

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

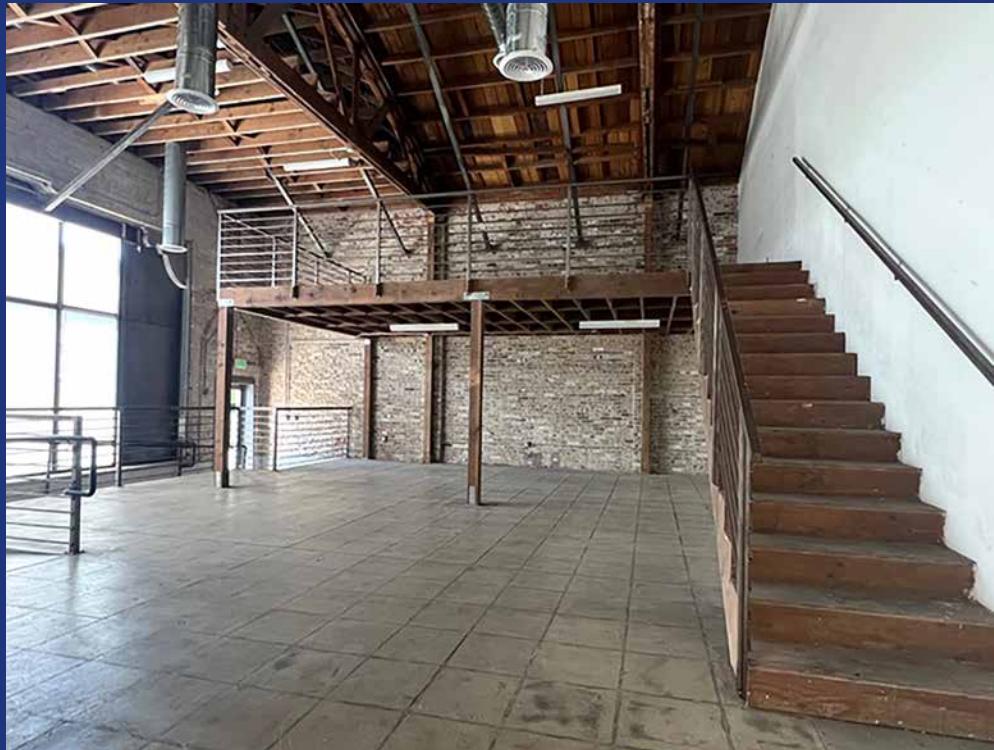
Property Highlights

- 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

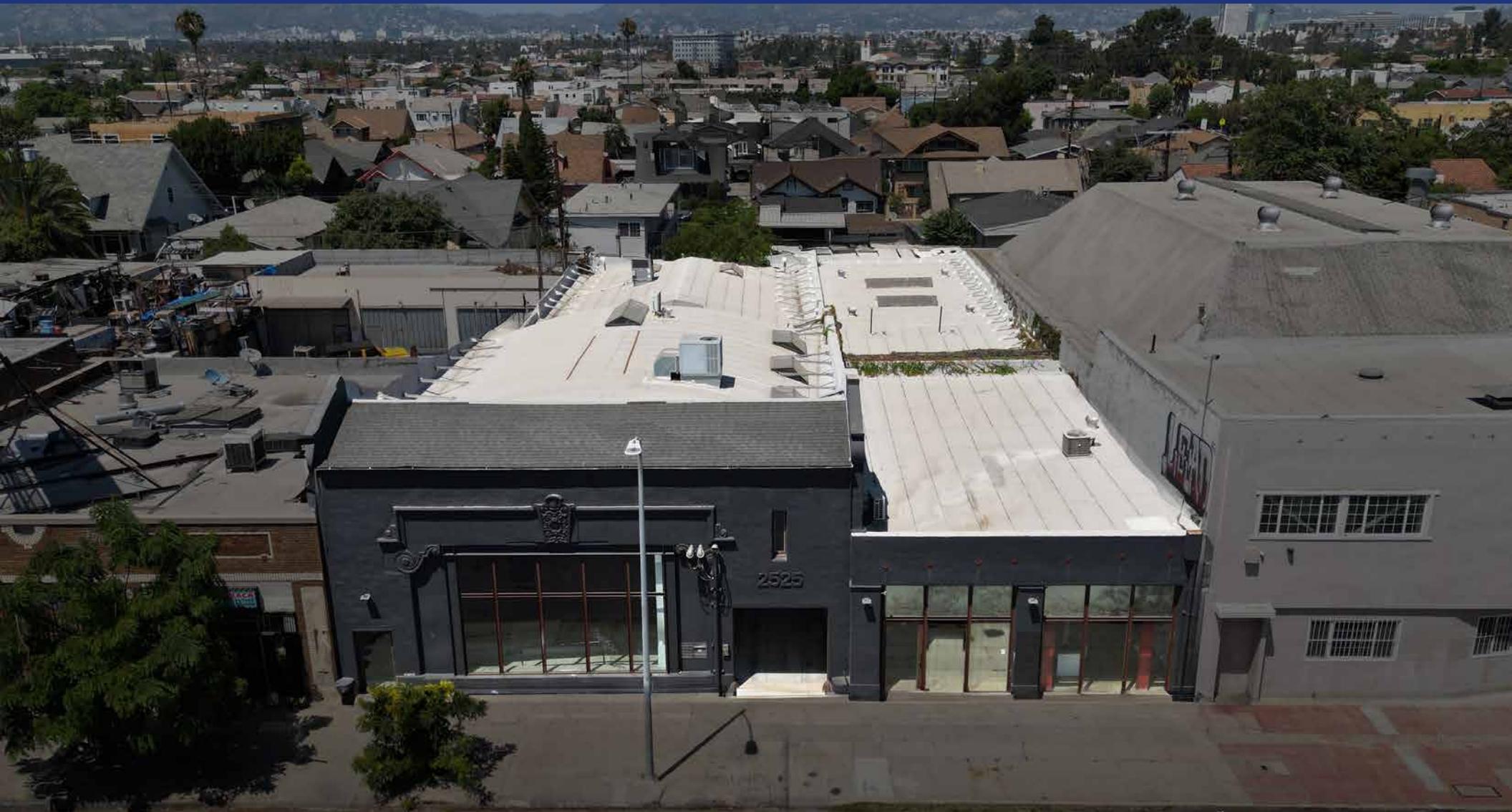
**Asking Price: \$3,625,000 \$3,500,000
(\$263.16 Per SF)**

