

# FOR SALE

# MULTI-TENANT COMMERCIAL/ REDEVELOPMENT

1459 & 1479 W Washington Blvd  
Los Angeles, CA 90007

**+20,014 Sq. Ft.**

Orchard Ave

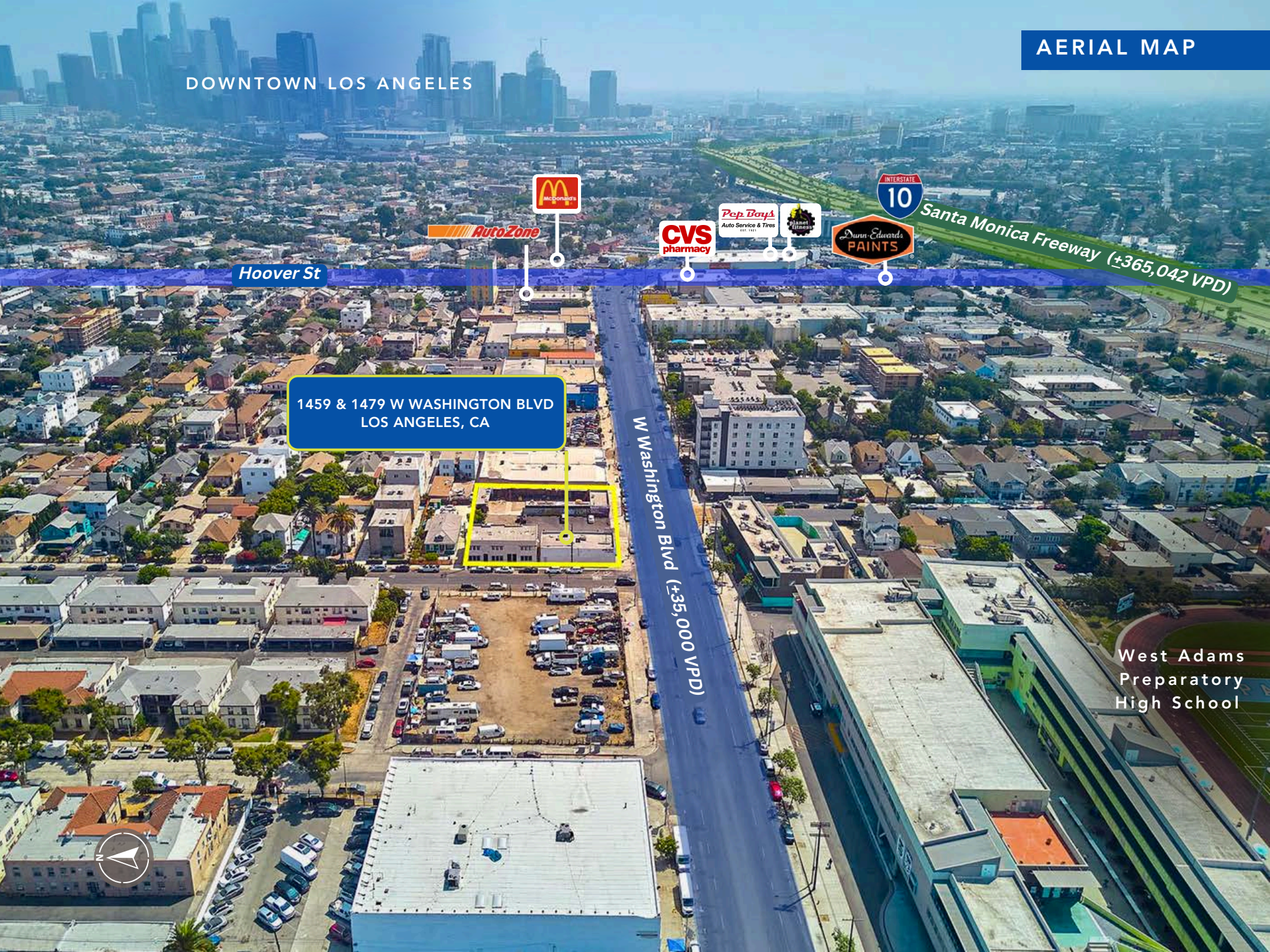
W Washington Blvd (+35,000 VPD)

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**KORUS**  
REAL ESTATE

DOWNTOWN LOS ANGELES



Hoover St



Santa Monica Freeway (+365,042 VPD)

1459 & 1479 W WASHINGTON BLVD  
LOS ANGELES, CA

W Washington Blvd (+35,000 VPD)

West Adams  
Preparatory  
High School



# PROPERTY HIGHLIGHTS

1459 & 1479 W Washington Blvd, Los Angeles, CA 90007



## OFFERING PRICE

\$4,950,000



## APN'S

5056-016-009,  
-010,-011,& -012



## BUILDING SIZE

±6,564 Sq. Ft.  
+789 Sq. Ft.  
±7,362 Sq. Ft.(Combined)



## LAND SIZE

21,014 Sq.Ft.  
(\$236 PSF)



