

MIXED-USE PROPERTY FOR SALE



Three Adjacent Buildings on Two Parcels

7,864± SF of Buildings on 10,566± SF of Land

827-831 E Jefferson Boulevard, Los Angeles, CA 90011

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDUM

- Owner/User or Investor Purchase Opportunity
- Many Possible Uses
- Minutes to DTLA and USC
- Easy Freeway Access



Exclusively listed by

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827-831 E Jefferson Blvd
Los Angeles, CA 90011

Property Details

Total Building Area 7,864± SF
Total Land Area 10,566± SF
Zone LA M1

827 E Jefferson Blvd

Use: Flex
Building Area: 6,534± Sq.Ft.
Year Built: 1903/1948
Land Area: 5,288± Sq.Ft.
Zoning: LA M1
Assessor's Parcel #: 5120-028-023

831 E Jefferson Blvd

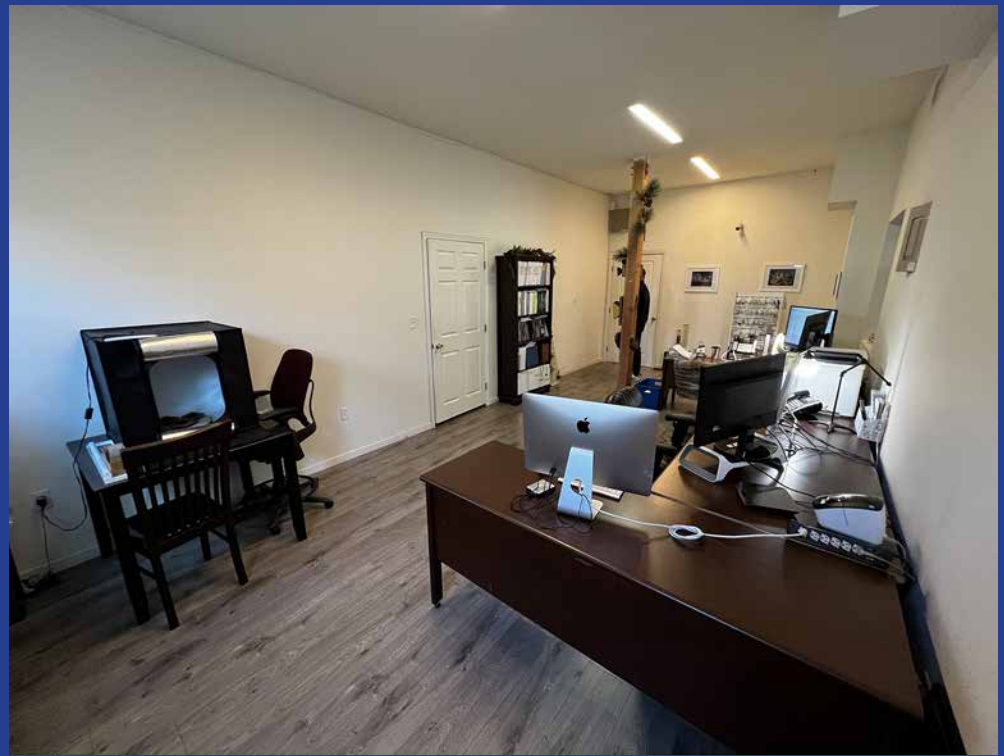
Use: SFR
Building Area: 1,330
Bedrooms 3
Bathrooms 1
Year Built: 1909/1912
Land Area: 5,278± Sq.Ft.
Zoning: LA M1
Assessor's Parcel #: 5120-028-022