RENT ROLL

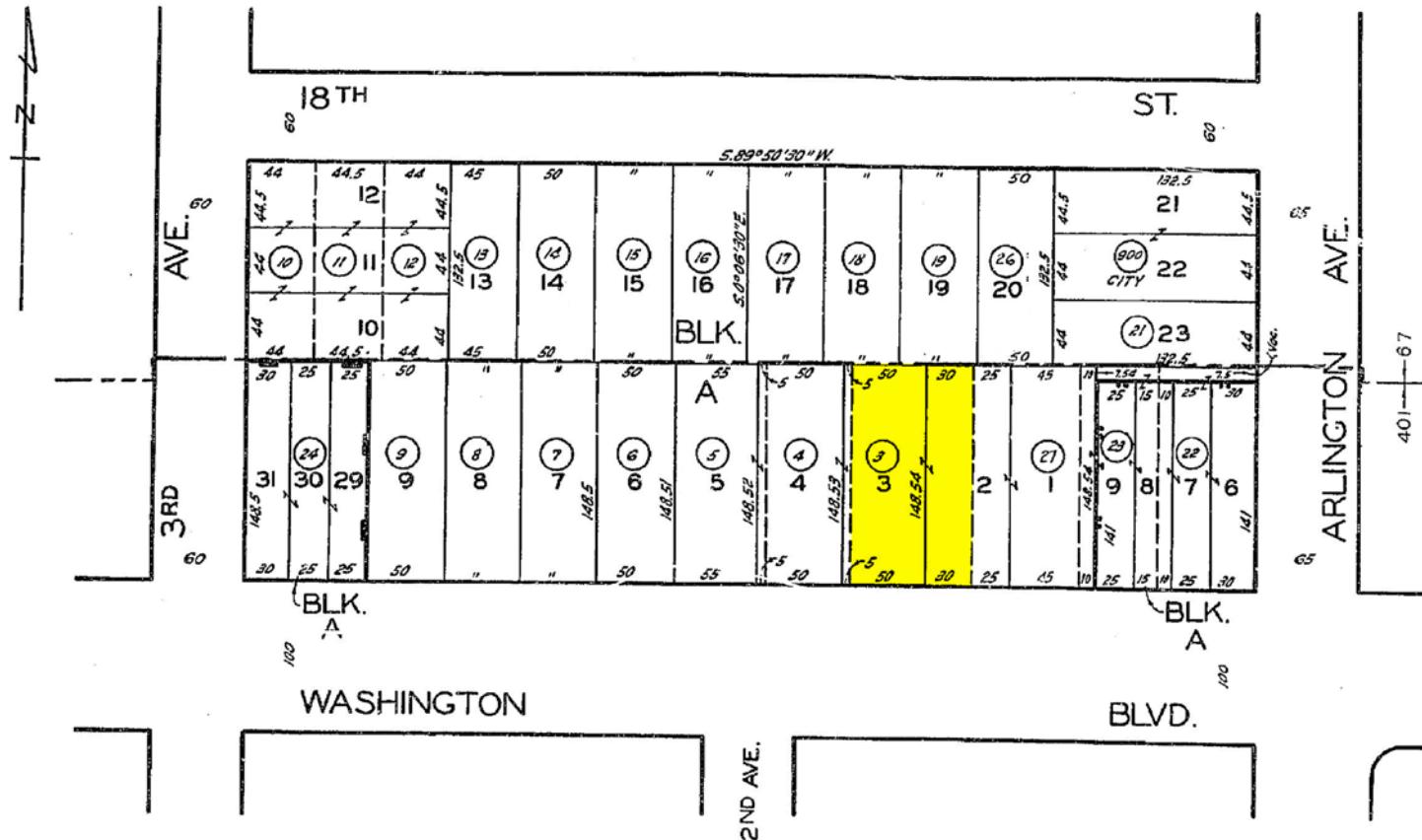
Unit	Status	Actual Rent	Pro Forma Rent	Security Deposit	Start Date	End Date	Annual Increases
101	Vacant		\$3,995.00				
102	Leased	\$4,400.00	\$4,400.00	\$8,000.00	01/01/2026	12/31/2026	
103	Leased	\$3,900.00	\$3,900.00	\$11,000.00	01/01/2026	12/31/2026	
104	Leased	\$5,270.00	\$5,270.00	\$8,400.00	03/01/2019	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



