

MULTI-TENANT COMMERCIAL PROPERTY FOR SALE



Sale Price Reduced!

13,300± SF Building on 11,886± SF of Land

2523-2525 W Washington Blvd, Los Angeles, CA 90018



2523-2525 W WASHINGTON BLVD
LOS ANGELES, CA 90018

Property Details

Building Area (2 Adjacent Structures)	13,300± SF
Ground Floor Area	9,100± SF
Mezzanine Area	4,200± SF
Land Area	11,886± SF
Year Built	1920/1940
Construction	Masonry
Power	600 Amps/3-Phase
Clearance Height	11' to 16.33' (Under Beams)
Interior Parking	8± Vehicles
Zoning	LA C2-1VL-O-CPIO
APN	5072-030-003
TOC	Tier 1
Opportunity Zone	No
Frontage	80' on Washington Blvd

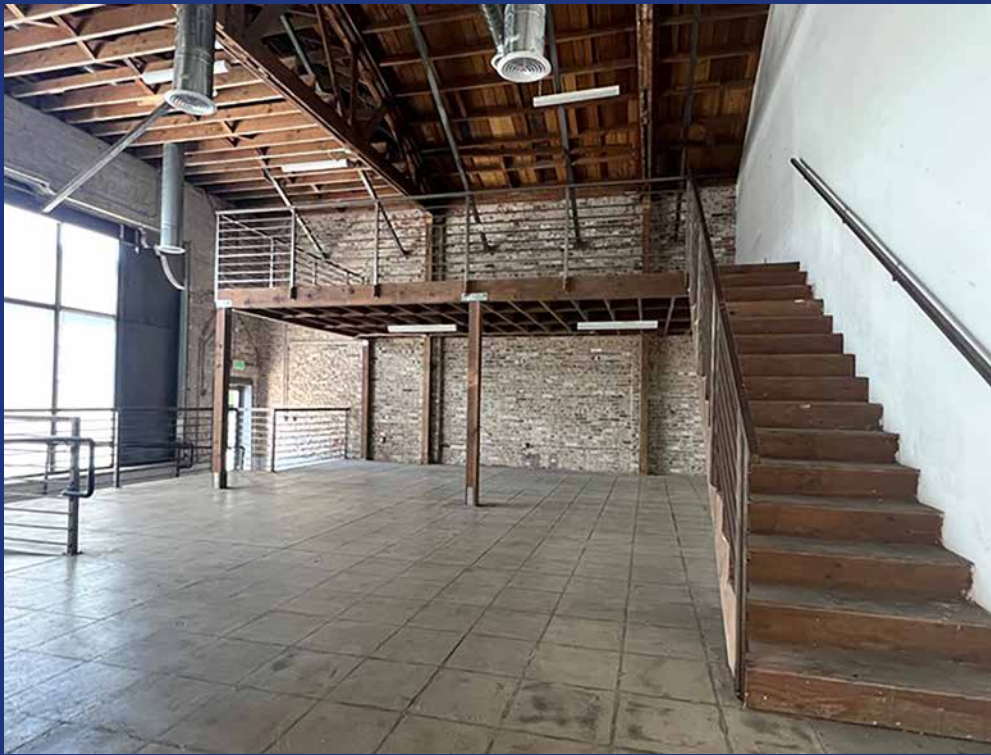
Property Highlights

- Owner-user/investor purchase opportunity
- Well-maintained 7-unit commercial property fully renovated in 2015
- 6 occupied units and 1 vacant unit
- \$20,565 actual monthly gross income
- \$24,560 pro forma monthly gross income
- Parking for 8± vehicles accessed from Washington Blvd through an interior driveway
- All units individually metered
- All units have HVAC except 103 and 106
- New electrical, windows, doors, and roof
- Great location just west of Arlington Avenue
- One-half mile north of the Santa Monica (I-10) Freeway
- Former 1920 Cadillac Dealership/Showroom

