

**7355 Florence Ave
Downey, CA 90240**

Structure

Building Type: **Retail**
 SubType: **(Strip Center)**
 Class: **-**
 RBA: **16,511 SF**
 Typical Floor: **16,511 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1959**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **1.29 AC**
 Zoning: **C4 P, Downey**
 Parcel No: **6359-029-001**
 Parking: **53 Surface Spaces are available**



Lease

Total Available: **0**
 Smallest Space: **-**
 Max Contig: **0**
 Space Use: **-**
 Rent/SF/yr: **For Sale Only**
 Expenses: **2008 Tax @ \$2.62/sf**

For Sale Info

For Sale at \$4,500,000 (\$272.55/SF) - Active

Amenities

Corner Lot, Signage, Signalized Intersection

**4837 Huntington Dr N
Los Angeles, CA 90032**

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **13,115 SF**
 Typical Floor: **13,115 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1943**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.71 AC**
 Zoning: **C4, Los Angeles**
 Parcel No: **5213-001-034, 5213-002-013**
 Parking: **40 Surface Spaces are available
Ratio of 3.05/1,000 SF**



Lease

Total Available: **0**
 Smallest Space: **-**
 Max Contig: **0**
 Space Use: **-**
 Rent/SF/yr: **-**
 Expenses: **1991 Combined Tax/Ops @ \$0.50/sf**

For Sale Info

Not For Sale

Amenities

Corner Lot

Building Notes

Excellent location, easily accessible, strong area demographics and growing community base.

La Cienega Place
3338-3346 S La Cienega Blvd
Los Angeles, CA 90016

Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office (Strip Center)**
 Class: **Center**
 RBA: **13,850 SF**
 Typical Floor: **13,850 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1952**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.69 AC**
 Zoning: **C2, Los Angeles**
 Parcel No: **5048-016-026**
 Parking: **46 free Surface Spaces are available**
Ratio of 3.56/1,000 SF



Lease

Total Available: **0**
 Smallest Space: **-**
 Max Contig: **0**
 Space Use: **-**
 Rent/SF/yr: **-**
 Expenses: **2009 Tax @ \$7.62/sf; 2009 Ops @ \$2.45/sf**

For Sale Info

Not For Sale

Amenities

Corner Lot, Pylon Sign, Restaurant, Signage, Signalized Intersection

Building Notes

3344 South La Cienega Boulevard is centrally located in the city of Los Angeles, in the submarket of Culver City. The property is located on the northeast corner of the signalized intersection of South La Cienega and Jefferson, two main thoroughfares in Los Angeles.

This area of Los Angeles is adjacent to Culver City, Beverly Hills, Baldwin Park, and Inglewood. Also adjacent to the property is the Expo Line Station that is currently under construction and is set to be completed in 2010. The line will stop and start at the intersection of La Cienega and Jefferson and will connect approximately 90 miles of route service in Los Angeles County. The 10 and 405 freeways are in close proximity and can be easily accessed from the property. Within a 5 mile radius of the property, there is a bustling population of 1 million people with an average income of \$106,000.

The property consists of 2 buildings occupied by Office and Retail tenants on a 30,150 Square Foot parcel. Both buildings have been completely improved with beautiful renovations. The ideal location of this property in addition to the new Metro stop will create an ample amount of foot traffic in and around this center.

There are 46 surface parking spaces in the center, yielding a parking ratio of 3.56/1000 SF.

The location of the subject property is ideal, considering the high volume of traffic on the intersection of La Cienega Boulevard and Jefferson.



La Cienega Place -- cont'd
3338-3346 S La Cienega Blvd
Los Angeles, CA 90016

The location of the subject property is ideal, considering the high volume of traffic on the intersection of La Cienega Boulevard and Jefferson Boulevard (approximately 100,000 cars daily)



This property is for sale by Wealth Road Realty. All the info is from the seller. Wealth Road Realty does not guarantee the accuracy of these information. Its the buyer's full responsibility to verify all informations.

