



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

**FOR SALE: DTLA CREATIVE OFFICE/WAREHOUSE
OWNER-USER/INVESTMENT**

1361 Newton Street, Los Angeles, CA 90021

PRICE REDUCTION



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PROPERTY OVERVIEW

1361 Newton Street is a freestanding industrial asset encompassing approximately 5,000 square feet of warehouse or creative office space on 0.11 acres of land, bisecting the block between Hooper and S. Central Avenues. Rebuilt in 2016, the property consists of one single-story warehouse structure with 4 private offices and drive-in bay access for potential interior parking.

Situated in Downtown Los Angeles just off the Central Avenue commercial corridor, 1361 Newton St sits between the Arts District to the north, and the Fashion District to the west, with 10 Freeway access directly to the south and east. This area is home to a diverse and growing population, with a variety of industrial and retail properties, as well as some new residential developments in the surrounding area. Local amenities include Smorgasburg Los Angeles and ROW DTLA shopping mall, both within walking distance of the property.

Given its central location, excellent condition, and flexible use potential; 1361 Newton Street offers a unique opportunity for owner-users and investors alike.



PROPERTY DETAILS

Address	1361 Newton Street, Los Angeles, CA 90021
APN	5130-010-024
Rentable building area	±5,000 SF
Site area	±5,000 SF
Year Built/ Renovated	2016
Zoning	M2
Power	400 AMP - 3 Phase - 4 wire
Use	Warehouse/Manufacturing
Occupancy %	0%
Total Units	1
Parking	Street parking, or parking inside Premises via drive-in bay
Price	\$1,699,000.00



FINANCIALS

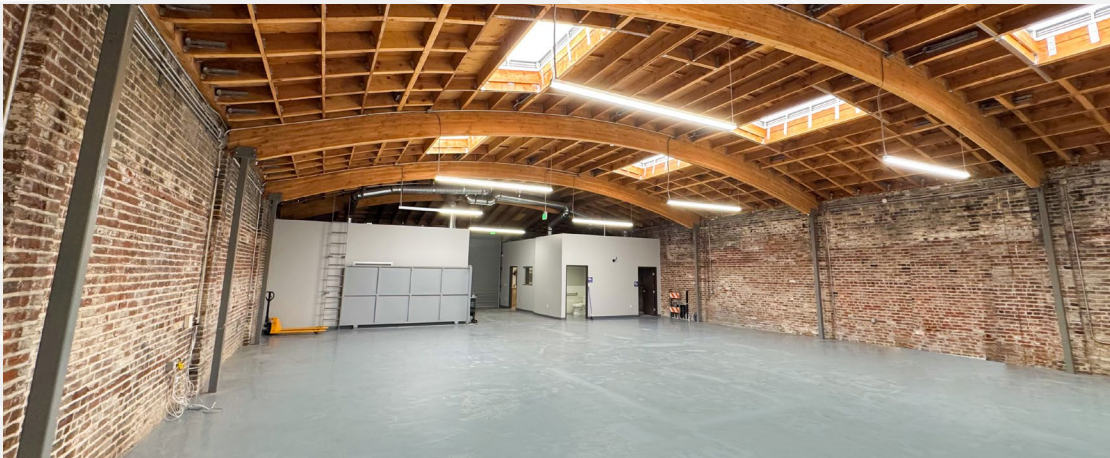
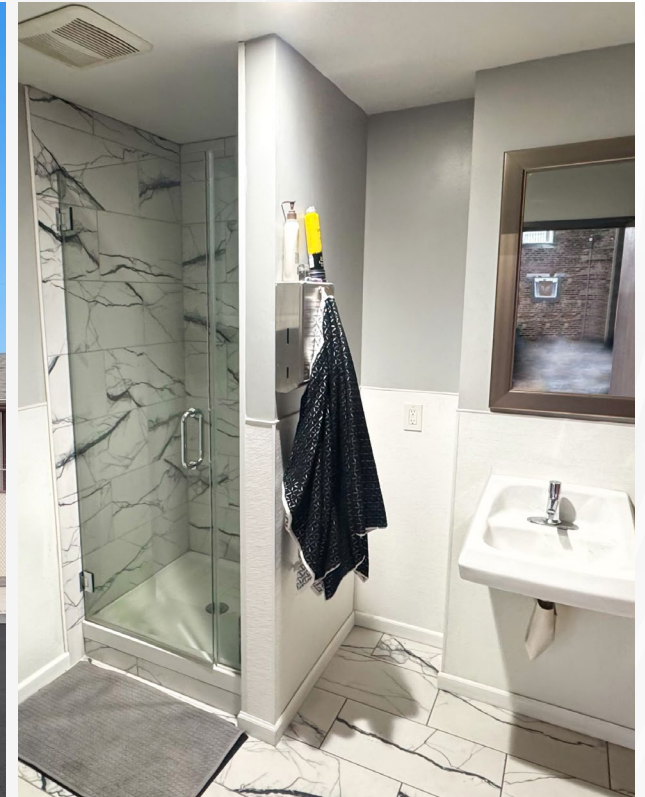
SELLER FINANCING

5.5% INTEREST ONLY
5-YEAR TERM
*FOR QUALIFIED BUYERS

DETAILS	
Building SF	±5,000
Purchase Price	\$1,699,000.00
Price/SF	\$339.80
Down payment	\$600,000.00
Loan Balance	\$1,099,000.00
Interest Rate	5.50%
Monthly Loan Payment	\$5,037.08
Property Taxes (1.2%)	\$1,699.00
Insurance	\$500.00
Monthly Cost to Own	\$7,236.08
Monthly Cost PSF	\$1.45

*Seller may require an annual principal paydown, subject to review of Buyer's financials

PROPERTY PHOTOS



OWNER-USER / INVESTMENT OPPORTUNITY





DOWNTOWN LOS ANGELES

LITTLE TOKYO

HAUSER & WIRTH

ARTS DISTRICT

INDUSTRIAL DISTRICT

FASHION DISTRICT

FLOWER MARKET

AVAILABLE

ROW DTLA

INTERSTATE 10

INTERSTATE 10

SUPERIOR GROCERS

Public Storage



Smart & Final.



AERIAL MAP



COMMERCIAL
REAL ESTATE



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