

NEW REDUCED PRICE

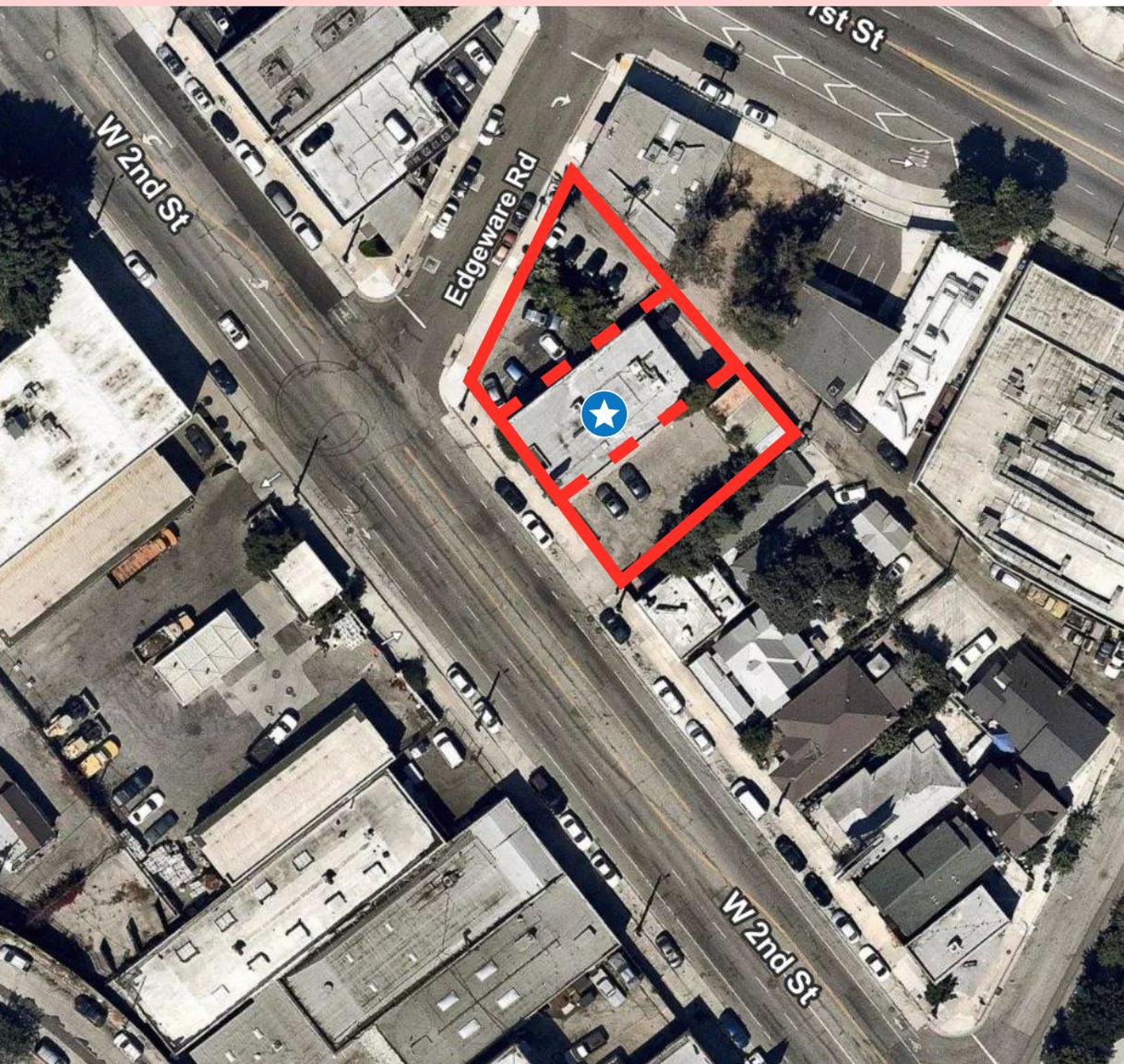


FOR SALE

**IDEAL FOR MEDICAL USER CONVERSION
WITH 30 PARKING STALLS**

1271 W. 2ND STREET, LOS ANGELES, CA 90026

CBRE



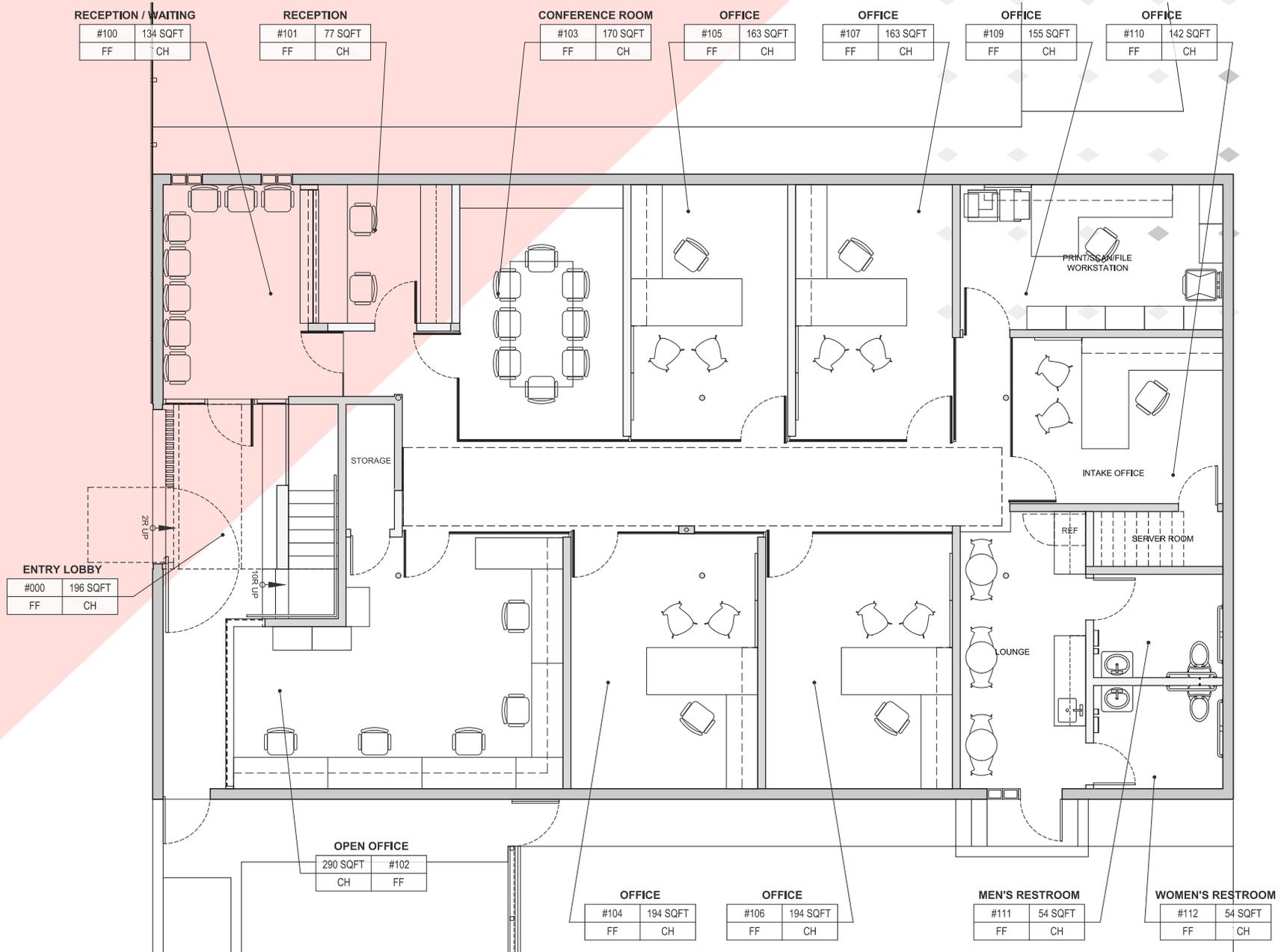