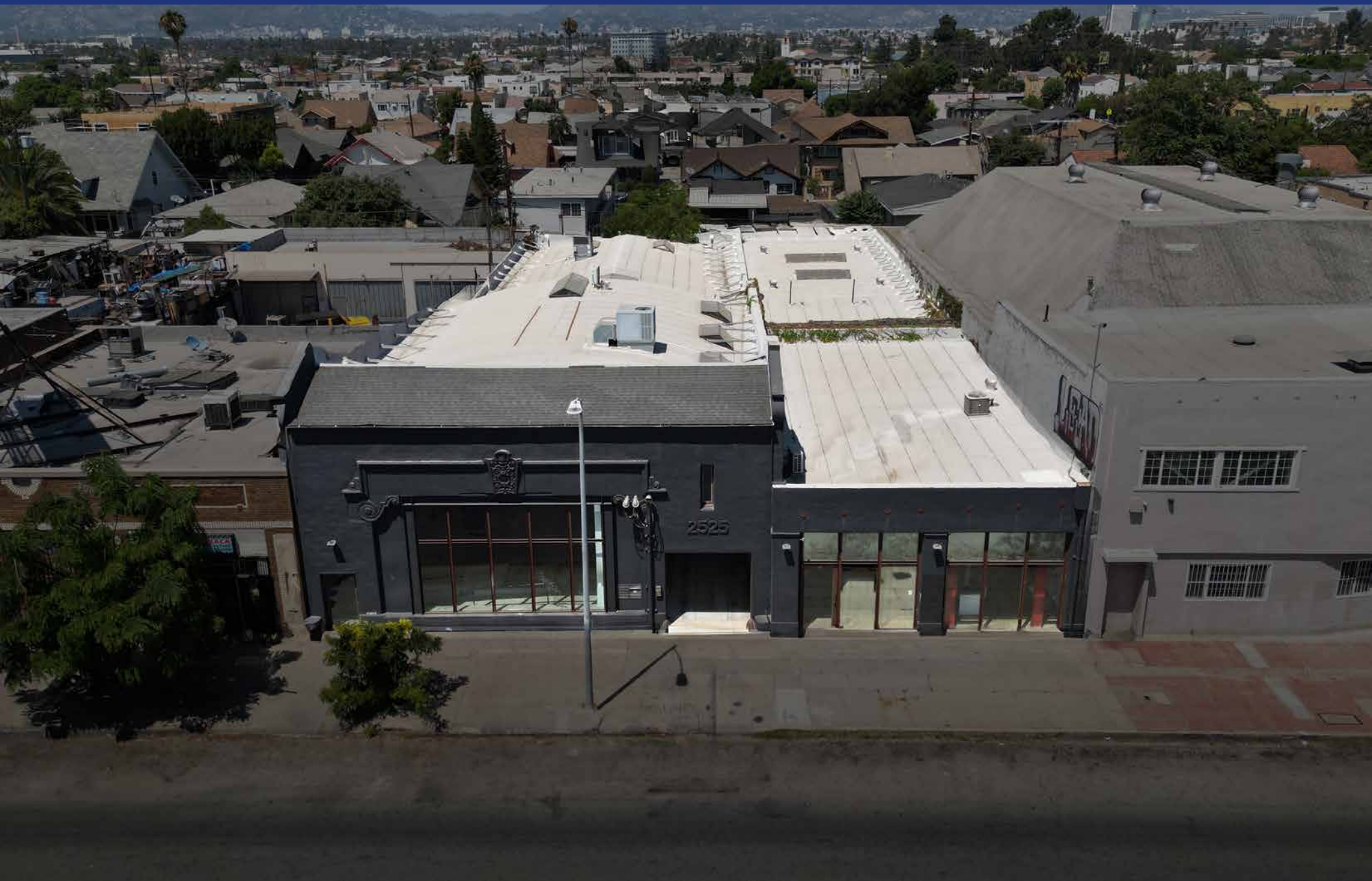
Asking Price: ~~\$3,625,000~~ \$3,500,000
(\$263.16 Per SF)

