

**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



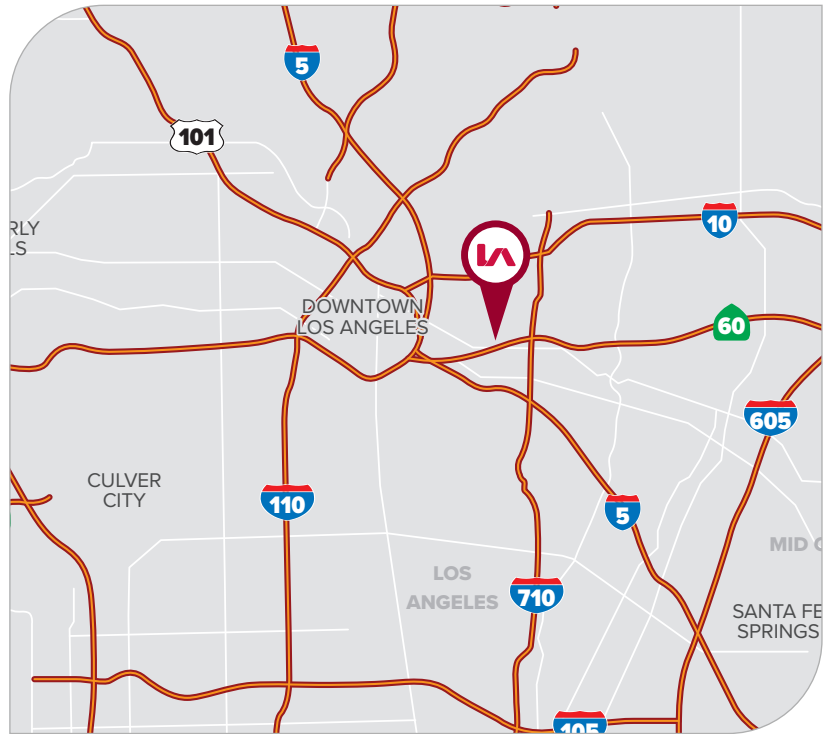
PROPERTY HIGHLIGHTS

- 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



MATTISON BEHR

Agent | LIC NO 02091054

e mbehr@lee-associates.com

o 818.434.9116



TONY NAPLES

Senior Vice President | LIC NO 01811344

e tnaples@lee-associates.com

o 818.395.4373

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® Los Angeles, Inc. | CORP ID 02174865 1201 N Main St, Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

