

FOR
SALE

3600 E 1st St

3606 E 1st St

3600-3606 E 1ST ST

DEODATE
REAL ESTATE STRATEGY

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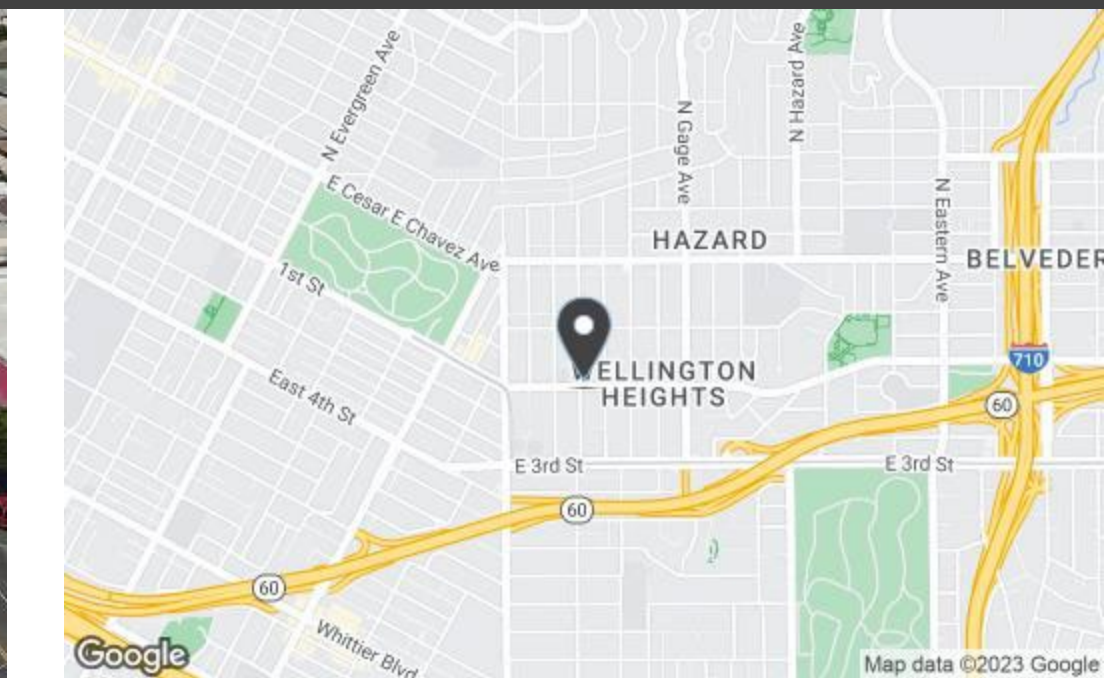
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Address:	3600-3606 E 1 st St, Los Angeles, CA 90063
Building Size:	4,255 SF
Lot Size:	14,344 SF
Asking Price:	\$2,400,000
# of Units:	6
APNs:	5232-017-001, 5232-017-002

Location Overview

Los Angeles is a thriving city with a population base of about 4 million residents and a highly diversified economy with a strong foundation of core industries. The city is one of the most dynamic economies in the world, with a fast-growing and immense high-tech industry, world-leading creative economy, tremendous strength in aerospace and advanced transportation, the nation's largest manufacturing base, the nation's largest international trade industry, and a rapidly increasing amount of venture capital investment in startups. With its sprawling metropolitan area, Los Angeles provides a wide range of opportunities for business, employment, and cultural experiences.