PLAT MAP



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

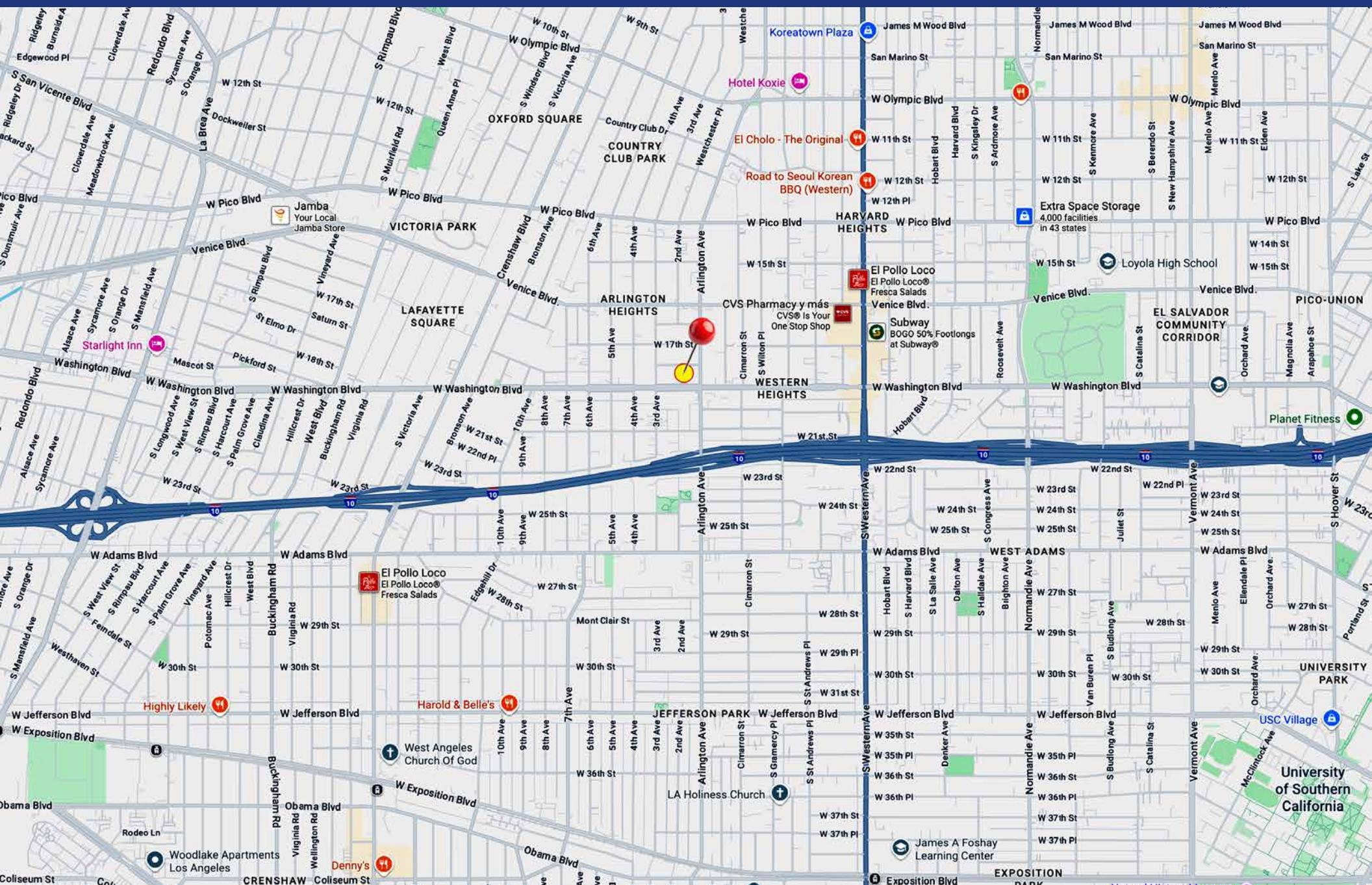
M. R. 99-67-68

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

M. R. 59-33

