

**FOR
SALE**

±9,352^{SF} COMMERCIAL BLDGS ON ±14,057^{SF} OF LAND
3613 E 1ST ST & 121 N TOWNSEND AVE | LOS ANGELES, CA 90063

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



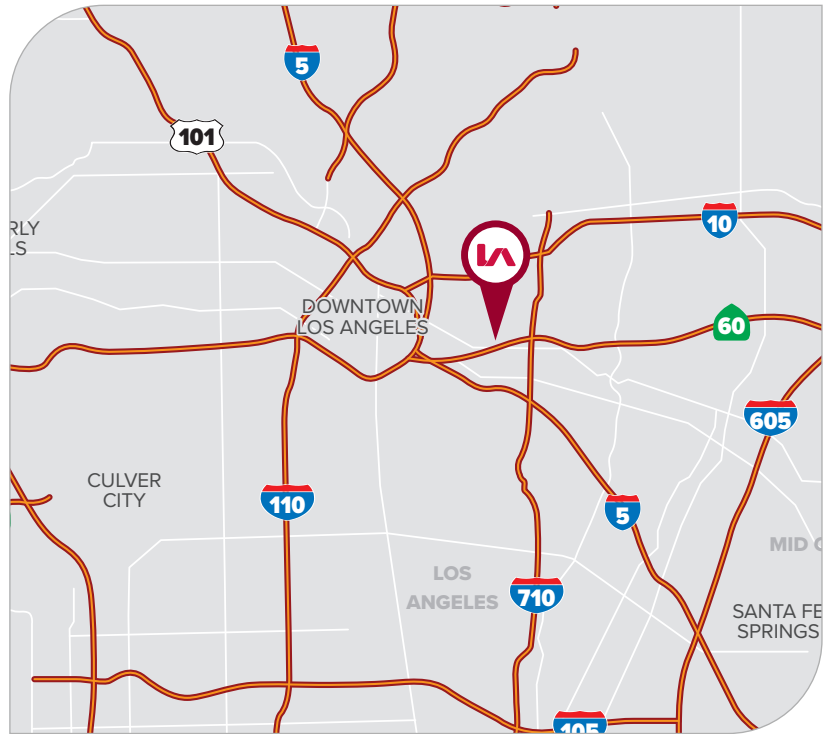
PROPERTY HIGHLIGHTS

- Prime East L.A. Commercial/Retail Portfolio
- Dock-High Loading / ±1,100 SF Bonus Mezz
- Two Adjacent Bldgs. - Retail & Storage Space
- Fully Fenced, Private Parking & D.H. Loading
- Excellent E. 1st St. Frontage w/ Signage
- Direct Access to the 5, 710, & 60 FWY's
- High-Visibility, Heavily Trafficked Location
- Business Friendly, Unincorporated L.A. Zoning
- Delivered Vacant - Contact Broker to Tour

PRICING SUMMARY

SALE PRICE

\$2,500,000
(\$267.00 / SF)



FOR MORE INFORMATION, PLEASE CONTACT



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o 818.434.9116



TONY NAPLES

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Lee & Associates® Los Angeles, Inc. | CORP ID 02174865

1201 N Main St, Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

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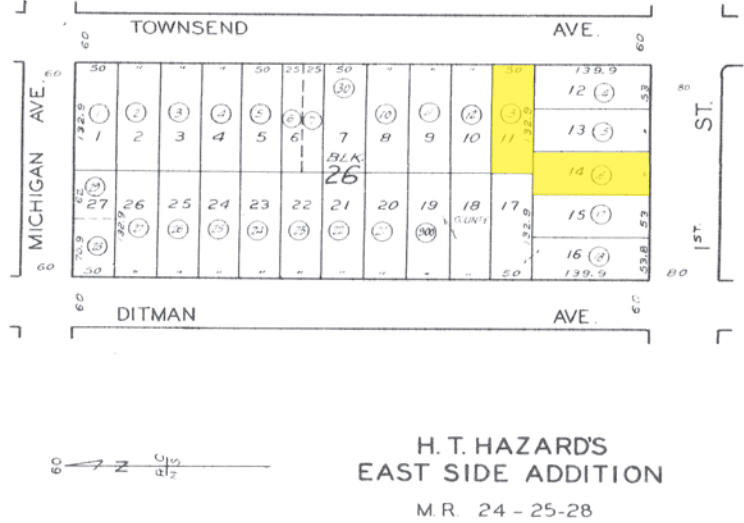
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PROPERTY SUMMARY (COMBINED)

