

FOR SALE

# Mixed Use Property

2031 E. Cesar E. Chavez Avenue, L.A CA 90033

BOYLE HEIGHTS



FOR SALE

FOR SALE

## HIGHLIGHTS:

- Use Code 1210-Commercial-Store and Residential
- 5,646 square feet of improvements
- 7,024 square feet of land
- Zoned C-2
- Transit Priority & State Enterprise Zone
- Tier 3
- Year Built 1922
- ADU Opportunity
- LISTED FOR SALE \$1,.675,000



**EASTSIDE PROPERTIES**

**H. Daniel "Dan" Morales**

BRE#00526543

Cell: (323) 707-9265

dan@eastsideprop.com

Office Address:  
215 West Pomona Blvd.  
Suite 210  
Monterey Park, CA 91754

Mailing Address:  
2088 S. Atlantic Blvd,  
Box 354  
Monterey Park, CA 91754

LEASING • SALES • MANAGEMENT

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

# FOR SALE

## MIXED USE COMMERCIAL / RESIDENTIAL

504 CUMMINGS ST., 2031, 2033, 2035 & 2037 E. CESAR AVE

### BOYLE HEIGHTS

Address	Use	Square Feet	Monthly Rent	Projected Rents	Note: The subject property requires a capital improvement of approximately \$150,000.00 in order to achieve the projected rents.
2031	Car registration service	1,000	\$1,375.00 MG	\$2,500.00	
2033	Bike repair and sales	925	\$1,000.00 MG	\$1,800.00	
2035	Insurance office	1,100	\$1,200.00 MG	\$2,350.00	
2037	2 <sup>nd</sup> floor residential	1,225	Vacant	\$2,600.00	
504	2 <sup>nd</sup> floor residential	1,300	Vacant	\$2,450.00	
		<b>TOTAL RENT</b>	<b>\$3,575.00</b>	<b>\$11,700.00</b>	



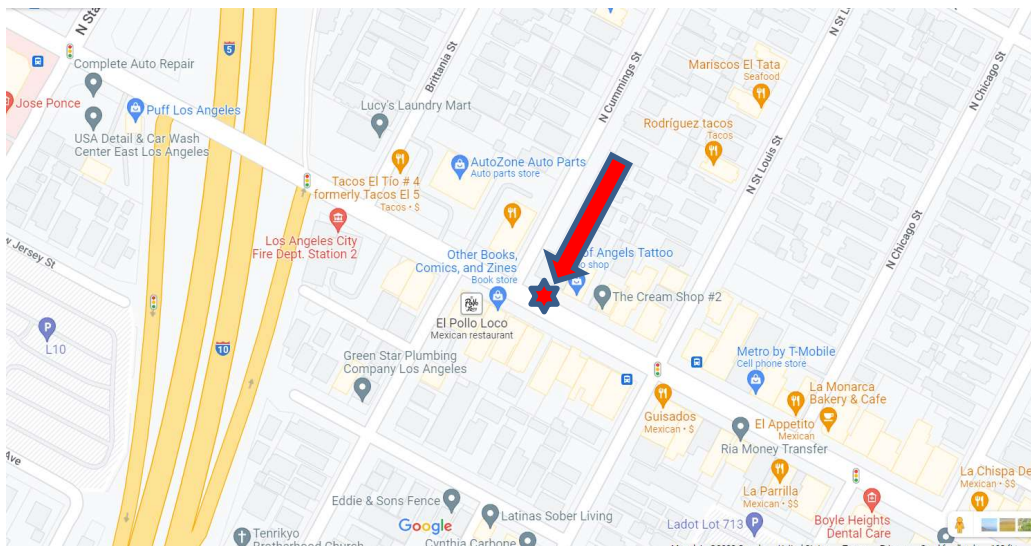
2031 E. Cesar Chavez Ave



2033 E. Cesar Chavez Ave



2035 E. Cesar Chavez Ave



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

## EASTSIDE PROPERTIES

**H. Daniel "Dan" Morales**

BRE#00526543  
**Cell: (323) 707-9265**  
 dan@eastsideprop.com

Office Address:  
 215 West Pomona Blvd.  
 Suite 210  
 Monterey Park, CA 91754

Mailing Address:  
 2088 S. Atlantic Blvd,  
 Box 354  
 Monterey Park, CA 91754

LEASING • SALES • MANAGEMENT