

# Owner/User or Investment Opportunity

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



**1241 W 2nd Street**  
Los Angeles, CA 90026

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## Primary Contacts:

### **Tim Steuernol**

Executive Vice President

**tel** 310.878.6892

**Cell** 310.406.9110

[tsteuernol@naicapital.com](mailto:tsteuernol@naicapital.com)

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# Executive Summary



## Property Details

<b>Sale Price</b>	\$849,000
<b>Lot Size</b>	1,510 SF
<b>Building Size</b>	1,032 SF
<b>Year Built</b>	1950
<b>Zoning</b>	LACW
<b>Market</b>	Los Angeles
<b>Sub Market</b>	City West / DTLA
<b>Cross Streets</b>	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.

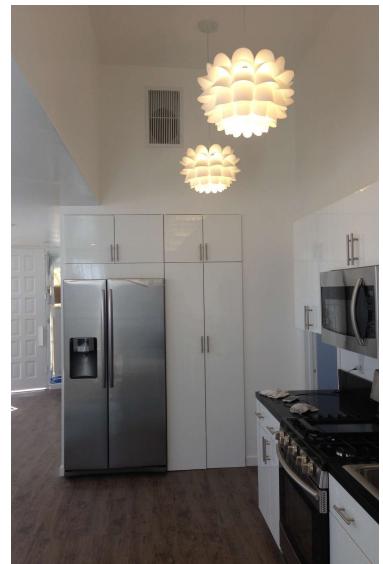
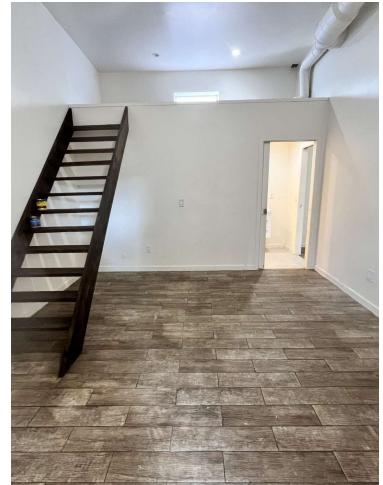
## Property Highlights

