

**FOR SALE**

**OPPORTUNITY AWAITS**

COMMERCIAL-MANUFACTURE,  
WAREHOUSE-OFFICE AND  
RESIDENTIAL INCOME

*Offered At \$1,800,000*

**1451-1453 MALVERN AVE**  
Los Angeles, CA 90006



**Lena Byun** REALTOR®  
**213-760-0044** DRE# 01827068

Honorary Vice-Chairman  
1st USA Branch Top Producer in 2021, 2020, 2018  
2016 - 2021 No.1 Top Agent Awarded



Newstar Realty & Inv.

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

Office: 714-994-3377

6071 Beach Blvd, Buena Park, CA 90621

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**1451-1453 MALVERN AVE | LOS ANGELES | CA | 90006**



**PROPERTY DETAILS**

**5,610 SF**  
BUILDING SIZE

**0.14 ACRES**  
LOT SIZE

**1956 / 2018**  
YEAR BUILT / RENOVATED

**\$1,800,000**  
PRICE



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## **EXECUTIVE SUMMARY**

A Unique Opportunity for Business Owners at 1451-1453 Malvern Ave, Los Angeles, CA 90006!

Commercial - Store - and Residential Combination Use Code

Step into this expansive 5,610 sq. ft. Commercial Manufacturing (CM) zoned property on a 6,184.8 sq. ft. lot, offering unparalleled versatility and potential for a variety of business ventures. Designed to accommodate warehouse, light manufacturing, and office needs, this property also features a separate 2-bedroom, 1-bathroom residential unit—ideal for on-site living, employee housing, or generating additional rental income.

The warehouse is equipped with two roll-up doors for easy loading and unloading, secure entrances, and modernized electrical systems that have been upgraded and relocated to meet today's operational demands. The interiors include waterproof wood flooring, conference rooms, private office spaces, and newer cabinets and paint, creating a functional and appealing work environment.

The property's layout ensures seamless integration of manufacturing, storage, and office use, making it perfect for businesses in sewing, fashion, cosmetics, or product distribution. The dual side entrances and parking for up to three trucks enhance accessibility and logistics.

Conveniently located minutes from Downtown LA, Koreatown, and major freeways (10 & 110), with nearby access to Pico and Hoover, this property offers unmatched connectivity for local and regional business operations. The separate residential unit, located upstairs with its own side staircase, provides flexibility for live-in arrangements or an additional revenue stream.

This nearly 6,000 sq. ft. upgraded property is a dream for business owners seeking an ideal blend of workspace and accommodation. Don't miss this rare chance to own a property that can elevate your operations in a prime Los Angeles location. Schedule your viewing today and unlock its potential!

200A MAIN PANEL UPGRADE and relocation; 120/240V - 1451 MALVERN  
125A MAIN PANEL UPGRADE and relocation; 120/240V - 1453 MALVERN

Supplemental to permit# 21041-90000-29423 to add - 2 subpanels



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### PROPERTY DETAILS

SALE TYPE	INVESTMENT OR OWNER USER
PROPERTY TYPE	INDUSTRIAL
PROPERTY SUBTYPE	WAREHOUSE
BUILDING SIZE	5,610 SF
LAND ACRES	0.14 AC
PRICE PER SF	\$321
BUILDING CLASS	C
YEAR BUILT	1956
RENOVATED	2018
PRICE	\$1,800,000
TENANCY	SINGLE
STORIES	1



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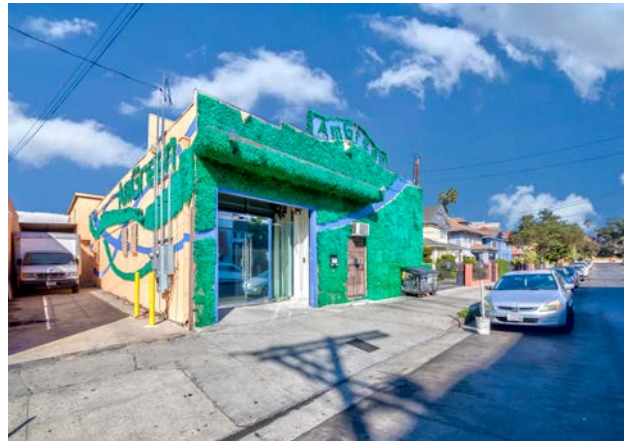
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**ZONING**

LACM-2 (Commercial Manufacturing (CM) zone USE CODE: 1210 - Commercial – Store - and Residential Combination Warehouse, Manufacture, Residential)

**WALK SCORE ®**

WALKER'S PARADISE (90)

