

COMMERCIAL PROPERTY WITH GREAT VALUE

2502 W. 3RD ST. | LOS ANGELES, CA 90057



611 W. WILTON PL., LOS ANGELES, CA 90005

Information deemed reliable but cannot be guaranteed.

REALTOR®

Kevin Im

D: 213.505.6345

ym6077@gmail.com

Lic. #01860439

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Rare opportunity to own great value of commercial property. Property is zoned C2. Excellent opportunity to develop, invest this parcel or run the business in a desired and bustling area of 3rd St., right off Alvarado St. Total building area is approx. 3,540 sq ft and Lot size is approx. 6496 sq ft (approx.1500 sf of basement with 9 FT high ceiling which is not included in total sq ft). Within a block from St. Vincent Medical Center. 2 UNITS in the building with 7 parking spaces. Corner lot with a traffic light.



PROPERTY HIGHLIGHTS

PRICE	\$1,890,000
LOT SIZE	6,497 SF
BLDG SIZE	3,537 SF
YEAR BUILT	1947
ZONING	LA-C2
APN	5155-032-021

- Excellent flow of traffic area
- Renovated partitioned rooms and reception desk
- Extra approx.1500sf basement space



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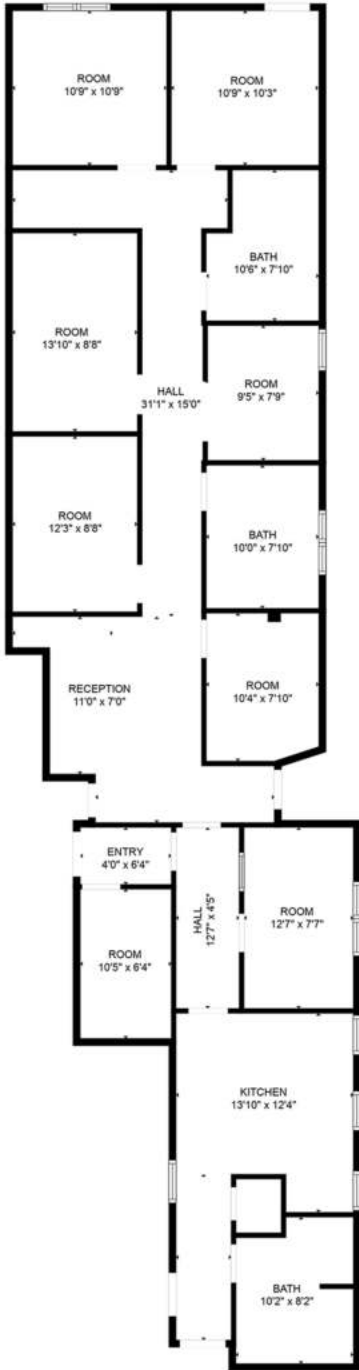
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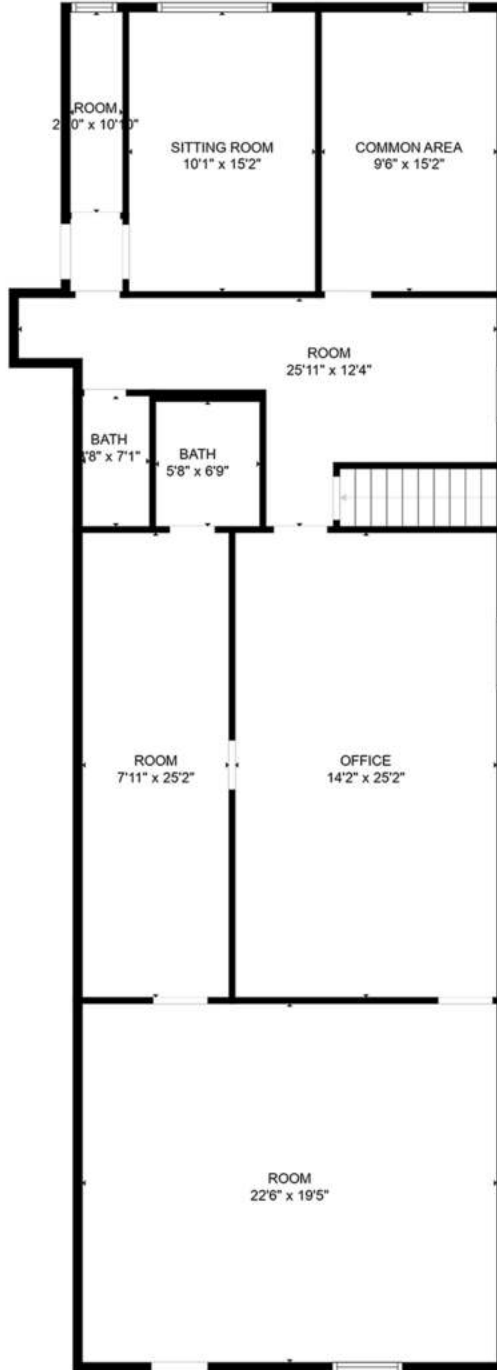
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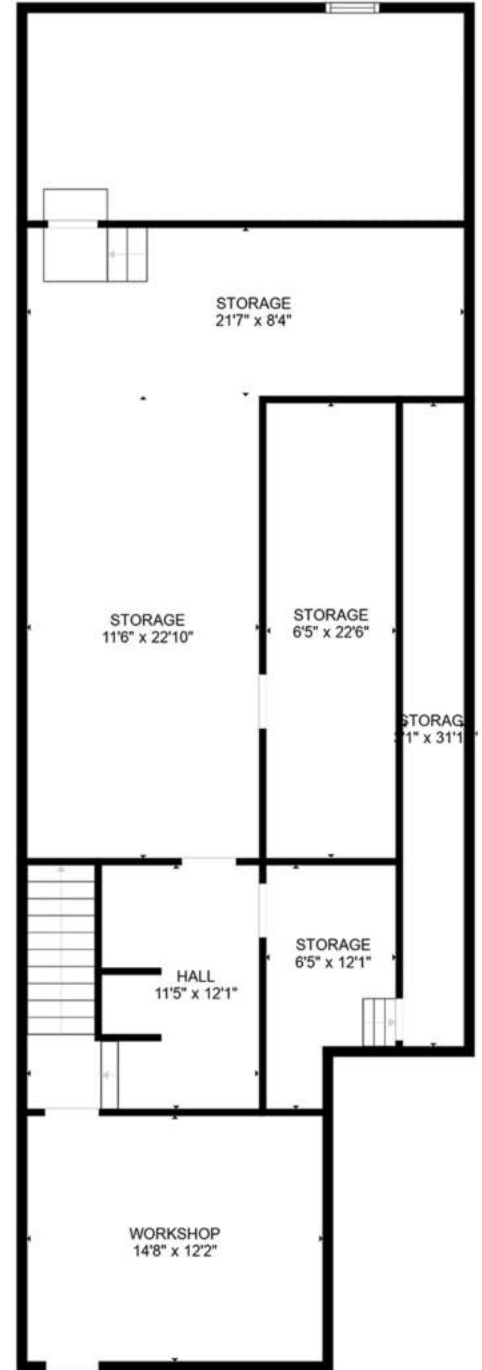
2502 W. 3RD ST. | LOS ANGELES, CA 90057



LEFT



RIGHT



BASEMENT



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DOWNTOWN L.A.

3RD STREET

CARONDELET ST.



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	115,970	577,030	1,195,186
WHITE ALONE	14,073	122,593	273,608
BLACK ALONE	5,502	37,451	92,914
ASIAN ALONE	23,231	119,589	165,187
HISPANIC	59,008	227,777	505,647
MEDIAN AGE	34.0	35.6	34.9

HOUSING	1 MILE	1 MILE	1 MILE
HOUSING UNITS	48,597	252,557	499,341
OWNER OCCUPIED HOUSING UNITS	2,326	27,843	88,436
RENTER OCCUPIED HOUSING UNITS	43,060	201,452	366,974
VACANT HOUSING UNITS	3,211	23,262	43,931

INCOME	1 MILE	1 MILE	1 MILE
MEDIAN HOUSEHOLD INCOME	\$43,876	\$53,647	\$58,190
PER CAPITA INCOME	\$24,419	\$35,097	\$35,806
MEDIAN NET WORTH	\$12,161	\$14,116	\$16,857

