

# 1120 E. 11TH STREET

Los Angeles, CA 90021

8,480 SF BUILDING  
1ST TIME ON THE MARKET



**FOR SALE**  
**OFFERING PRICE \$3,500,000**

OFFERING MEMORANDUM



Magic Properties, Inc.  
213-503-8007

“Prepared by”

**Bryant T. Chung**

CEO & President

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1120 E. 11TH STREET  
Los Angeles, CA 90021



**SUBJECT PROPERTY**

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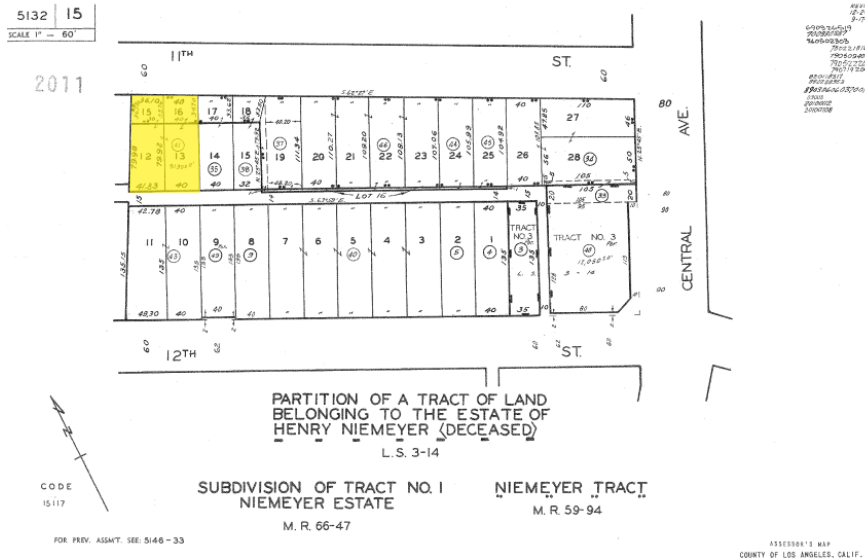
The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

## Investment Highlights

- First Time Ever Offered for Sale
- Prime 11th Street Location – Between Central & Stanford
- Center of the Most Established Electronics Trading Block
- Located on California’s Only Dedicated Electronics Wholesale/Retail Street
- Near Fashion District, Produce Market & Major Freeways
- Approx. 26 Ft. High Ceiling – Ideal Warehouse Clearance
- Approx. 80 Ft. Frontage on 11th Street – Excellent Exposure
- Easy Front & Rear Access for Parking and Loading
- Freestanding Building – No Shared Walls
- Strong Street Presence – High Visibility
- 400 Amps, 3-Phase Power
- Fire Sprinkler System Installed
- Rare Opportunity – Must See!!!

## Investment Summary

OFFERING PRICE	\$3,500,000
ADDRESS	1120 E. 11th St. Los Angeles, CA 90021 (Between Central & Stanford)
APN	5132-015-041
BUILDING SIZE	8,480 Sq.Ft.
FRONTAGE	80 Ft. Street Frontage on 11th St.
LAND SIZE	9,126 Sq.Ft.
CEILING HEIGHT	Approx. 26 Ft. High Ceiling
FIRE SPRINKLER	Fully Sprinklered
YEAR BUILT	1986
POWER	400 Amps of 3 Phase Power
PARKING	E-Z Front & Rear Parking and Loading
BUILDING	Freestanding (Stand-Alone) Building
VISIBILITY	High Visibility – Tall, Attractive Building



