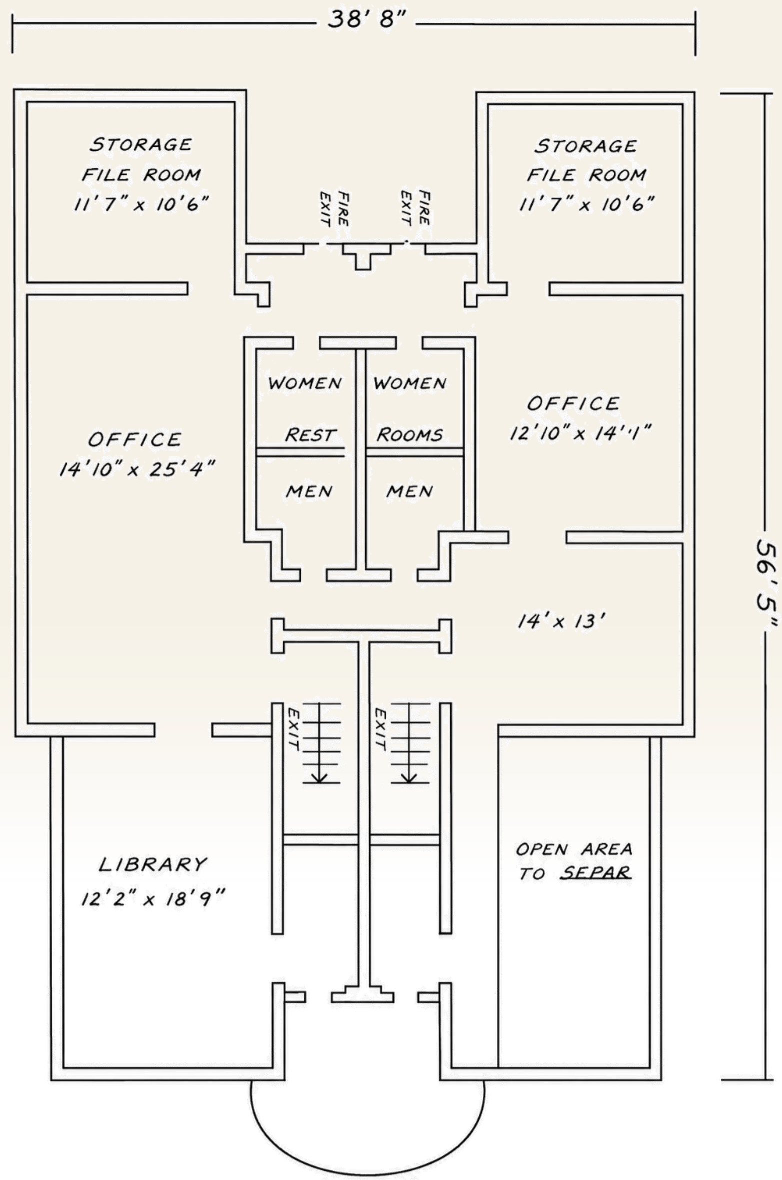
Floor Plans

1255 SOUTH ATLANTIC BOULEVARD

First Floor Plan



Second Floor Plan



Location Overview

1255 SOUTH ATLANTIC BOULEVARD

EAST LOS ANGELES

East Los Angeles is an unincorporated area and census-designated place (CDP) in Los Angeles County, California. It is located immediately east of the Boyle Heights district of the City of Los Angeles, south of the El Sereno district of Los Angeles, north of the city of Commerce, and west of the cities of Monterey Park and Montebello.

118,964	$54,629	$476,200
EST. POPULATION	MEDIAN HH INCOME	MEDIAN HOME VALUE

East Los Angeles is notable for being the most populous CDP in California, as the area had a total population of over 126,000, up from 124,283 at the 2000 census. The area's population density is approximately 16,973.5 people per square mile, and there are over 32,000 housing units at an average density of 4,320.8 per square mile.