RENT ROLL

Unit	Status	Actual Rent	Pro Forma Rent	Security Deposit	Start Date	End Date	Annual Increases
101	Vacant		\$3,995.00				
102	Leased	\$4,400.00	\$4,400.00	\$8,000.00	01/01/2026	12/31/2026	
103	Leased	\$3,900.00	\$3,900.00	\$11,000.00	01/01/2026	12/31/2026	
104	Leased	\$5,270.00	\$5,270.00	\$8,400.00	03/01/2019	12/31/2027	
105	Leased	\$5,000.00	\$5,000.00	\$10,000.00	01/01/2026	12/31/2028	5%
106	Leased with 105						
201	Leased	\$1,995.00	\$1,995.00	\$3,990.00	03/01/2025	02/28/2026	
TOTAL		\$20,565.00	\$24,560.00	\$41,390.00			

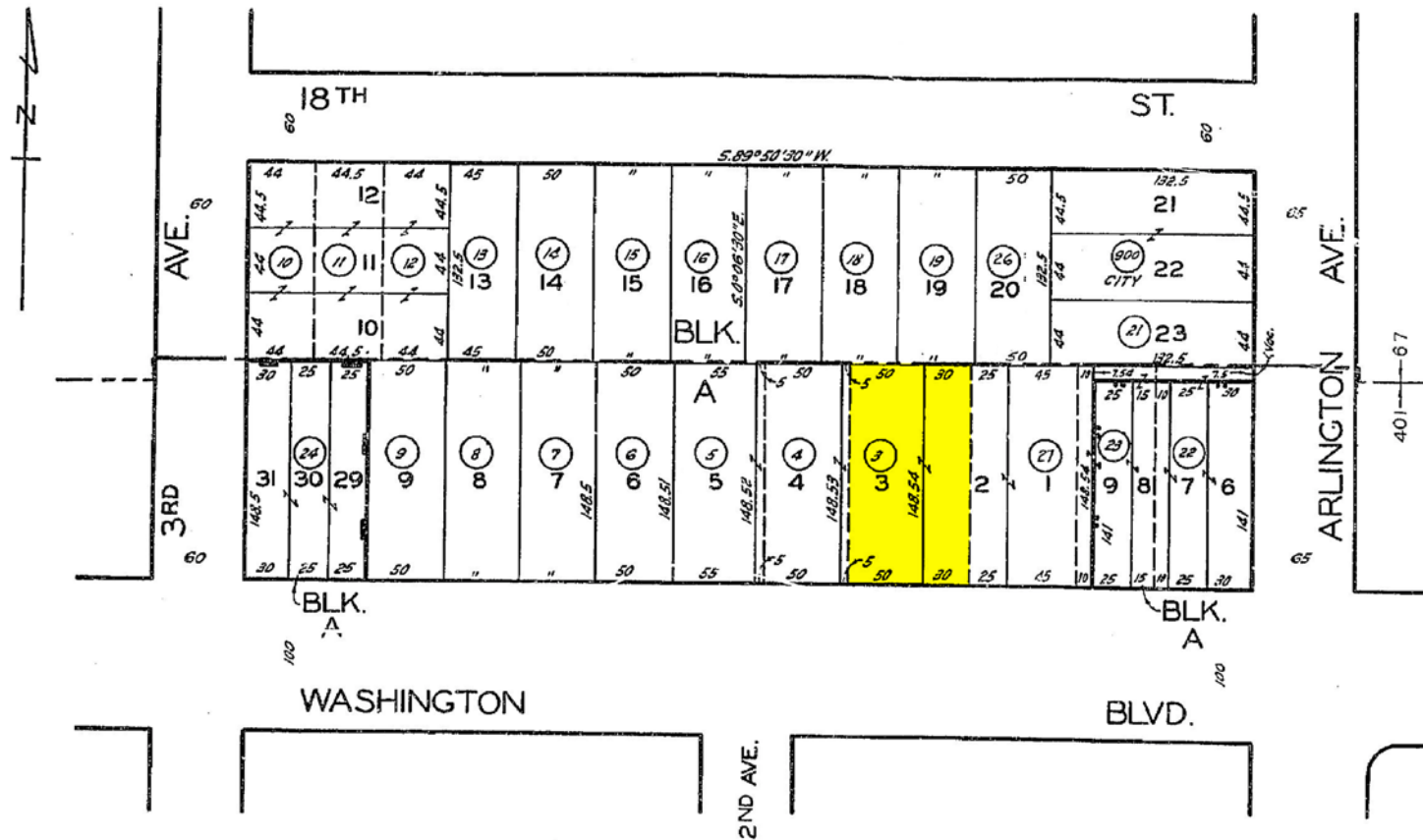


AERIAL PHOTO



Anthony S Behar | Major Properties

PLAT MAP

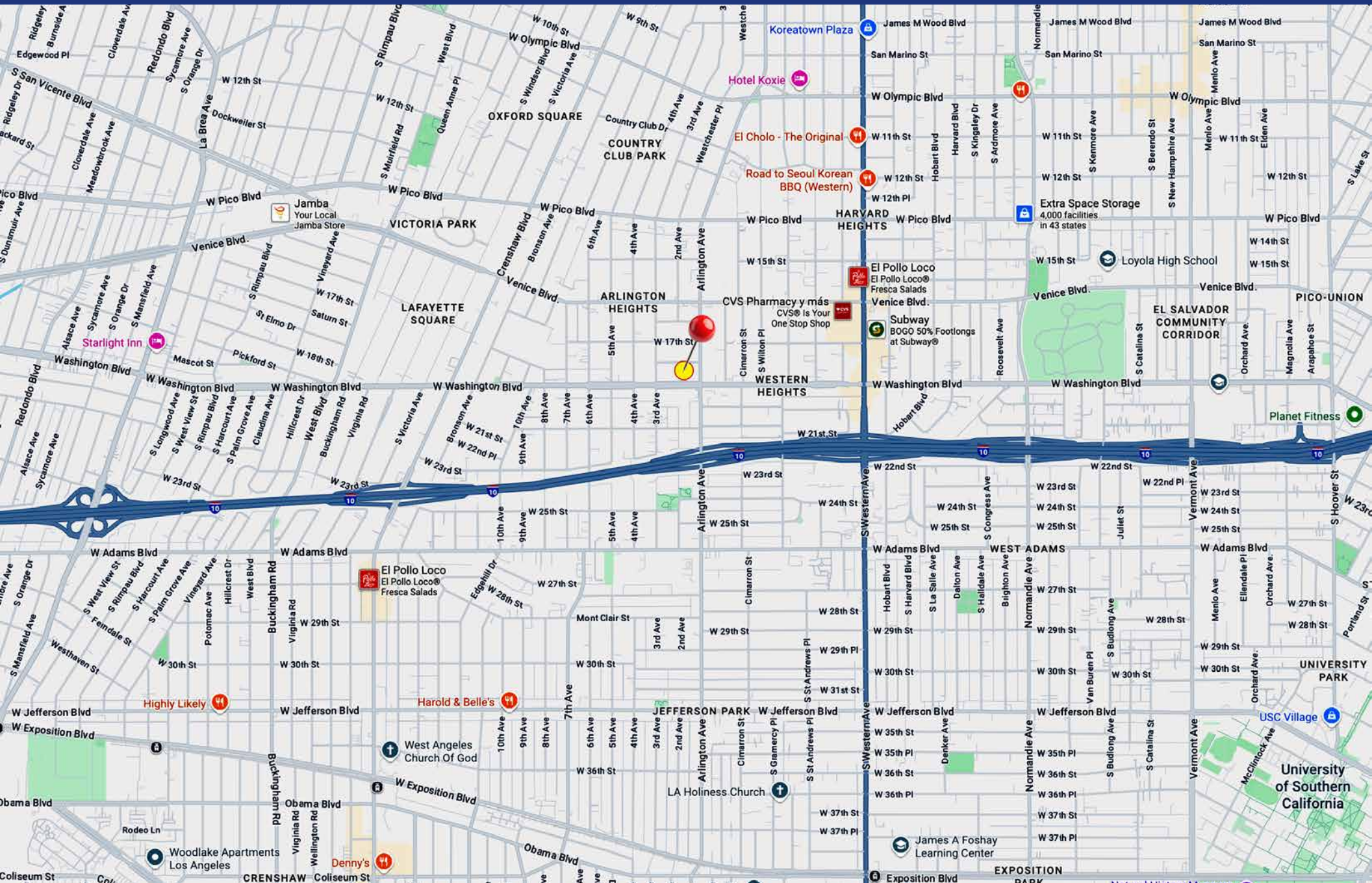


A PORTION OF M. SALOMONS