Property Highlights

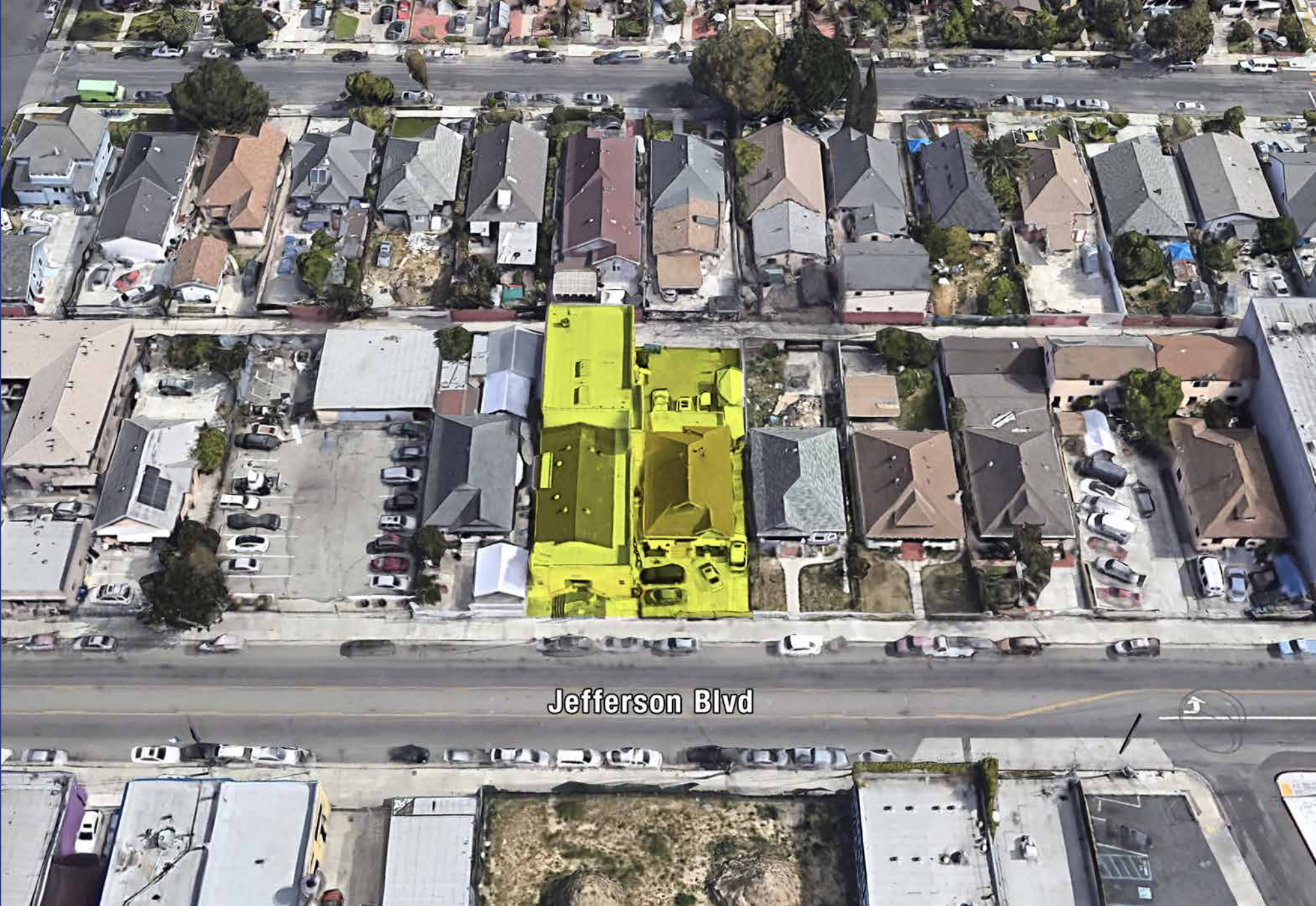
- Owner/user or investor purchase opportunity
- Two adjacent properties with secure, gated parking at rear with alley access
- Three buildings on 10,566± SF of land
- Many possible uses!
- Mid-block between Stanford Avenue and Griffith Avenue
- 80' frontage on Jefferson Boulevard
- One mile east of the Harbor (110) Freeway, the Los Angeles Coliseum, Exposition Park, Banc of California Stadium and the USC campus.
- Easy access to Downtown Los Angeles, located one mile to the north

Asking Price: \$4,700,000 (\$597.66 per SF)



