

FOR SALE

1024-1030 MAPLE AVE

LOS ANGELES • CA 90037



GREAT REDEVELOPMENT OPPORTUNITY

±46,849 SF
2-STORY COMMERCIAL
BUILDINGS ON
SEPARATE PARCELS
IN DTLA-FASHION DISTRICT

1024 MAPLE AVE

±14,700 SF

1030 MAPLE AVE

±32,149 SF



1024-1030 MAPLE AVE

LOS ANGELES • CA 90037

PROPERTY HIGHLIGHTS

- Two Buildings on Separate Parcels
- Each Building Has a Freight Elevator
- Concrete & Brick Construction
- Skylights on 2nd Floor
- Located in Opportunity Zone
- Rear Alley Access
- Multiple Tenants in Place with Existing Income
- Change of Use is a Strong Possibility to Occur in Future due to Excellent DTLA Location
- Quick Access to Freeways
- Part of the Downtown LA 2040 Proposed General Plan
 - Located in the Market Designation Area
 - Expected 6:1 FAR with Bonus Potential (Buyer to Verify)
 - General Uses: Light Industrial, Wholesale, Commercial



GREAT REDEVELOPMENT OPPORTUNITY

Tenant/Buyer 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, 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 Tenant/Buyer's product weight and product types and use, etc. Tenant/Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, 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 Tenant/Buyer in order for Tenant/Buyer to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution or waiver of any contingencies for a purchase. Broker also advises Tenant/Buyer to obtain any required use permits and business licenses prior to lease execution or waiver of buyer contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

JIM HALFERTY

Principal LIC ID 01212024

323.767.2113

jhalferty@lee-associates.com

TONY NAPLES

Senior Vice President LIC ID 00899320

323.922.5143

tnaples@lee-associates.com



Lee & Associates - Los Angeles Central
CORP ID 01125429

5675 Telegraph Rd, Ste 300
Los Angeles, CA 90040

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

LEE-ASSOCIATES.COM

1024-1030 MAPLE AVE • LOS ANGELES

PROPERTY INFORMATION

PROPERTY DESCRIPTION

1024 MAPLE AVE

TOTAL BUILDING SIZE	±14,700 SF
TOTAL LAND SIZE	±7,350 SF
ZONING	M2-LA
YEAR BUILT	1939
CONSTRUCTION TYPE	Concrete & Brick
APNs	5145-019-005
ELEVATOR	2,000 Lbs (Buyer Verify)

1030 MAPLE AVE

TOTAL BUILDING SIZE	±32,149 SF
TOTAL LAND SIZE	±16,581 SF
ZONING	M2-LA
YEAR BUILT	1929
CONSTRUCTION TYPE	Concrete & Brick
APNs	5145-019-016
ELEVATOR	2,000 Lbs (Buyer Verify)

PRICING SUMMARY

ADDRESS	SQ. FT.	SALE PRICE
1024-1030 MAPLE AVE	±46,844 SF	\$10,900,000



* Buyer should independently verify with a licensed architect and the City of Los Angeles the permitted square footage prior to waiver of contingencies.

