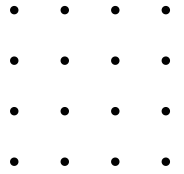


FOR SALE

JEFFERSON & LA BREA PORTFOLIO



5112 - 5118 W. Jefferson Blvd. & 3409 - 3421 S. La Brea Ave. Los Angeles, CA 90016

Sam Shakerchi
Senior Vice President

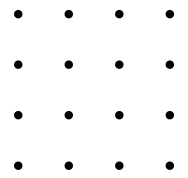
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Sean Harris
Team Agent

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CalDRE #01926397

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

Five Buildings (33,340+/-SF) on two Lots totaling 36,000+/- SF of land.

**** This is a bankruptcy sale which is subject to overbid and court confirmation process.**

LOCATION DESCRIPTION

Two parcels located at the corner of W. Jefferson Blvd. and S. La Brea Ave.

At a Glance

\$9,995,000

Sale Price

\$299

Price / SF

22,375+/-SF

3 Jefferson Buildings

CM-2D-CPIO

Zoning

10,965 SF

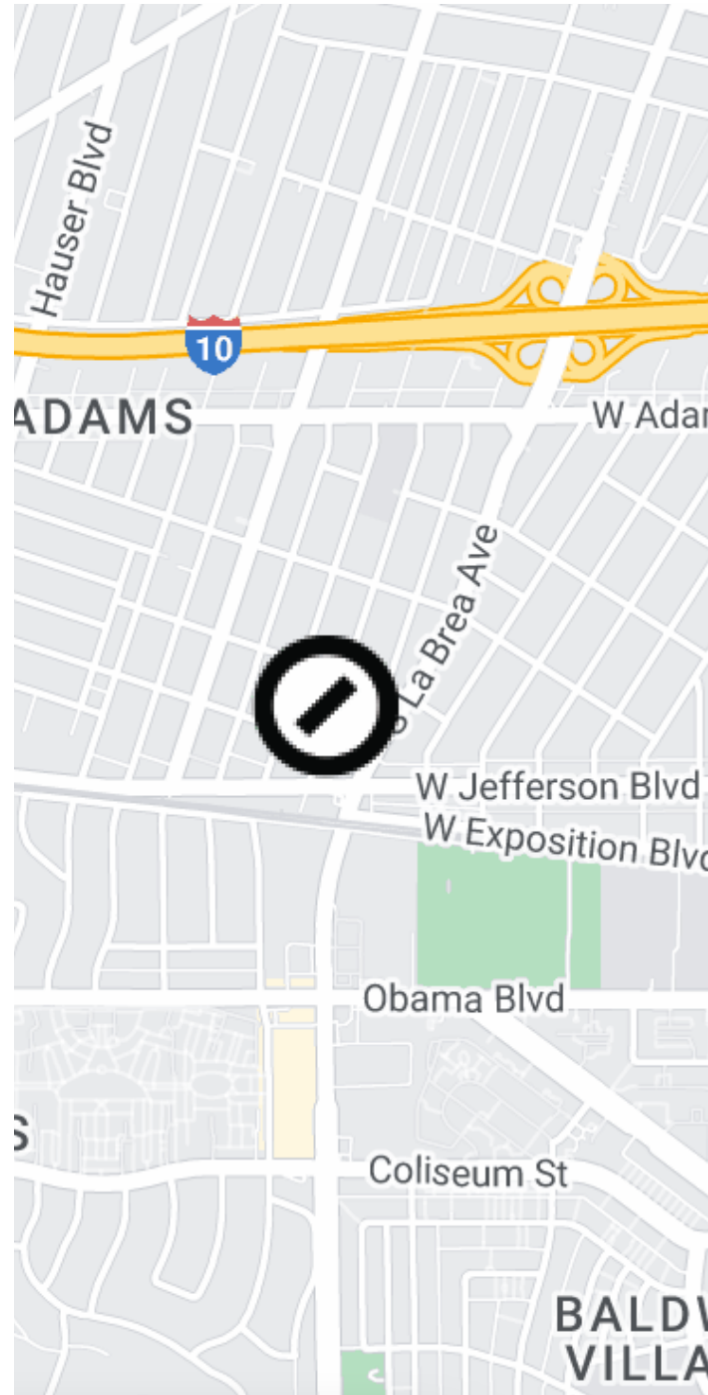
2 La Brea Buildings

West Adams

Market

5 Buildings - 33,340 +/- SF

2 Parcels - 36,000 +/- SF



Sam Shakerchi
Senior Vice President

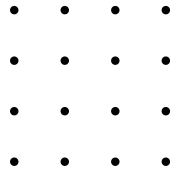
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FOR SALE



RETAIL, WAREHOUSE, FLEX | WEST ADAMS

**3409 - 3421 S. La Brea Ave.
3416 1/2 Orange Dr.
Los Angeles, CA 90016**

HIGHLIGHTS

- Owner User Opportunity
- Investor Opportunity with Upside
- Development Site
- Irreplaceable Location.
- Prime West Adams Location
- Onsite Secured Parking
- Zoned CM-2D-CPIO
- TOC 3 & Opportunity Zone
- Direct Access to Metro Rail Platform