- 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



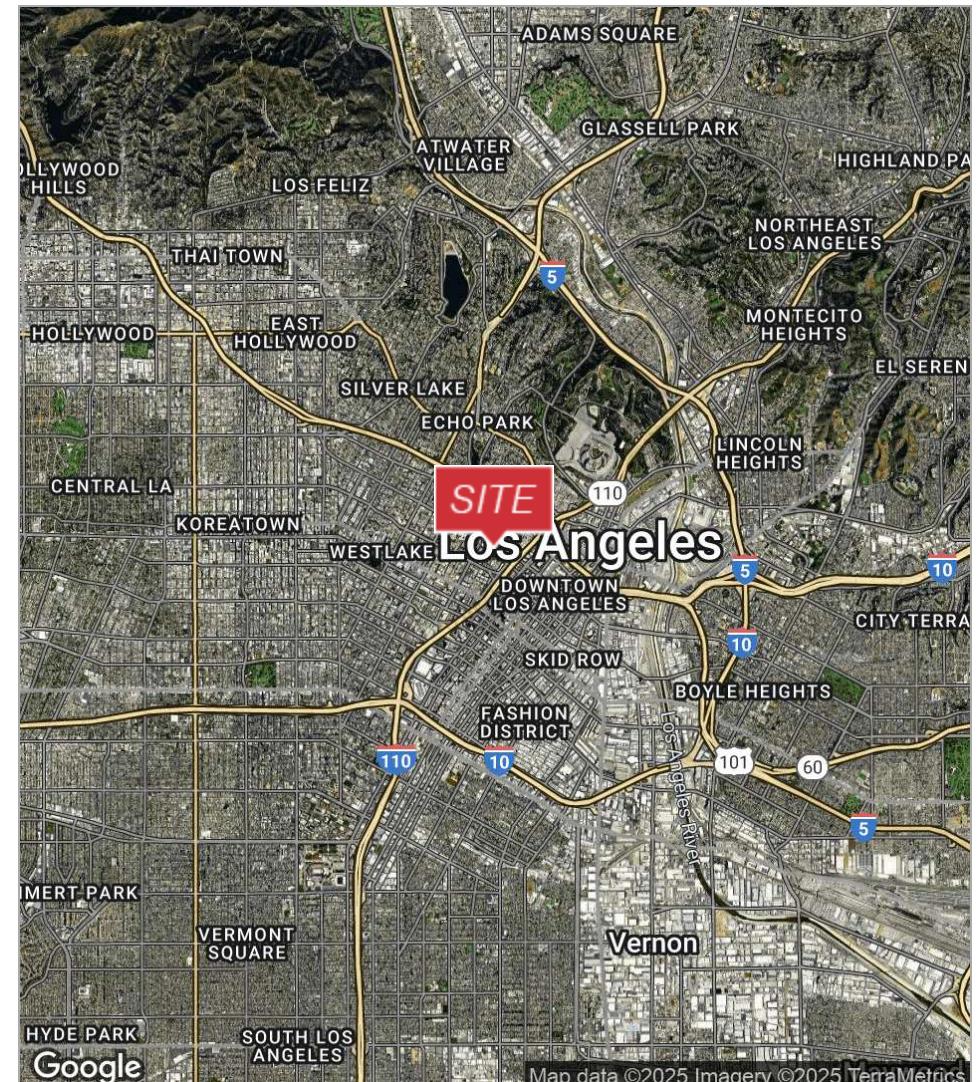
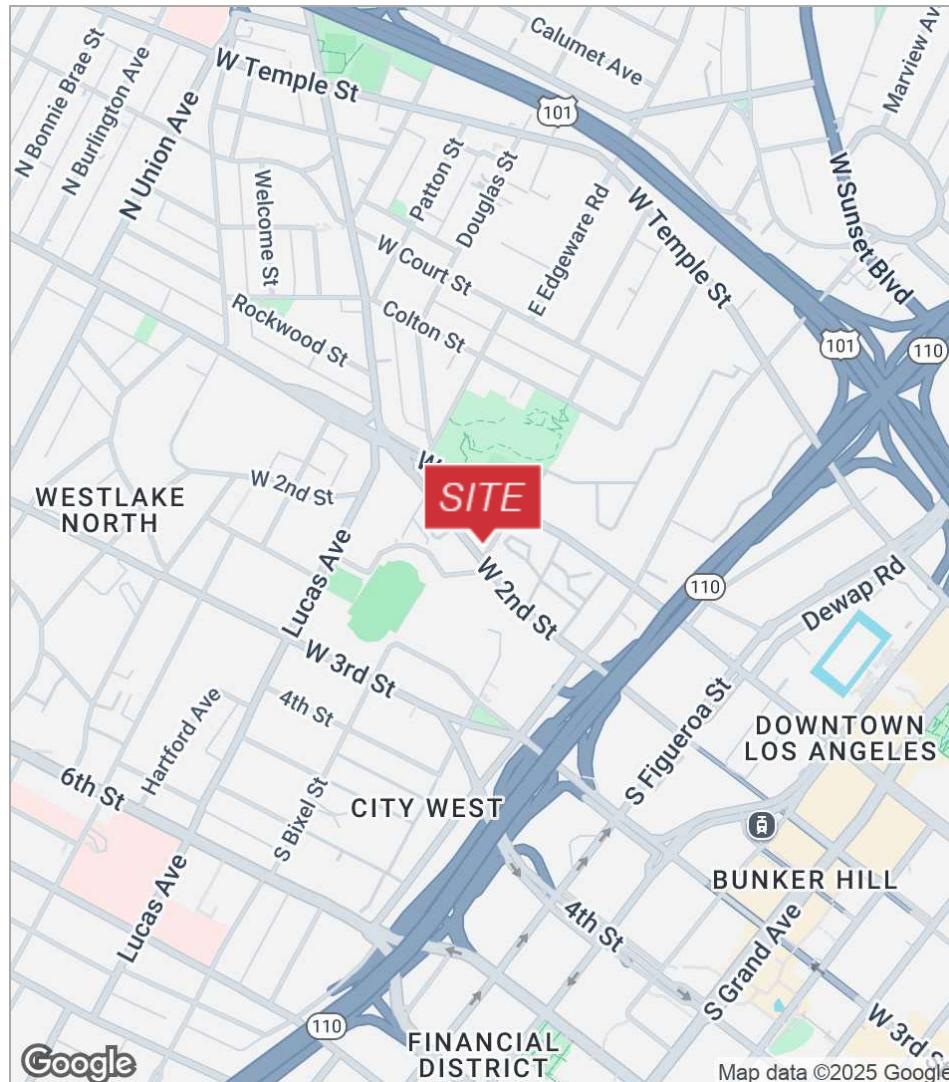
# Property Details

