

**124 N Townsend Ave
Los Angeles, CA 90063**

BRC Advisors
COMMERCIAL REAL ESTATE



EXCLUSIVELY LISTED OWNER USER SITE + VACANT LAND IN LOS ANGELES

EXECUTIVE SUMMARY

BRC Advisors – BH has been retained on an exclusive basis present the unique opportunity to acquire 124 N Townsend Ave & 125 N Townsend Ave, a freestanding office building & vacant land located in Welling Heights, Boyle Heights Adj. Perfect for a growing digital, creative or marketing company.

Completely remodeled and designed by the current owner, a potential owner user has the chance have their own building, company name & logo on the facade, own secure private parking lot. This three-story Property has been meticulously restored & updated. A perfect space for creative office, startup, or established business. Central access for easy commute to freeways & main thoroughfares. Minutes from uber popular downtown LA's Arts District & trendy Boyle Heights. Property features soaring 20' ceilings, nearly 13,000 sq ft of interior space, exposed brick walls, polished oak floors, spacious kitchens, gorgeous baths, enormous main hall w/ stage & mezzanine, roof top w/ panoramic downtown high-rise views, controlled access & private gated parking lot for employees & guests, all-new HVAC system, secure gated entrances.

Located just east of Downtown directly off 1st Street. Zoned R2 with an approved non-conforming review use for general office, assembly hall, and photography studio with filming.

HIGHLIGHTS

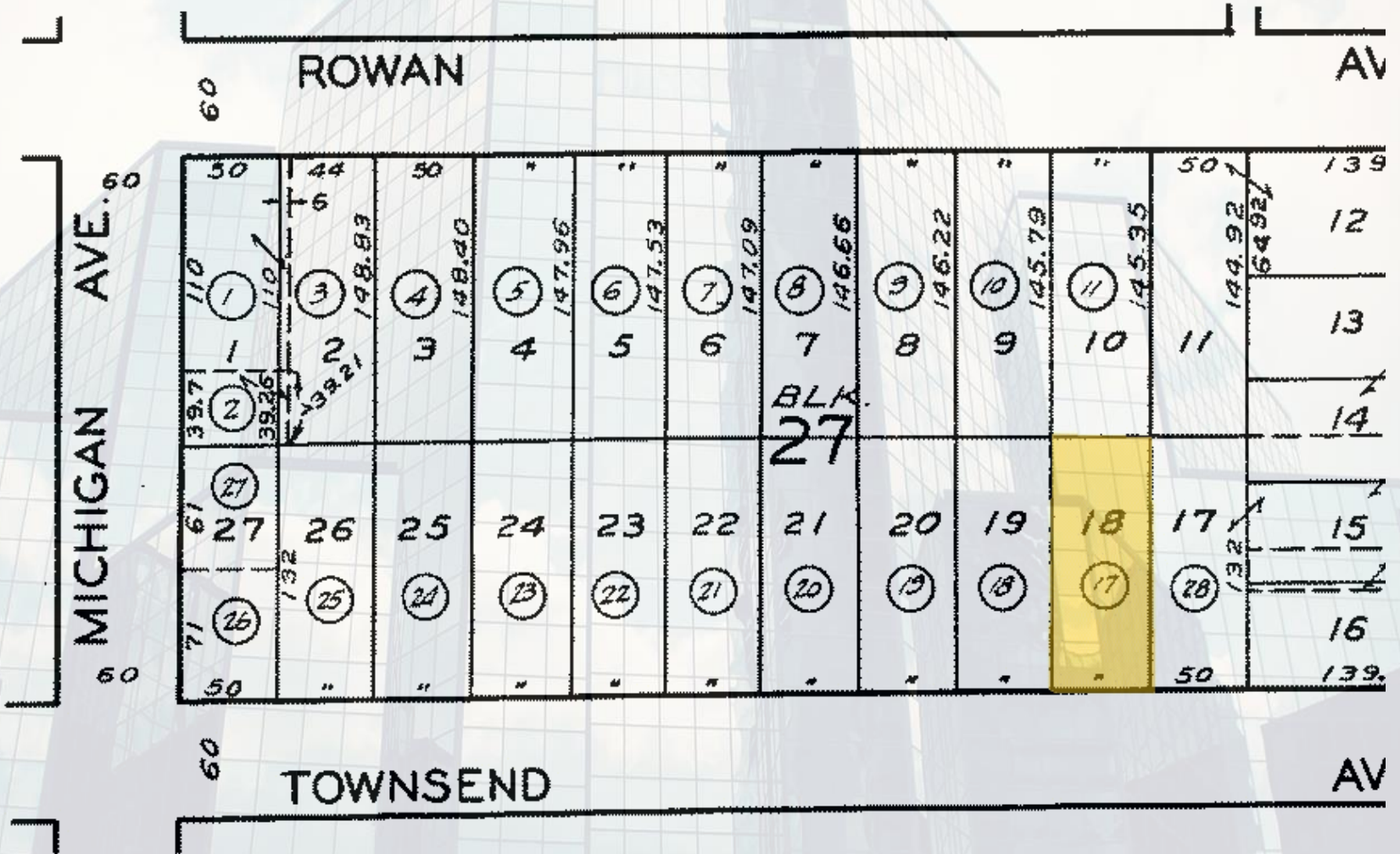
- Comes with additional 6,760 SF of vacant land across the street. Can be used for parking or future development.
- One of a kind creative office space with its own dedicated fenced parking lot. 2018 Renovation.
- 20' ceilings, exposed brick walls & polished wood floors.
- Abundance of natural light.
- Enormous main hall with stage, mezzanine, reception and conference rooms.
- Submarket 1-3 Office Star Vacancy: 5.0% (Costar)
- Parking Ratio: 1.60/1,000 SF.

