

FOR SALE 1024-1030  
MAPLE AVE  
LOS ANGELES, CA 90037

±46,849 SF  
2-STORY COMMERCIAL  
BUILDINGS ON  
SEPARATE PARCELS  
IN DTLA-FASHION DISTRICT

1024  
MAPLE  
AVE

1030  
MAPLE  
AVE

1024 MAPLE AVE

±14,700 SF

1030 MAPLE AVE

±32,149 SF



# FOR SALE 1024-1030 MAPLE AVE LOS ANGELES, CA 90037

## PROPERTY HIGHLIGHTS

- Two Buildings on Separate Parcels
- Each Building Has a Freight Elevator
- Concrete & Brick Construction
- Skylights on 2<sup>nd</sup> Floor
- Located in Opportunity Zone
- Rear Alley Access
- Multiple Tenants in Place with Existing Income
- Change of Use is a Strong Possibility to Occur in Future due to Excellent DTLA Location
- Quick Access to Freeways
- Part of the Downtown LA 2040 Proposed General Plan
  - Located in the Market Designation Area
  - Expected 6:1 FAR with Bonus Potential
  - General Uses: Light Industrial, Wholesale, Commercial



Tenant/Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant/Buyer's product weight and product types and use, etc. Tenant/Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant/Buyer in order for Tenant/Buyer to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution or waiver of any contingencies for a purchase. Broker also advises Tenant/Buyer to obtain any required use permits and business licenses prior to lease execution or waiver of buyer contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

FOR MORE INFORMATION,  
PLEASE CONTACT US

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



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TEAMLACOMMERCIAL.COM

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/Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

## PROPERTY DESCRIPTION

### 1024 MAPLE AVE

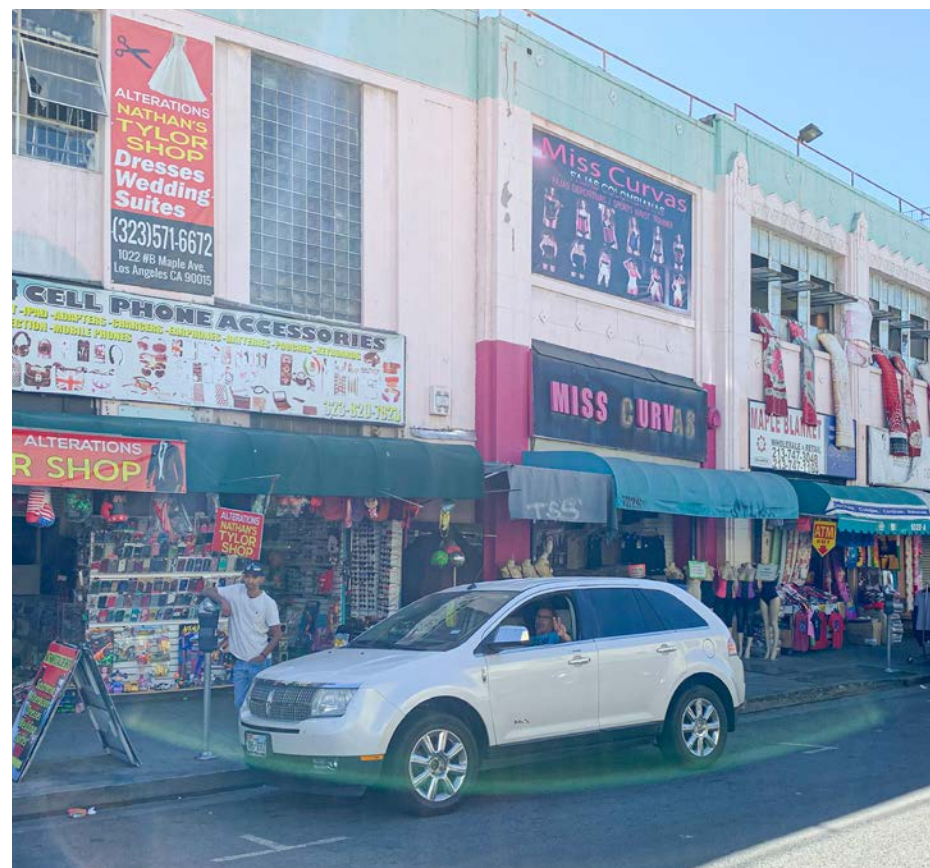
TOTAL BUILDING SIZE	±14,700 SF
TOTAL LAND SIZE	±7,350 SF
ZONING	M2-LA
YEAR BUILT	1939
CONSTRUCTION TYPE	Concrete & Brick
APNs	5145-019-005
ELEVATOR	2,000 Lbs (Buyer Verify)