** Multiple power panels at the property, buyer should verify the power supply with licensed electrician and LADWP.

FOR
SALE

1024-1030 MAPLE AVE • LOS ANGELES

±46,849 SF 2-STORY COMMERCIAL BUILDING

RETAIL RENDERING



FOR
SALE

1024-1030 MAPLE AVE • LOS ANGELES

±46,849 SF 2-STORY COMMERCIAL BUILDING

PROPERTY PHOTO

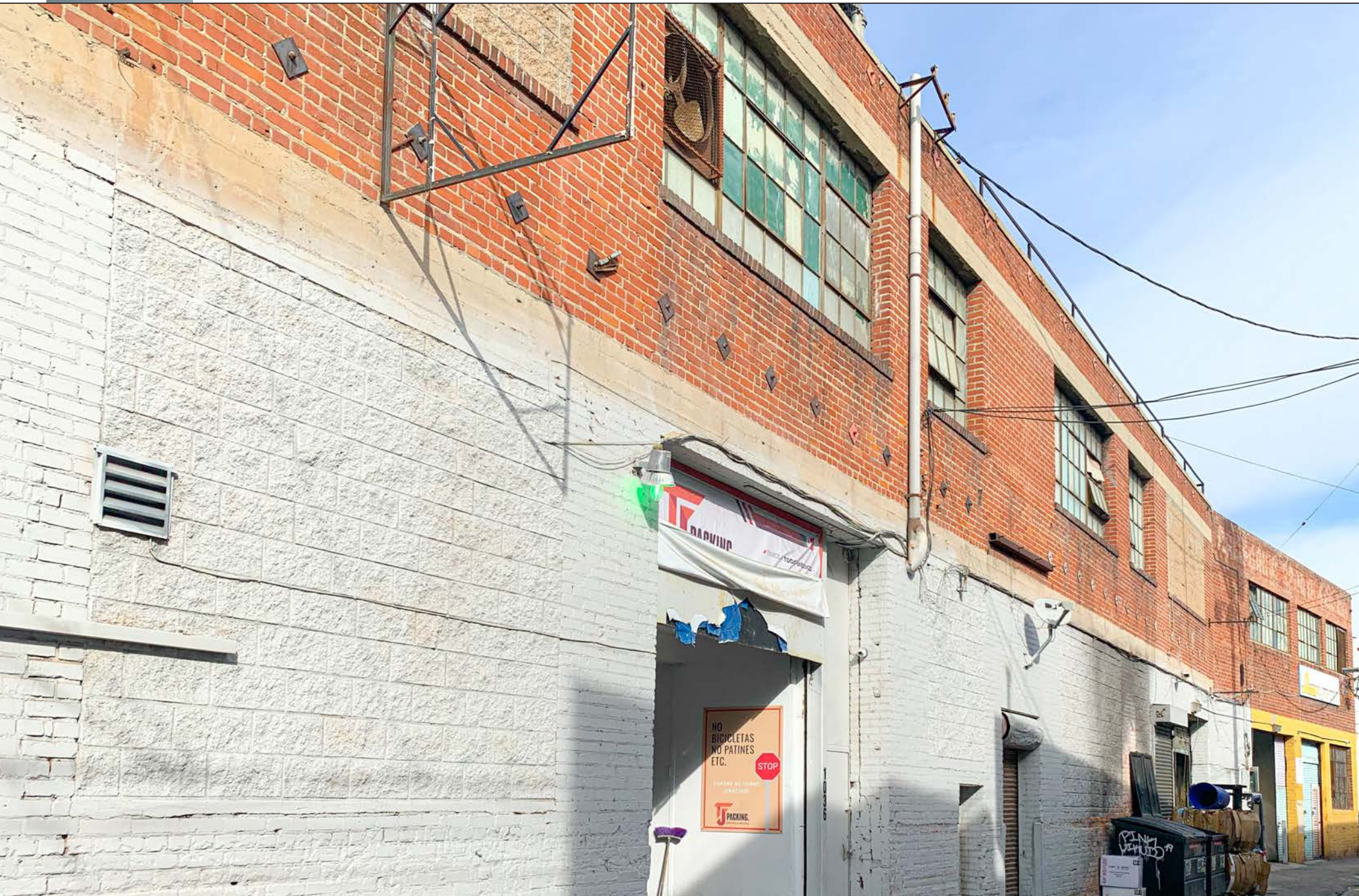


FOR
SALE

1024-1030 MAPLE AVE • LOS ANGELES

±46,849 SF 2-STORY COMMERCIAL BUILDING

PROPERTY PHOTO



FOR
SALE

1024-1030 MAPLE AVE • LOS ANGELES

±46,849 SF 2-STORY COMMERCIAL BUILDING

PROPERTY PHOTO



FOR
SALE

1024-1030 MAPLE AVE • LOS ANGELES

±46,849 SF 2-STORY COMMERCIAL BUILDING

PROPERTY PHOTO



FOR
SALE

1024-1030 MAPLE AVE • LOS ANGELES