BUSINESS	1 MILE	1 MILE	1 MILE
TOTAL BUSINESSES	4,630	42,904	70,627
TOTAL EMPLOYEES	32,090	364,407	586,409

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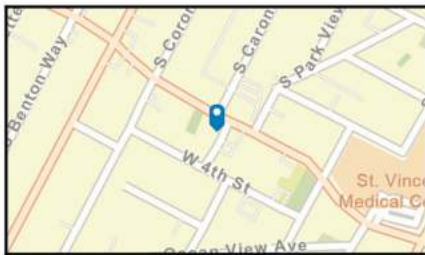
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TRAFFIC COUNT MAP (CLOSE UP)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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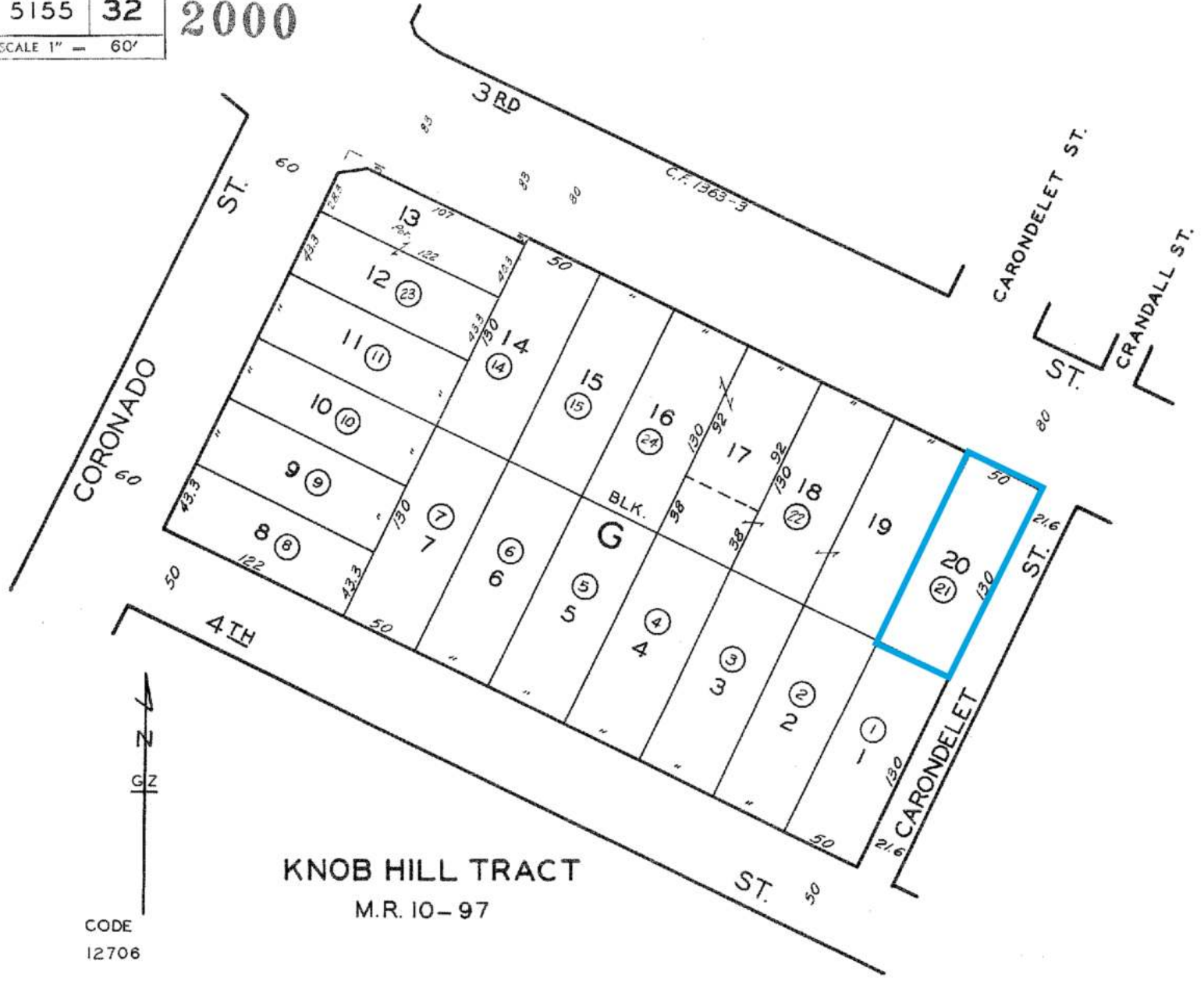
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5155 32 2000
SCALE 1" = 60'