### 1030 MAPLE AVE

TOTAL BUILDING SIZE	±32,149 SF
TOTAL LAND SIZE	±16,581 SF
ZONING	M2-LA
YEAR BUILT	1929
CONSTRUCTION TYPE	Concrete & Brick
APNs	5145-019-016
ELEVATOR	2,000 Lbs (Buyer Verify)

## PRICING SUMMARY

ADDRESS	SQ. FT.	SALE PRICE
1024-1030 MAPLE AVE	±46,844 SF	\$15,000,000
1024 MAPLE AVE	±14,700 SF	\$4,706,610
1030 MAPLE AVE	±32,149 SF	\$10,293,390



\* Buyer should independently verify with a licensed architect and the City of Los Angeles the permitted square footage prior to waiver of contingencies.

\*\* Multiple power panels at the property, buyer should verify the power supply with licensed electrician and LADWP.



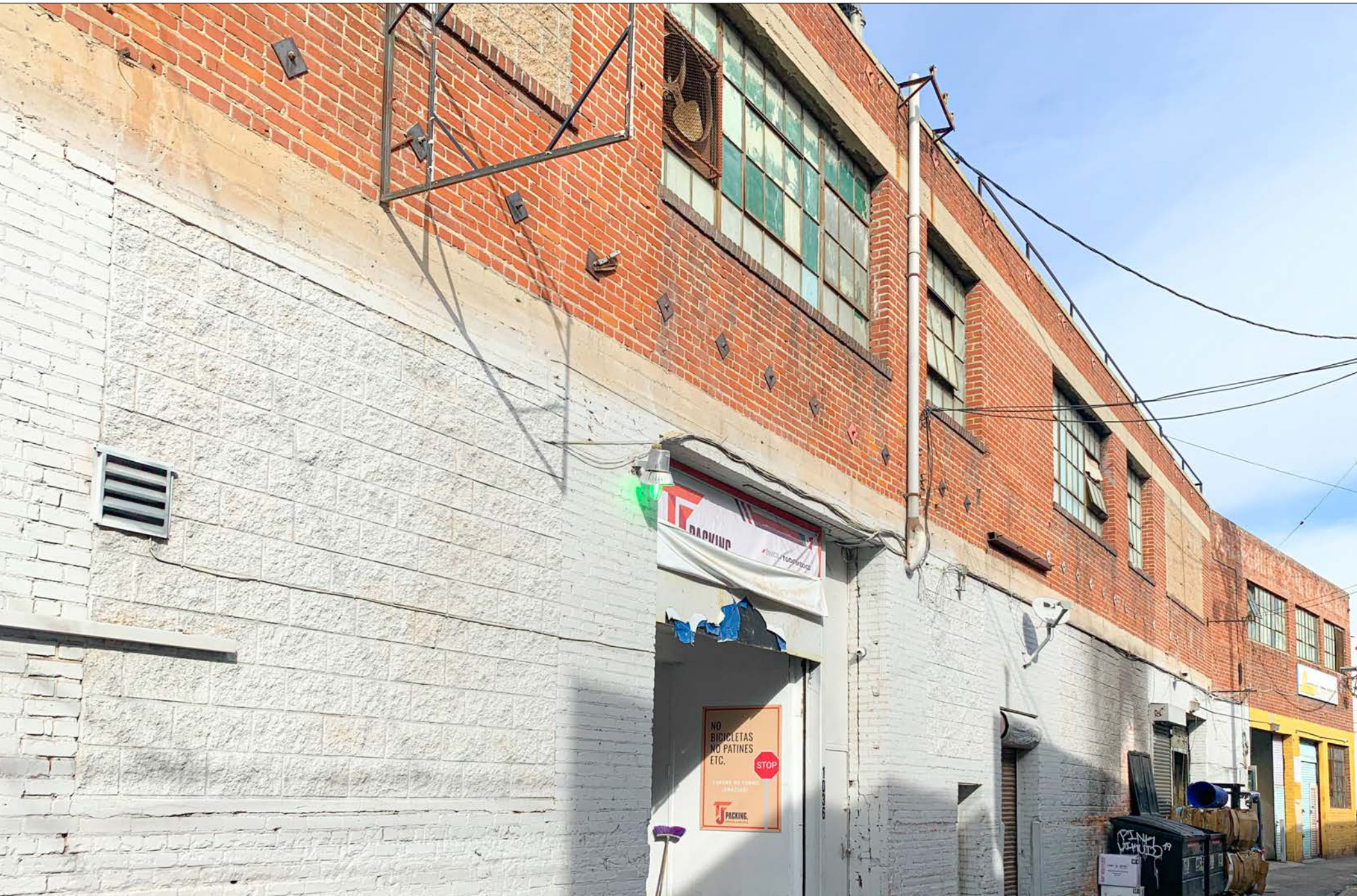


1024-1030 MAPLE AVE • LOS ANGELES