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

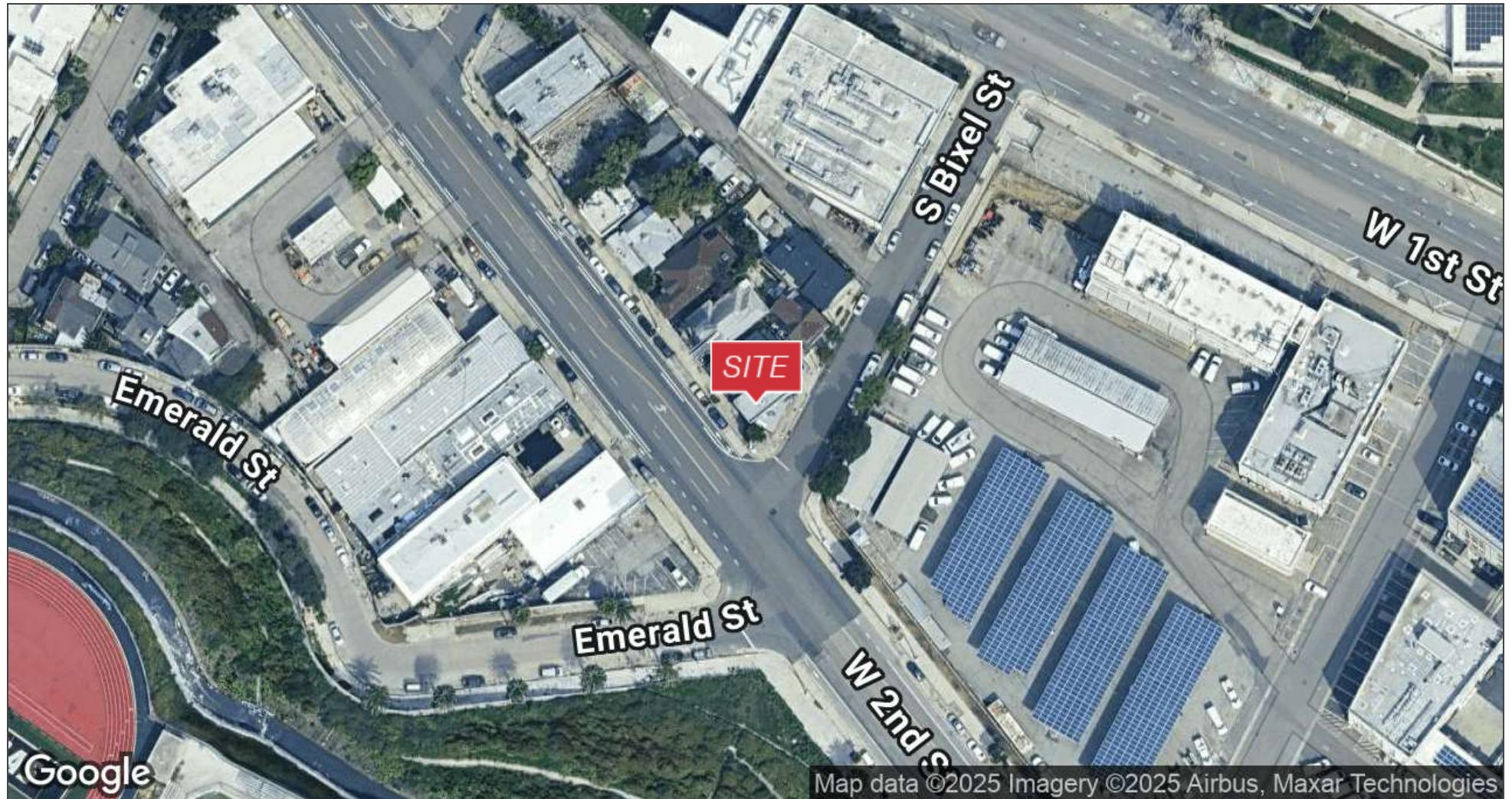
# Regional Map



# Location Maps



# Aerial Map



SCALE 1" = 50

TOLUCA ST.

1ST.

TOLUCA  
22

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

