

COMMERCIAL INVESTMENT PURCHASE OPPORTUNITY

Retail Strip Center With 7 Units

2401-2413 W MARTIN LUTHER KING JR BLVD, LOS ANGELES, CA 90008



Offering Memorandum



5,520± SF Building on 6,800± SF of Land

2401-2413 W MARTIN LUTHER KING JR BLVD
LOS ANGELES, CA 90008

Property Details

Building Area 5,520± SF

Land Area 6,800± SF

Year Built 1948

Units 7

Zone LA C2-1VL-CPIO

Assessor's Parcel Number 5034-018-001

Traffic Count 36,453 Vehicles Per Day (2018)

Property Highlights

- Retail strip center for sale
- 7 units: 5 units occupied; 2 units vacant
- Actual \$10,305 gross monthly income
- Heavy traffic exposure with excellent signage
- Located at the northwest corner of Martin Luther King Jr Blvd and 2nd Avenue
- One block west of Arlington Avenue
- Adjacent to Leimert Park and Baldwin Village

RENT ROLL

UNIT	RENT PER MONTH	TERM
2401	Vacant	
2401-1/2	Vacant	
2403	\$1,100	Month-to-Month
2405	\$1,580	Month-to-Month
2407	\$2,200	Month-to-Month
2409	\$950	Month-to-Month
2411	\$1,575	Month-to-Month
2413	\$2,900	Expires 2025

Asking Price: \$1,999,999 (\$362.32 Per SF)