PROPERTY OVERVIEW

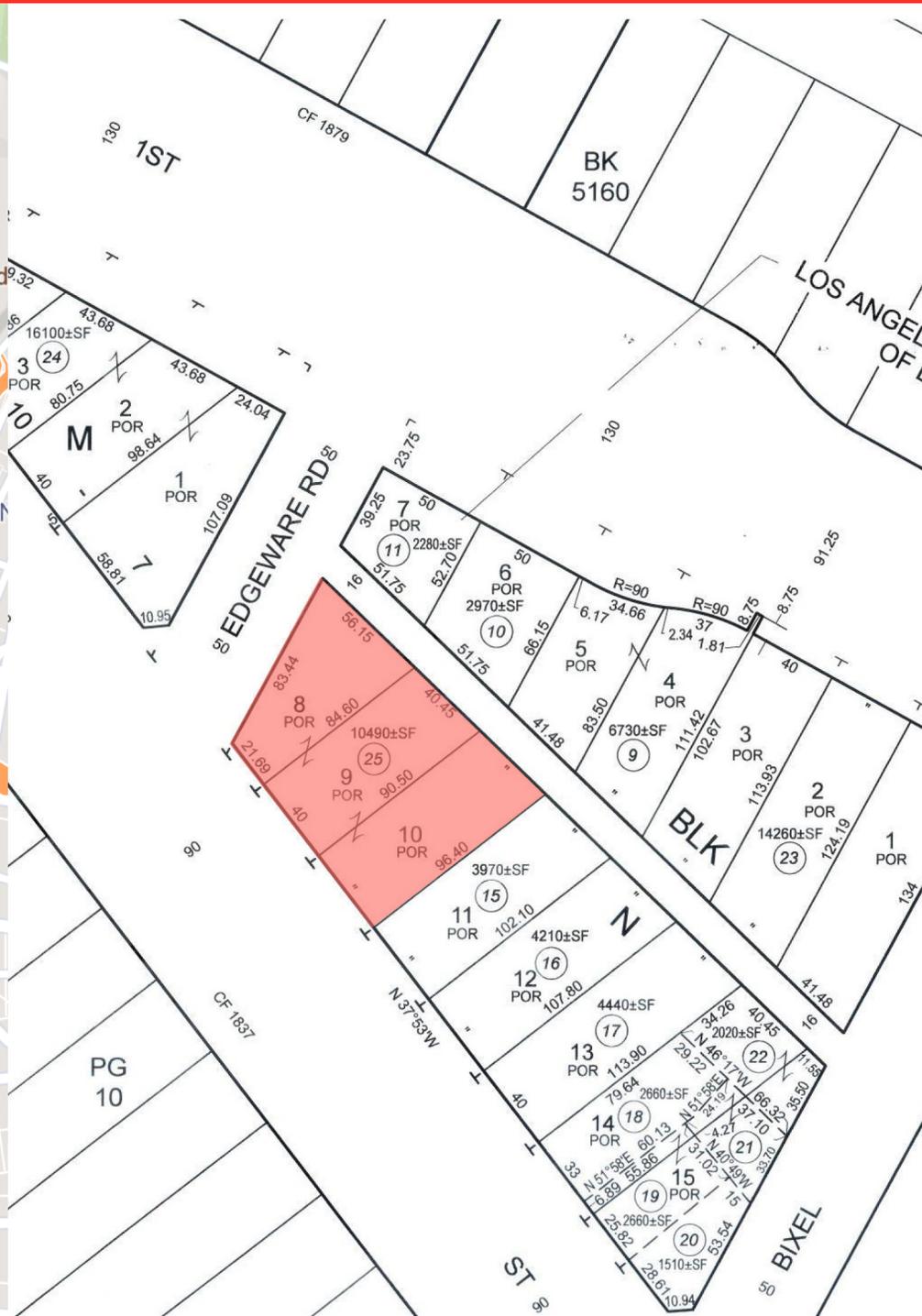
Asking Price:	\$2,400,000.00
Building Size:	Approx. 5,232 SF
Year Built:	1965
Land Size:	Approx. 10,485 SF
Parking:	Approx. 30 Stalls
APN:	5152-008-025
Current Zoning:	C2 (CW)-U/3
TOC:	TIER 1
Construction Plans:	Available
Walk Score:	88
TOC Bonus:	3/1 FAR, Bonus to 4.5/1
TOC Guidelines:	47 Units
Freeway Access:	101, 110, 10 and I-5