Description

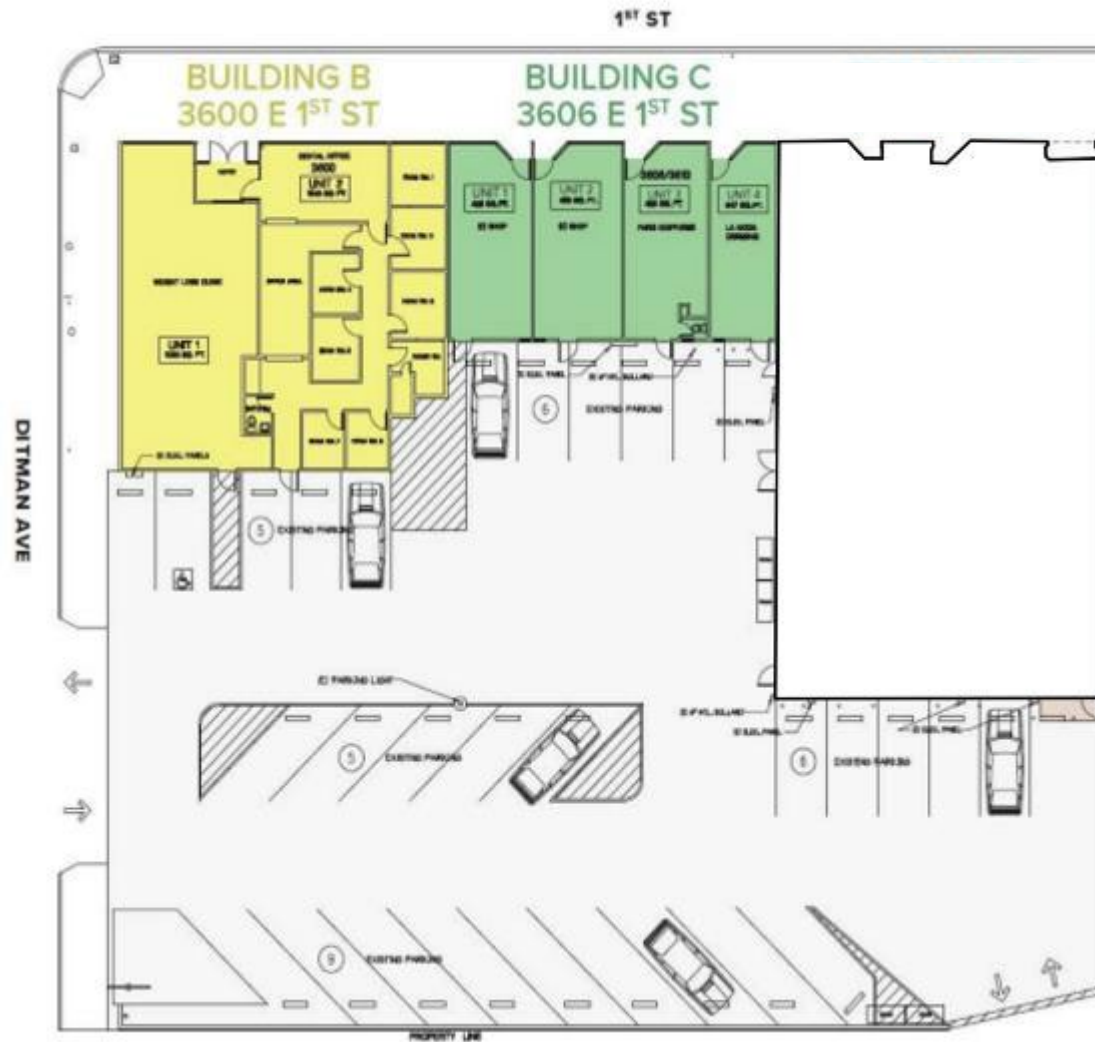
This opportunity includes 4,255 SF of building on a 14,344 SF lot. The building at 3600 E 1st St is currently built-out for a medical/dental tenant. The adjacent building, 3606 E 1st St, holds four units of retail and one suitable for office. There are six units in total, with the exterior recently renovated for strong presentation across 1st Street. Newer lease signed with medical tenant for the corner space of the 3600 building. Building 3606 has two units currently vacant and two currently occupied with retail tenants. The back portion of the parking lot is dedicated parking for these buildings.

