

1255 SOUTH ATLANTIC BOULEVARD

3,709 SF Freestanding Victorian-Style Office Building



LOS ANGELES, CA 90022



Rare Owner-User or Investment Opportunity in the Heart of East Los Angeles

1255 SOUTH ATLANTIC BOULEVARD. | LOS ANGELES, CA 90022

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Executive Summary

1255 SOUTH ATLANTIC BOULEVARD

Property Summary

Address	1255 S. Atlantic Blvd
Price	\$975,000
Property Type	Freestanding Victorian-Style Office Building
Building Size	Approx. 3,709 SF
Lot Size	Approx. 4,885 SF
Zoning	C3
Year Built	Originally constructed in 1923; relocated to current site in 1987
Frontage	Approx. 50 FT along S. Atlantic Blvd
Parking	Approx. 8 rear on-site parking spaces plus street parking

1255 SOUTH ATLANTIC BOULEVARD





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Investment Overview

1255 S. Atlantic Blvd presents a rare opportunity to acquire a beautifully renovated Victorian-style office building positioned along one of the primary commercial corridors in East Los Angeles. Originally constructed in 1923 and relocated to its current site in 1987, the property combines historic architectural charm with modern upgrades, creating a unique environment ideal for professional office, medical, creative, or owner-user occupancy.

The approximately 3,709 SF freestanding building has undergone extensive renovations, including new flooring, upgraded windows, updated air conditioning systems, remodeled kitchen improvements, and modernized electrical systems. The flexible floor plan offers the ability to accommodate a single occupant or multiple tenants, making the property attractive for both investors and owner-users seeking long-term upside.

Strategically located just one parcel north of the signalized intersection of S. Atlantic Blvd and Union Pacific Ave, the property benefits from outstanding street visibility and strong daily traffic counts of over 20,000 cars per day along a major East Los Angeles commercial thoroughfare. The site offers convenient access to the 5 Freeway, located less than half a mile away, and the 710 Freeway approximately one mile away, providing efficient regional connectivity throughout Los Angeles County.

Additionally, the property is located near major retail and entertainment destinations including the Target Center on Whittier Blvd, Citadel Outlets, and Commerce Casino. The surrounding trade area is supported by dense residential and commercial demographics, with more than 250,000 residents within a three-mile radius, providing a strong consumer and employment base for a wide variety of business uses.



