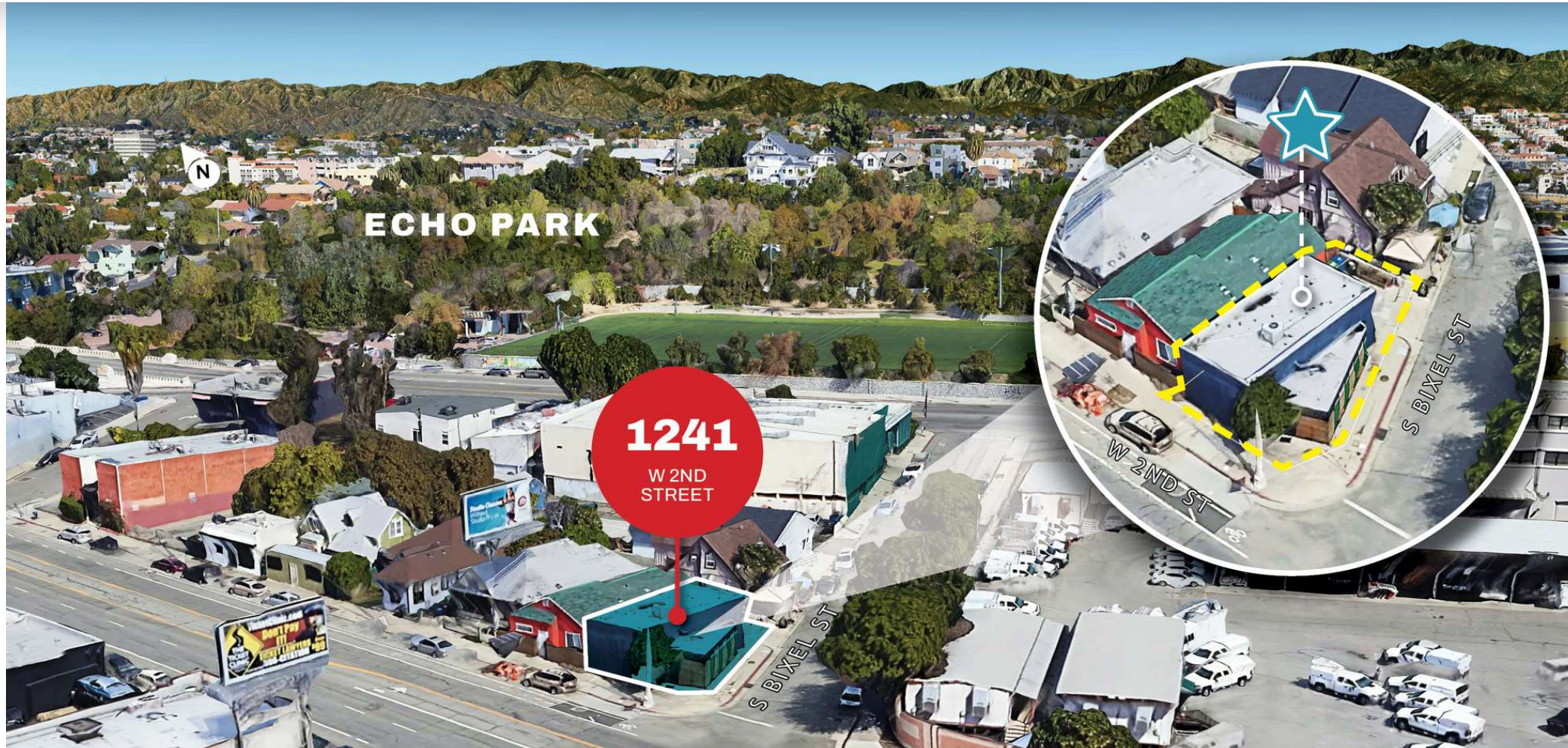


Owner/User or Investment Opportunity

Offering Memorandum ~ City West Sub-Market Blocks to Downtown Los Angeles



1241 W 2nd Street
Los Angeles, CA 90026

NACapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Primary Contacts:

