

FOR SALE

±5,610 SF BLDG AVAILABLE

1451-1453

MALVERN AVE

LOS ANGELES, CA 90006



PROPERTY HIGHLIGHTS



Well Maintained Mixed Use Commercial Building



Creative Open Space/ Office



Private Offices/ Conference Room



Concrete Block Warehouse with Roll-up Door



2 Bedroom / 1 Bathroom Apartment on Second Floor



Gate-Secured Parking/ Carport



Centrally Located - Close Proximity to Southpark and USC



Easy Access to I-10, 110 Freeways



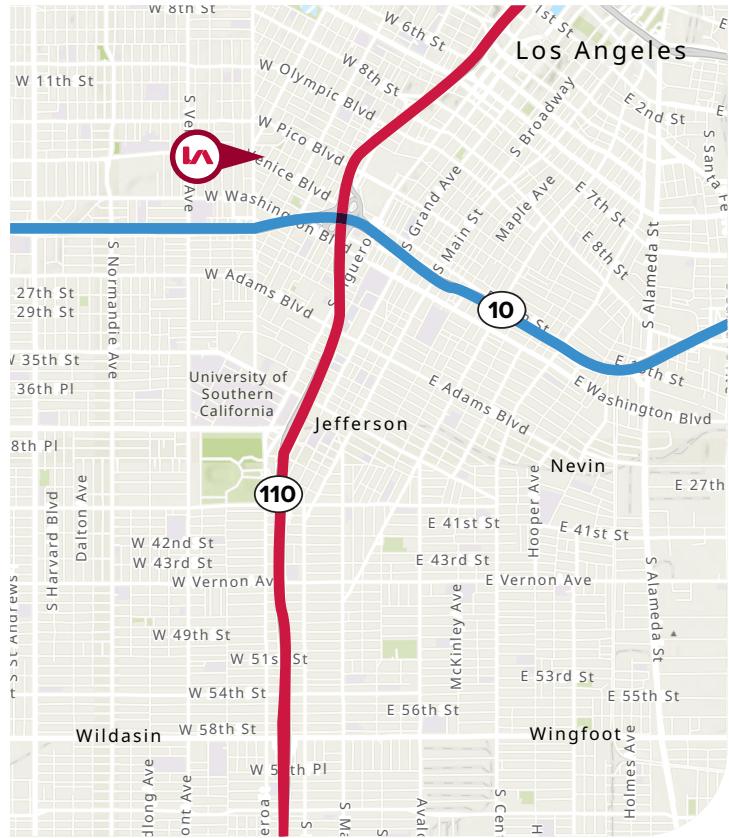
One Lot North of Venice Blvd - Major Thoroughfare



400 Amps

SALE PRICE:

\$1,800,000
(\$193.00 PSF)



SEHYUNG KIM

Senior Vice President | LIC NO 01327276

skim@lee-associates.com | 213.290.3599

www.skimcre.com

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1451-1453 Malvern Ave

PARCEL MAP



PROPERTY SUMMARY

UNIT SIZE	$\pm 5,610$ SF
LOT SIZE	$\pm 6,185$ SF
YEAR BUILT	1956
YEAR RENOVATED	2018

ZONING	LACM
APN	5135-008-021
TOURING INSTRUCTIONS	Do not Disturb Tenants. Email Agent at Least 24 Hours in Advance