- One of the busiest signalized intersections in the city.
- All Tenants are Month-to-Month

PROPERTY OVERVIEW

This 10,965+/- SF property is comprised of approximately 6,000+/- SF of retail space on La Brea with a separate warehouse building at the rear of the building that is approximately 4,965 SF. There are currently two tenants occupying 65% of the retail space. Both tenants are month-to-month. The warehouse space tenant is month to month as well.

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Senior Vice President

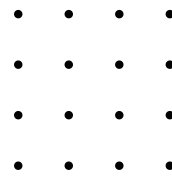
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FOR SALE



RETAIL, WAREHOUSE, FLEX | WEST ADAMS

**5112 - 5118 W. Jefferson Blvd.
3416 Orange Dr.
Los Angeles, CA 90016**

HIGHLIGHTS

- Owner User Opportunity
- Investor Opportunity with Upside
- Development Site
- Irreplaceable Location.
- Prime West Adams Location
- Onsite Secured Parking
- Zoned CM-2D-CPIO
- TOC 3 & Opportunity Zone
- Direct Access to Metro Rail Platform
- One of the busiest signalized intersections in the city.
- All Tenants are Month-to-Month

PROPERTY OVERVIEW

This approximately 23,500+/- SF parcel is comprised of two warehouse buildings on Jefferson (12,400+/-SF) and a 9,975+/- SF 2-story building (3416 S Orange Dr) at the rear of the property. Both warehouse buildings and the bottom floor of the rear building are tenant occupied and the second story of the rear building is vacant. All tenants are month-to-month.