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Executive Summary



Property Details

Sale Price	\$849,000
Lot Size	1,510 SF
Building Size	1,032 SF
Year Built	1950
Zoning	LACW
Market	Los Angeles
Sub Market	City West / DTLA
Cross Streets	2nd Street & Bixel Street

Property Overview

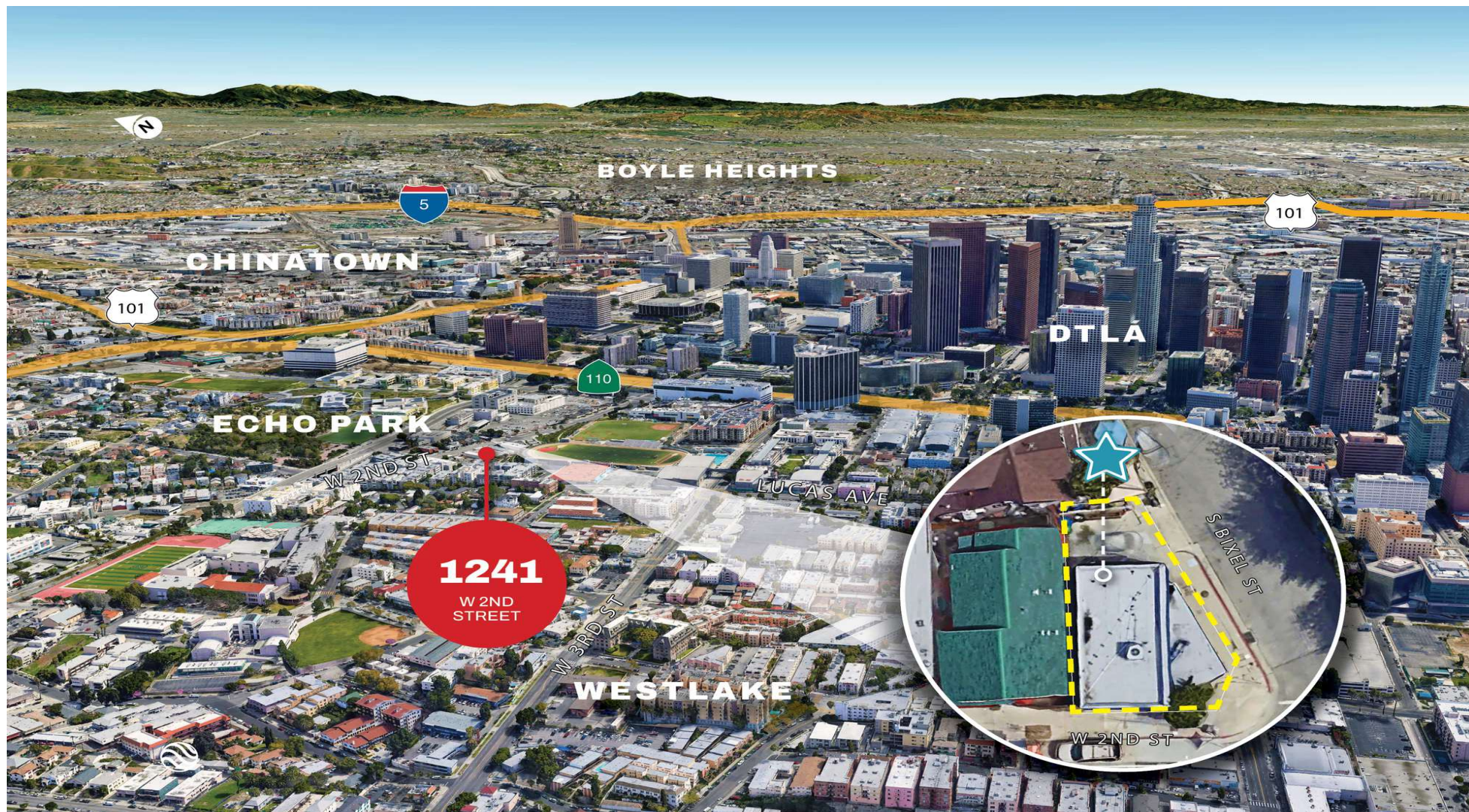
1241 W 2nd Street is an excellent owner/user or investment opportunity in a tremendous growth area located just outside Downtown Los Angeles and bordering Echo Park in the developing area of City West. Situated at the corner of Bixel Ave & 2nd Street, the property is walking distance to the Walt Disney Concert Hall, and Dorothy Chandler Pavilion, and short ride to LA Live & Staples Center, and all the amenities of Downtown LA.