NOB HILL TRACT
M.R. 10-97

CODE
12706

FOR PREV. ASSMT. SEE: 1564 - 32

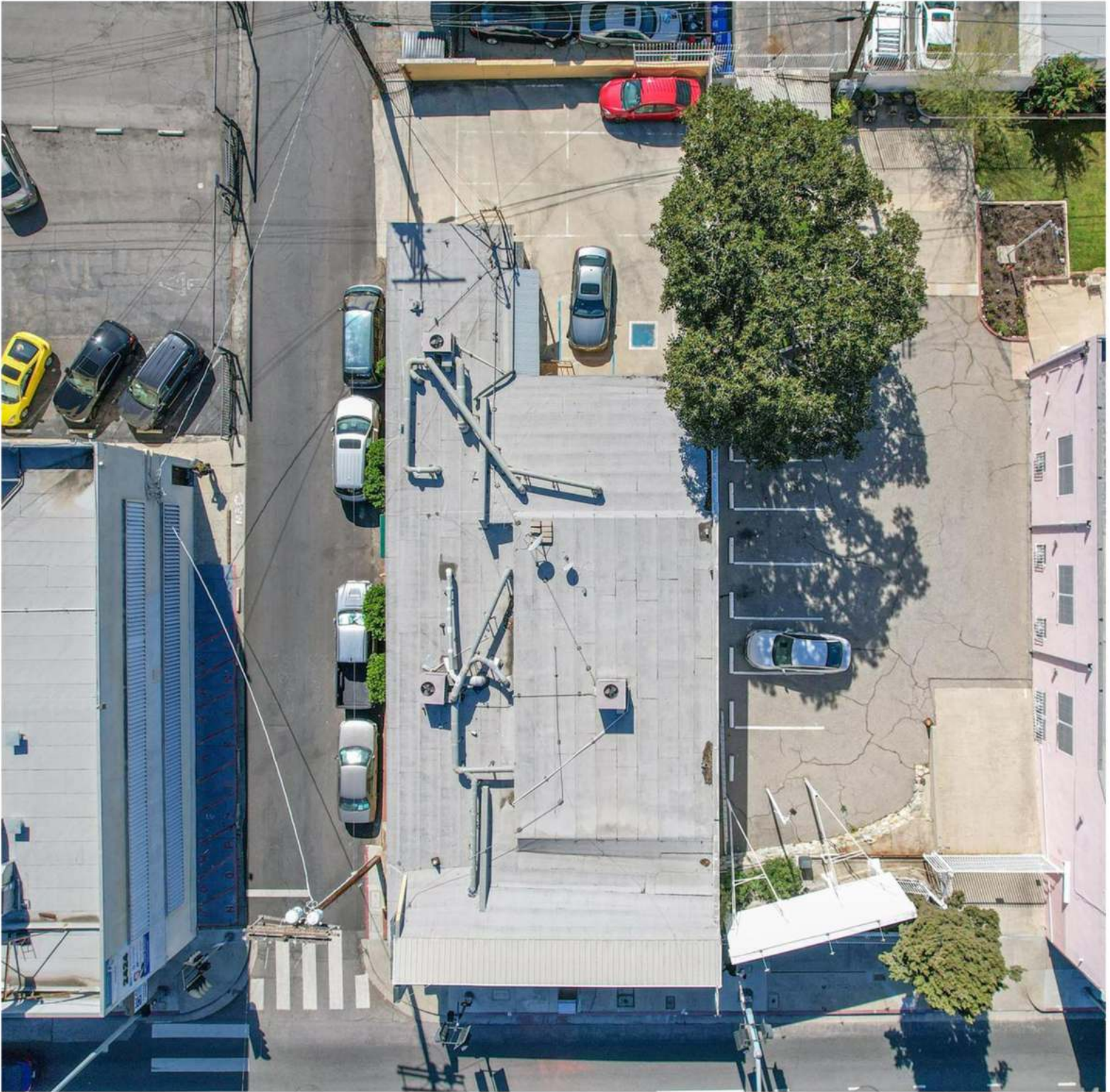