±46,849 SF 2-STORY COMMERCIAL BUILDING

PROPERTY AERIAL



FOR
SALE

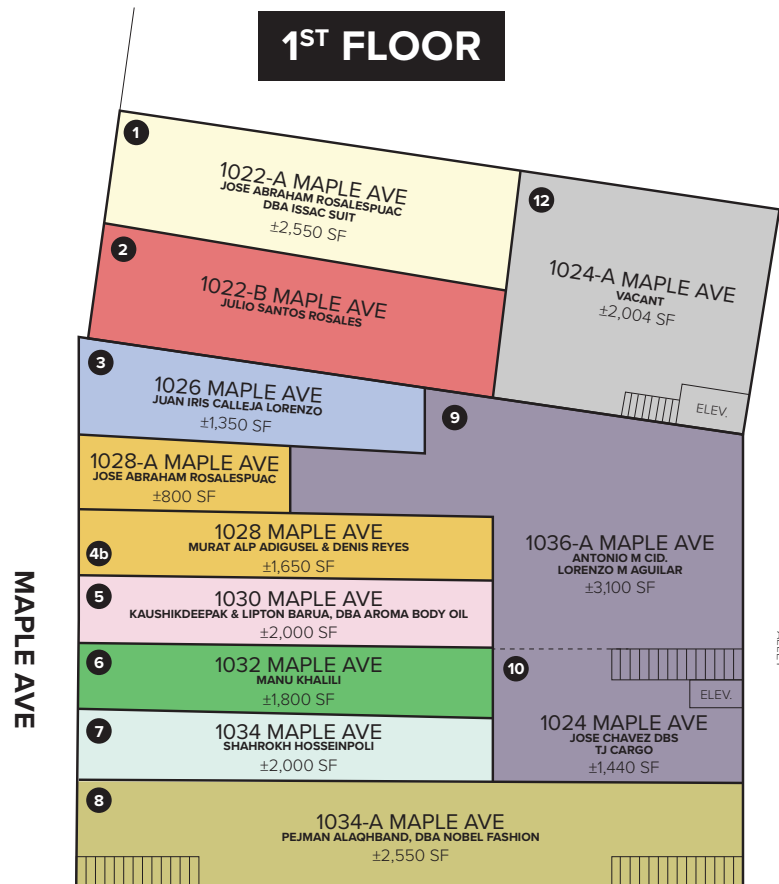
1024-1030 MAPLE AVE • LOS ANGELES

±46,849 SF 2-STORY COMMERCIAL BUILDING

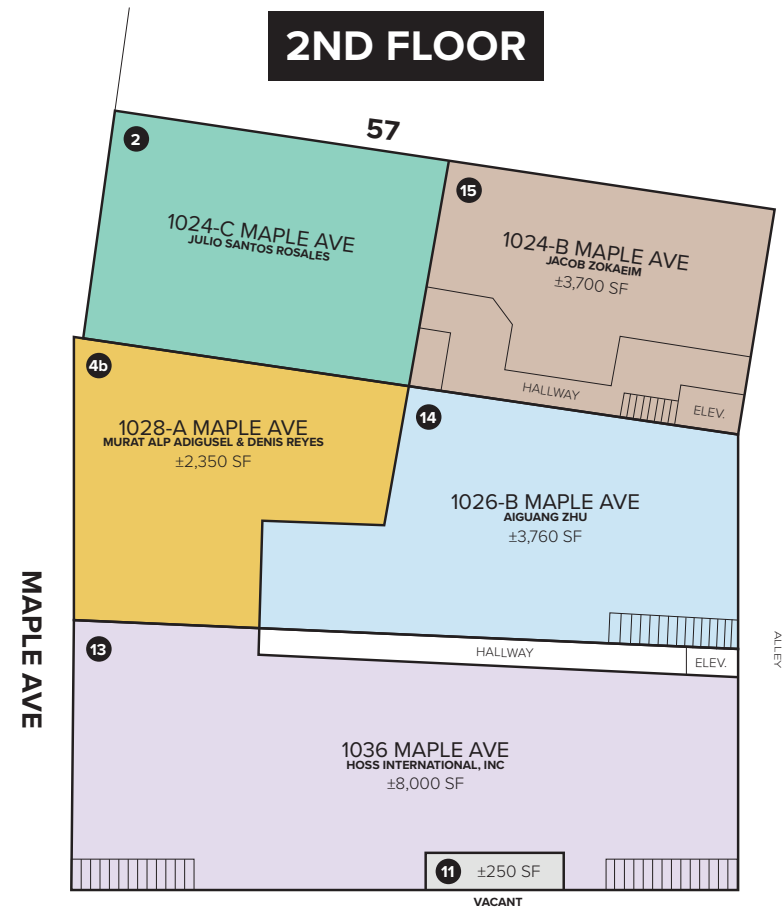
PROPERTY AERIAL



1ST FLOOR



2ND FLOOR



FOR
SALE

1024-1030 MAPLE AVE • LOS ANGELES

±46,849 SF 2-STORY COMMERCIAL BUILDING

RENT ROLL

ADDRESS	NAME	UNIT SIZE	RENT AMOUNT	EXPIRATION
1022 MAPLE AVE	Nhieu Van Phan-Perfume Expo	±2,900 SF	\$7,800	Mo/Mo
1024-A MAPLE AVE	Vacant	±2,400 SF	-	-
1022-B MAPLE AVE	Julio Santos Rosales	±1,368 SF	\$5,500	Mo/Mo
1026 MAPLE AVE	Juana Iris Calleja Lorenzo	±1,350 SF (Includes ±3,000 SF on 2 nd Floor)	\$4,500	Mo/Mo
1028-A MAPLE AVE	Heesook Kang	±3,150 SF	\$2,900	Mo/Mo