WASHINGTON ST. AND FIRST AVE. TRACT
M. R. 99-67-68

M. SALOMON'S WASHINGTON
STREET AND FIRST AVENUE TRACT
M. R. 59-33

WEST 16TH STREET TRACT
M. B. 5-98

AREA MAP



Anthony S Behar | Major Properties

Koreatown

Downtown Los Angeles



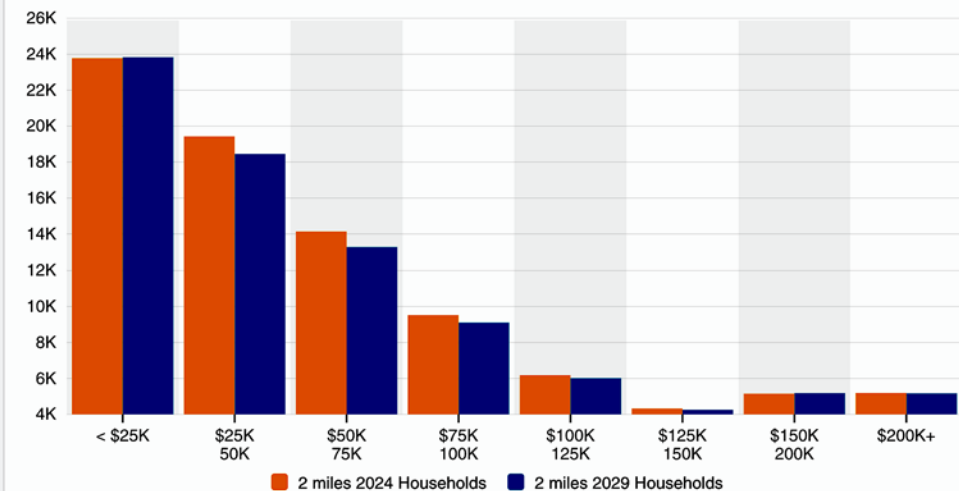
6 miles



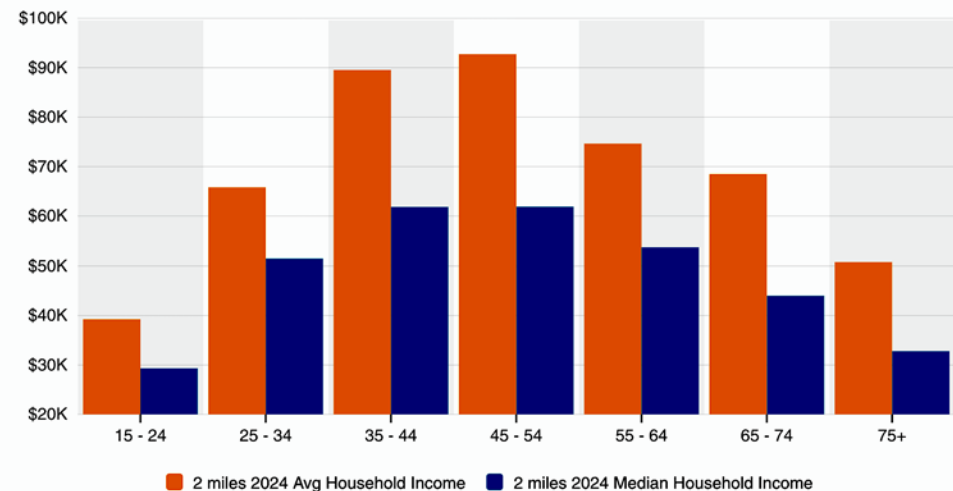
Carson-Gore Academy of Environmental Studies