The subject property is commercial building approximately 1,032 square feet, built in 1950, and situated on one parcel of LACW zoned land totaling approximately 1,510 square feet with two parking spaces. The interior has been completely updated with modern finishes, high ceilings, updated bathrooms, and a new kitchen. Perfect for a creative office user, or retail tenant with excellent exposure on 2nd Street.

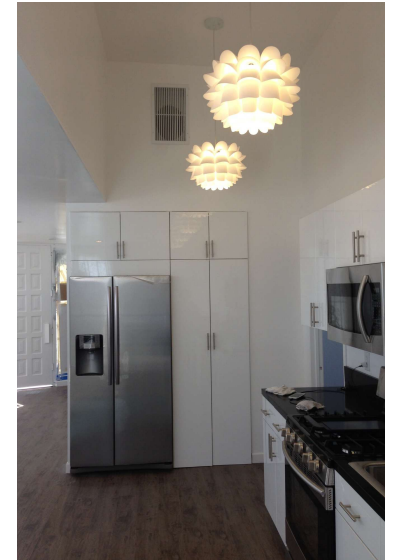
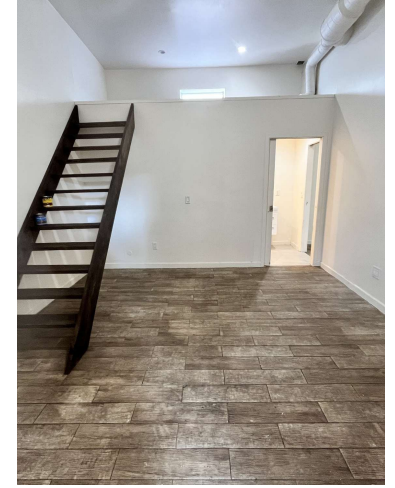
Property Highlights

- Excellent City West Location, Blocks to Downtown Los Angeles
- Perfect Owner/User Creative Office or Retail Location with Exceptional Visibility on 2nd Street
- Very Well Maintained Asset with Modern Finishes
- Close Proximity to Downtown LA, Echo Park, Silver Lake, Westlake, Koreatown, Hollywood