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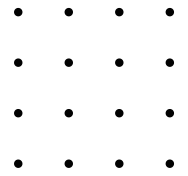
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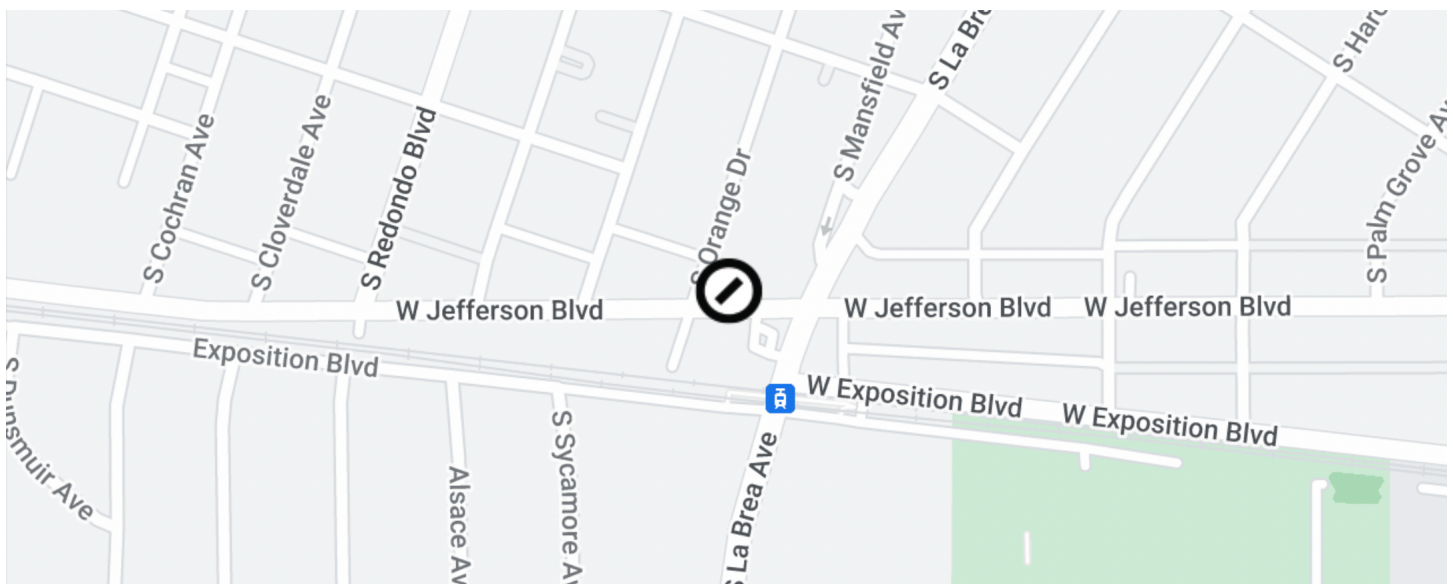
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RENT ROLL



Tenant Name	Unit Number	Unit Size (SF)	Monthly Rent	Price Per SF/M
Lopez Flowers	3409 La Brea	974	\$2,270	\$2.33
Vacant	3411 La Brea	1,937	\$7,263	\$3.75
Sumeya, LLC	3417 La Brea	2,500	\$3,182	\$1.27
Chanda	5112 W Jefferson	5,640	\$5,700	\$1.01
Gerard O'Brien	5116 -5112 W Jefferson	5,635	\$6,420	\$1.14
Chanda	3416 S Orange Dr. Lower Unit	3,065	\$3,600	\$1.17
Agave Design	3416 1/2 Orange	3,977	\$4,917	\$1.24
Vacant	3416 Orange Upper	4,500	\$0	\$0.00
Totals/Averages		28,228	\$33,353	\$1.18