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Property Photo  
EXTERIOR

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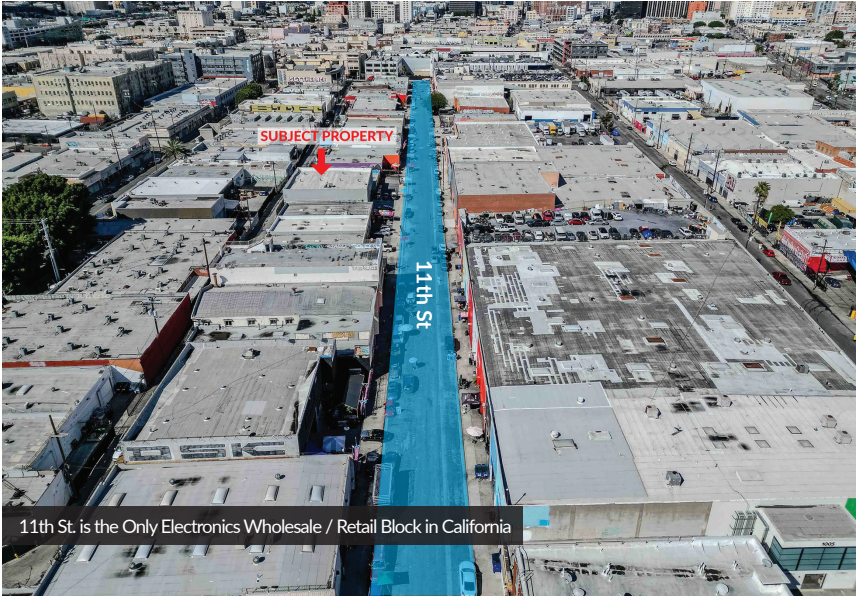
Property Photo  
EXTERIOR

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Property Photo  
EXTERIOR



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Property Photo  
INTERIOR

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# Location Facts & Demographics

CITY, STATE  
**Los Angeles, CA**

POPULATION  
**517,002**

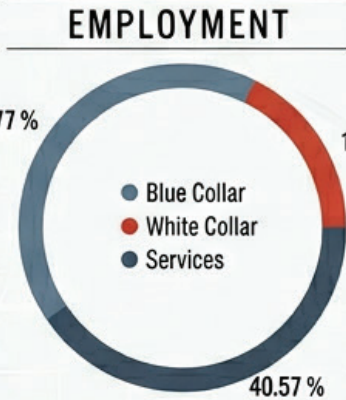
AVG. HH SIZE  
**3.64**

MEDIAN HH INCOME  
**\$32,780**

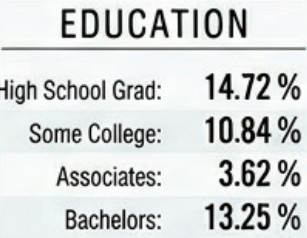
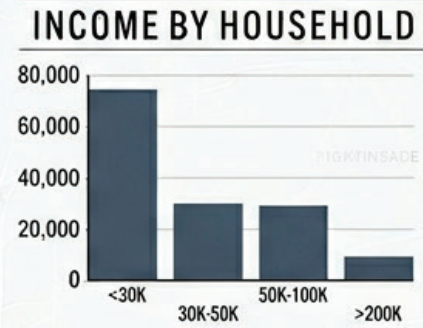
HOME OWNERSHIP

Renters: **108,435**

Owners: **33,823**



42.11% Employed  
2.73% Unemployed



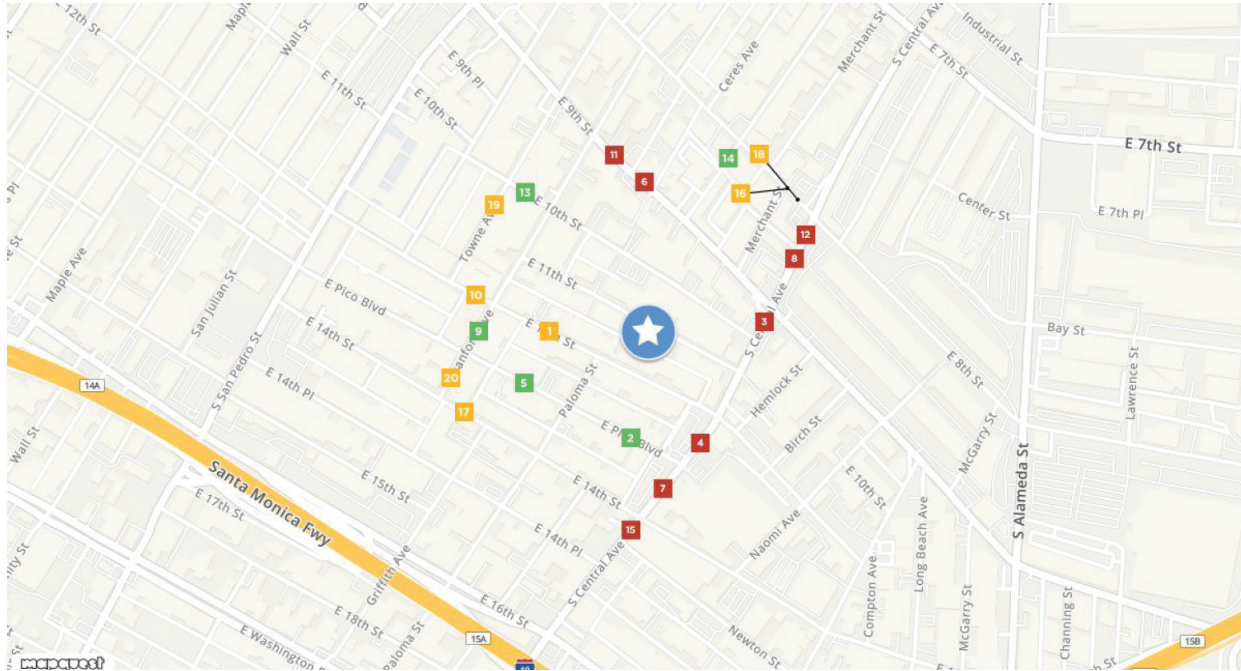
Demographics are determined by a 10 minute drive from 164 W Jefferson Blvd: It ar ds ninaitoer, louote quolom to final tax consistent and luture oral'in provied as sotal linars of the San viitei 64 W Jefferson Blvd Avne, Los Angeles, CA 90007.