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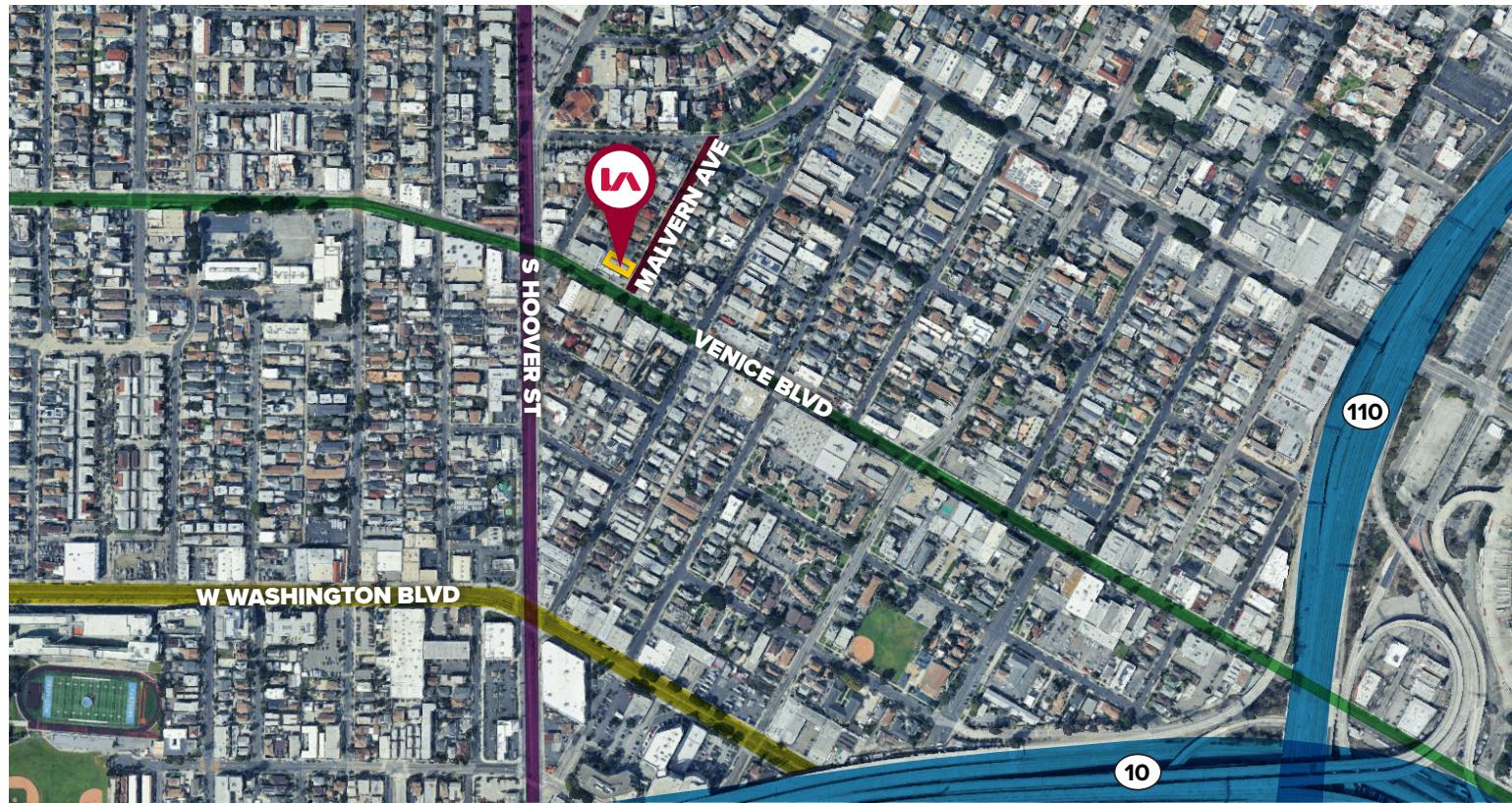
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The logo for Lee & Associates consists of a stylized red 'L' and 'A' icon followed by the company name in a red and black sans-serif font, with a horizontal line below it.