CENTRAL LOCATION





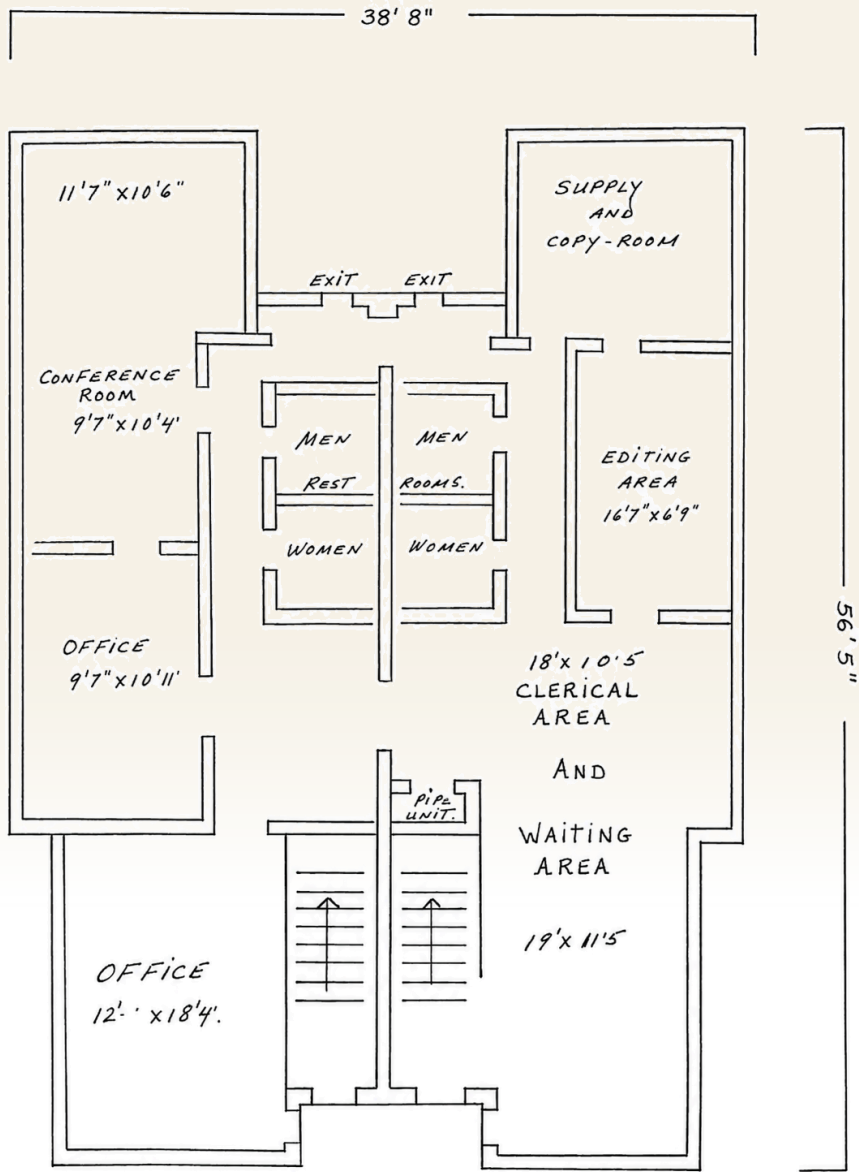




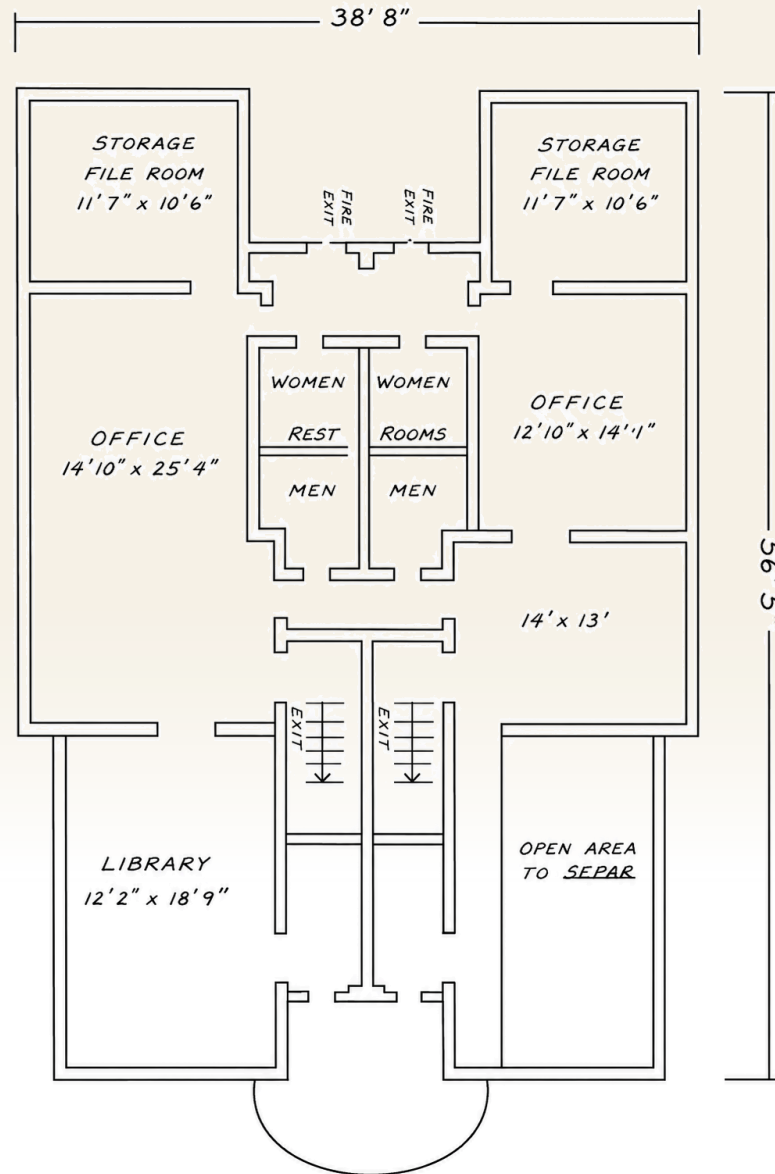
Floor Plans

1255 SOUTH ATLANTIC BOULEVARD

First Floor Plan



Second Floor Plan







Location Overview

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EAST LOS ANGELES

East Los Angeles is an unincorporated area and census-designated place (CDP) in Los Angeles County, California. It is located immediately east of the Boyle Heights district of the City of Los Angeles, south of the El Sereno district of Los Angeles, north of the city of Commerce, and west of the cities of Monterey Park and Montebello.

118,964
EST. POPULATION

\$54,629
MEDIAN HH INCOME

\$476,200
MEDIAN HOME VALUE

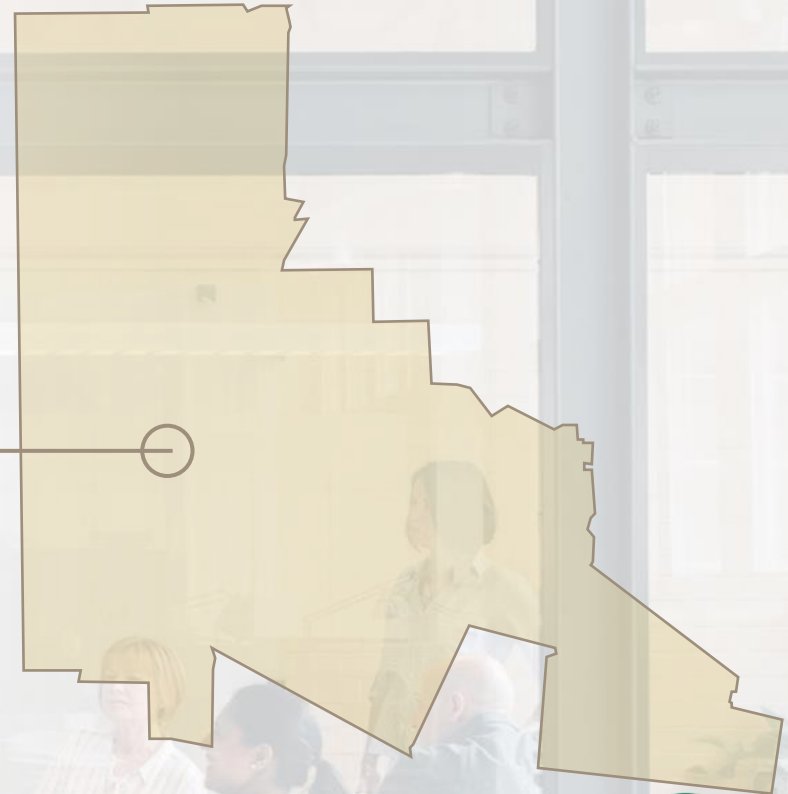
East Los Angeles is notable for being the most populous CDP in California, as the area had a total population of over 126,000, up from 124,283 at the 2000 census. The area's population density is approximately 16,973.5 people per square mile, and there are over 32,000 housing units at an average density of 4,320.8 per square mile.

Amenities



AREA SNAPSHOT

East Los Angeles is a unique environment, not just within context of the Southern California region, but as a national focus of growth, change, challenges and opportunities. Its history is a reflection of the multicultural growth pattern of the City of Los Angeles. From its modern founding in the late 1880s to the present, it has been home to waves of immigration, and many different ethnic and cultural groups have at one time or another settled, lived, and moved through East Los Angeles.



EAST LA LIBRARY



ATLANTIC STATION



CIVIC CENTER PARK

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