**FOR SALE**

±46,849 SF 2-STORY COMMERCIAL BUILDING

PROPERTY PHOTO











1024  
MAPLE  
AVE

1030  
MAPLE  
AVE

E OLYMPIC BLVD

WALL ST

E 11TH ST

MAPLE AVE

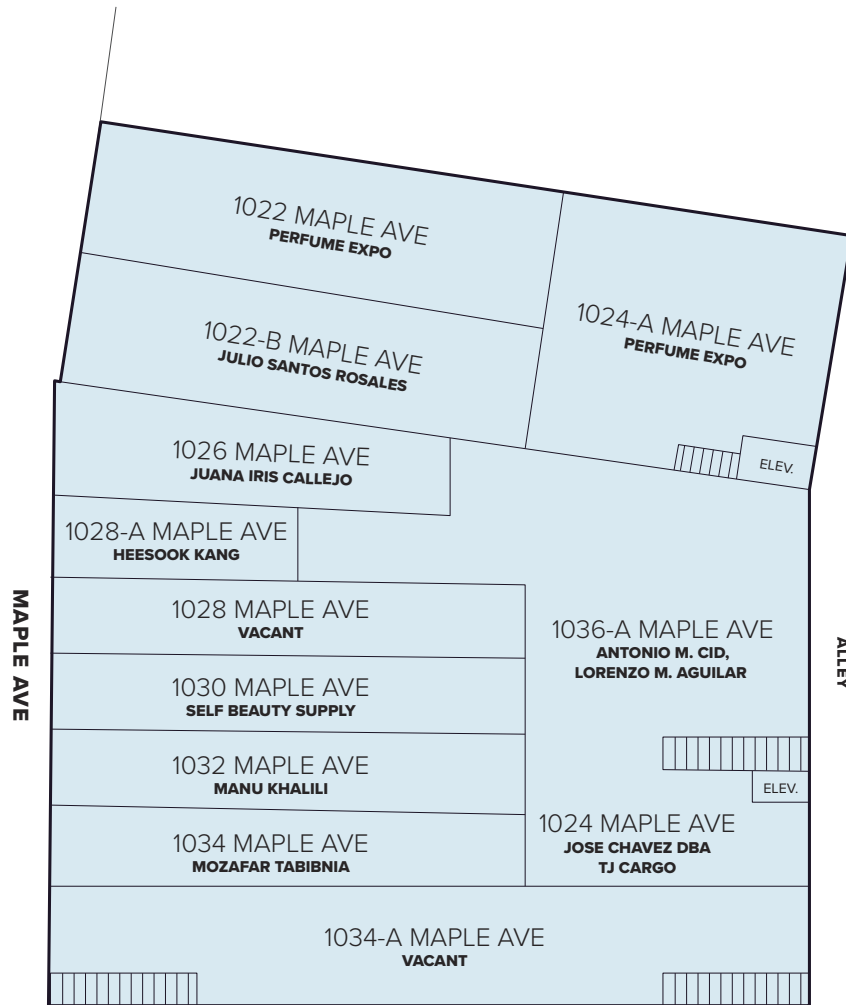


1030  
MAPLE  
AVE

1024  
MAPLE  
AVE

**1<sup>ST</sup> FLOOR**

**2<sup>ND</sup> FLOOR**



**NOTE:** Drawing not to scale. All measurements and sizes are approximate.

ADDRESS	NAME	UNIT SIZE	RENT AMOUNT	EXPIRATION
1022 MAPLE AVE	<b>Nhieu Van Phan-Perfume Expo</b>	±2,900 SF	\$7,800	Mo/Mo
1024-A MAPLE AVE	<b>Nhieu Van Phan-Perfume Expo</b>	±2,400 SF	\$7,800	Mo/Mo
1022-B MAPLE AVE	<b>Julio Santos Rosales</b>	±5,000 SF (Est)	\$5,500	Mo/Mo
1026 MAPLE AVE	<b>Juana Iris Calleja Lorenzo</b>	±1,350 SF	\$4,500	Mo/Mo