**PROPERTY TAXES**

PARCEL NUMBER	5135-008-021
IMPROVEMENTS ASSESSMENT	\$311,687
LAND ASSESSMENT	\$874,915
TOTAL ASSESSMENT	\$1,186,602



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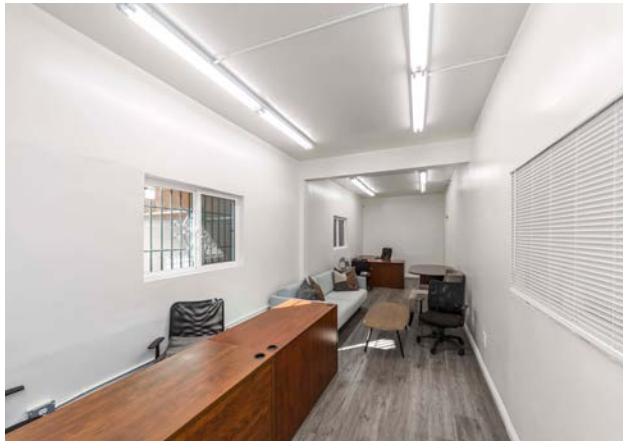
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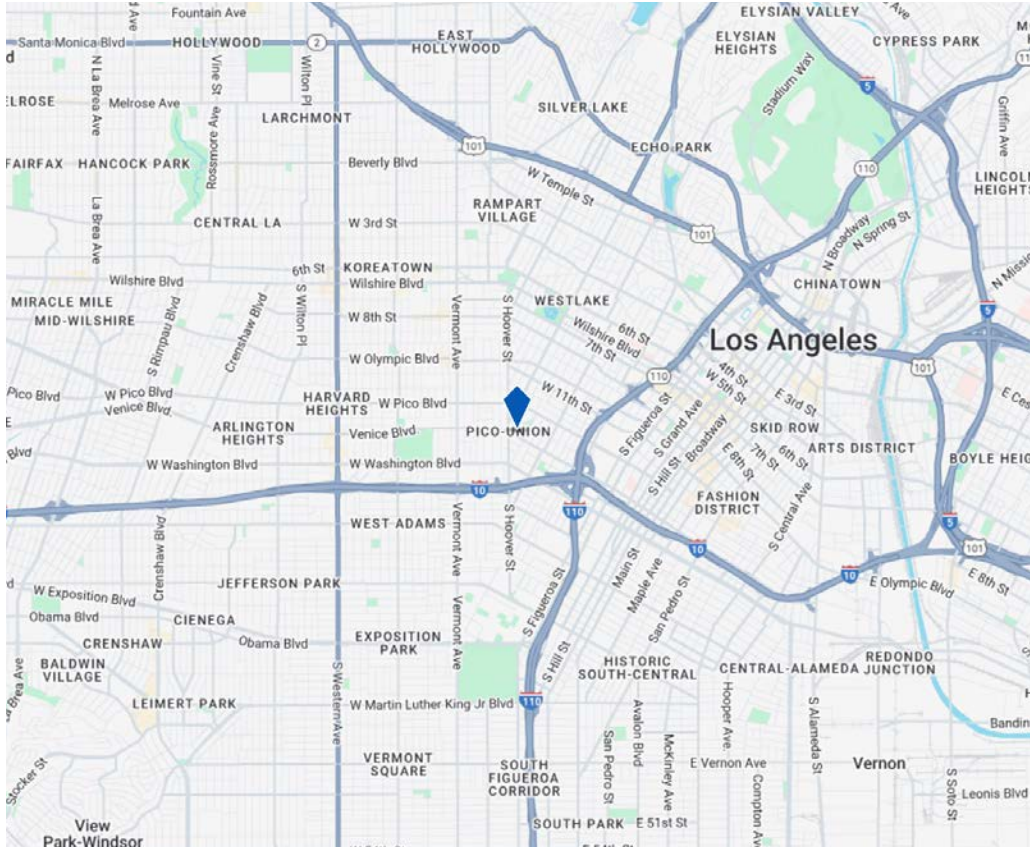
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## TRANSPORTATION

### TRANSIT/SUBWAY

Westlake/Macarthur Park Station	2 Min Drive	1.1 mi
Pico Station	2 Min Drive	1.4 mi
Grand Station	2 Min Drive	1.4 mi
Lattc/Ortho Institute	2 Min Drive	1.5 mi
Wilshire/Vermont Station	3 Min Drive	1.7 mi

### COMMUTER RAIL

Los Angeles Union Station	8 Min Drive	3.6 mi
	10 Min Drive	3.9 mi

### AIRPORT

Los Angeles International Airport	22 Min Drive	13.2 mi
Bob Hope Airport	24 Min Drive	14.2 mi
Long Beach	27 Min Drive	22.1 mi



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# OFFERING MEMORANDUM

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Newstar Realty & Inv. and should not be made available to any other person or entity without the written consent of Newstar Realty & Inv. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the due diligence investigation. Newstar Realty & Inv. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substance, PCB's or asbestos, the compliance with the State and Federal regulation, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Newstar Realty & Inv. has not verified, and will not verify, any of the information contained herein, nor has Newstar Realty & Inv. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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