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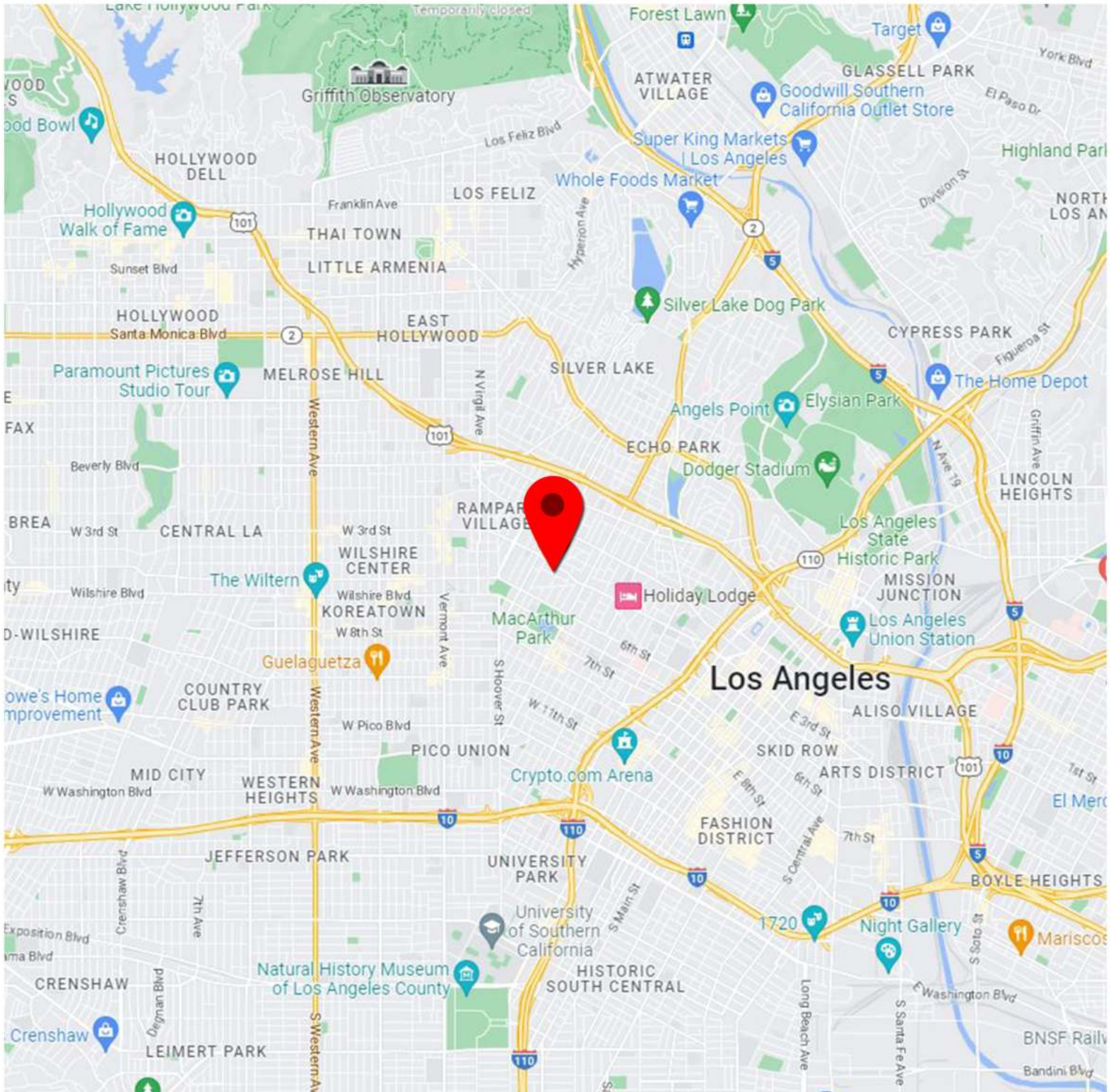
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