1028 MAPLE AVE	Yousseff Youssofia	±1,650 SF	\$3,500	-
1030 MAPLE AVE	Aroma Body Oil / Deepale	±1,725 SF	\$3,500	Mo/Mo
1032 MAPLE AVE	Manu Khalili	±1,475 SF	\$4,000	8/31/2020
1034 MAPLE AVE	Mozafar Tabibnia	±1,870 SF	\$4,000	Mo/Mo
1034-A MAPLE AVE	Nobel Fashion / Pejman	±2,550 SF	\$3,000	Mo/Mo
1036-A MAPLE AVE	Antonio Cid & Lorenzo Aguilar	±3,100 SF	\$3,087	Mo/Mo
1024 MAPLE AVE	Jose Chavez dba TJ Cargo	±1,440 SF	\$1,800	Mo/Mo
1036 MAPLE AVE	Hoss International	±8,000 SF	\$3,200	Mo/Mo
1026-B MAPLE AVE	Aiguang Zhu	±3,760 SF	\$2,200	7/31/2023
1024-B MAPLE AVE	Jacob Zokaeim	±3,760 SF	\$2,000	Mo/Mo
TOTALS		±40,498 SF	\$51,287	

FOR
SALE

1024-1030 MAPLE AVE • LOS ANGELES

±46,849 SF 2-STORY COMMERCIAL BUILDING

PARCEL MAP

5145 | 19
SCALE 1" = 80'