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AERIAL VIEW



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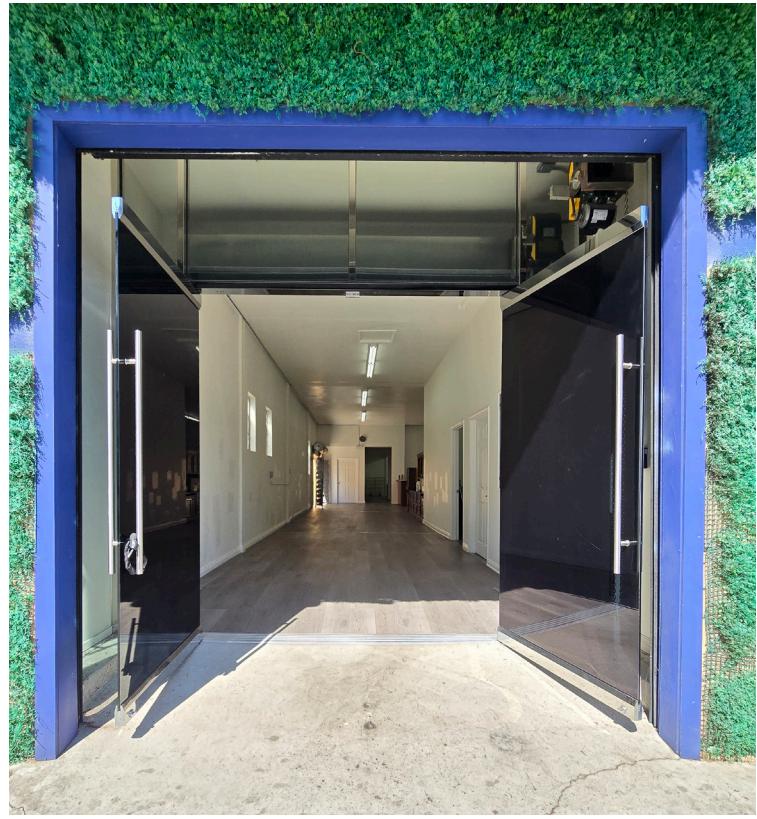
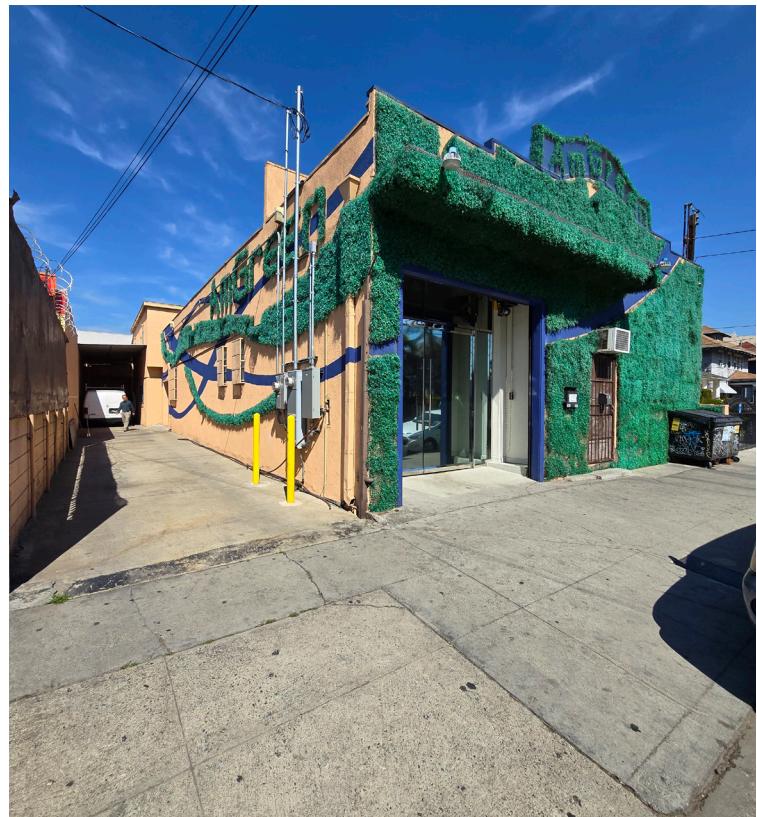
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PROPERTY IMAGES