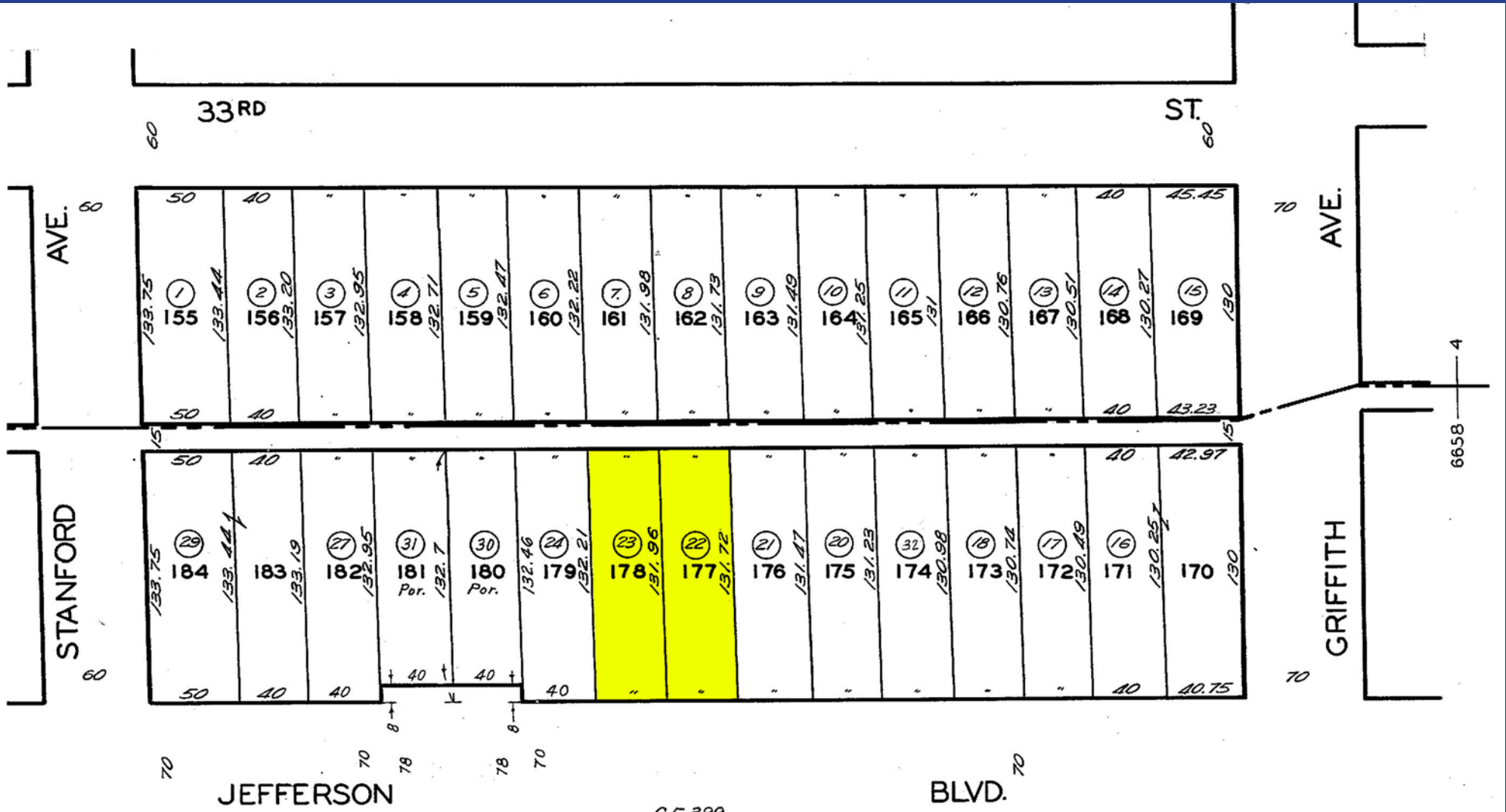


Aerial Photo

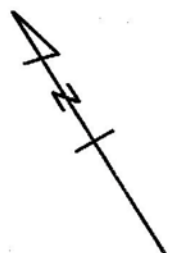


Jefferson Blvd

Plat Map



6658 — 4