NEIGHBORHOOD DEMOGRAPHICS

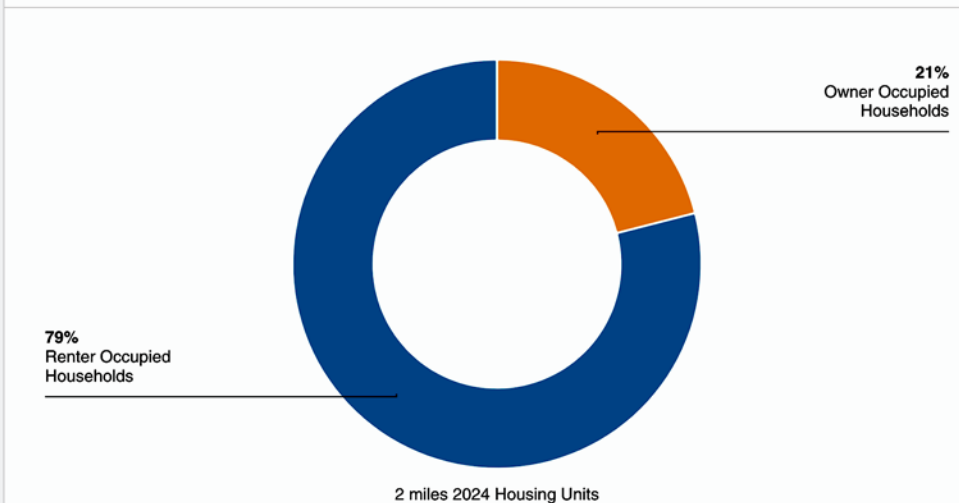
Household Income



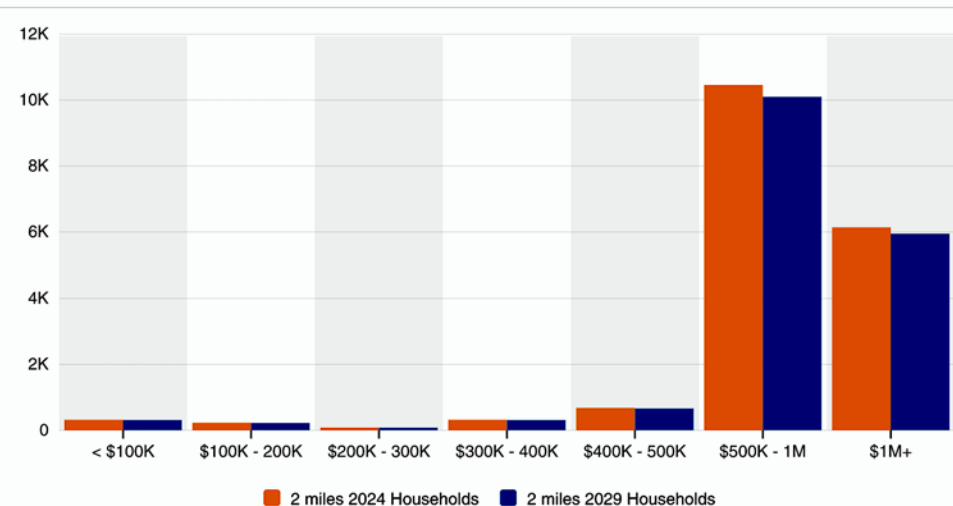
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

2523-2525 W WASHINGTON BOULEVARD

IDEAL FOR OWNER-USER/INVESTOR

13,300± SF Building on 11,886± SF of Land

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively offered by:

Anthony S Behar
Executive Vice President

310.880.2329

anthony@majorproperties.com

DRE LIC. 01368565



MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists