

# 5024-5030 W WASHINGTON BLVD

LOS ANGELES, CA 90016

VALUE-ADD COMMERCIAL / REDEVELOPMENT OPPORTUNITY



FOR  
**SALE**

Offered at:  
**\$2,000,000**

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial

# EXECUTIVE SUMMARY

5024-5030 W Washington Blvd, Los Angeles, CA 90016  
For Sale | ±3,540 SF of Building & ±10,669 SF of Land

Major Properties is pleased to present 5024–5030 W Washington Blvd, a rare value-add commercial and redevelopment opportunity located in the highly desirable Mid-City Los Angeles submarket.

The property consists of approximately ±3,540 SF of retail/auto shop improvements situated on a ±10,669 SF parcel with flexible LAC2 zoning and Opportunity Zone designation. Built in 1939, the property benefits from strong frontage along Washington Boulevard, excellent visibility, and proximity to La Brea Avenue, Culver City, and the 10 Freeway.

The site offers investors, owner-users, and developers a unique opportunity to reposition, redevelop, or continue operating the existing retail/automotive use in one of Los Angeles' strongest urban infill corridors.

The property's favorable zoning allows for a wide range of commercial and mixed-use development possibilities, making it well-positioned for long-term appreciation and adaptive reuse potential.



**SUBJECT PROPERTY**

**\$2,000,000**  
PRICE

**±\$187**  
PER LAND SF

**±\$565**  
PER BLDG SF

**\*Buyer to verify all information**

# PROPERTY HIGHLIGHTS

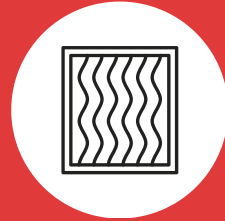
## VALUE-ADD COMMERCIAL / REDEVELOPMENT OPPORTUNITY



Easy access to  
major  
transportation  
corridors



Redevelopment  
potential



Infill Corner  
Corridor



Tremendous  
Frontage



Opportunity  
zone



Located just west  
of La Brea Ave  
w/quick access to  
the 10 Freeway.



# PROPERTY DETAILS

<b>Address</b>	5024-5030 W Washington Blvd, Los Angeles, CA 90016
<b>Property Type</b>	Commercial / Retail
<b>Price/SF</b>	±\$187/land SF   ±\$565/bldg SF
<b>Building SF</b>	±3,540 SF
<b>Lot SF</b>	±10,669 SF
<b>Stories</b>	1
<b>Parking</b>	12
<b>Frontage</b>	W Washington Blvd
<b>Year Built</b>	1939
<b>Zoning</b>	<u>C2-1VL-CPIO</u>
<b>Opportunity Zone</b>	Yes
<b>APN</b>	5062-004-011

**\*Buyer to verify all information**

5024-5030 W Washington Blvd presents a rare value-add commercial and redevelopment opportunity in the highly desirable Mid-City Los Angeles submarket.

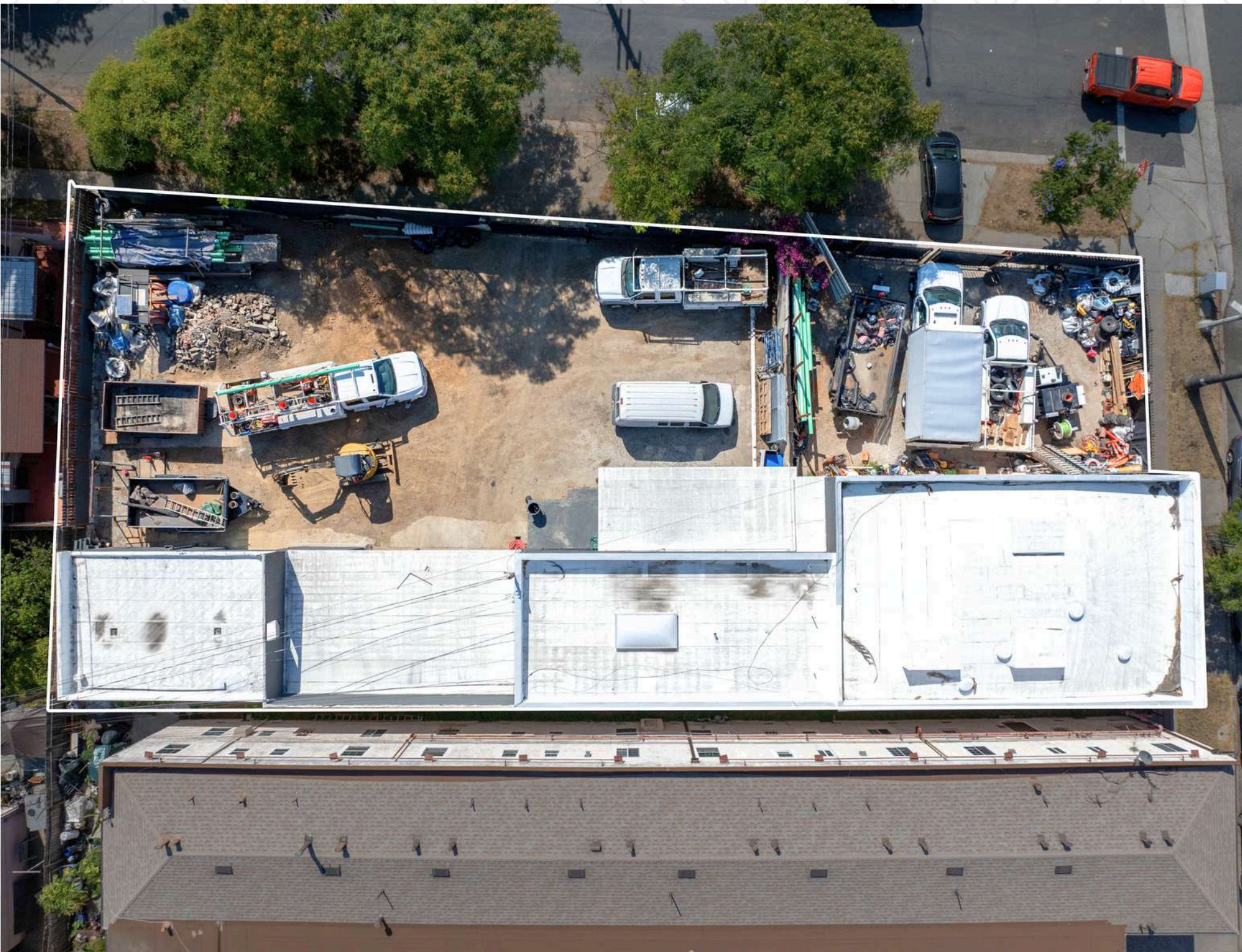
The property offers multiple investment strategies including retail repositioning, owner-user occupancy, automotive or service-related operations, and future mixed-use redevelopment potential.

The site's flexible LAC2 zoning, large parcel size, onsite parking, and strong Washington Boulevard frontage create significant upside for investors seeking long-term appreciation and adaptive reuse opportunities.

Additionally, the property's Opportunity Zone designation may provide substantial tax advantages for qualified investors, while the low existing FAR makes the asset attractive as a strategic land banking opportunity within a rapidly appreciating urban infill corridor.



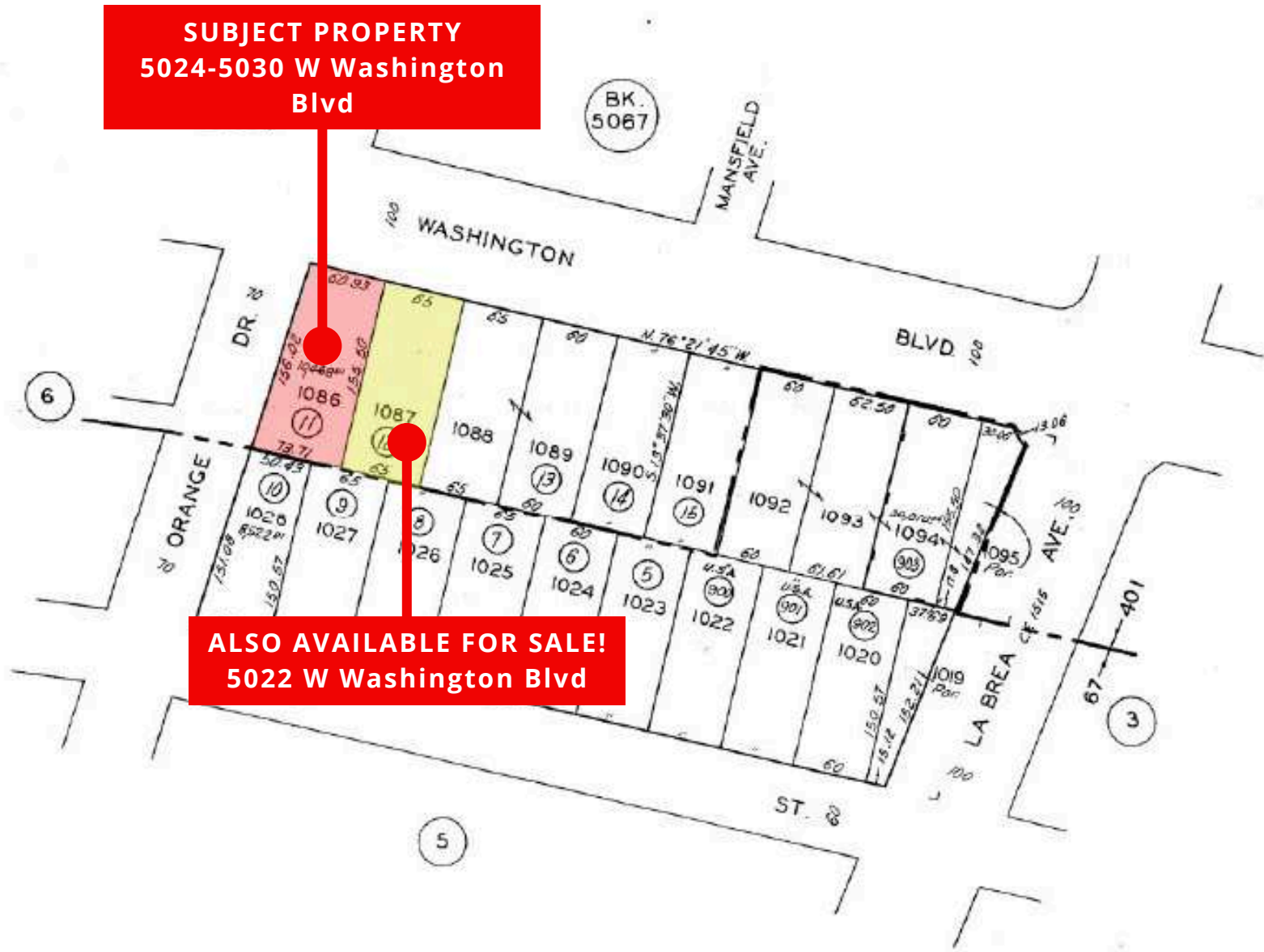






# PARCEL MAP

**SUBJECT PROPERTY**  
5024-5030 W Washington  
Blvd



**ALSO AVAILABLE FOR SALE!**  
5022 W Washington  
Blvd

TRACT NO 1566

MR 20-106-107

# SCHEDULED INCOME

Tenant / Address	Monthly Rent	Lease Type
5024 W Washington Blvd	\$1,450	Month-to-Month
5030 W Washington Blvd	\$1,750	Month-to-Month
1910 Orange Dr	\$3,300	Month-to-Month
<b>Monthly Scheduled Income</b>		<b>\$6,500</b>
<b>ANNUAL SCHEDULED INCOME</b>		<b>\$78,000</b>

All existing leases are month-to-month, providing investors with substantial future rental upside and redevelopment flexibility. The property is best positioned as a covered land play and value-add redevelopment opportunity within a rapidly appreciating Mid-City / West Adams corridor.

