

# FOR SALE

# MULTI-TENANT COMMERCIAL/ REDEVELOPMENT

1459 & 1479 W Washington Blvd  
Los Angeles, CA 90007

**+21,014 Sq. Ft.**

Orchard Ave



W Washington Blvd (+35,000 VPD)

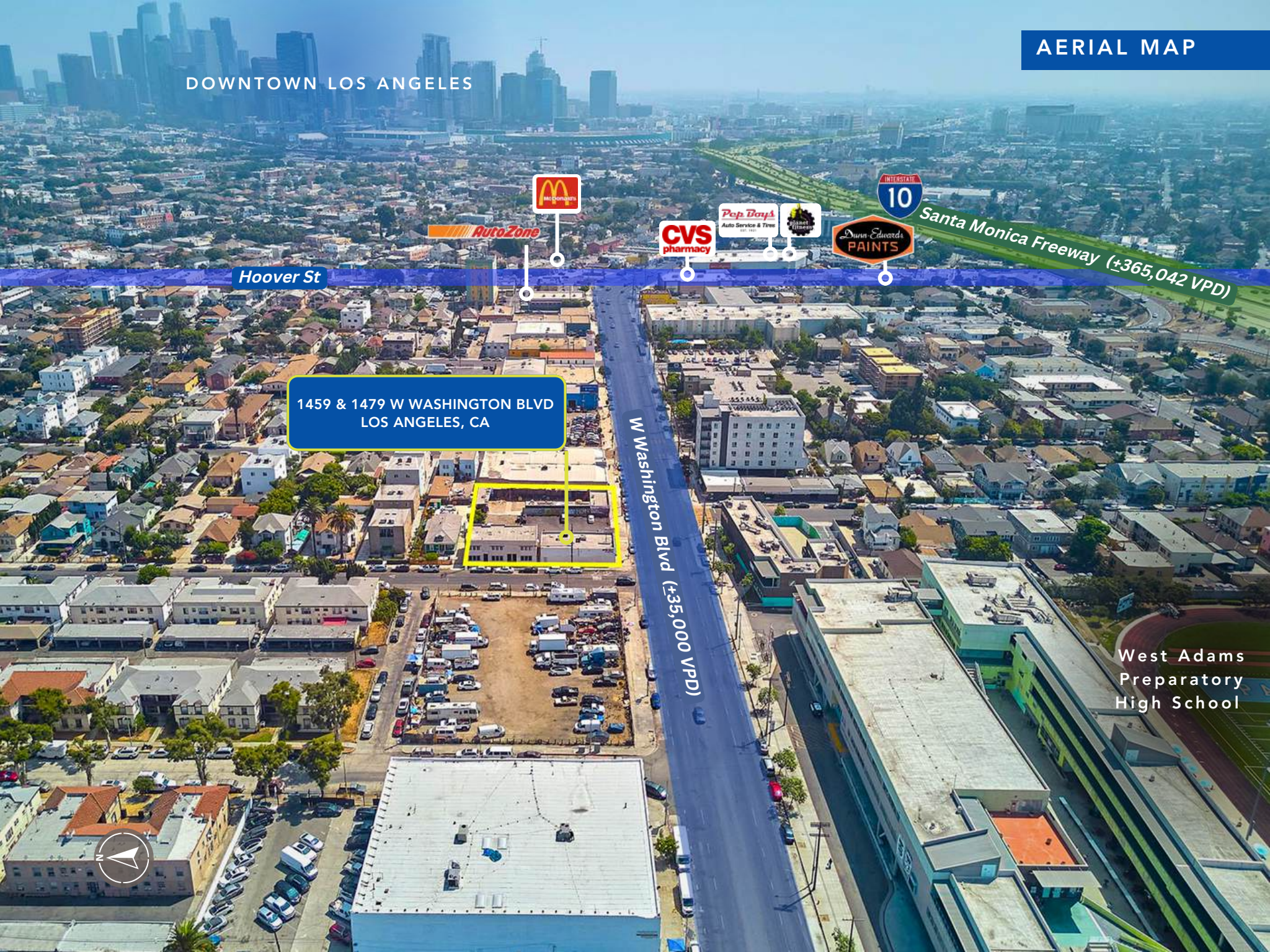
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**KORUS**  
REAL ESTATE



