

# 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



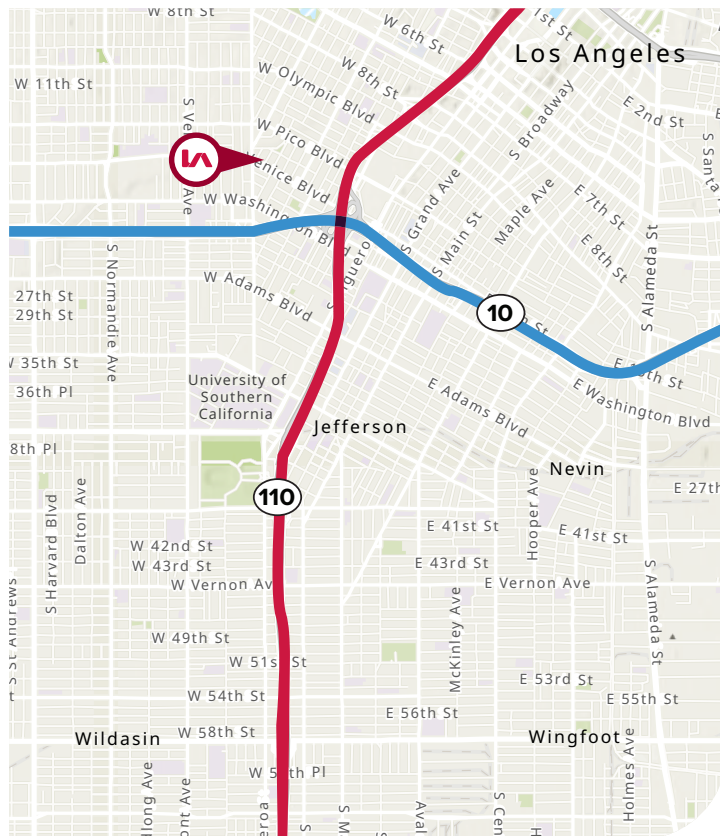
One Lot North of Venice Blvd - Major Thoroughfare



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](http://www.skimcre.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# 1451-1453 Malvern Ave

