

Marcus & Millichap

MOSSANEN COMMERCIAL REAL ESTATE



1900

W Pico Blvd

Los Angeles, CA, 90006

100% Occupied Multi-Tenant Storefront
Retail & Warehouse Space with Ample
Parking and Prime Frontage on Pico Blvd

1900 W Pico Blvd
Los Angeles, CA
90006

BROKER OF RECORD

Tony Solomon
California
Lic CA # 01238010

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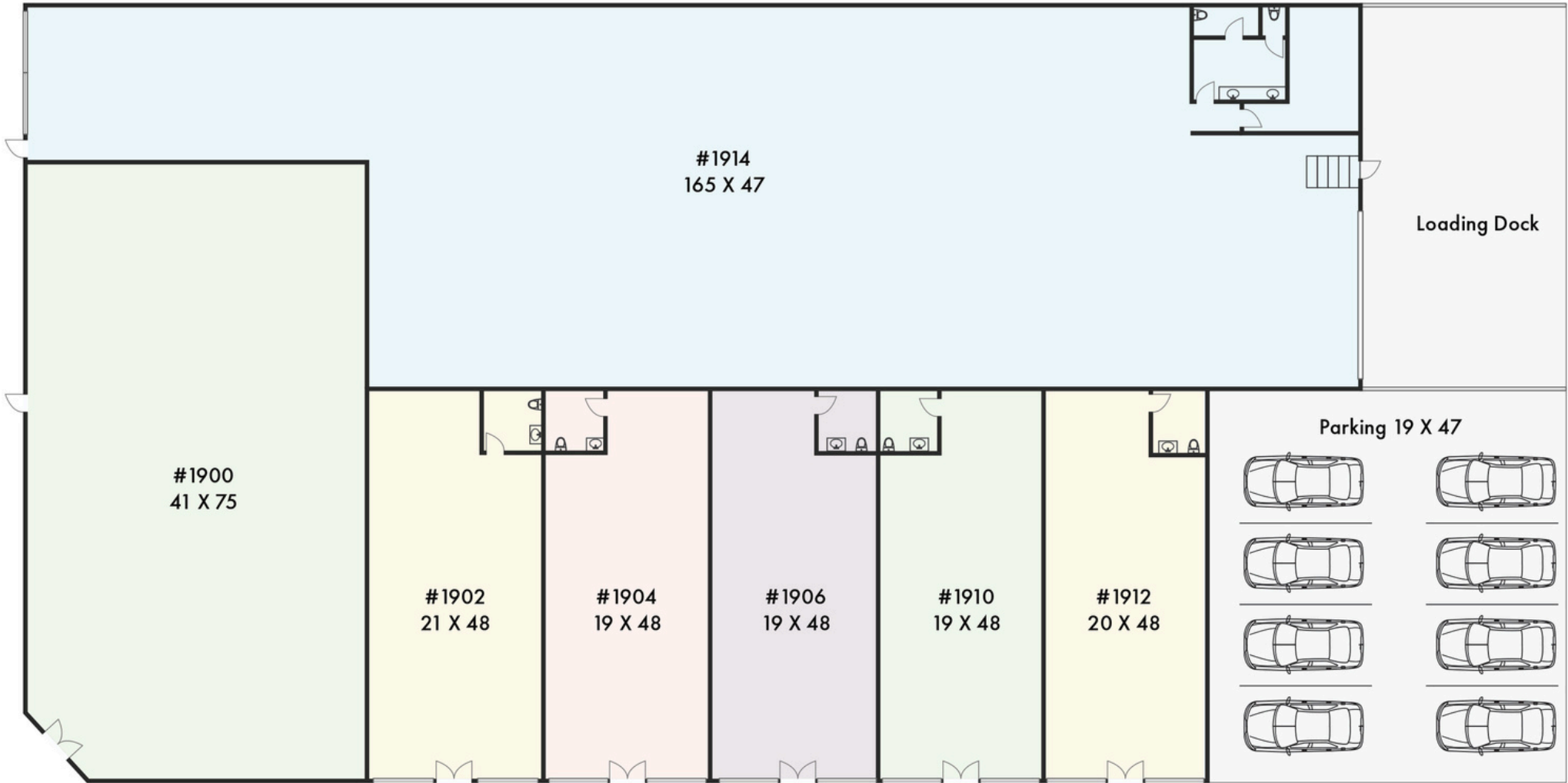
PROPERTY SUMMARY

Property Address:	1900-1914 W Pico Blvd Los Angeles, CA 90006
Price:	\$4,250,000
Building SF	15,454 SF
Lot Size	18,720 SF
Price/SF (BLDG)	\$275
Price/SF (Land)	\$227
APN:	5135-004-008
Building/Lot Ratio	0.83
Year Built	1958
Tenancy	Multiple (7)
Lease Types	Modified Gross
Lease Terms	All MTM Tenancies
Parking	11 Surface Parking Spaces
Nearest Cross Streets	Alvarado Terrace & W Pico Blvd
Zoning	CM-1
General Plan Land Use	Commercial Manufacturing
Neighborhood Council	Pico Union
Council District	CD 1 - Eunisses Hernandez



1900-1914 W PICO BLVD

LOS ANGELES, CA 90006



FINANCIAL ANALYSIS

RENT ROLL

	SF	LEASE %	CURRENT MONTHLY	CURRENT ANNUAL	RENT / SF (MONTHLY)	MARKET RENT	MARKET RENT (ANNUAL)	MARKET RENT / SF (MONTHLY)
	15,000 SF		\$23,000	\$276,000	\$1.48	\$31,000.00	\$372,000.00	\$2.00
(MTM) 1 ISAMARI'S SALON & BANQUET HALL (RETAIL)	3,200	21%	\$6,000	\$72,000	\$1.88	\$7,500	\$90,000.00	\$2.34
(MTM) 2 MARKET ALASH (RETAIL)	1,100	7%	\$1,800	\$21,600	\$1.64	\$2,500	\$30,000.00	\$2.27
(MTM) 3 VIDEO LAN CELLULAR (RETAIL)	1,100	7%	\$1,800	\$21,600	\$1.64	\$2,500	\$30,000.00	\$2.27
(MTM) 4 PERFUMERIA/COSMETICS (RETAIL)	1,100	7%	\$1,800	\$21,600	\$1.64	\$2,500	\$30,000.00	\$2.27
(MTM) 5 CHRISTOPHER'S BARBERSHOP (RETAIL)	1,100	7%	\$1,800	\$21,600	\$1.64	\$2,500	\$30,000.00	\$2.27
(MTM) 6 LUGGAGE STORE (RETAIL)	1,100	7%	\$1,800	\$21,600	\$1.64	\$2,500	\$30,000.00	\$2.27
(MTM) 7 WAREHOUSE / MANUFACTURING (INDUSTRIAL)	6,800	44%	\$8,000	\$96,000	\$1.18	\$11,000	\$132,000.00	\$1.62
	15,500 SF	100%	\$23,000.00	\$276,000	\$1.48	\$31,000	\$372,000.00	\$2.00

OCCUPANCY	100%
VACANCY	0.00%
# OF UNITS	7
OCCUPIED UNITS	7
OCCUPIED SF	15,454 SF
VACANT SF	0
AVERAGE UNIT SIZE	2,214 SF

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