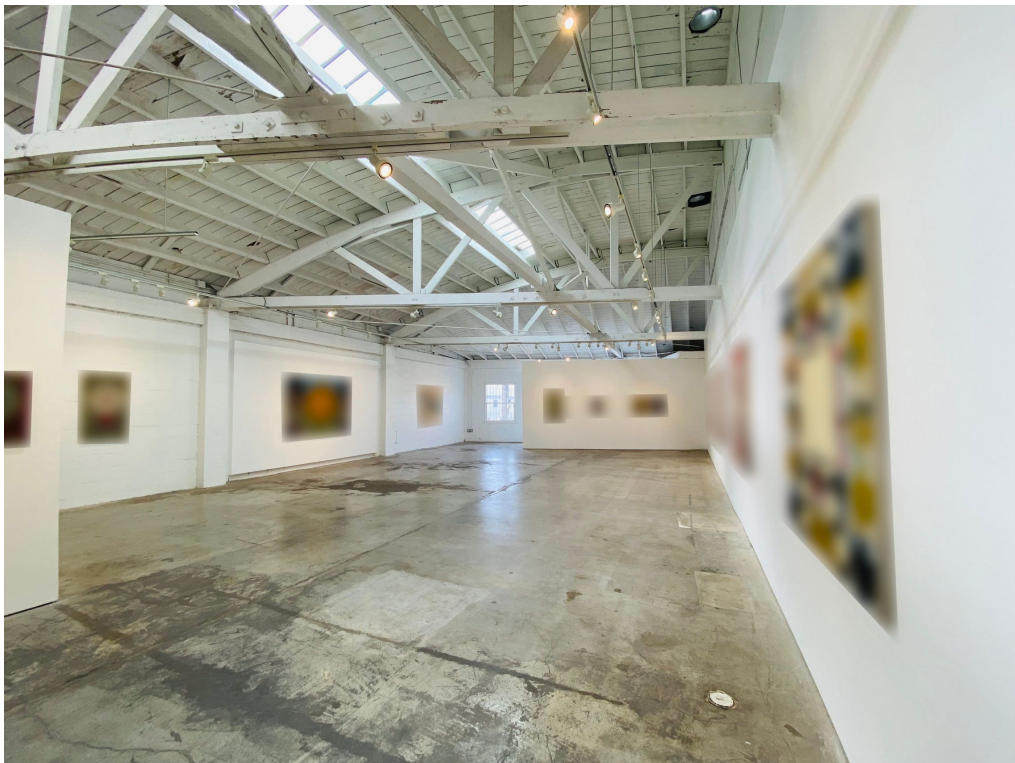
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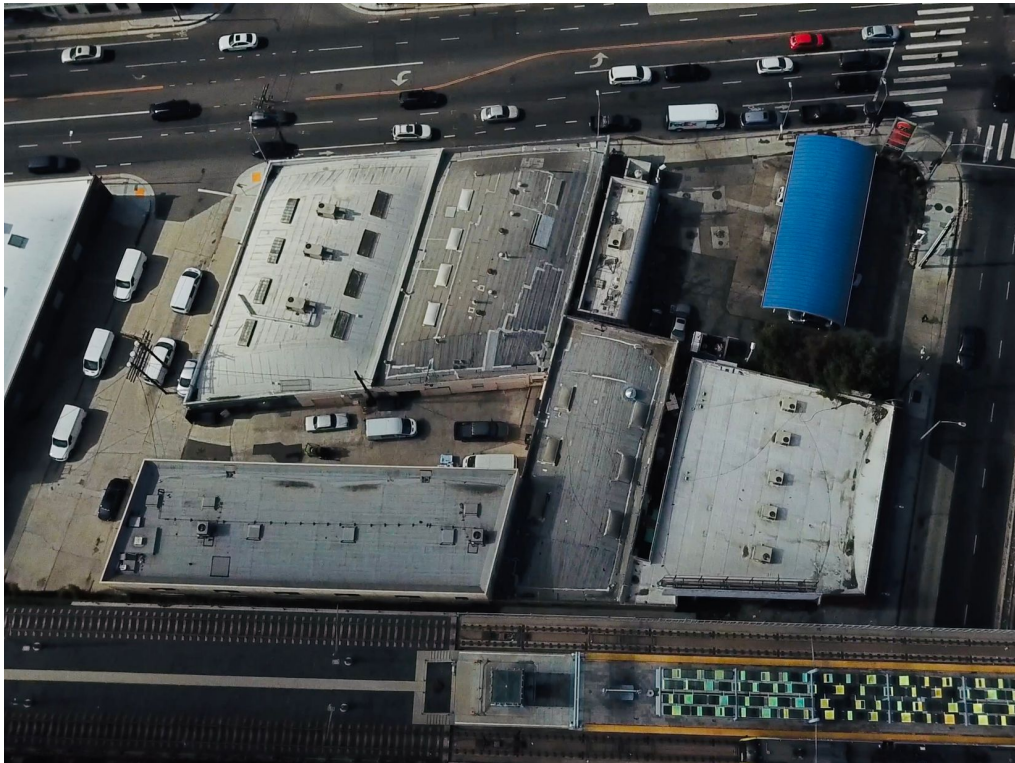
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