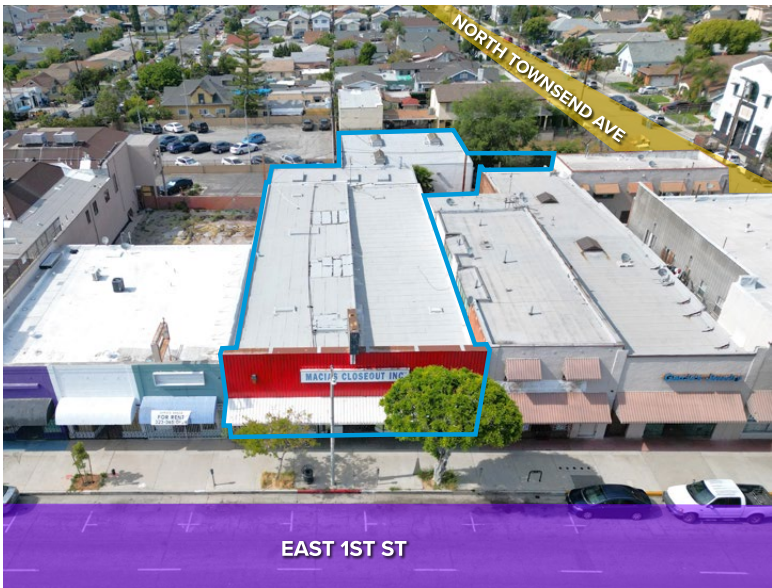
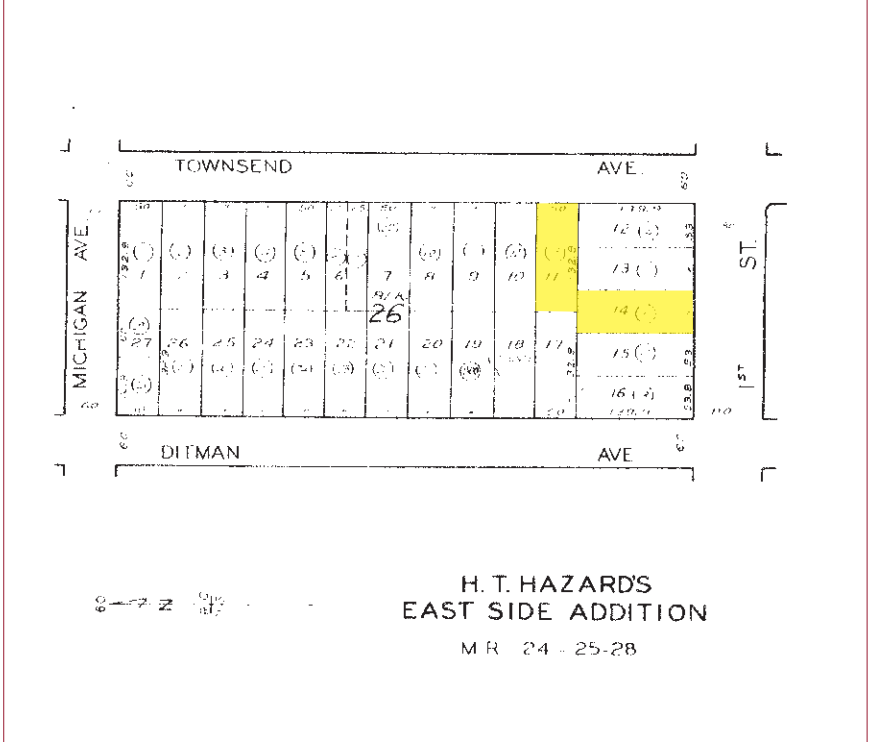
FOR SALE

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

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 | Commerical/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



FOR MORE INFORMATION, PLEASE CONTACT



MATTISON BEHR
 Agent | LIC NO 02091054
 e mbehr@lee-associates.com
 o 818.434.9116



