



FOR LEASE

1611-1615 E. Cesar Chavez,
Los Angeles, CA 90033



real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



E CESAR E CHAVEZ AVE

1611-1615



PROPERTY OVERVIEW



TYPE

Commercial/Office/Residential
(mixed use)



SIZE

1,200 SF



RATE

\$2,500/month
A/C available: +\$250/month



UTILITIES

Gas & electricity separately metered
Water & trash included



YEAR BUILT

1952



ZONING

LAC2-1



TERM

Negotiable



PROPERTY SHOWCASE

Rose & Co.
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DIVERSE MIXED-USE INVESTMENT

Property consists of two commercial storefronts alongside multiple residential units, creating diversified income potential.



ESTABLISHED COMMERCIAL INCOME

One retail storefront is occupied by a long-term art studio tenant paying \$2,750/month with built-in annual \$250 rent increases.



VALUE-ADD LEASING OPPORTUNITY

Second commercial storefront is currently vacant and was previously marketed at \$2,500/month, offering immediate upside potential.



MULTIPLE RESIDENTIAL UNITS

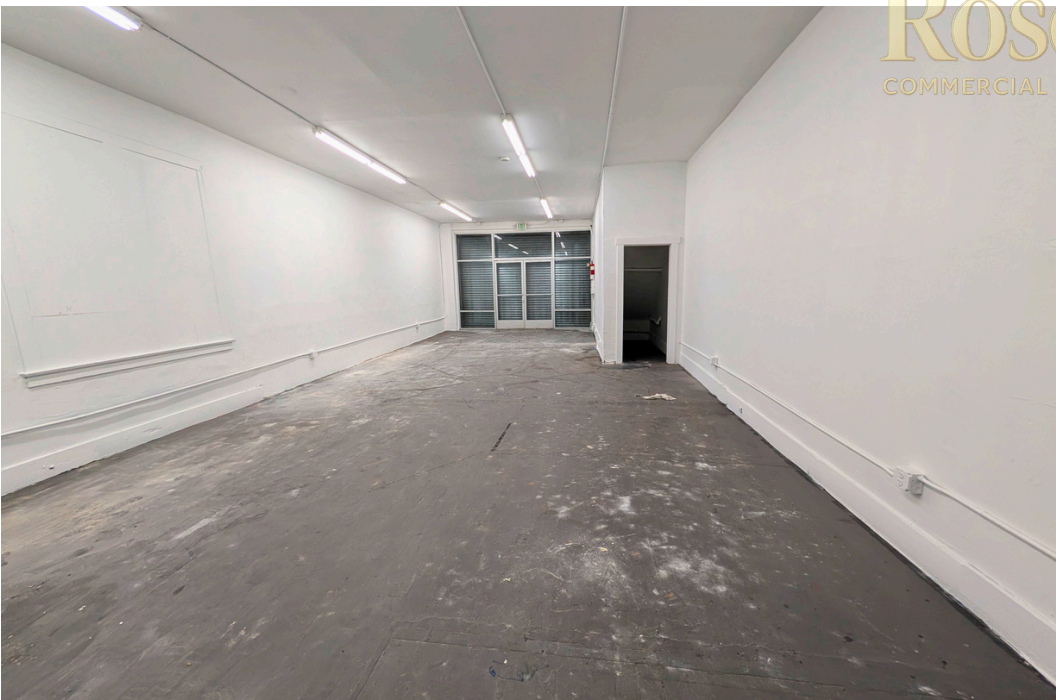
Residential improvements include a standalone house, four upstairs 1 bed / 1 bath units, and an additional renovated unit above the garage.



RENOVATED FEATURES & VACANCY UPSIDE

Select residential units feature updated finishes and granite countertops, while two vacant upstairs units provide additional lease-up and value-add opportunities.

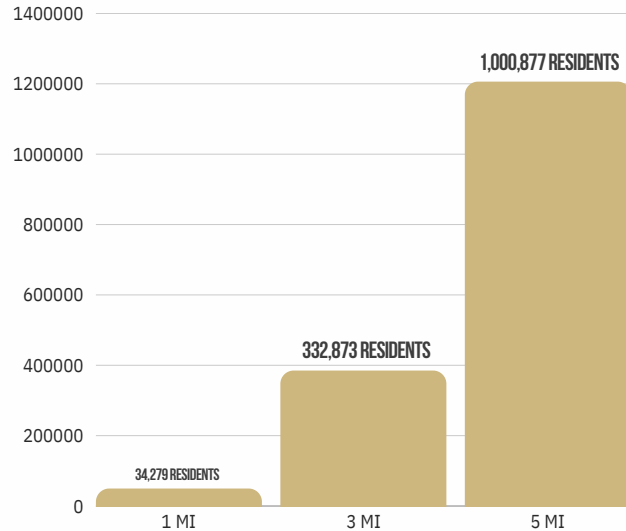
PROPERTY PHOTOS



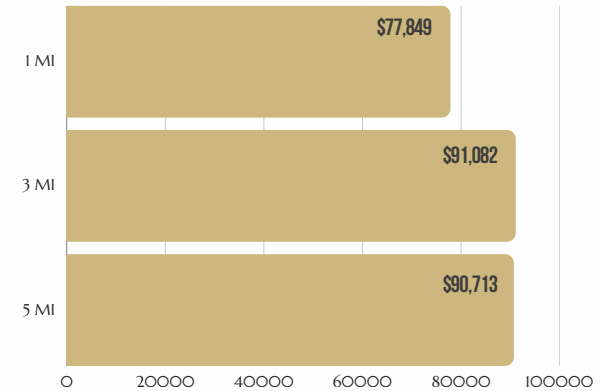
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COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
E Cesar E Chavez Ave	Echandia St	15,165 vehicles/day	.02miles
E Cesar E Chavez Ave	Echandia St	14,976 vehicles/day	.02miles
N Boyle Ave	Bridge St	3,059 vehicles/day	.06miles
N Boyle Ave	Bridge St	3,072 vehicles/day	.06miles
N Boyle Ave	E Cesar E Chavez Ave	4,658 vehicles/day	.06miles
N Boyle Ave	E Cesar E Chavez Ave	4,679 vehicles/day	.06miles
E Cesar E Chavez Ave	Echandia St	14,532 vehicles/day	.08miles
E Cesar E Chavez Ave	Echandia St	14,379 vehicles/day	.08miles
E Cesar E Chavez Ave	N Boyle Ave	18,131 vehicles/day	.09miles
E Cesar E Chavez Ave	N Boyle Ave	17,886 vehicles/day	.09miles



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