## ZONING

C2-2D-CPIO  
T.O.C: Tier 3



## BUILT

1919 & 1939

- NEC W Washington Blvd and Orchard Ave
- Multi-family, commercial, or mixed-use development opportunity
- Close proximity to downtown Los Angeles and USC
- Tenants short - term lease status
- Direct access to the Santa Monica (10) Freeway (Vermont Ave.)
- ±648,925 Residents within a 3-mile radius



# RENT ROLL

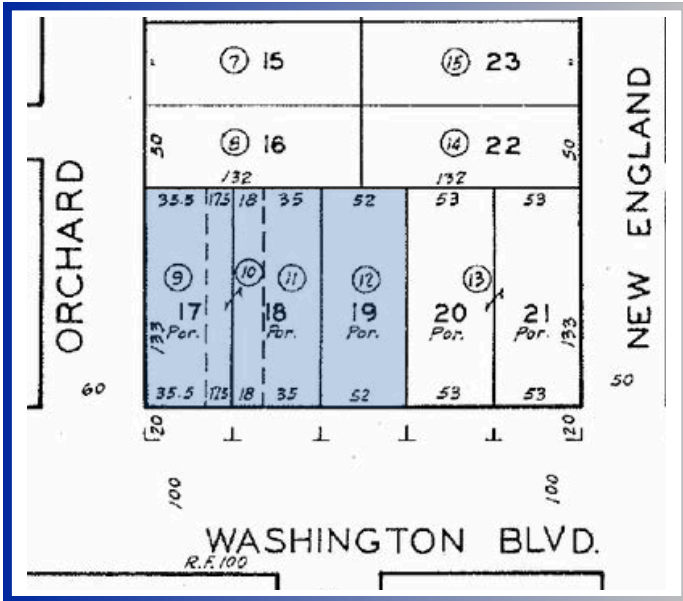
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Address	Tenant	Monthly Rent	Annual Rent	Lease Expiration	Options
1459 W. Washington Blvd	Roofing Co.	\$5,500	\$66,000	12/31/2024	N/A
1479 W. Washington Blvd	Liquor Store	\$5,200	\$62,400	8/31/2025	N/A
1832 Orchard Ave	1 BR + 1BTH	\$1,055	\$12,660	Month-to-Month	N/A
1832 1/2 Orchard Ave	1 BR + 1BTH	\$986	\$11,832	Month-to-Month	N/A
1834 Orchard Ave	1 BR + 1BTH	\$805	\$9,660	Month-to-Month	N/A
1834 1/2 Orchard Ave	1 BR + 1BTH	\$805	\$9,660	Month-to-Month	N/A
1836 Orchard Ave	1 BR + 1BTH	\$875	\$10,500	Month-to-Month	N/A
1836 1/2 Orchard Ave	1 BR + 1BTH	\$1,015	\$12,180	Month-to-Month	N/A
<b>TOTAL</b>		<b>\$16,241</b>	<b>\$194,892</b>		

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

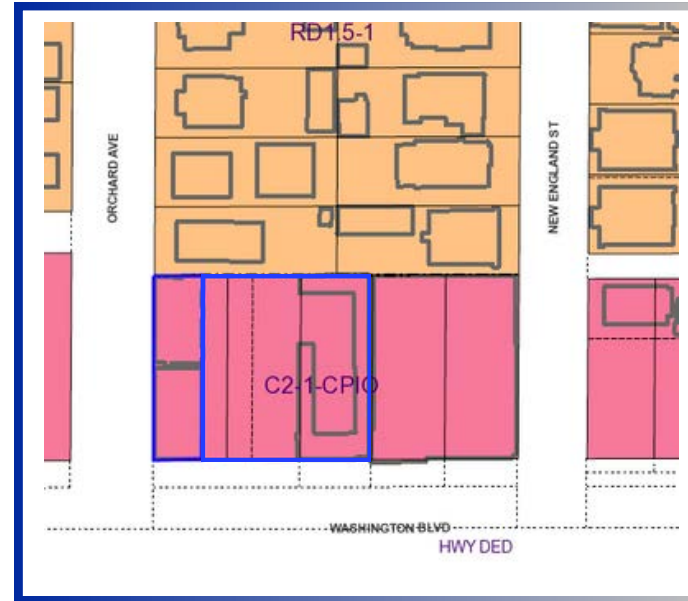
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# PARCEL MAP