BOETTCHER TRACT

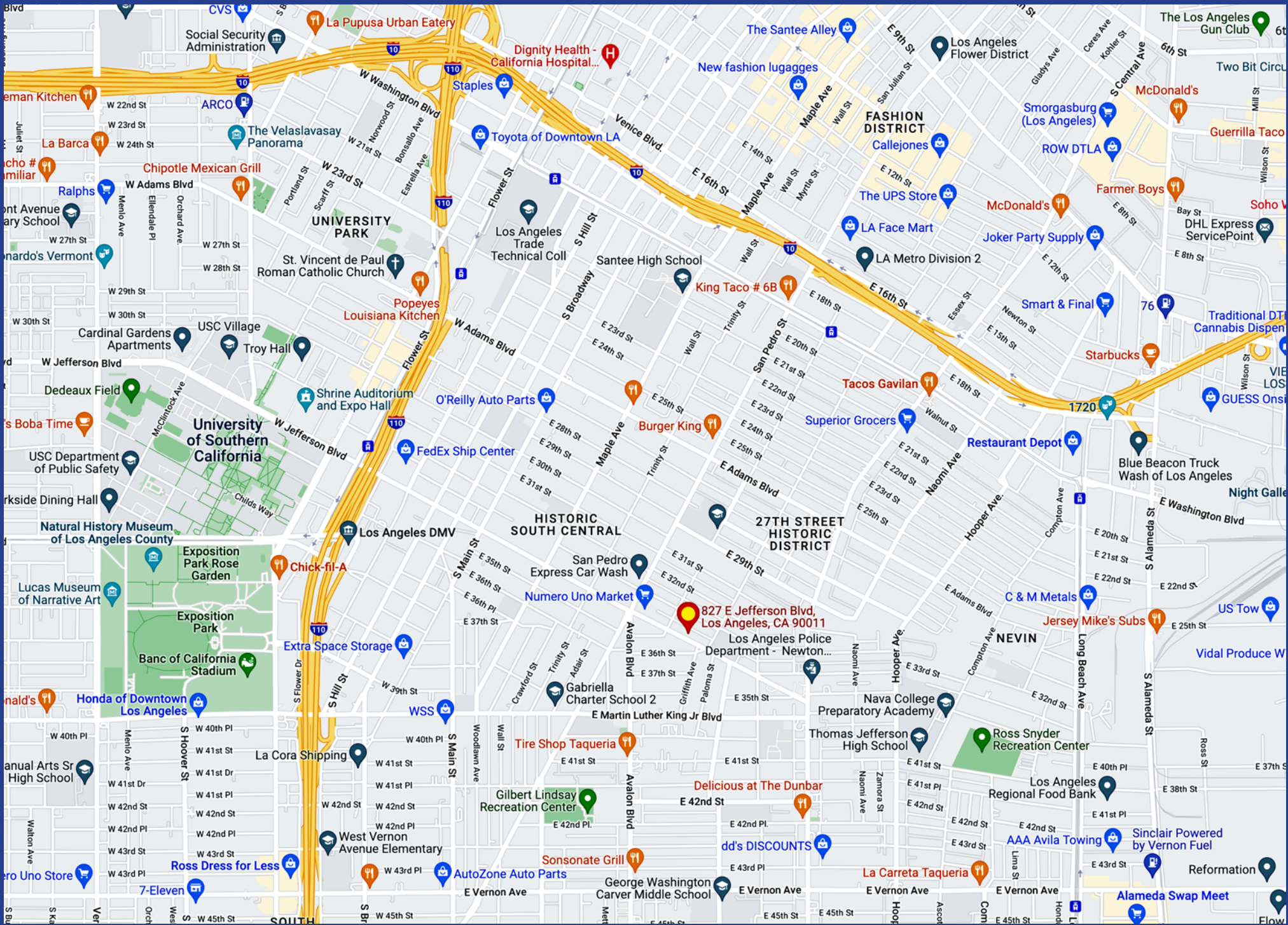
M.B. 3 - 58

C.F. 399

CODE
4
665.8

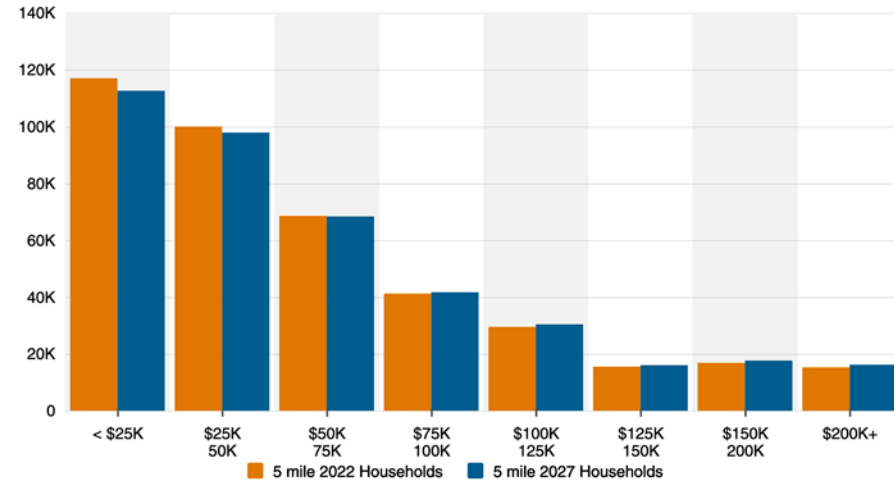
GRIFFITH
AVE.