Property Summary:

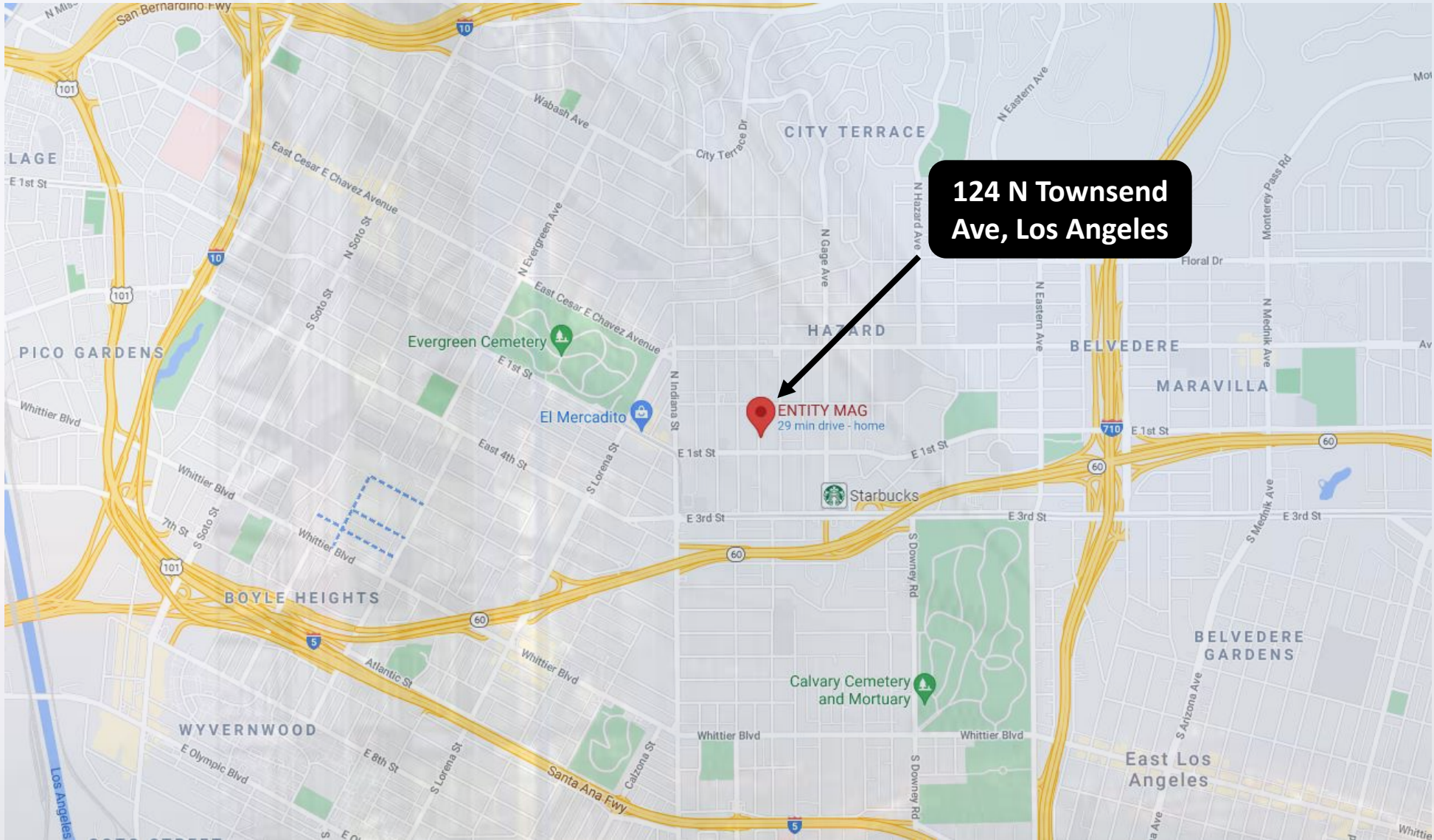
APN:	5232-015-017 & 5232-014-012
Address:	124 N Townsend Ave & 125 N Townsend Ave
Submarket:	Los Angeles, CA 90063
Property Type:	Southeast Los Angeles
Property Sub-Type:	Office
Building Class:	Loft/Creative Space
Sale Type:	B
Asking Price:	Owner User
Price/SF:	\$4,999,000
Year Built:	\$401
No. of Stories:	1925
Parking:	3
Office Building Size :	20
Office Lot Size SF:	12,466
Vacant Land SF:	6,646
Zoning:	6,760
Walking Score:	LCR2*
Transit Score:	86 (Very Walkable)
	64 (Good Transit)



PLAT MAP - OFFICE



SITE LOCATION (OFFICE)



SITE AERIAL OVERVIEW



PROPERTY PHOTOS



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EXCLUSIVELY LISTED BY



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