ARCHITECTURAL RENDERINGS - POSSIBLE DESIGNS

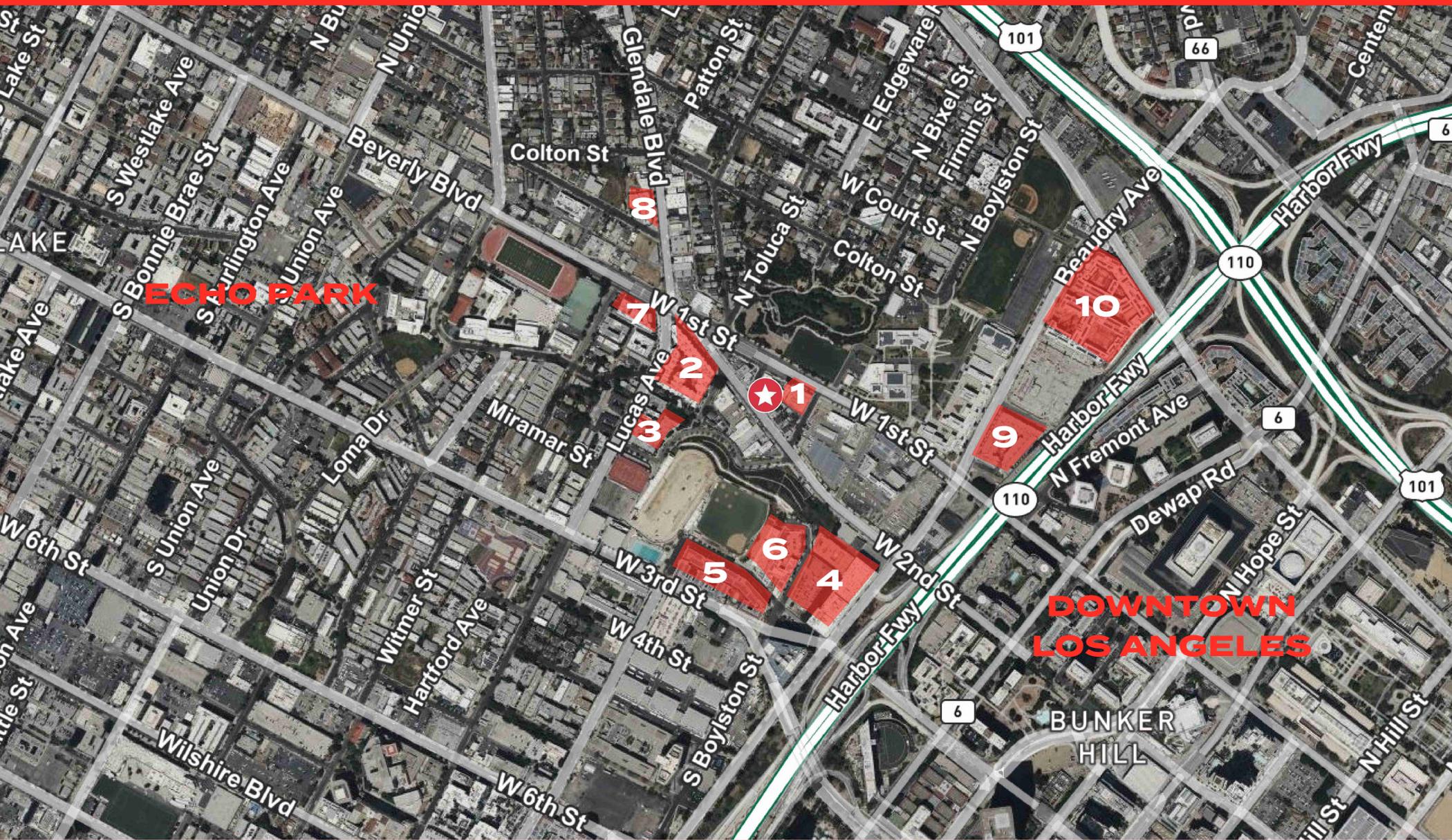


PROPOSED FIRST FLOOR PLAN





NEIGHBORHOOD MAP



- 1. Shakespeare Center - 299 Seat Performance Theatre - 2025
- 2. Belmont Station Apartments - 275 Units
- 3. Emerald Terrace Apartments - 85 Units
- 4. DWP Corporate Headquarters
- 5. Visconti - 297 Units

- 6. City View Apartments - 89 Units
- 7. Mosaic Garden Apartments - 125 Units
- 8. 153 Glendale - 45 Units
- 9. CavasLA - 210 Units
- 10. Ferrante - 1,150 Units



1271
W. 2ND STREET
LOS ANGELES, CA 90026

RENDERING

CONTACT US

PHILLIP SAMPLE
+1 213 613 3301
phillip.sample@cbre.com
Lic. 01145593

CHRIS CARAS
+1 213 613 3303
chris.caras@cbre.com
Lic. 01229700

MICHAEL SHUSTAK
+1 213 613 3338
michael.shustak@cbre.com
Lic. 00906225

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