3600 E 1st St	
Building Size	2,606 SF
Land Size	7,130 SF
Number of Units	2
Year Built	1909
APN	5232-017-001
Current Use	3600: Medical 3604: Medical

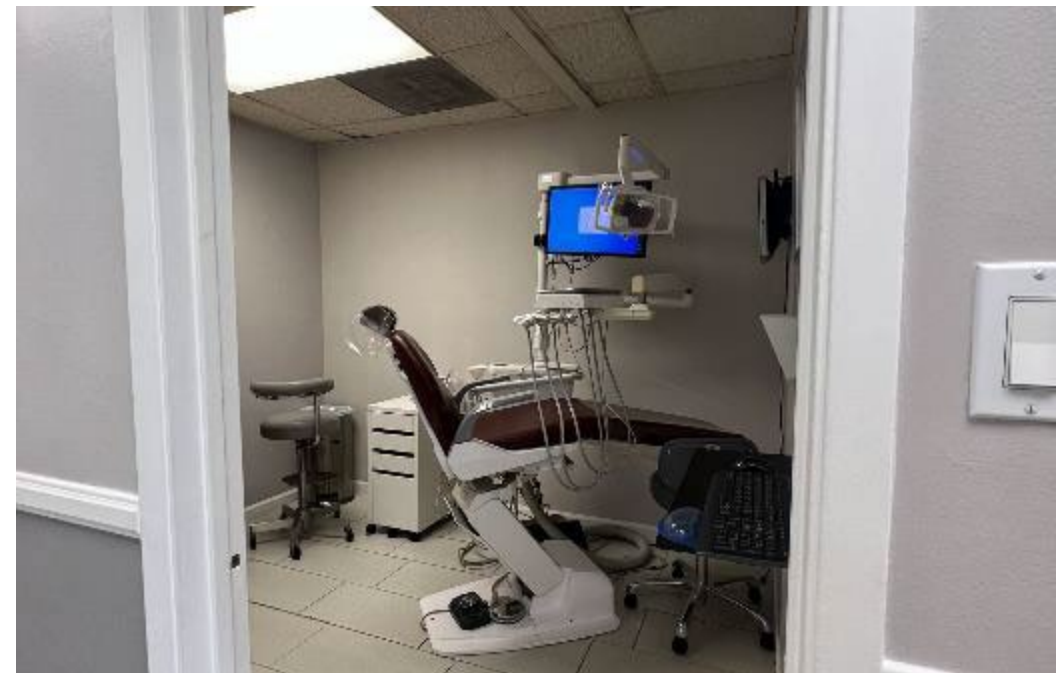


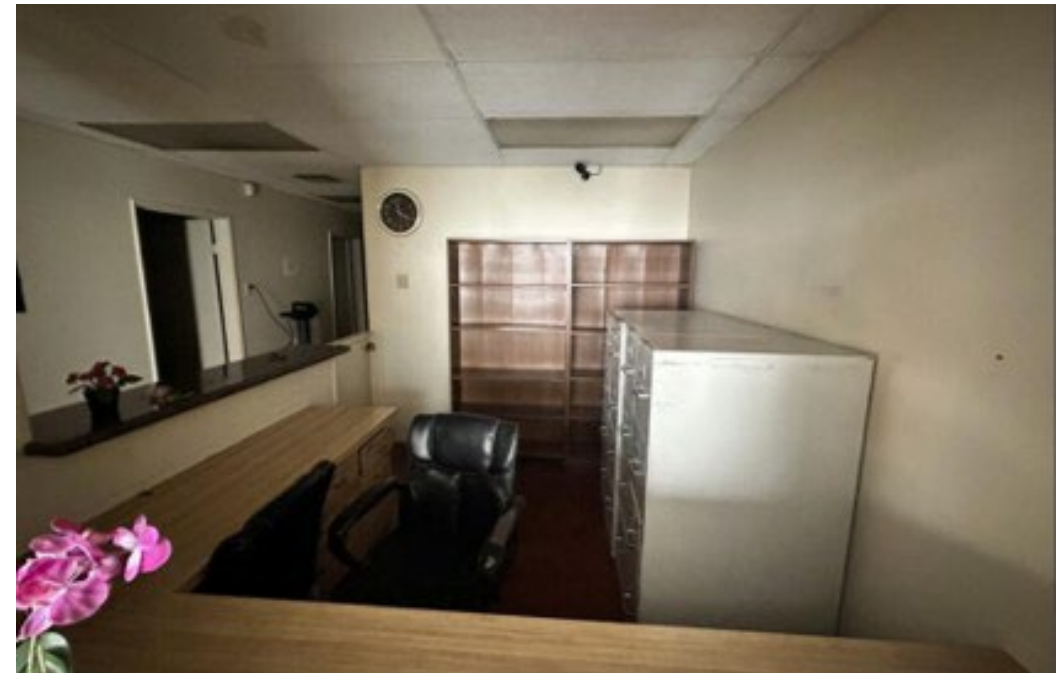
3606 E 1st St	
Building Size	1,649 SF
Land Size	7,214 SF
Number of Units	4 Units 3606: 423 SF 3608: 426 SF 3608 1/2: 347 SF 3610: 426 SF
Year Built	1933
APN	5232-017-002
Current Use	4 Units 3606: Office / Retail (Vacant) 3608: Vacant 3608 1/2: Retail 3610: Retail