TOTAL BUILDING SF	±9,352 SF
TOTAL LAND SF	±14,057 SF
OFFICE SF	±1,550 SF
BONUS MEZZ	±1,100 SF (Bonus)
CLEAR HEIGHT	10'-16' (±16' at Dock)
LOADING DOORS	1 Dock-High Position
POWER	Separately Metered - 200 Amps
RESTROOMS	2 (1/Bldg.)
PARKING	±10 Parking Spaces
YARD	Yes - Fenced / Paved
PROPERTY TYPE	Commercial/Retail
ZONING	LCC3 (Uninc. L.A.)
YEAR BUILT	1938 & 1921
CONSTRUCTION	Concrete Block/ Wood-Stucco
POSSESSION	Close of Escrow
APN'S	5232-014-013/ 5232-014-016

PARCEL MAP



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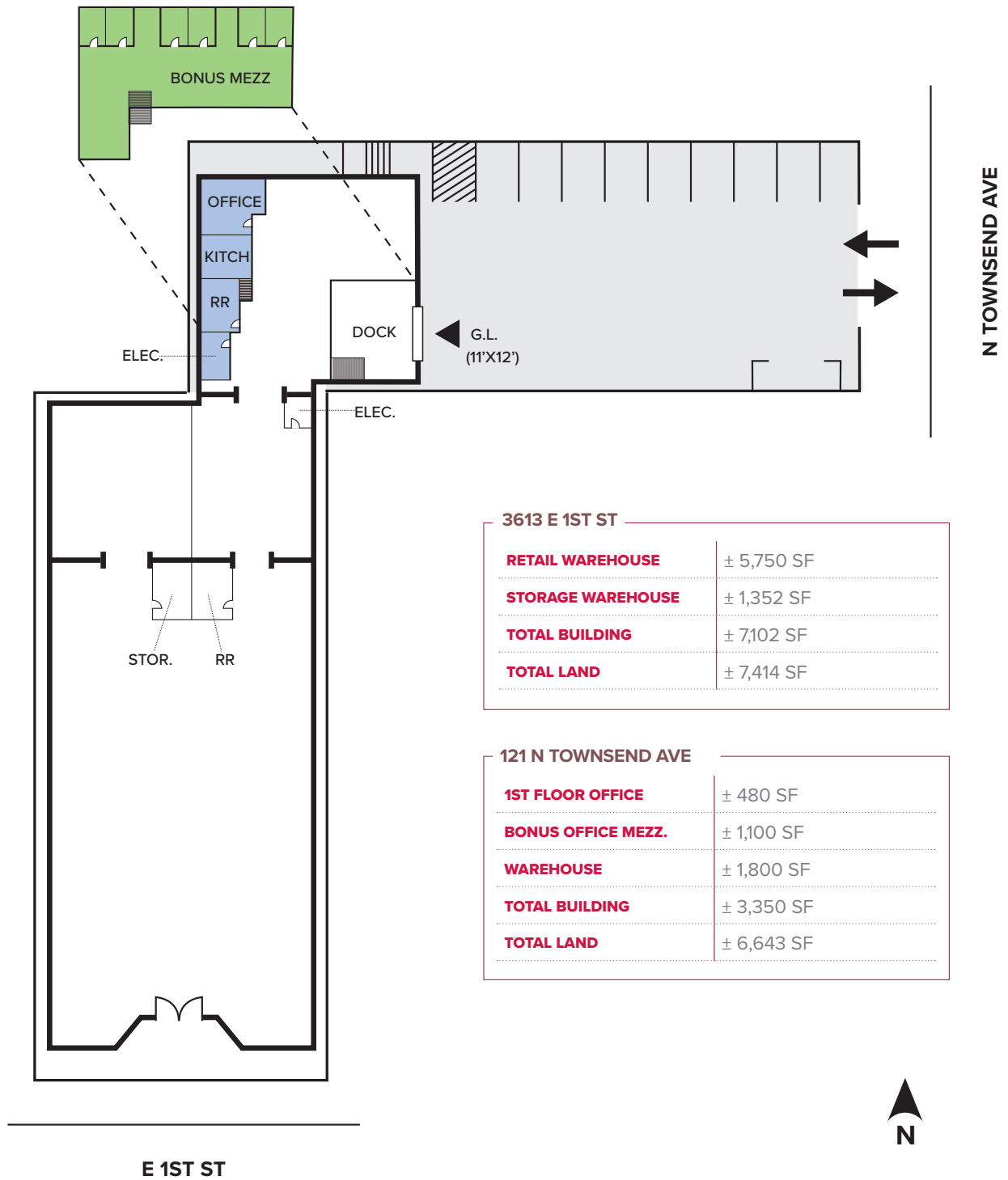


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SITE PLAN



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