1028-A MAPLE AVE	<b>Heesook Kang</b>	±3,150 SF	\$2,900	Mo/Mo
1028 MAPLE AVE	<b>Vacant</b>	±1,650 SF	-	-
1030 MAPLE AVE	<b>Self Beauty Supply</b>	±1,725 SF	\$4,000	Mo/Mo
1032 MAPLE AVE	<b>Manu Khalili</b>	±1,475 SF	\$4,000	8/31/2020
1034 MAPLE AVE	<b>Mozafar Tabibnia</b>	±1,870 SF	\$3,800	Mo/Mo
1034-A MAPLE AVE	<b>Vacant</b>	±2,500 SF	-	-
1036-A MAPLE AVE	<b>Jose Chavez dba TJ Cargo</b>	±3,100 SF	\$3,087	Mo/Mo
1024 MAPLE AVE	<b>Jose Chavez dba TJ Cargo</b>	±1,440 SF	\$1,800	Mo/Mo
1036 MAPLE AVE	<b>Hoss International</b>	±8,000 SF	\$3,400	12/31/2021
1026-B MAPLE AVE	<b>Aiguang Zhu</b>	±3,760 SF	\$2,000	7/31/2023
1024-B MAPLE AVE	<b>Jacob Zokaeim</b>	±3,700 SF	\$2,000	Mo/Mo
<b>TOTALS</b>		<b>±44,020 SF</b>	<b>\$47,142</b>	