Buyer to independently verify all tenancy information, income, expenses, zoning, and redevelopment potential.

# PORTFOLIO OPPORTUNITY

5022 W Washington Blvd & 5024-5030 W Washington Blvd

AVAILABLE INDIVIDUALLY OR TOGETHER

Major Properties is pleased to present two adjacent commercial properties located along the rapidly evolving Washington Boulevard corridor in Mid-City Los Angeles. The portfolio includes a 21 Unit apartment property at 5022 W Washington Blvd and a commercial property at 5024-5030 W Washington Blvd. The properties may be acquired individually or together, offering investors, developers, and owner-users a rare opportunity to control approximately  $\pm 20,766$  SF of land within an Opportunity Zone.

## 5022 W Washington Blvd

- **PRICE: \$2,350,000 /  $\pm$ \$311 PER BLDG SF**
- 21 Units Apartment
- $\pm 7,553$  SF Building
- $\pm 10,097$  SF Lot
- Value-Add Multifamily Opportunity

## 5024-5030 W Washington Blvd

- **PRICE: \$2,000,000 /  $\pm$ \$565 PER BLDG SF**
- Commercial Building
- $\pm 3,540$  SF Building
- $\pm 10,669$  SF Lot
- Redevelopment Opportunity

## Combined Portfolio

- **PRICE: \$4,350,000 /  $\pm$ \$392 PER BLDG SF**
- $\pm 20,766$  SF Total Land Area
- Opportunity Zone
- Prime Mid-City / West Adams Location
- Flexible LAC2 Zoning