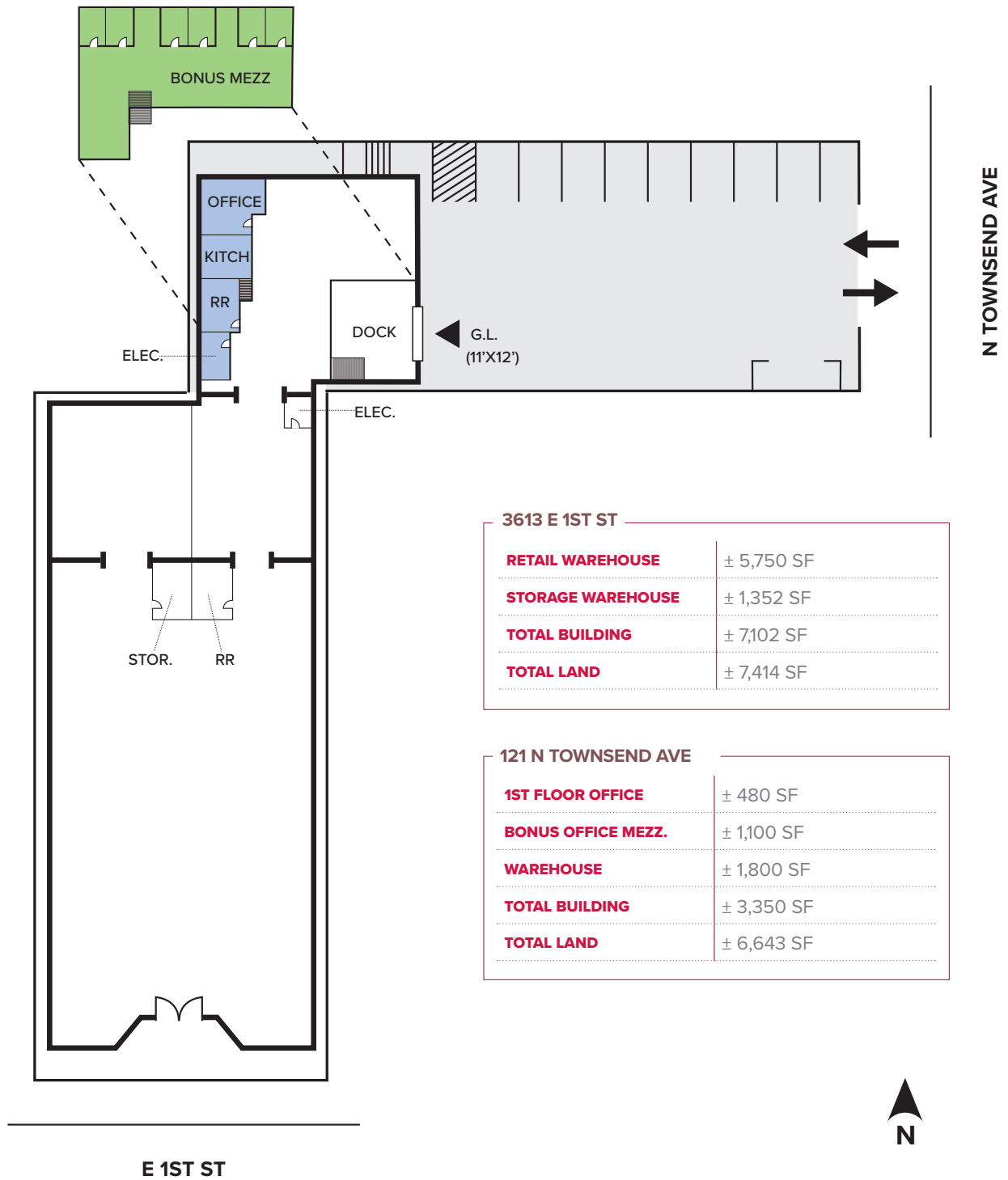
TONY NAPLES
 Senior Vice President | LIC NO 01811344
 e tnaples@lee-associates.com
 o 818.395.4373

**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

SITE PLAN



FOR MORE INFORMATION, PLEASE CONTACT



MATTISON BEHR
 Agent | LIC NO 02091054
 e mbehr@lee-associates.com
 o 818.434.9116



TONY NAPLES
 Senior Vice President | LIC NO 01811344
 e tnaples@lee-associates.com
 o 818.395.4373