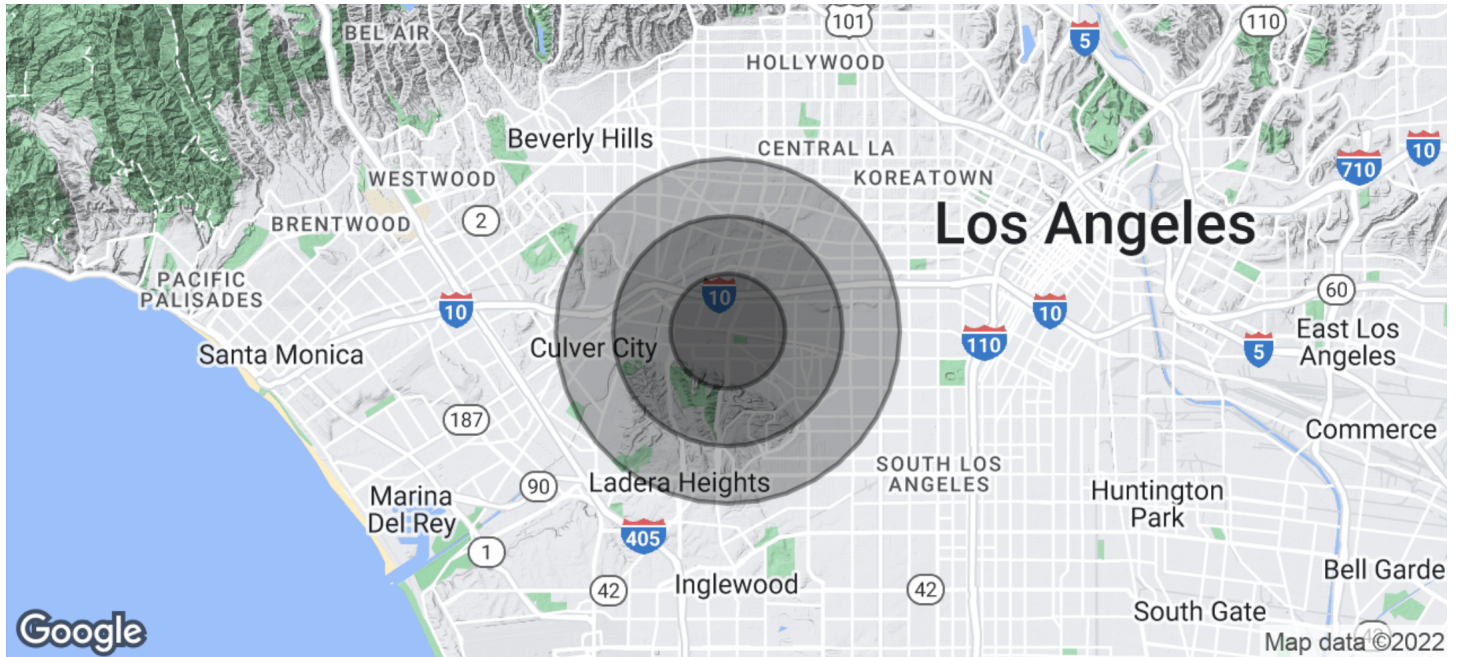
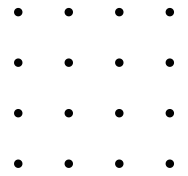
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DEMOGRAPHICS MAP & REPORT