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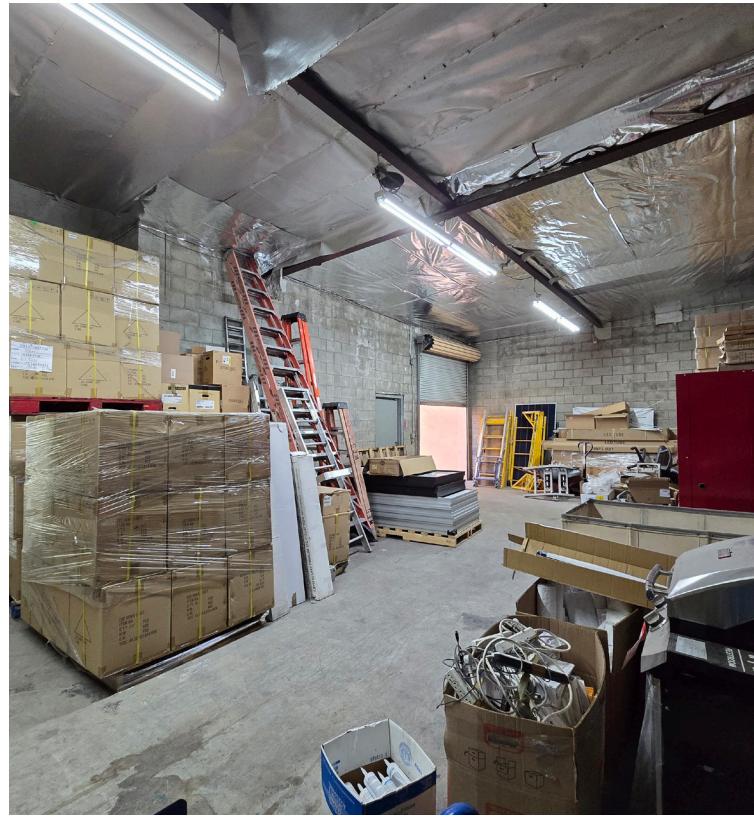
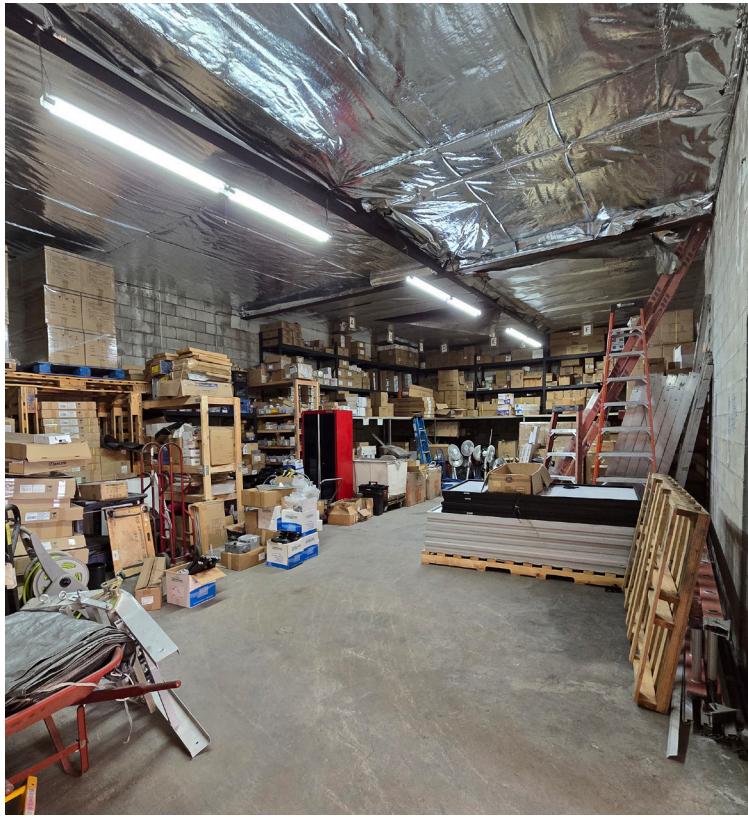
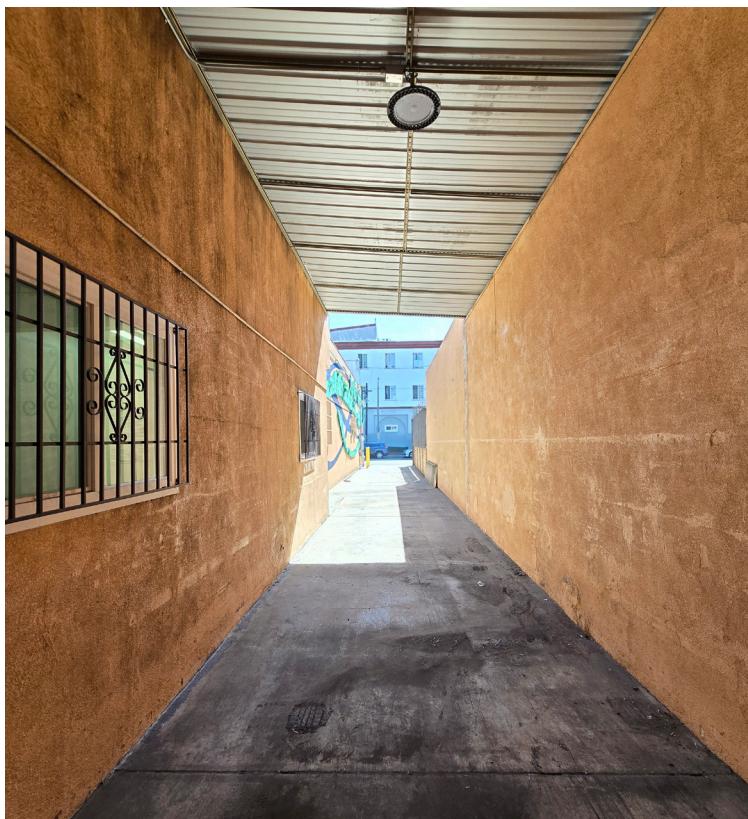
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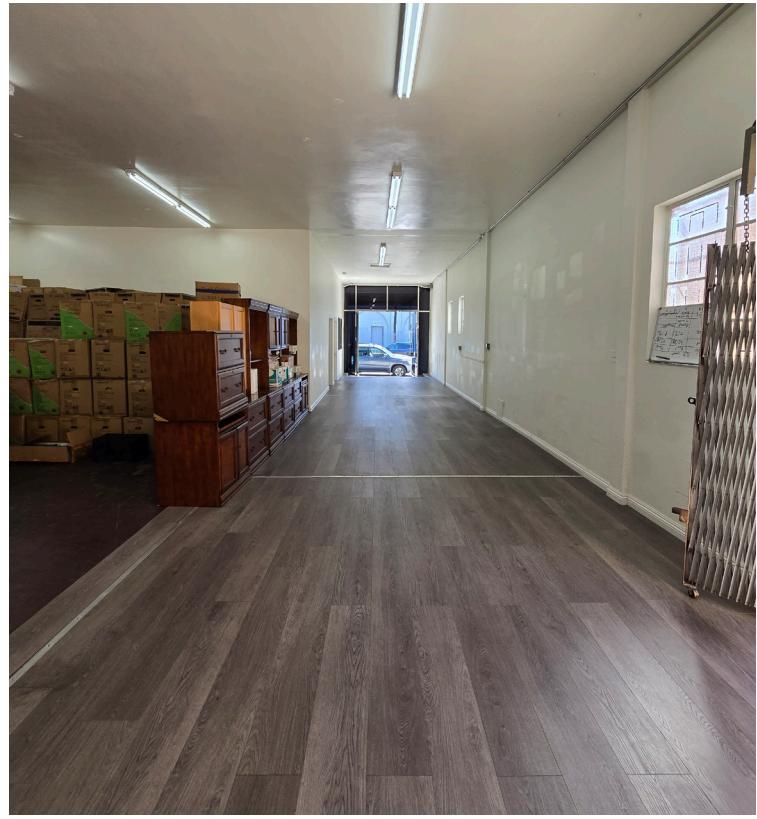
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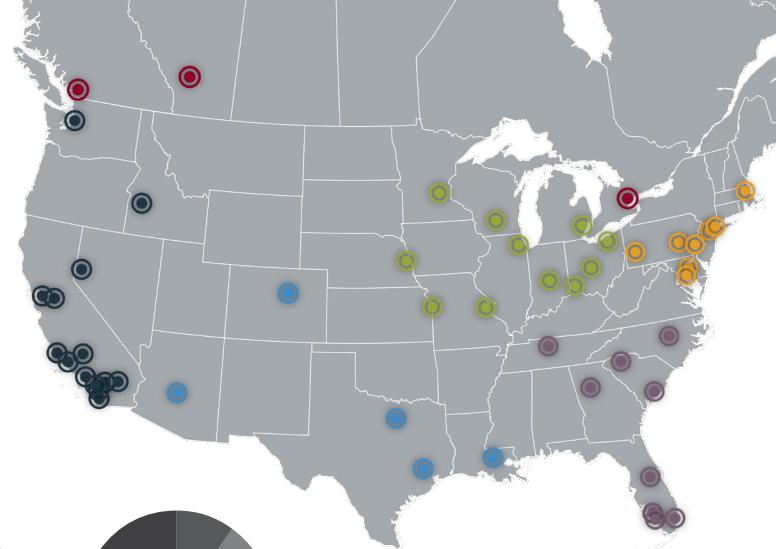
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160+
YEARS

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PRESENCE &
LOCAL EXPERTISE

1.2+
MILLION

SF IN ACTIVE
LISTINGS

MARKET SHARE
IN THE INDUSTRY

+35%

ABOUT US

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.



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