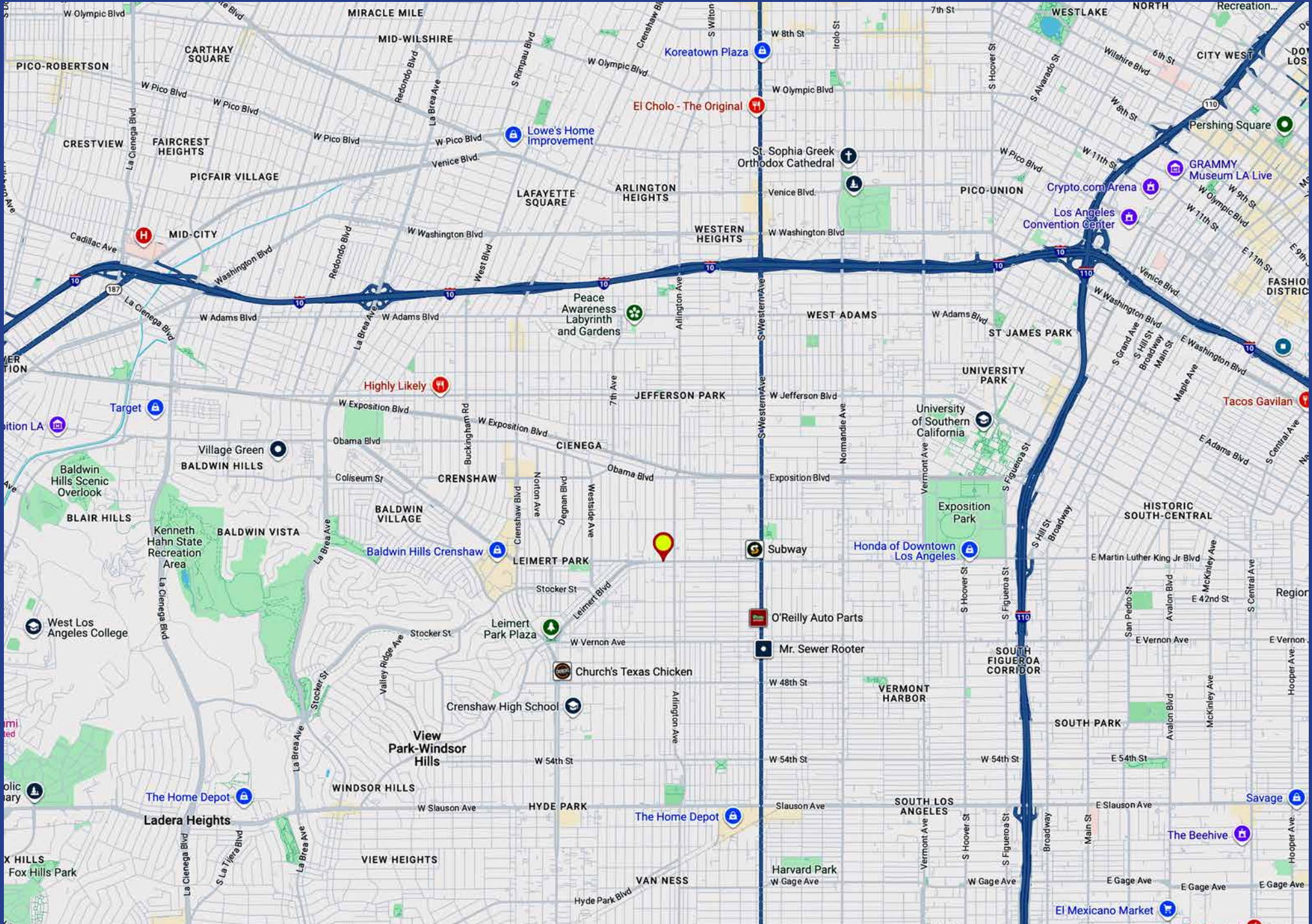
Property Photo



Aerial Photo

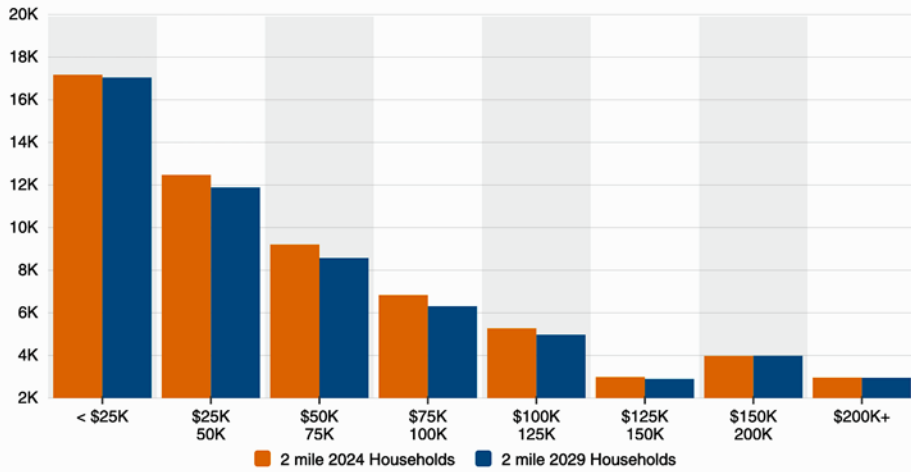


Area Map

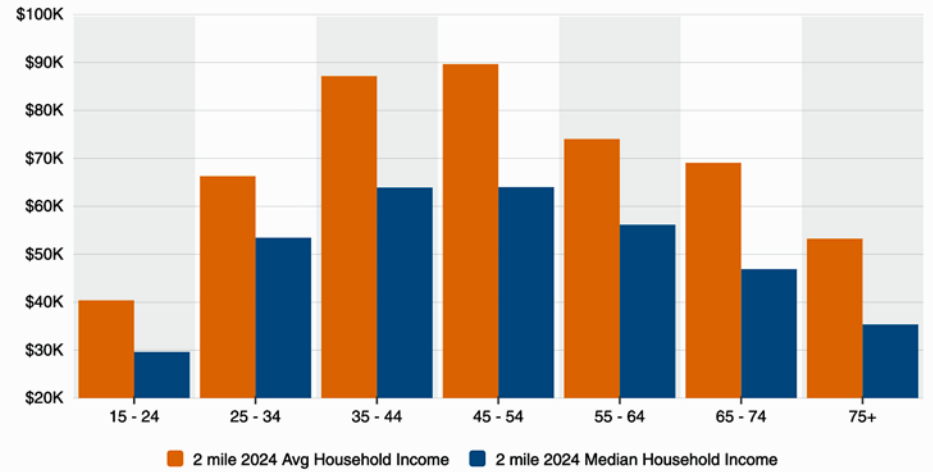


Area Demographics

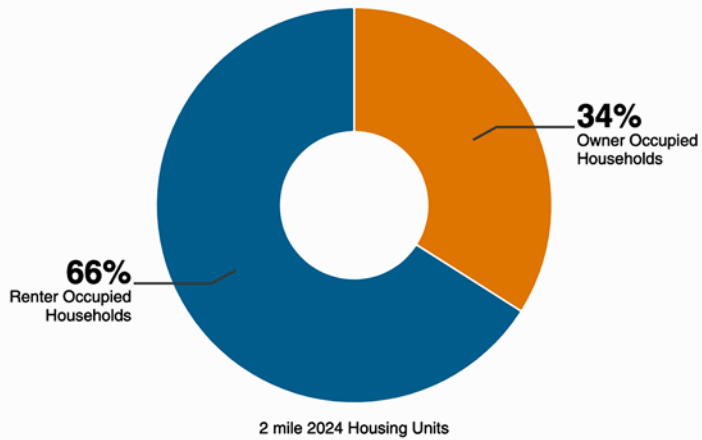
Household Income



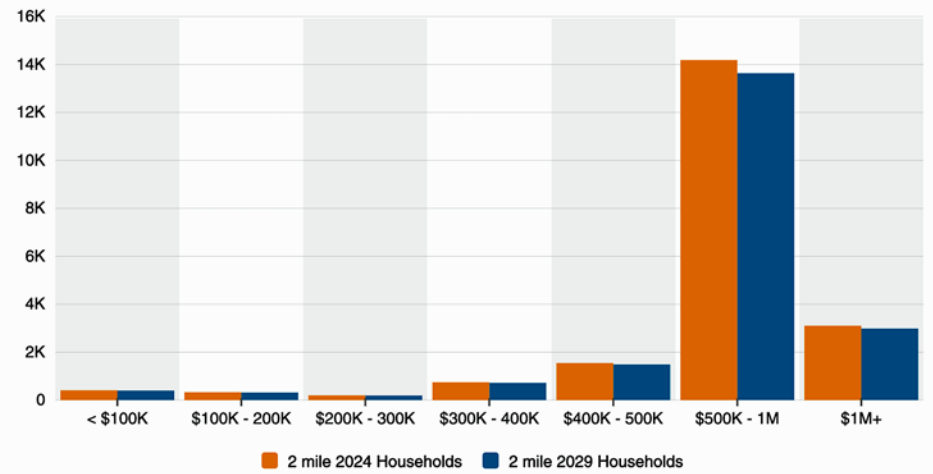
Household Income By Age



Housing Occupancy



Home Values



2401-2413 W Martin Luther King Jr Blvd
Los Angeles, CA 90008

5,520± SF Building
6,800± SF of Land

Commercial Investment For Sale
7 Retail Units

Exclusively offered by

Samuel P Luster

Sales Associate

213.222.1200 office

818.584.4344 mobile

sam@majorproperties.com

DRE Lic. 02012790

Gary Mittin

Broker

818.430.8497 mobile

glmittin@gmail.com

DRE Lic. 01177574

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.