Area Map

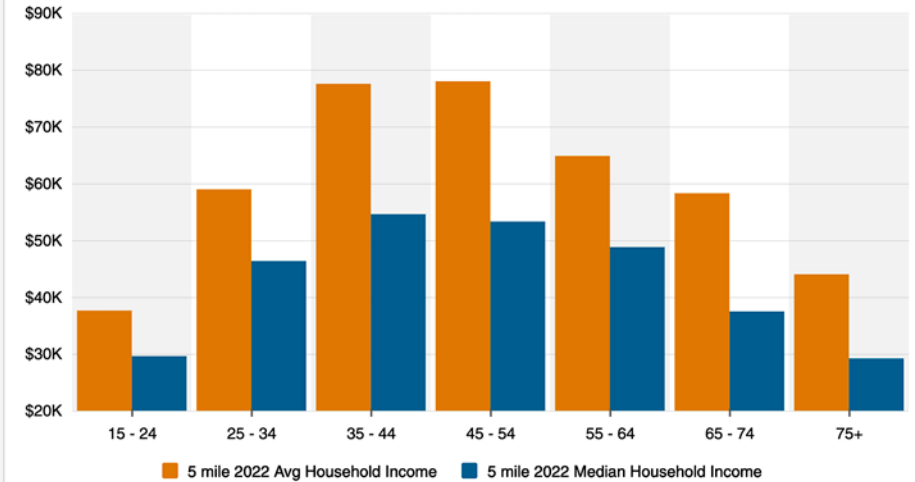


Neighborhood Demographics

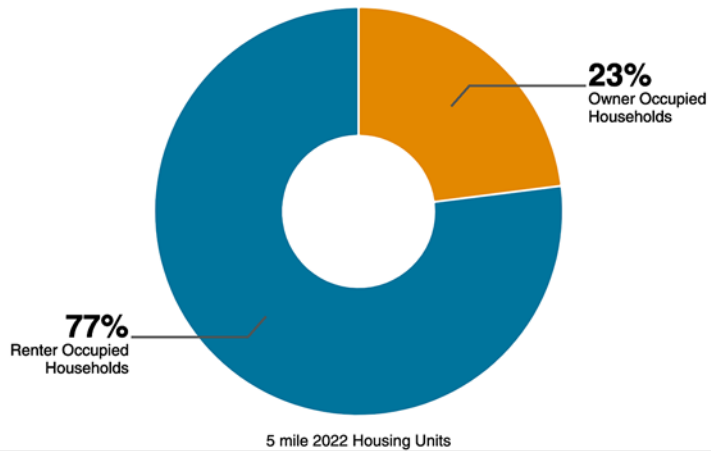
Household Income



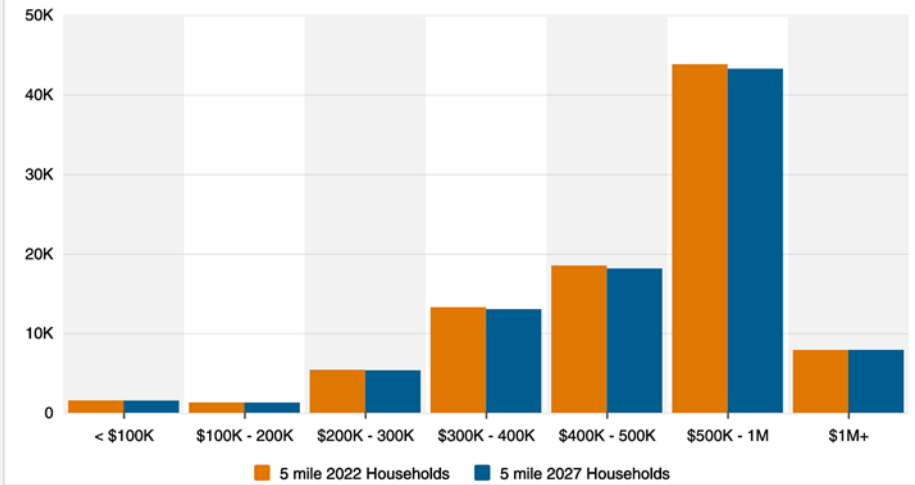
Household Income By Age



Housing Occupancy



Home Values



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