Aerial Photo



Additional Photos



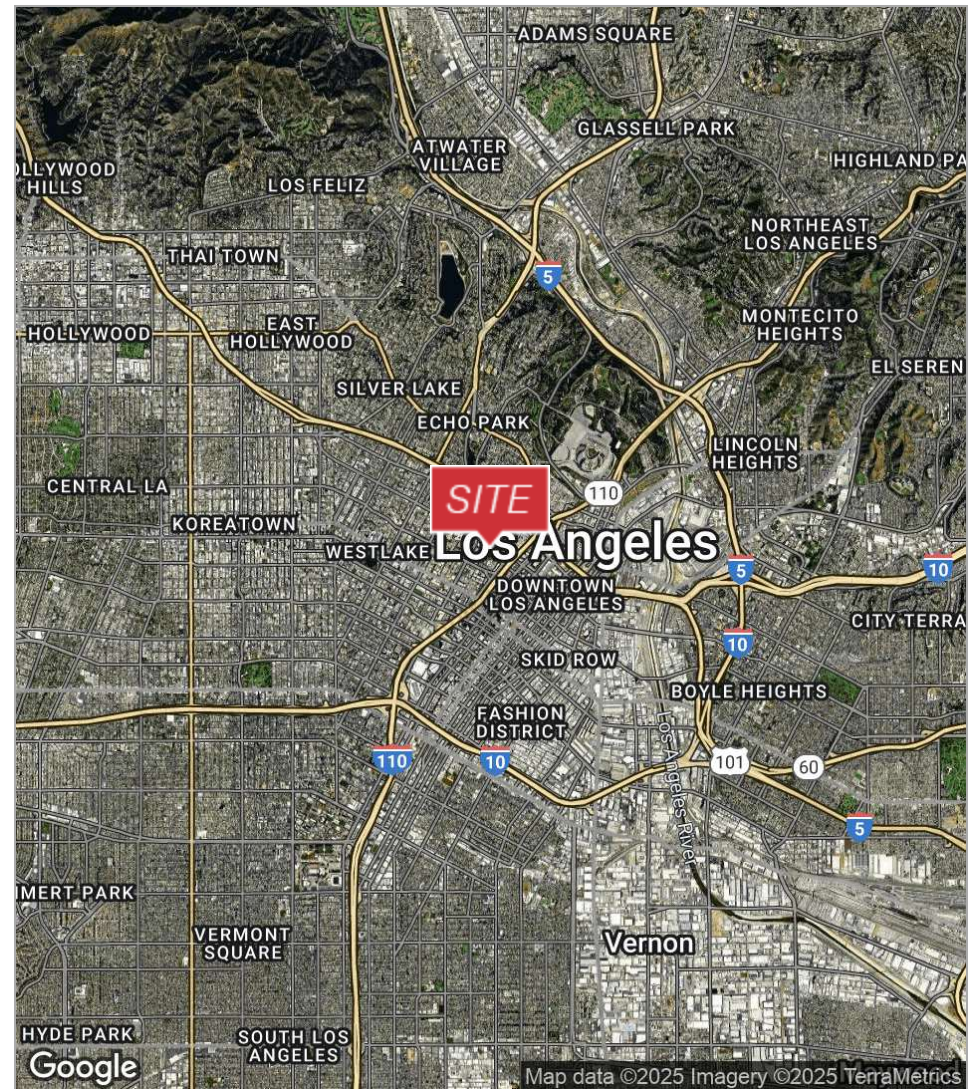
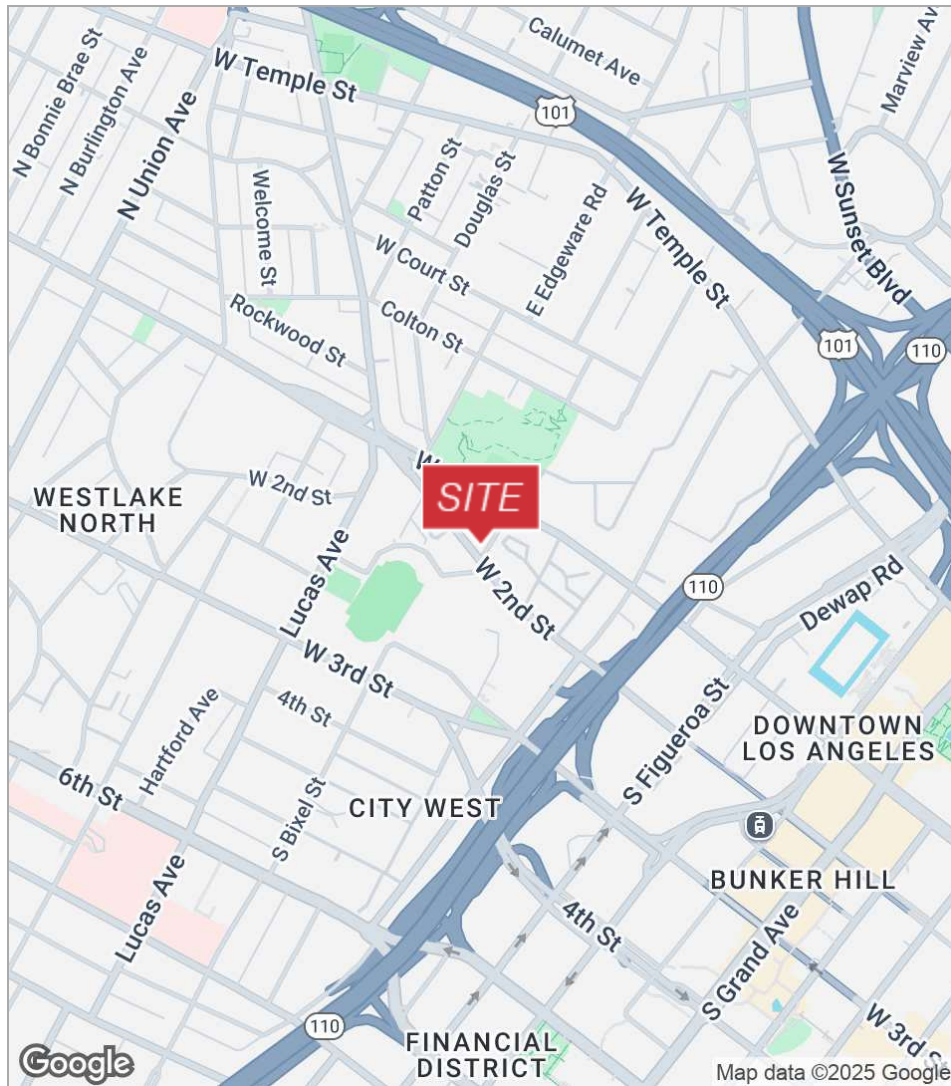
Property Details