Population	1 Mile	2 Miles	3 Miles
Total Population	33,019	114,769	286,260
Average Age	34.6	37.4	38.2
Average Age (Male)	31.8	36.2	37.0
Average Age (Female)	37.1	39.2	39.8
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	13,347	49,711	126,540
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$56,870	\$73,482	\$87,329
Average House Value	\$550,428	\$780,084	\$815,006

* Demographic data derived from 2020 ACS - US Census

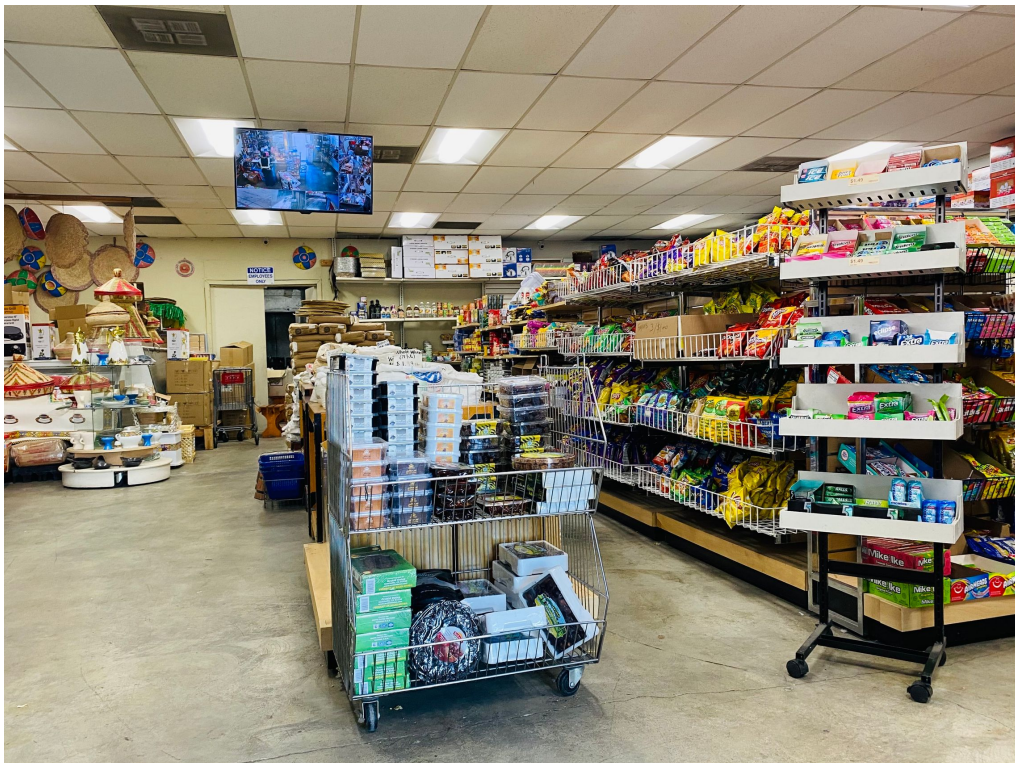
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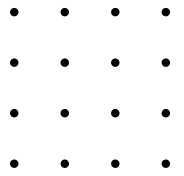
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About Sam



Sam Shakerchi **Senior Vice President**

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PROFESSIONAL BACKGROUND

As Senior Vice President of Compass Commercial - Beverly Hills, Sam has been involved in the sales, purchases, and leasing of commercial, multifamily, and industrial properties throughout Beverly Hills and the greater Los Angeles area for over 20 years.

As a Retail and Multi-Family property owner, landlord, and former tenant, as well, Sam understands the entire cycle and all sides of a deal. From your very first meeting with him, throughout the entire process, and well after closing, he maintains the highest level of integrity, reliability, professionalism, and loyalty. Sam is also a specialist in keeping his finger on the pulse of the highly desired off-market community as well. "In this age of technology, where everyone can go online and find properties at their fingertips, you must be able to provide your clients with off-market opportunities. "Knowledge and access is the greatest commodity in this business." With a keen sense of local and commercial trends and developments, Sam provides his clients with expert market knowledge and hands-on service that is second to none.

Prior to becoming a real estate agent, Sam owned and operated Sammy's Sports in the Golden Triangle of Beverly Hills. He loves spending time with his wife and two kids, mentoring new agents, is an avid ice hockey player, and a decent guitarist.

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