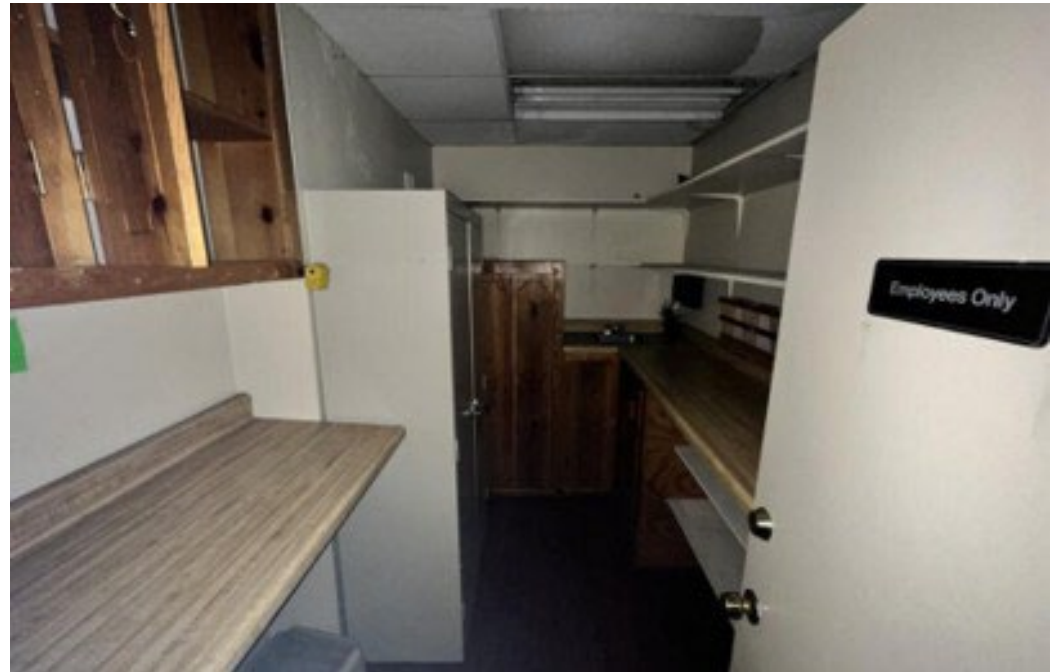


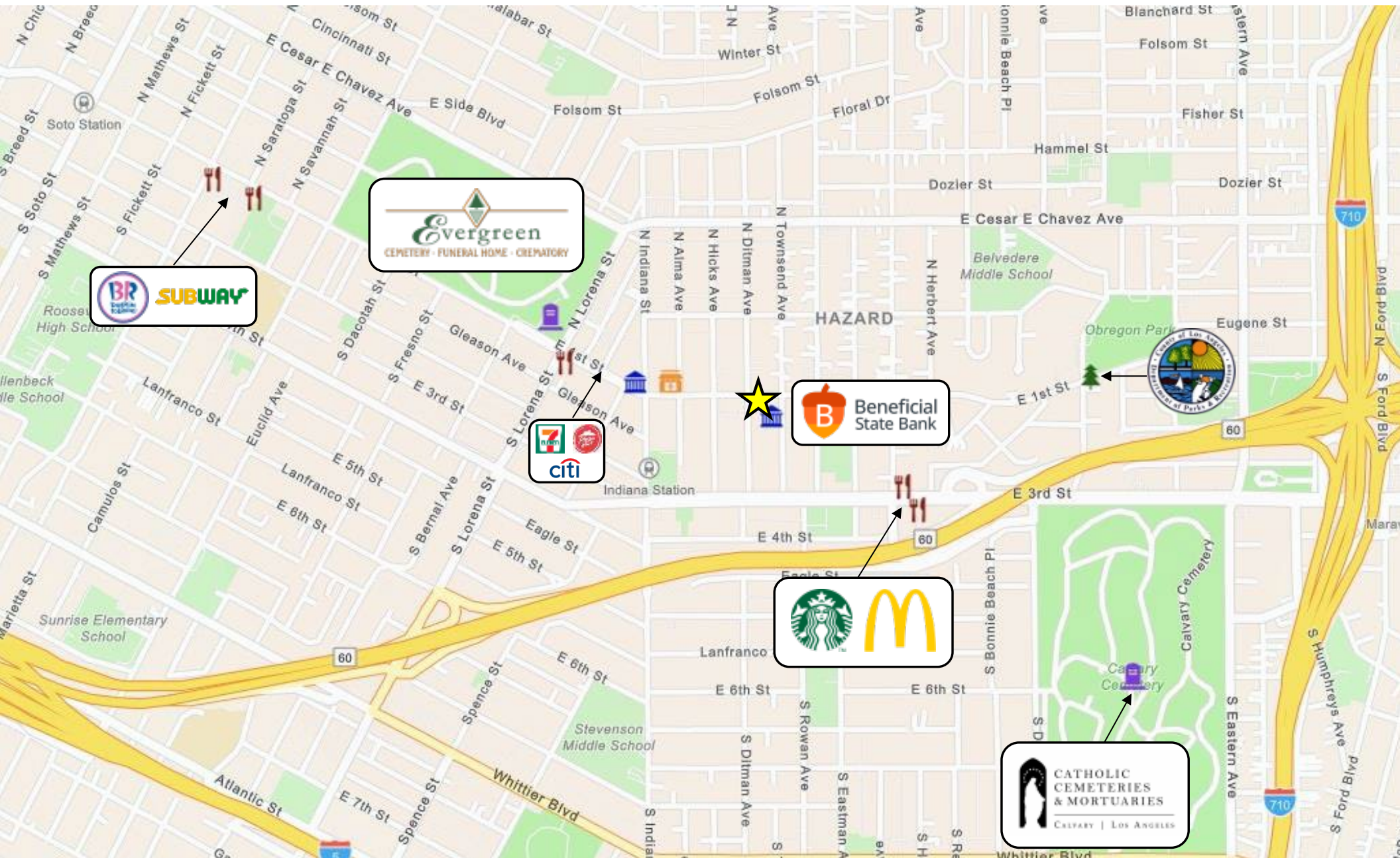


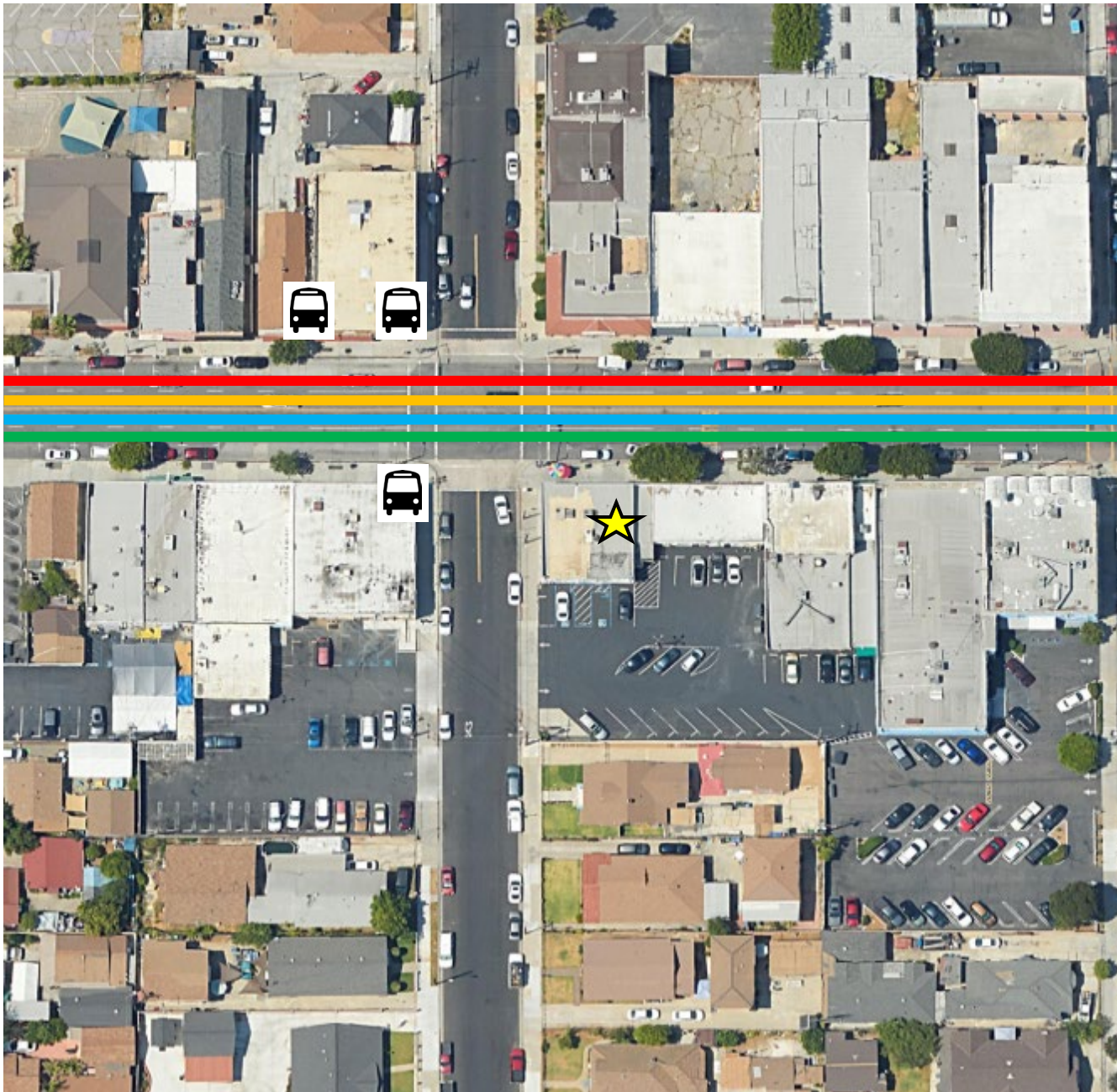


















Legend

-  Retail Location
-  Transit Station
-  106
-  665
-  Boyle Heights
-  Union Pacific/ Salazar Park

Population	1 Mile	5 Miles	10 Miles
Total Population	60,230	889,342	3,561,828
Average Age	32.0	34.7	35.7
Average Age (Male)	30.5	33.5	34.6
Average Age (Female)	33.5	36.0	37.0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	15,970	285,438	1,213,891
# of Persons per HH	3.8	3.1	2.9
Average HH Income	\$58,828	\$68,024	\$76,049
Average House Value	\$452,194	\$456,690	\$534,105

* Demographic data derived from 2020 ACS - US Census



Presented By:

DEODATE

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Elias Rodriguez

888.279.9866

erodriguez@deodatecorp.com