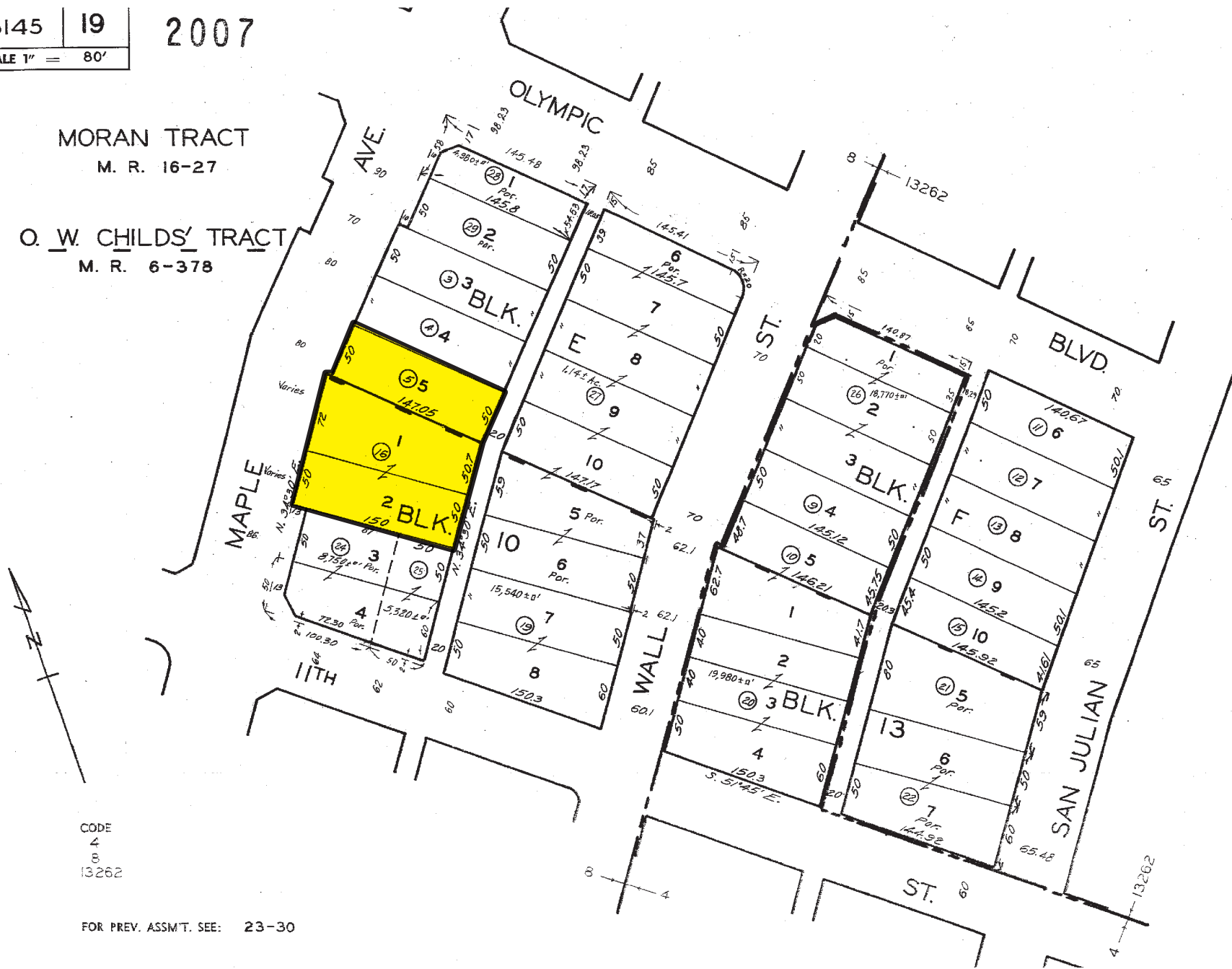
**FOR SALE**

±46,849 SF 2-STORY COMMERCIAL BUILDING

5145 | 19 | 2007  
SCALE 1" = 80'