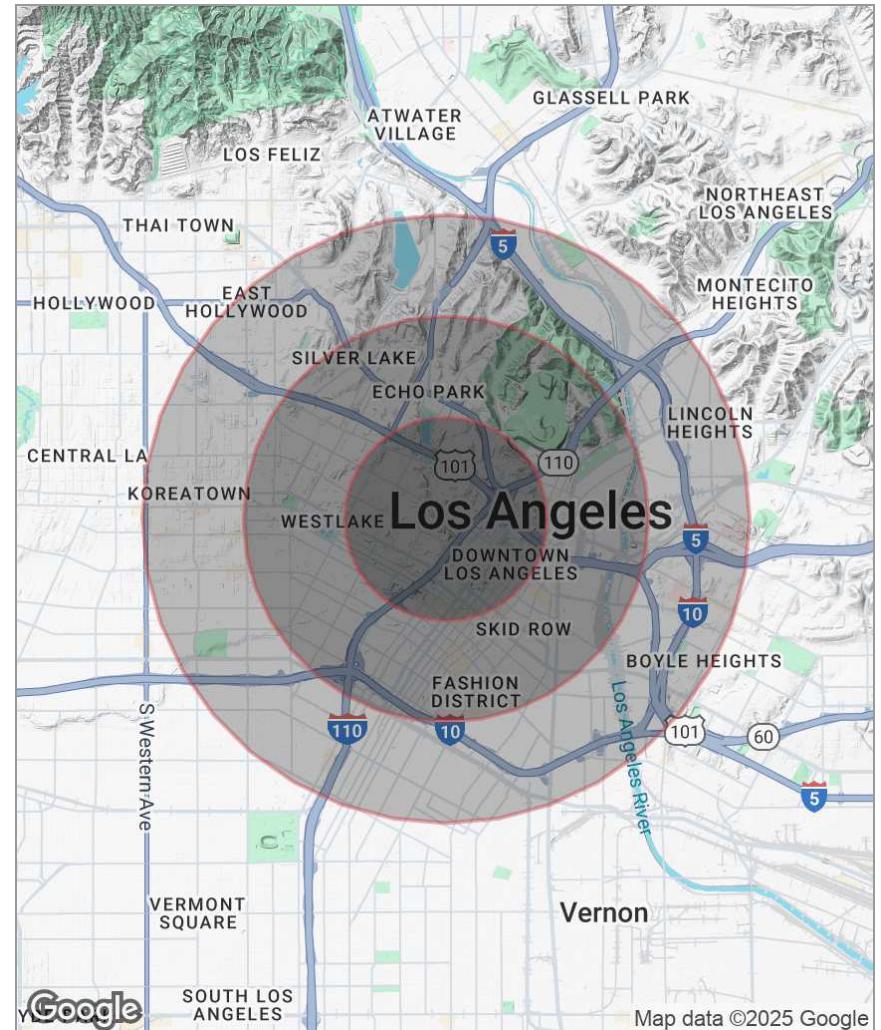
CODE  
67

1ST. ST.  
~~2845~~ 1  
1 17 17 100 10

50 ST. BIXEL 50

# 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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