## PARCEL MAP



### PROPERTY SUMMARY

<b>UNIT SIZE</b>	±5,610 SF
<b>LOT SIZE</b>	±6,185 SF
<b>YEAR BUILT</b>	1956
<b>YEAR RENOVATED</b>	2018

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

### SEHYUNG KIM

Senior Vice President | LIC NO 01327276

skim@lee-associates.com | 213.290.3599

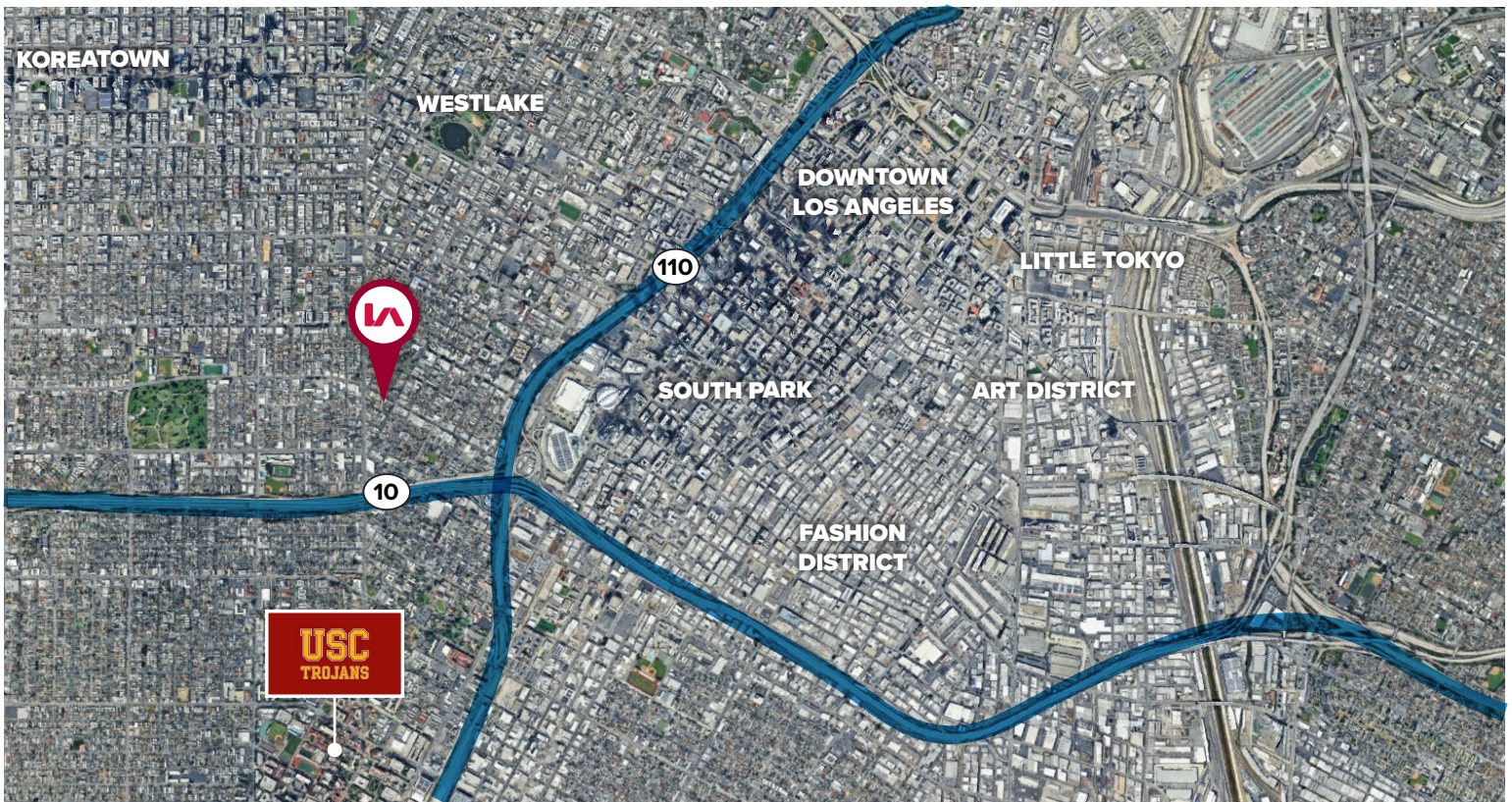
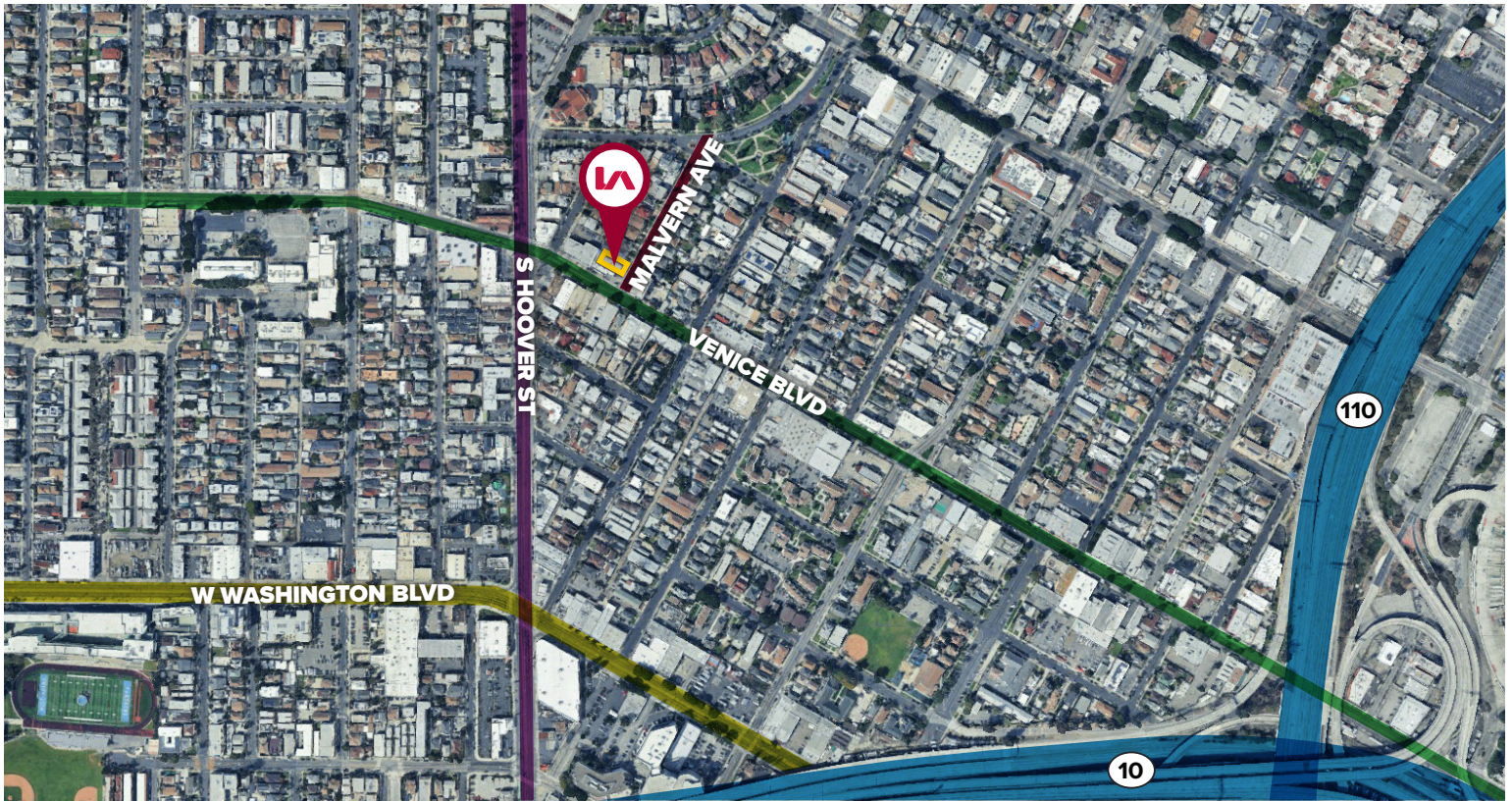
[www.skimcre.com](http://www.skimcre.com)



