

FOR SALE | Owner-User Investment Los Angeles, CA



1627 PONTIUS AVENUE ±6,150 SF Building on ±6,969 SF of Land



HIGHLAND PARTNERS CORP.
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1627 PONTIUS AVENUE, LOS ANGELES, CA

INVESTMENT HIGHLIGHTS

ADDRESS: 1627 Pontius Avenue, Los Angeles, CA 90025

ASKING PRICE: \$5,250,000

BUILDING SIZE: Approximately 6,150 square feet (per assessor)

LAND SIZE: Approximately 6,999 square feet (per assessor)

TENANT: One (1)

OCCUPANCY: 100% - Building can be delivered vacant at close of escrow (current tenant has expressed interest in staying in all or part of the building)

PARKING: 2.6/1,000: Sixteen (16) spaces: 4 in front, 12 in rear

ZONING: M1-1

APN: 4324-035-0063

- NOTES:**
- Building is currently fully occupied by 1 tenant, month-to-month
 - **1st Floor:** General Office: 2 window offices, 2 interior offices, open area
 - **2nd Floor:** “Man Cave”: golf simulator, putting green, locker room, full bar and various “hangout” areas*
 - Two buildings north of Starbucks
 - Walkers Paradise (91)
 - One of the most central locations in Los Angeles
 - All adjacent submarkets easily accessible
 - Directly off the 405 freeway/Santa Monica Boulevard Exit

**electronic entertainment remaining at closing to be confirmed*



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PROPERTY PHOTOS



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1627 PONTIUS AVENUE, LOS ANGELES, CA
PROPERTY PHOTOS



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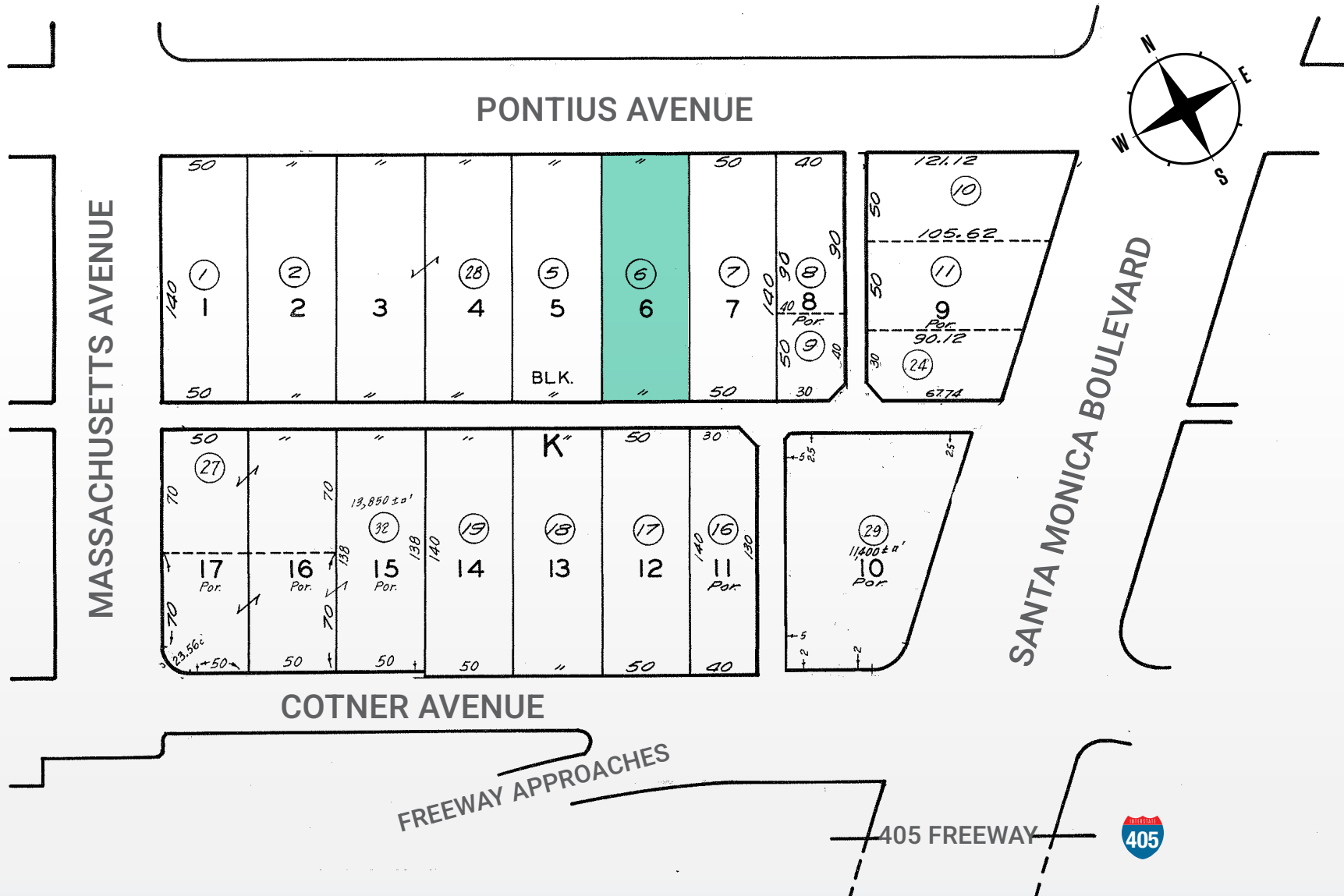
AREA AERIAL



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PARCEL MAP



1627 PONTIUS AVENUE, LOS ANGELES, CA

AMENITY MAP



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FOR SALE

±4,296 SF Building on
±6,652 SF of Land



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