Amenities


UNION PACIFIC
SUBJECT
WSS
CVS pharmacy
FAMILY DOLLAR
El Super
ROSS DRESS FOR LESS
HARBOR FREIGHT TOOLS
REGENCY THEATRES
Target
CITADEL OUTLETS
CITADEL OUTLETS
COACH
ARMANI OUTLET
NIKE
BOSS HUGO BOSS
Columbia FACTORY STORE
LACOSTE
POLO RALPH LAUREN
UNDER ARMOUR
crocs
VANS OFF THE WALL
adidas
roadrunner
WaBa grill
ups
FREIGHT
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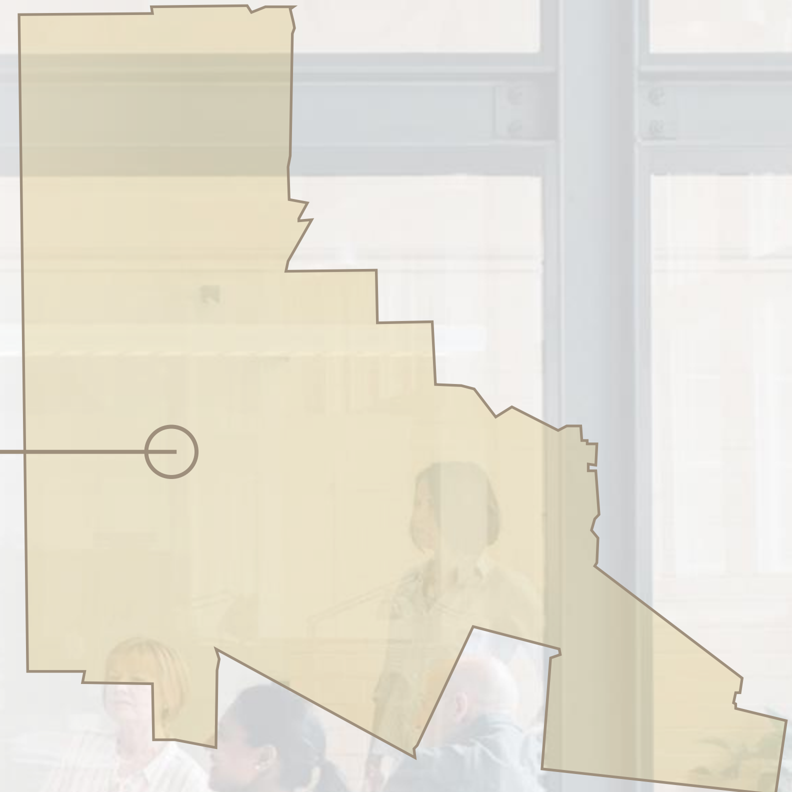
UNFI BETTER FOOD. BETTER FUTURE.
CORPORATE
Dunn-Edwards PAINTS
DOUBLETREE by Hilton
THE COMMERCE CASINO & HOTEL
DISTRIBUTION
Smart&Final
Veritiv
XPO
NORTHROP GRUMMAN
COSTCO BUSINESS CENTER
THE HOME DEPOT
METROLINK
MILK & BREAD PLANT
VONS
SUGAR FOODS CORPORATION
PENNY LANE CENTERS Transforming lives
PROGRESSIVE PRODUCE
INTERPORT
Concentra
Chasin Foods
CBC COMMERCE BUSINESS COUNCIL
DISTRIBUTION WAREHOUSE
99¢ only STORES
Magic Transport
Elite Art
NDX USA
Supplier USA
Related Products
Blue Streak
Michelson Laboratories, Inc.
Denny's
BW Best Western
Commerce
Maywood
Bell
Rancho San Antonio
E Olympic Blvd
Whittier Blvd
E Washington Blvd
Bandini Blvd
District Blvd
E Slauson Ave
Randolph St
E Gage Ave
Bell Ave
Telegraph Rd
Garfield Ave
Greenwood Ave
S Eastern Ave
Heliotrope Ave
S Atlantic Blvd
Los Angeles River

AREA SNAPSHOT

East Los Angeles is a unique environment, not just within context of the Southern California region, but as a national focus of growth, change, challenges and opportunities. Its history is a reflection of the multicultural growth pattern of the City of Los Angeles. From its modern founding in the late 1880s to the present, it has been home to waves of immigration, and many different ethnic and cultural groups have at one time or another settled, lived, and moved through East Los Angeles.



EAST LA LIBRARY

ATLANTIC STATION

CIVIC CENTER PARK

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