Wealth Road Realty 310-967-7779

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**6803 Matilija Ave
Van Nuys, CA 91405**



Structure

Building Type: **Multi-Family**
 SubType: **Apartment Units**
 Class: **-**
 RBA: **7,049 SF**
 Typical Floor: **6,203 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1948**
 % Leased: **0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **0.28 AC**
 Zoning: **LARD1.5**
 Parcel No: **2216-021-021**
 Parking: **10 free Covered Spaces are available**

Lease

Total Available: **0**
 Smallest Space: **-**
 Max Contig: **0**
 Space Use: **-**
 Rent/SF/yr: **For Sale Only**
 Expenses: **2008 Tax @ \$1.46/sf**

For Sale Info

For Sale at \$850,000 (\$106,250.00/Unit) - Active

**3405-3407 Slauson Ave
Maywood, CA 90270**



Lease

Total Available: **0 SF**
 Warehouse Avail: **0 SF**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **0 SF**
 Max Contig: **0 SF**
 Space Use: **-**
 Rent/SF/yr: **For Sale Only**

Structure

Building Type: Class F Industrial	Ceiling Height: 14'0"	Stories: 1
SubType: Manufacturing	Column Spacing: -	Power: 200a 3p
RBA: 10,781 SF	Drive Ins: 2	Const Mat: Masonry
Typical Floor: 10,781 SF	Crane: -	Sprinkler: None
Building Status: Existing	Rail Line: None	Lot Dimensions: 100x125
Year Built: 1930	Rail Spots: None	Land Area: 0.29 AC
% Leased: 100%	Cross Docks: -	Building FAR: 0.86
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: -	Utilities: -	
Zoning: M1, Maywood	Tenancy: Single Tenant	
Parcel No: 6311-025-011, 6311-025-012	Parking: 5 Surface Spaces are available Ratio of 0.46/1,000 SF	

For Sale Info

For Sale at \$570,000 (\$52.87/SF) - Active

Features

Fenced Lot

Building Notes

11/02 Mr. Shlomo M. Levy purchased the building from Santa Fe & Washington Market Inc. Magnum Properties represented both sides of the deal. Reference Comps # LSC-60795-11-0220 for more information.

RETAIL

FOR LEASE

**2190 W Washington Blvd
SEC W Washington Blvd & S Western Ave
Los Angeles, CA 90018**

Structure

Building Type: **Retail**
 SubType: **General Freestanding**
 Class: **-**
 RBA: **5,420 SF**
 Typical Floor: **5,420 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2000**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.33 AC**
 Zoning: **C2-1, Los Angeles**
 Parcel No: **5074-034-028**
 Parking: **21 Surface Spaces are available
Ratio of 3.87/1,000 SF**



Lease

Total Available: **625 SF**
 Smallest Space: **625 SF**
 Max Contig: **625 SF**
 Space Use: **Retail**
 Rent/SF/yr: **\$54.00**
 Expenses: **2009 Tax @ \$7.47/sf; 2009 Ops @ \$3.93/sf**

For Sale Info

Not For Sale

Amenities

Bus Line, Corner Lot, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	625	625	625	\$54.00/nnn	30 Days	3-5 yrs	Direct

Building Notes

Subject property is a 5,420 sf national and regional multi tenant shopping center on a 14,300 sf lot located on the southeast signalized corner of Washington and Western Ave. It was built in 2000, but completely remodeled in 2008. The shopping has good tenant mix that includes Metro PCS, Pronto Pizza, Loyola Insurance Co. Inc., Ace Check Cashing, and Pan Victoria Bakery. All leases are NNN with increases and options. The offering is located in a densely populated area with over 67,000 people residing within a one mile radius of subject property. There is excellent foot and car traffic with access with approximately 67,000 cars passing thru this intersection per day. Subject property is just blocks from National Credit tenant such as Food 4 Less, CVS Pharmacy, Pollo Loco, Pizza Hunt, Carl's Jr.'s and 7/11. There is approximately 120 ft frontage along Washington and Western Aves. It is just north of the 10 freeway and west of the 110 Freeway thus creating freeway access to the property. This property will appeal to investors who are looking for multi tenant shopping center with long term leases, national credit tenants, with good return and with minimum management responsibility.



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SEC W Washington Blvd & S Western Ave
Los Angeles, CA 90018



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