PROPERTY NAME:	Owner/User or Investment Creative Office or Retail
PROPERTY ADDRESS:	1241 W 2nd Street Los Angeles, CA 90026
PROPERTY TYPE:	Retail & Apartments
APN:	5152-008-020
LOT SIZE:	1,510 SF
BUILDING CLASS:	C
ZONING:	LACW
CROSS STREETS:	2nd Street & Bixel Street
YEAR BUILT:	1950
CONSTRUCTION TYPE:	Wood Frame
NUMBER OF STORIES:	1
AVERAGE FLOOR SIZE:	1,032
UTILITIES:	Individually Metered for Gas, Electric, Master Metered for Water/Sewer/Trash
NUMBER OF UNITS:	3
PARKING:	2 Spaces

Regional Map



Location Maps



Aerial Map

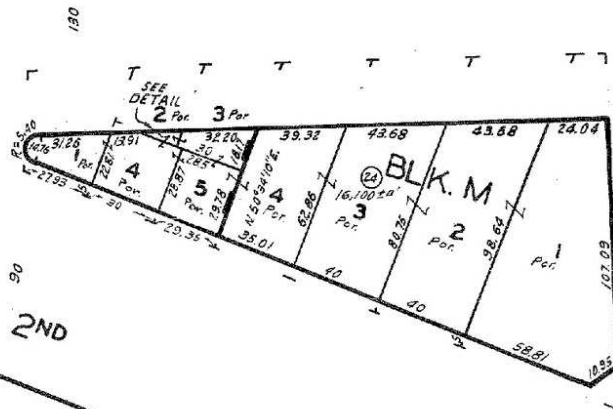


SCALE 1" = 50

TOLUCA ST.

1ST.

ST.



EDGEWARE RD.



ST.