**APN'S** 5056-016-009,010,-011,& -012

# ZONING MAP



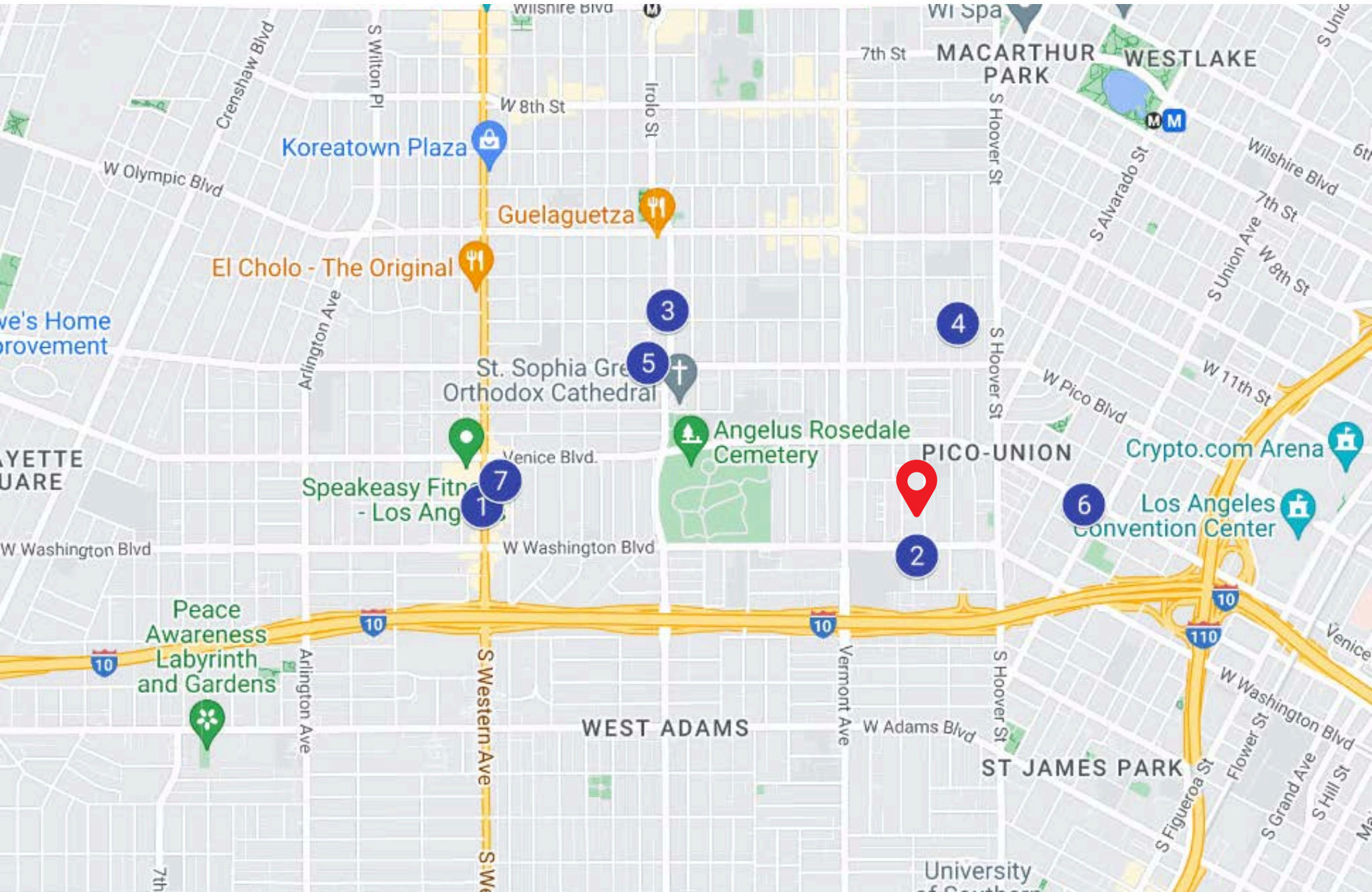
**ZONING** C2-2D-CPIO (Tier 3)



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# COMPARABLE SALES MAP



# COMPARABLE SALES

#	Sale Date	Address	Sold Price	Land Size (sq ft)	Price per (sq ft)
1	2-20-2024	1803 S Western Ave Los Angeles, CA 90006	\$2,800,000	12,197	\$230
2	1-31-2024	1910 Orchard Ave Los Angeles, CA 90007	\$1,300,000	6,667	\$195
3	5-18-2023	1151 S Normandie Ave Los Angeles, CA 90007	\$965,000	5,907	\$163
4	2-6-2023	1200 Magnolia Ave Los Angeles, CA 90006	\$1,500,000	9,147	\$164
5	9-2-2022	2825 W Pico Blvd Los Angeles, CA 90006	\$1,650,000	7,048	\$234
6	6-6-2022	1120 Venice Blvd Los Angeles, CA 90015	\$9,250,000	47,698	\$194
7	4-30-2022	1664 S Western Ave Los Angeles, CA 90006	\$2,400,000	10,019	\$240
 <b>Subject</b>		<b>1459 W Washington Blvd</b> <b>Los Angeles, CA 9007</b>	<b>\$4,950,000</b>	<b>21,014</b>	<b>\$236</b>

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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2023 Estimated Population	77,019	648,925	1,296,897
2028 Projected Population	75,415	642,967	1,278,630
2010 Census Population	77,275	611,965	1,256,296
<b>Households</b>			
2023 Estimated Households	23,082	221,936	446,907
2028 Projected Households	22,566	220,493	440,872
2010 Census Households	23,246	205,025	429,146
<b>Income</b>			
2023 Estimated Average Household Income	\$51,444	\$69,398	\$78,205
2023 Median Household Income	\$35,995	\$46,957	\$53,482



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