# 1120 E. 11TH STREET

Los Angeles, CA 90021



## Traffic Counts



<b>E 12th St</b> <span style="background-color: #FFD700; padding: 2px;">1</span> Paloma St Year: 1996      5,686	<b>E Pico Blvd</b> <span style="background-color: #32CD32; padding: 2px;">2</span> S Central Ave Year: 1996      3,124	<b>S Central Ave</b> <span style="background-color: #DC143C; padding: 2px;">3</span> E Olympic Blvd Year: 2012      25,135	<b>S Central Ave</b> <span style="background-color: #DC143C; padding: 2px;">4</span> E Pico Blvd Year: 2012      25,889	<b>E Pico Blvd</b> <span style="background-color: #32CD32; padding: 2px;">5</span> Paloma St Year: 2007      3,208 Year: 1996      3,269
<b>E Olympic Blvd</b> <span style="background-color: #DC143C; padding: 2px;">6</span> Ceres Ave Year: 2005      20,341	<b>S Central Ave</b> <span style="background-color: #DC143C; padding: 2px;">7</span> E Pico Blvd Year: 2012      28,833	<b>S Central Ave</b> <span style="background-color: #DC143C; padding: 2px;">8</span> Produce Row Year: 2012      25,224 Year: 2002      20,526 Year: 1995      20,271	<b>Stanford Ave</b> <span style="background-color: #32CD32; padding: 2px;">9</span> E Pico Blvd Year: 2007      4,819	<b>E 12th St</b> <span style="background-color: #FFD700; padding: 2px;">10</span> Stanford Ave Year: 1996      8,082
<b>E 9th St</b> <span style="background-color: #DC143C; padding: 2px;">11</span> Stanford Ave Year: 2005      21,070 Year: 2005      19,690 Year: 1993      33,000	<b>S Central Ave</b> <span style="background-color: #DC143C; padding: 2px;">12</span> Produce Row Year: 2012      30,284 Year: 2010      25,349 Year: 2008      25,190	<b>E 10th St</b> <span style="background-color: #32CD32; padding: 2px;">13</span> Towne Ave Year: 2007      3,892	<b>Kohler St</b> <span style="background-color: #32CD32; padding: 2px;">14</span> Produce Row Year: 2010      1,425	<b>S Central Ave</b> <span style="background-color: #DC143C; padding: 2px;">15</span> Newton St Year: 2012      29,476
<b>E 8th St</b> <span style="background-color: #FFD700; padding: 2px;">16</span> Merchant St Year: 1995      7,607	<b>E 14th St</b> <span style="background-color: #FFD700; padding: 2px;">17</span> Griffith Ave Year: 2007      5,953	<b>E 8th St</b> <span style="background-color: #FFD700; padding: 2px;">18</span> Merchant St Year: 2008      7,309 Year: 2007      7,502 Year: 1996      4,988	<b>Towne Ave</b> <span style="background-color: #FFD700; padding: 2px;">19</span> E 10th St Year: 2010      5,126 Year: 2007      2,385	<b>Stanford Ave</b> <span style="background-color: #FFD700; padding: 2px;">20</span> E 14th St Year: 2008      6,103 Year: 2007      4,148

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Downtown, Los Angeles

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12th St

11th St