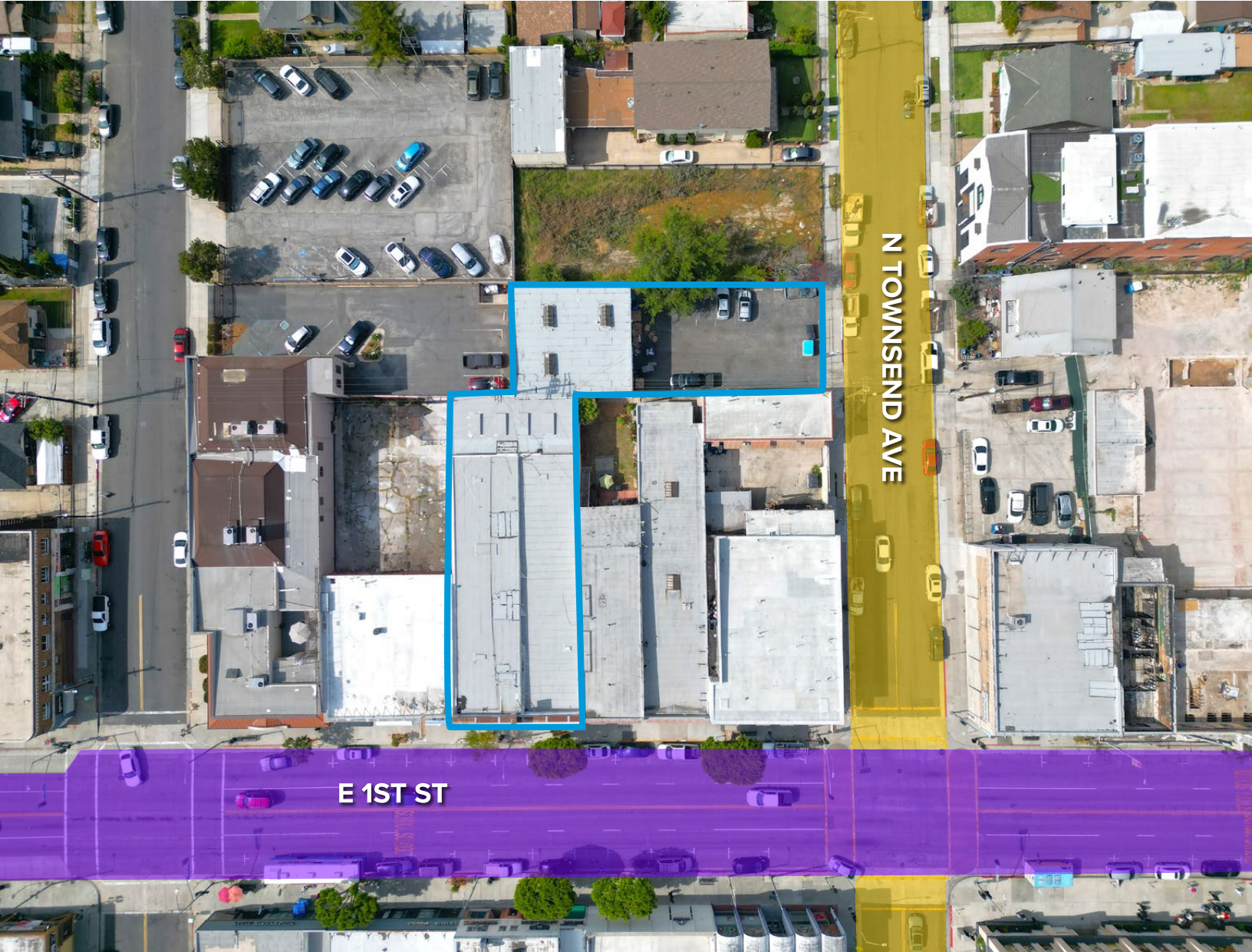


**FOR
SALE**

±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

AERIAL



FOR MORE INFORMATION, PLEASE CONTACT



MATTISON BEHR

Agent | LIC NO 02091054

✉ mbehr@lee-associates.com

☎ 818.434.9116



TONY NAPLES

Senior Vice President | LIC NO 01811344

✉ tnaples@lee-associates.com

☎ 818.395.4373

4

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® Los Angeles, Inc. | CORP ID 02174865 1201 N Main St, Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

**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



FOR MORE INFORMATION, PLEASE CONTACT



MATTISON BEHR

Agent | LIC NO 02091054

e mbehr@lee-associates.com
o 818.434.9116



TONY NAPLES

Senior Vice President | LIC NO 01811344

e tnaples@lee-associates.com
o 818.395.4373

5

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® Los Angeles, Inc. | CORP ID 02174865 1201 N Main St, Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