DOWNTOWN LOS ANGELES



Hoover St

1459 & 1479 W WASHINGTON BLVD  
LOS ANGELES, CA

W Washington Blvd (+35,000 VPD)

INTERSTATE  
10

Santa Monica Freeway (+365,042 VPD)

West Adams  
Preparatory  
High School





# PROPERTY HIGHLIGHTS

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



## OFFERING PRICE

\$4,500,000



## 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.  
(\$214 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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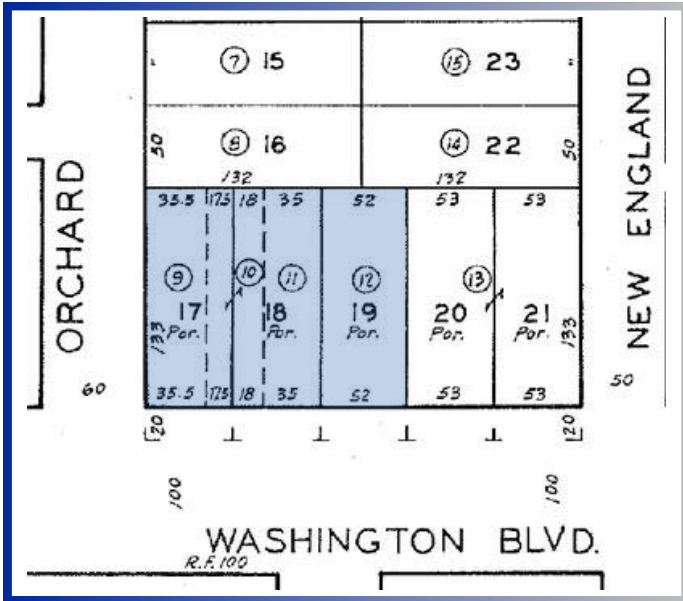
Address	Tenant	Monthly Rent	Annual Rent	Lease Expiration	Options
1459 W. Washington Blvd	Roofing Co.	\$5,500	\$66,000	12/31/2024	N/A
1479 W. Washington Blvd	Liquor Store	\$5,200	\$62,400	8/31/2025	N/A
1832 Orchard Ave	1 BR + 1BTH	\$1,055	\$12,660	Month-to-Month	N/A
1832 1/2 Orchard Ave	1 BR + 1BTH	\$986	\$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>		

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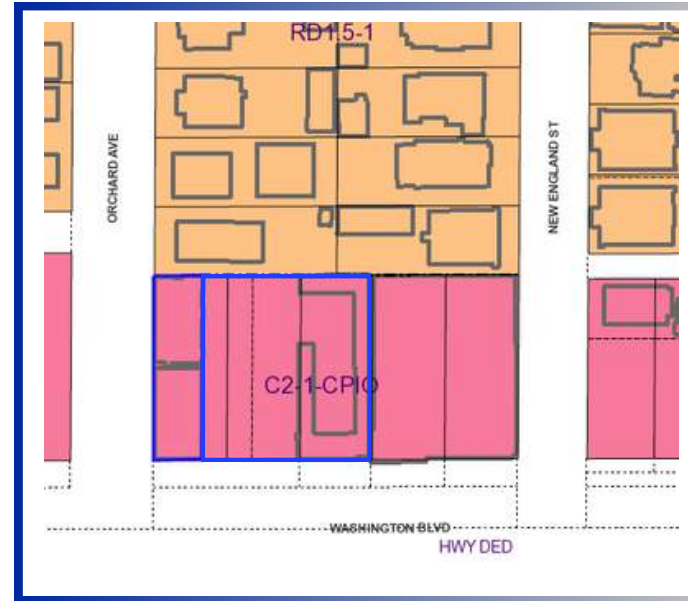