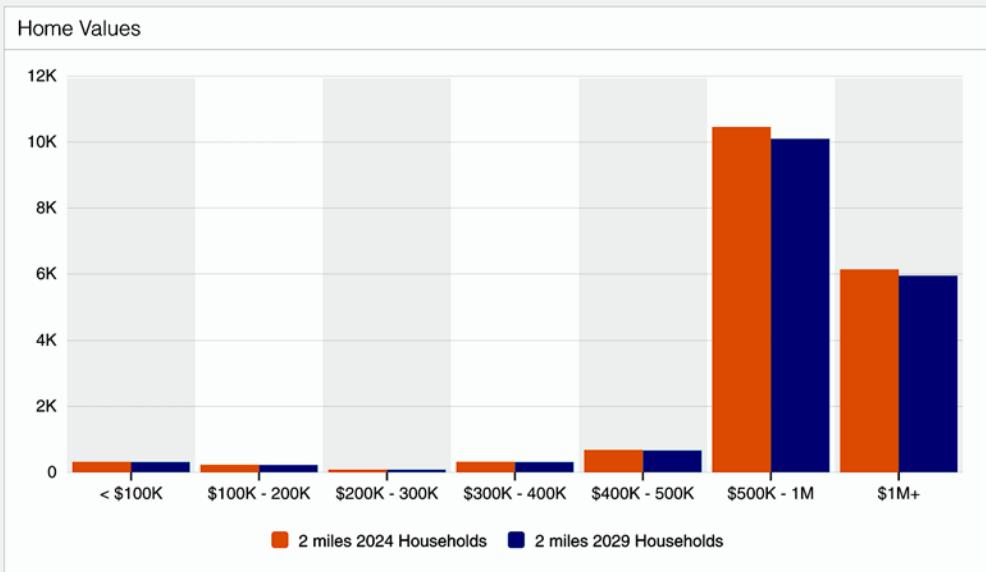
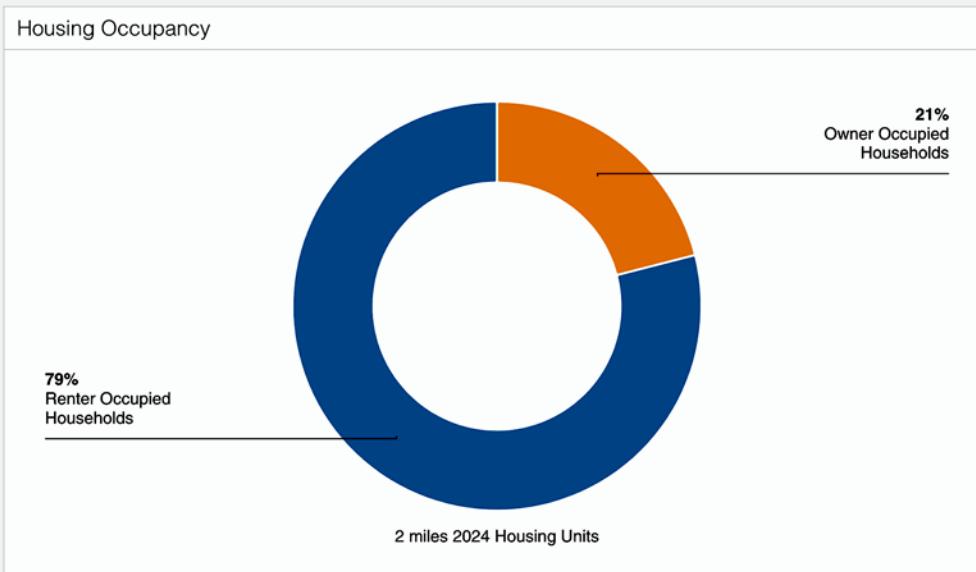
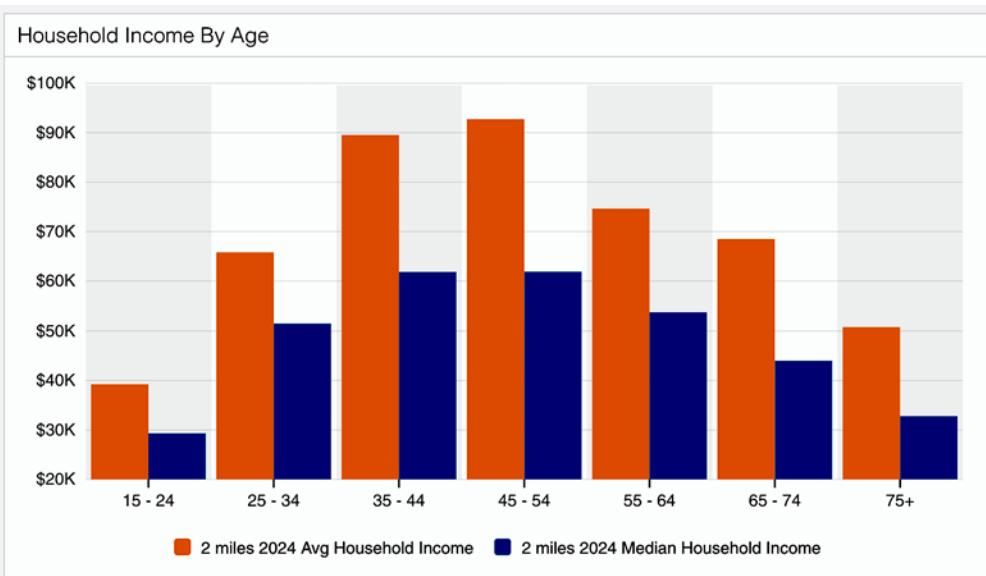
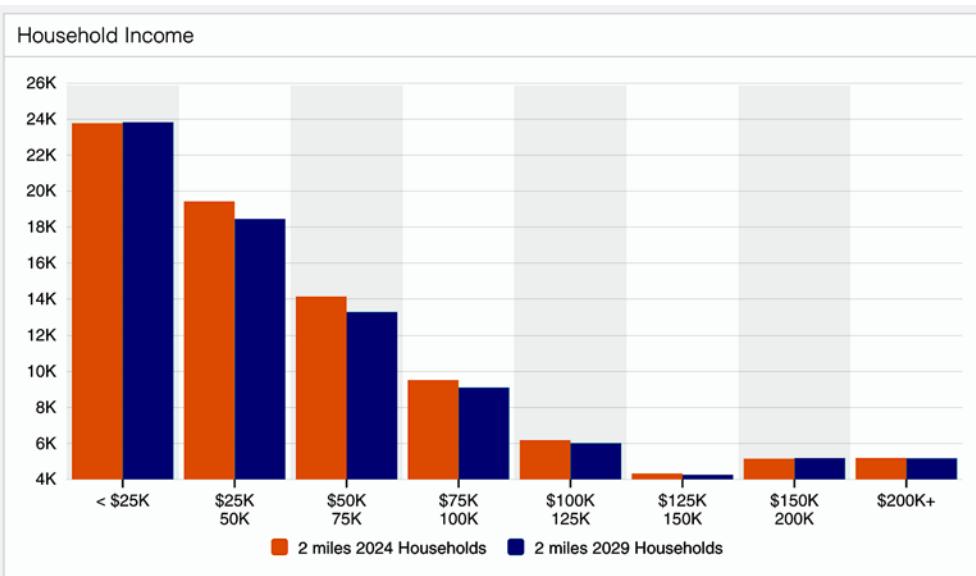
WEST 16TH STREET TRACT
M. B. 5-98

AREA MAP





NEIGHBORHOOD DEMOGRAPHICS



FOR SALE

2523-2525 W WASHINGTON BOULEVARD

IDEAL FOR OWNER-USER/INVESTOR

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