MORAN TRACT  
M. R. 16-27

O. W. CHILDS' TRACT  
M. R. 6-378



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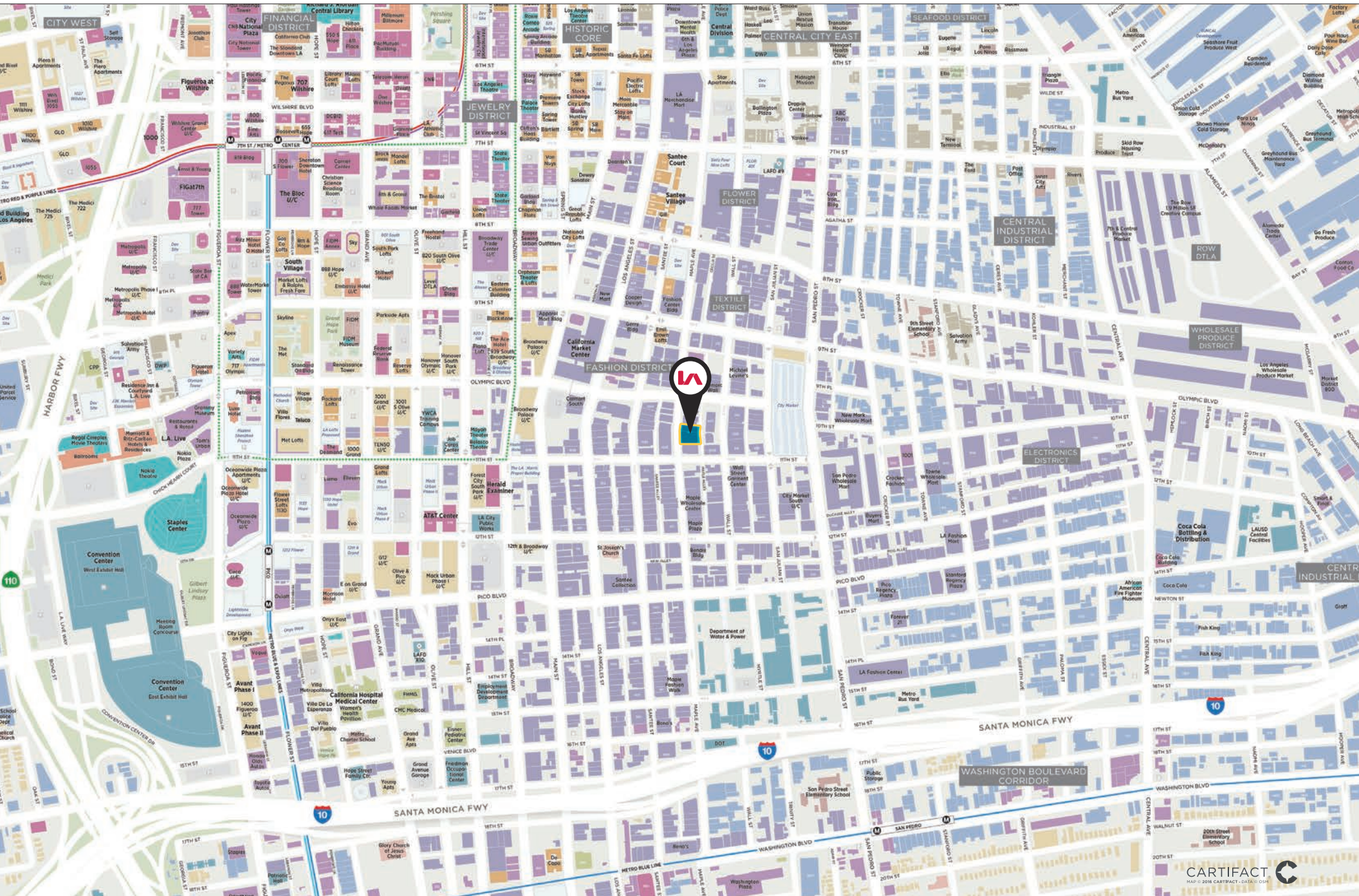
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FOR PREV. ASSMT. SEE: 23-30

ASSESSOR  
COUNTY OF LOS A

**FOR SALE**

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