2007

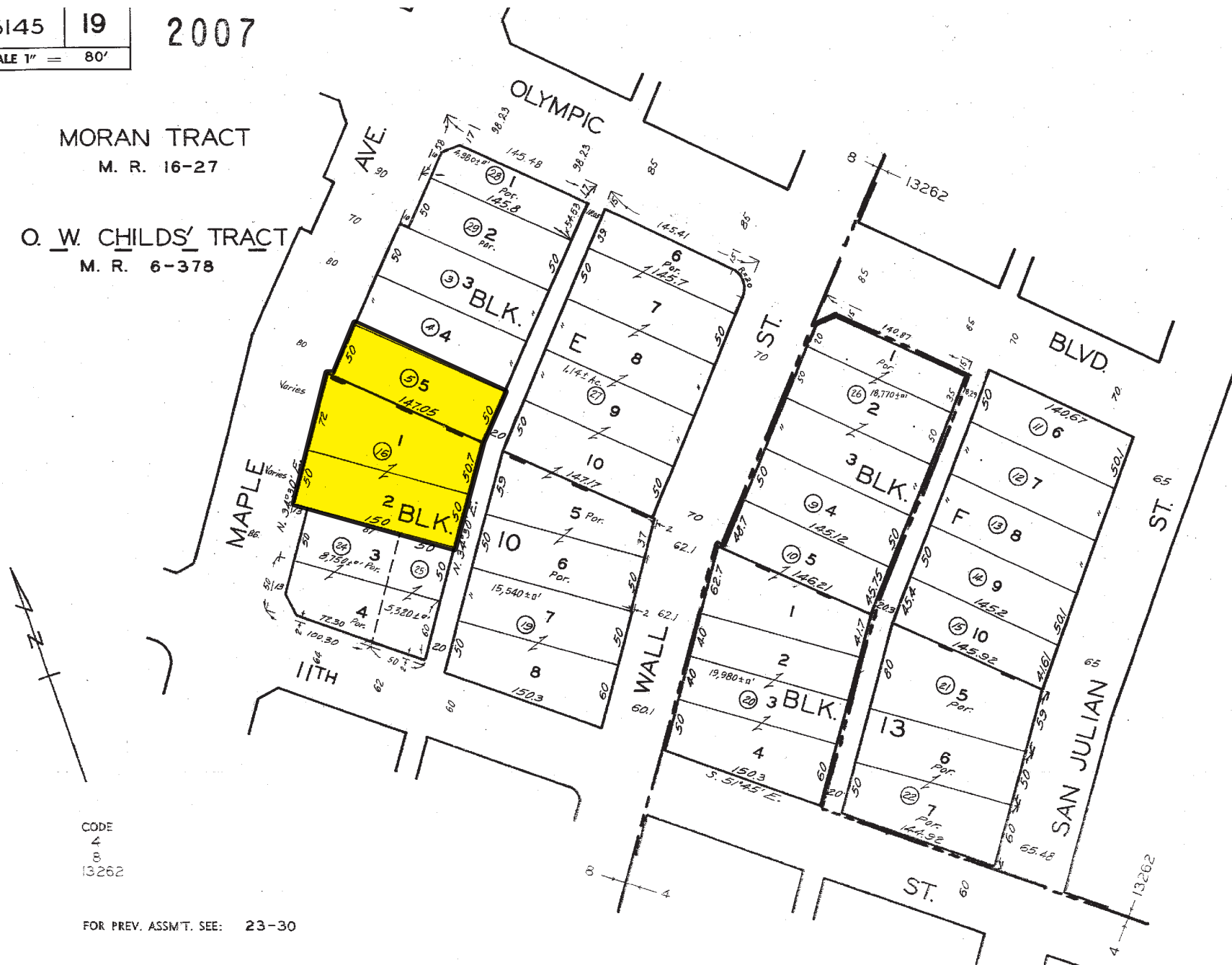
MORAN TRACT

M. R. 16-27

O. W. CHILDS' TRACT

M. R. 6-378

9
210
950918041
2001101805
0201
0202
0301
2006060714



CODE
4
8
13262

FOR PREV. ASSM'T. SEE: 23-30

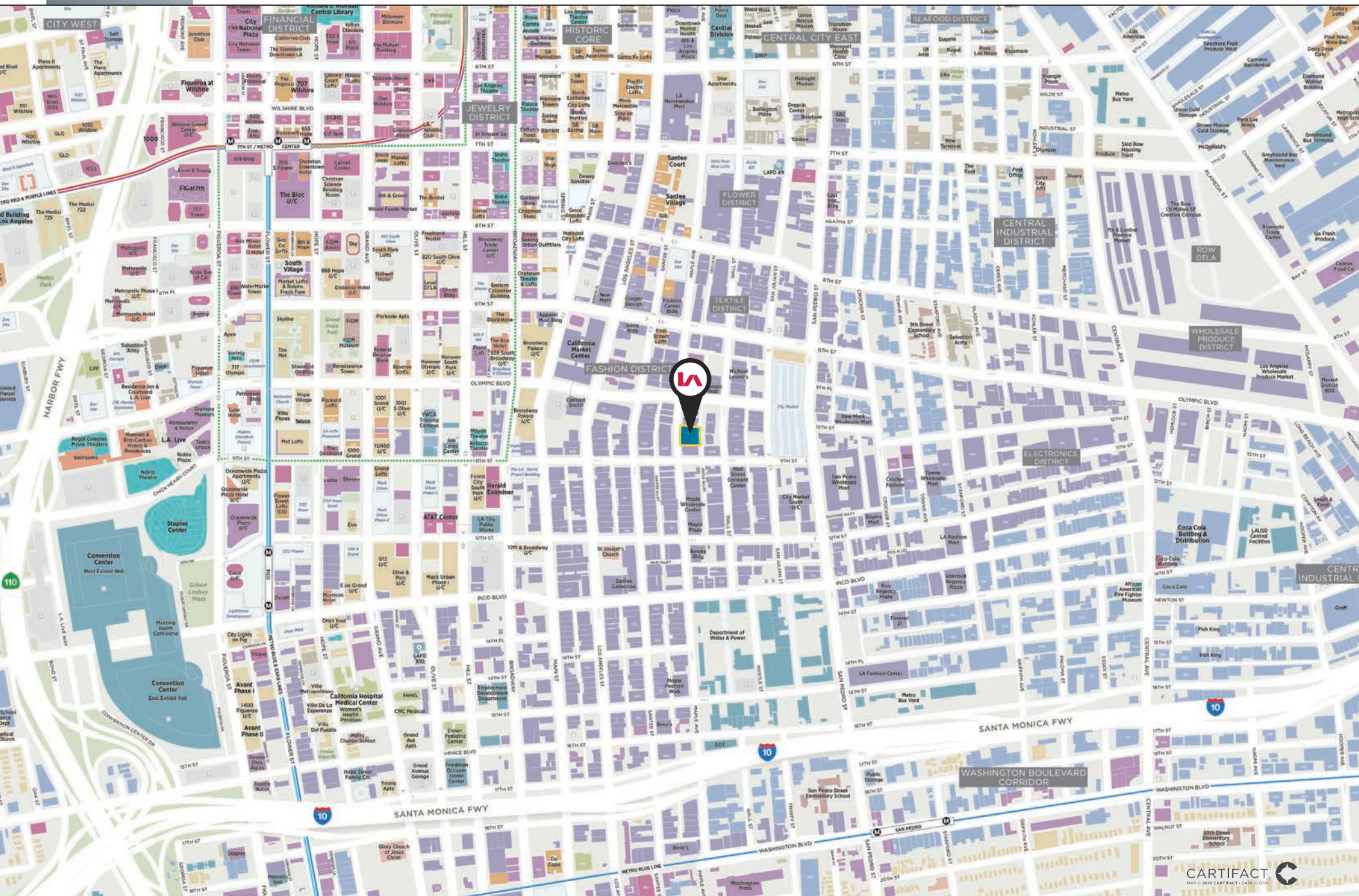
ASSESSOR
COUNTY OF LOS A

FOR
SALE

1024-1030 MAPLE AVE • LOS ANGELES

±46,849 SF 2-STORY COMMERCIAL BUILDING

LOCATION MAP



1024-1030 MAPLE AVE

LOS ANGELES • CA 90037

FOR MORE INFORMATION, PLEASE CONTACT US

JIM HALFERTY

Principal | LIC ID 01212024

323.767.2113

jhalferty@lee-associates.com

TONY NAPLES

Senior Vice President | LIC ID 00899320

323.922.5143

tnaples@lee-associates.com