# PARCEL MAP



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

# ZONING MAP



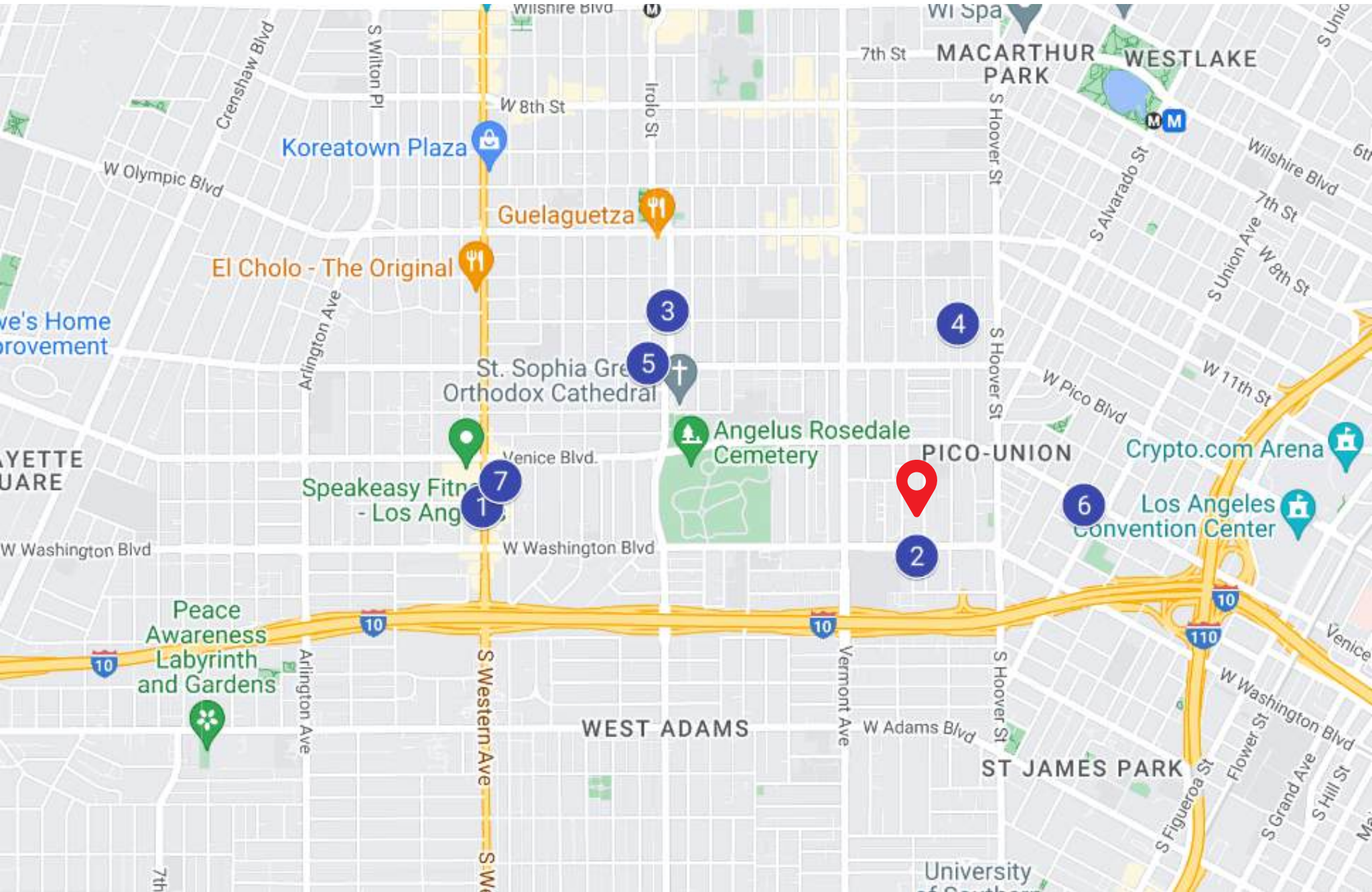
ZONING C2-2D-CPIO (Tier 3)




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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>\$4,500,000</b>	<b>21,014</b>	<b>\$214</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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