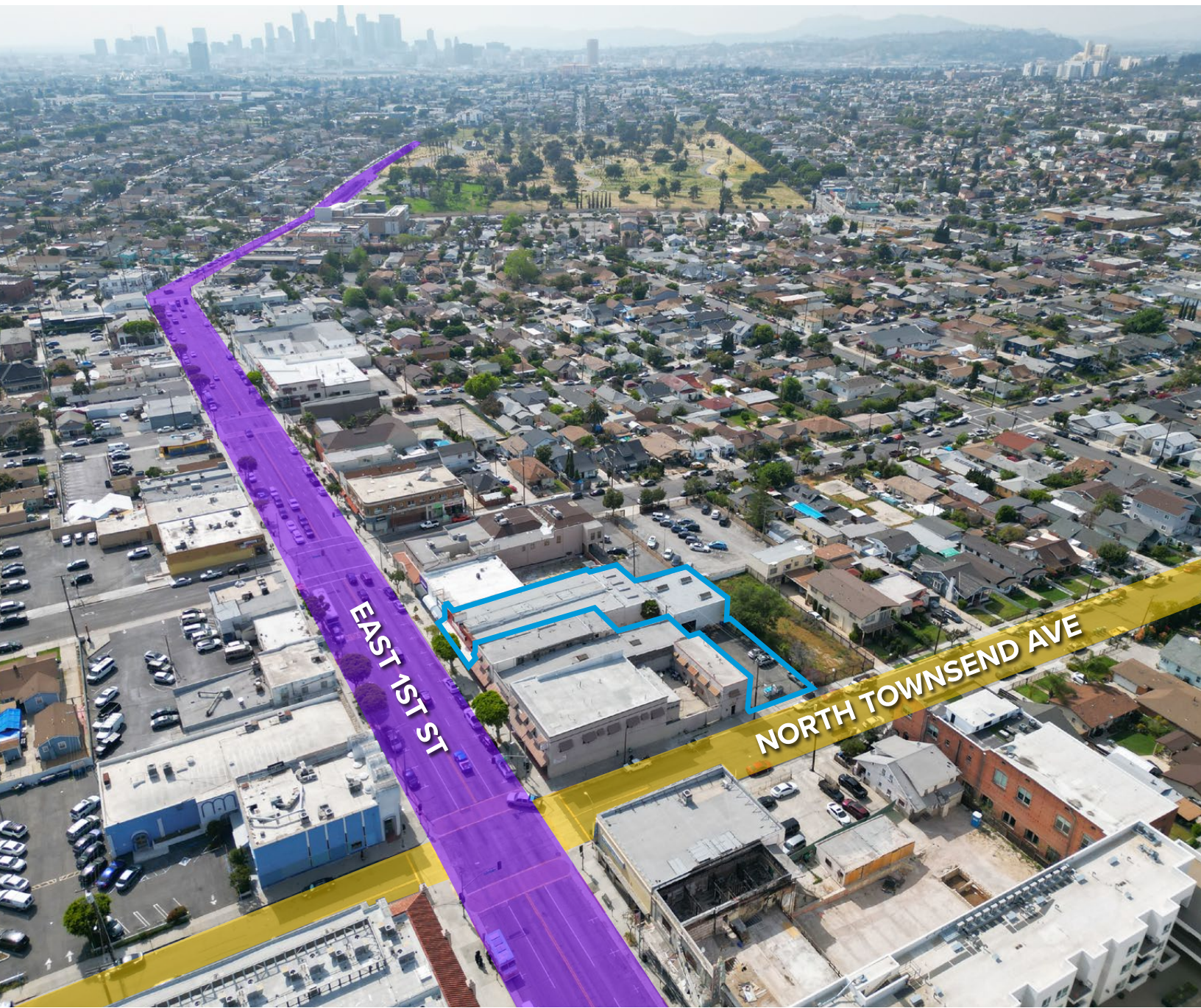
The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

**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

AERIAL



FOR MORE INFORMATION, PLEASE CONTACT



MATTISON BEHR

Agent | LIC NO 02091054

e mbehr@lee-associates.com
o 818.434.9116



TONY NAPLES

Senior Vice President | LIC NO 01811344

e tnaples@lee-associates.com
o 818.395.4373

6

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® Los Angeles, Inc. | CORP ID 02174865 1201 N Main St, Los Angeles, CA 90012

LEE-ASSOCIATES.COM/DOWNTOWNLA

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.