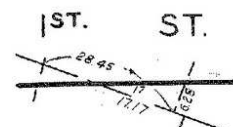
BIXEL

TRACT NO. 3582

M.B. 38-78

LOS ANGELES
IMPROVEMENT CO'S SUBDIVISION
OF PART OF LOT 1 BLOCK 38 HANCOCK'S
SURVEY
M.R. 10-7

CODE
67



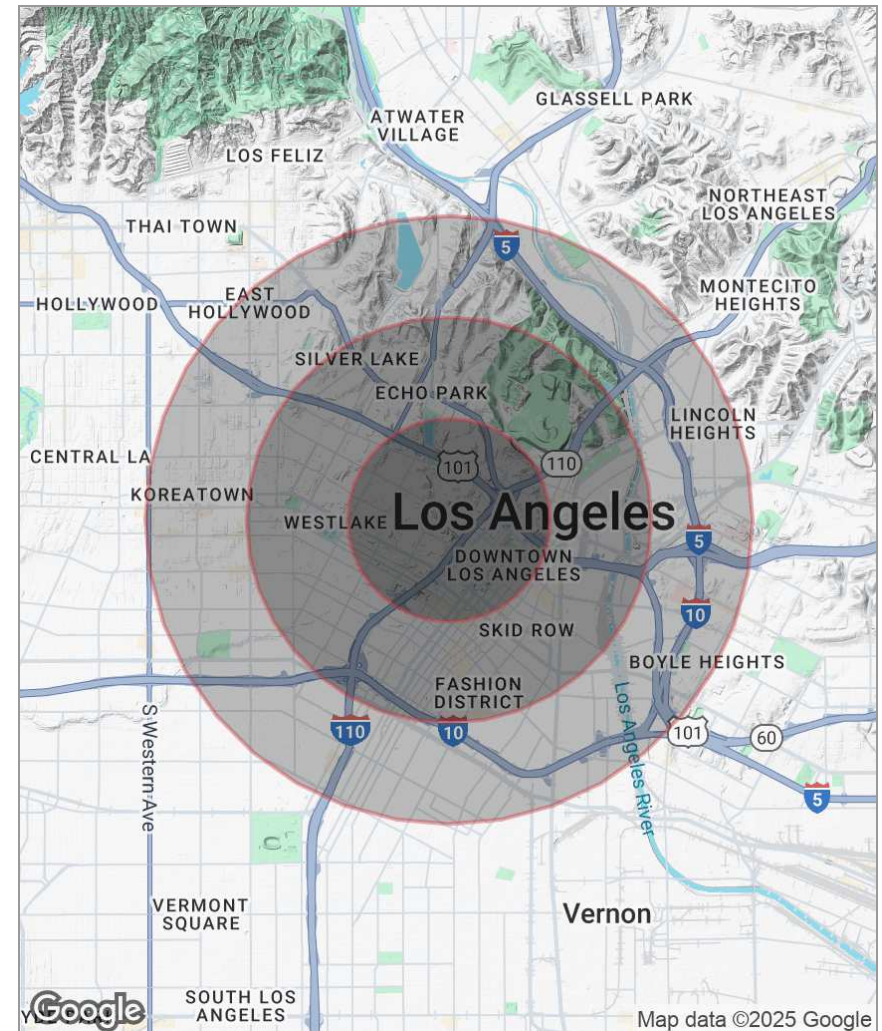
Demographics Map

Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	42,902	128,649	260,760
MEDIAN AGE	32.5	34.7	35.1
MEDIAN AGE (MALE)	31.9	34.3	34.6
MEDIAN AGE (FEMALE)	33.2	35.0	35.7

Households & Income	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	17,677	53,542	103,841
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$56,921	\$69,879	\$75,690
AVERAGE HOUSE VALUE	\$605,903	\$590,394	\$656,073

Race	1 Mile	2 Miles	3 Miles
% WHITE	63.0%	65.7%	65.8%
% BLACK	6.6%	4.7%	3.9%
% ASIAN	6.2%	7.2%	7.7%
% HAWAIIAN	0.2%	0.2%	0.2%
% INDIAN	0.5%	0.5%	0.4%
% OTHER	20.9%	18.9%	19.3%

Ethnicity	1 Mile	2 Miles	3 Miles
% HISPANIC	47.3%	40.4%	40.5%



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