# THE AREA



DOWNTOWN LA

KOREATOWN

LOWE'S

COUNTRY CLUB PARK

PLANET FITNESS

ULTA BEAUTY

HOLDEN PERFORMING ARTS CENTER

JAMBA JUICE

CHIPOTLE

LIVING SPACES

ROSCOE'S CHICKEN & WAFFLES

OLIVE GARDEN

W. WASHINGTON BLVD  
7 MILES TO DTLA

5024  
W. WASHINGTON BLVD

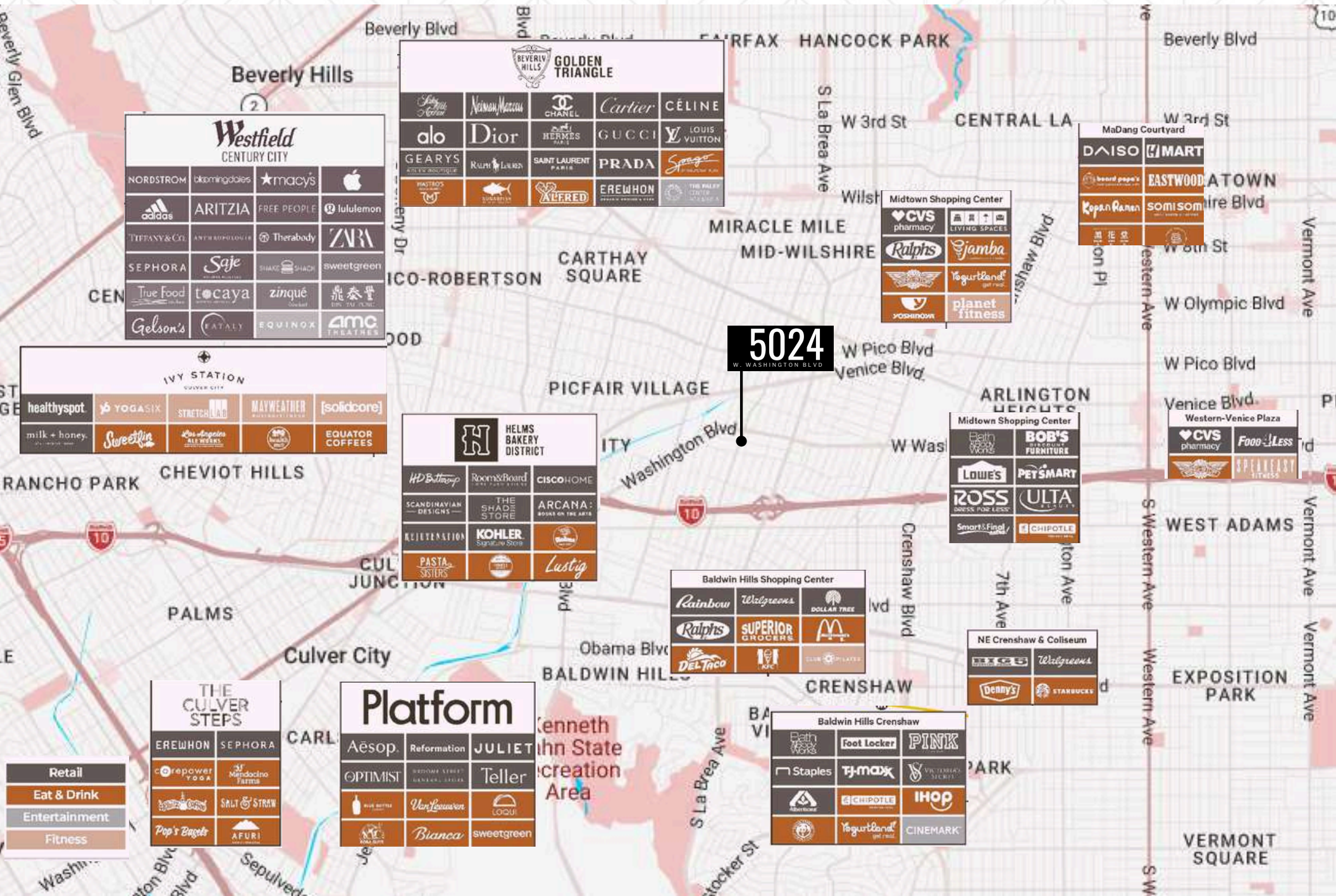
# THE AREA



**5024**  
W. WASHINGTON BLVD

6 MILES TO WLA  
W. WASHINGTON BLVD

# THE AMENITIES



# PROPOSED SBA 504 LOAN SCENARIO



BUILDING ACQUISITION	\$2,000,000
TENANT IMPROVEMENTS	
SBA/CDC FEES	\$27,000
<b>TOTAL PROJECT COST</b>	<b>\$2,027,000</b>

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$1,000,000	6.25%	25 Years 25 Yr. Amort.	1st Deed	\$6,597	\$79,160
SBA 504 LOAN	40%	\$827,000	5.95% May '26	25 Years Full Amort.	2nd Deed	\$5,303	\$63,637
BORROWER	10%	\$200,000					
<b>TOTAL</b>	<b>100%</b>	<b>\$2,027,000</b>				<b>\$11,900</b>	<b>\$142,798</b>

**RATES:** Bank: Rate is estimated - will vary depending on lender.  
SBA 504: Rate is FIXED at the time of the debenture sale.

**FEES:** Bank: Vary depending on lender policy.  
SBA/CDC: 2.65%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

For a customized SBA loan quote and prequalification, please contact:

**Lee Kleinman**  
818-438-0828 / Lee@bfcfunding.com



**FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT:**



**JESSE MCKENZIE**

Senior Vice President  
213.883.6875 office  
714.883.6875 mobile  
jesse@majorproperties.com  
License: CA # 01939062



**ANTHONY S BEHAR**

Executive Vice President  
213.747.8426 office  
310.880.2329 mobile  
anthony@majorproperties.com  
License: CA # 01368565

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

MajorProperties.com

**MAJOR PROPERTIES**  
1200 W Olympic Blvd  
Los Angeles, CA 90015