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

1451-1453 Malvern Ave

AERIAL VIEW



**SEHYUNG KIM**

Senior Vice President | LIC NO 01327276

skim@lee-associates.com | 213.290.3599

[www.skimcre.com](http://www.skimcre.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

PROPERTY IMAGES



**SEHYUNG KIM**

Senior Vice President | LIC NO 01327276

skim@lee-associates.com | 213.290.3599

[www.skimcre.com](http://www.skimcre.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

PROPERTY IMAGES



**SEHYUNG KIM**

Senior Vice President | LIC NO 01327276

skim@lee-associates.com | 213.290.3599

[www.skimcre.com](http://www.skimcre.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



PROPERTY IMAGES



**SEHYUNG KIM**

Senior Vice President | LIC NO 01327276

skim@lee-associates.com | 213.290.3599

[www.skimcre.com](http://www.skimcre.com)

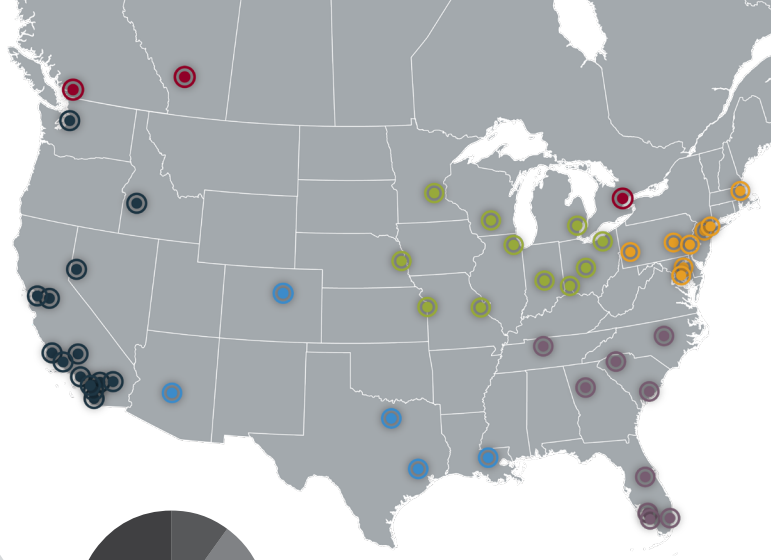
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



LOS ANGELES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



**160+**  
**YEARS**

BROKERAGE  
EXPERIENCE

INTERNATIONAL  
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.

*Largest Broker-Owned  
CRE Firm in  
North America*

*Cooperation and  
Collaboration*

*Industrial,  
Commercial,  
and Investment  
Services*

## NATIONWIDE PRESENCE

California  
Idaho  
Nevada  
Washington  
Arizona  
Colorado  
Louisiana  
Texas

Indiana  
Illinois  
Kansas  
Ohio  
Michigan  
Minnesota  
Missouri  
Nebraska

District Columbia (DC)  
Massachusetts  
Maryland  
New York  
New Jersey  
Pennsylvania  
Florida  
Georgia

Tennessee  
North Carolina  
South Carolina  
Canada: Alberta  
British Columbia  
Ontario

### SEHYUNG KIM

Senior Vice President | LIC NO 01327276

skim@lee-associates.com | 213.290.3599

[www.skimcre.com](http://www.skimcre.com)



COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

