

# OWNER/USER-INVESTOR-DEVELOPER OPPORTUNITY

Downtown Los Angeles

Owner Lowers Price by \$400,000!

Venice Blvd

Western Ave

Washington Blvd



9,764 SF of Buildings on 24,000 SF of Land  
Prime West Washington Corridor Location  
2368-2378 W WASHINGTON BLVD, LOS ANGELES, CA 90018

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential

- **Price Reduced! Highly Desirable West Washington Location**
- **Great Location Between DTLA and West Los Angeles**
- **Great Potential:  
Retail/Wholesale With Warehouse Creative Conversion  
Mixed-Use Development**
- **Ghost Kitchen or Cloud Kitchen Conversion**
- **160' x 150' Lot Dimensions**

**Exclusively offered by**

**Anthony S Behar**

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## Property Summary

2368, 2374 and 2378 W Washington Blvd is ideal for owner/user, investor or developer. The property is situated between Western Avenue and Arlington Avenue, both which offer easy access to the Santa Monica (I-10) Freeway. The property is midway between Downtown Los Angeles and West Los Angeles.

The site is configured with various commercial buildings, with 12' to 20' ceiling heights. There is heavy 1200 amps power. The property is ideal for 1) Owner/user: Could use the building for wholesale or retail operations with warehousing capability at the rear of the property. The large on-site parking lot allows for customers and employees to have secure and easy parking. 2) Investor: Could reposition the entire facility and convert it to a cleaner, modern look and feel. The building has potential for multi-tenant or single tenant creative office use. 3) Developer: The site is evenly squared off with 24,000 SF of land. The zoning allows for mixed-use, multi-family, or affordable housing (buyer to verify with the city).

The area is a mix of affordable housing (a new 64-unit site is going up directly across the street), mixed-use, retail and wholesale. The West Washington Blvd corridor is a highly desirable east/west thoroughfare between Downtown Los Angeles and West Los Angeles, with easy access to all sub-markets immediately to the south or north of Washington Blvd.

\* Additional 5,788 SF of building area is unpermitted

2368-2378 W WASHINGTON BLVD  
LOS ANGELES, CA 90018

## Property Details

Total Building Area	9,764± SF*
Land Area	24,000± SF
Construction	Brick & Block
Year Built	1925/1993
Zoning	LA C1.5-1VL-O-CPIO
Assessor's Parcel Number	5073-028-006,007,008
Ceiling Height	12' to 20'
Power	1200A/120-240V/3-Phase
Sprinklered	No
Parking	30± Vehicles
TOC	Tier 1
Council District	CD 10   Herb J. Wesson Jr.

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## Investment Highlights

- Major price reduction! Seller motivated!
- Ideal for owner/user, investor or developer
- Great potential:
  - Retail/wholesale with warehouse
  - Creative conversion
  - Mixed-use development
- Ghost kitchen or cloud kitchen conversion
- 160' frontage on busy Washington Blvd
- Easy access to DTLA and West Los Angeles
- Instant Santa Monica (I-10) freeway access
- 24,000 SF of land with various buildings
- Large private parking lot
- Pylon sign
- Property is easily divisible
- 28,814 vehicles per day traffic count (2018)

Asking Price: ~~-\$5,795,000-~~ \$5,400,000  
(\$225.00 Per SF Land)

# Property Photo



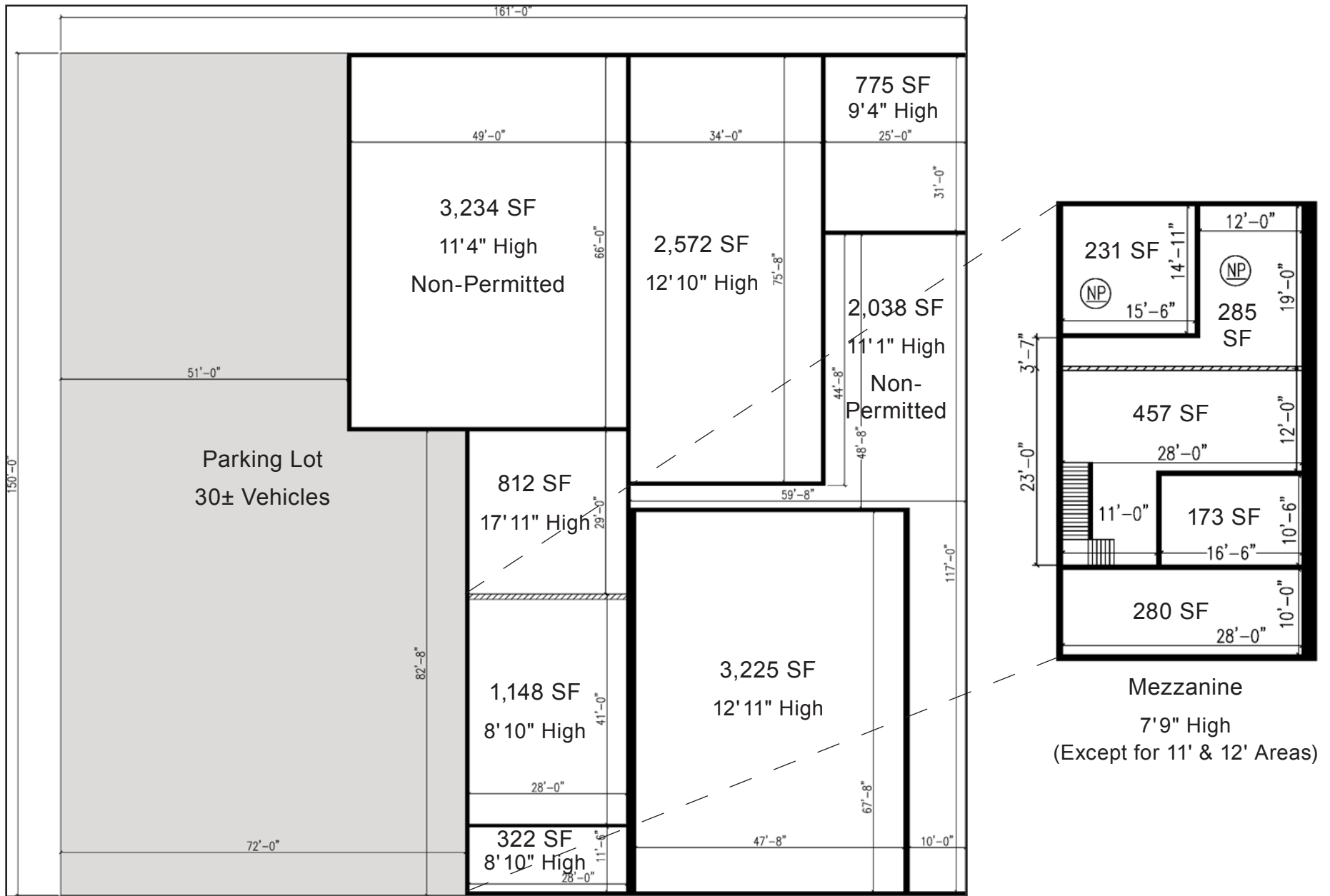
# Property Photo



# Property Photos



# Site Plan

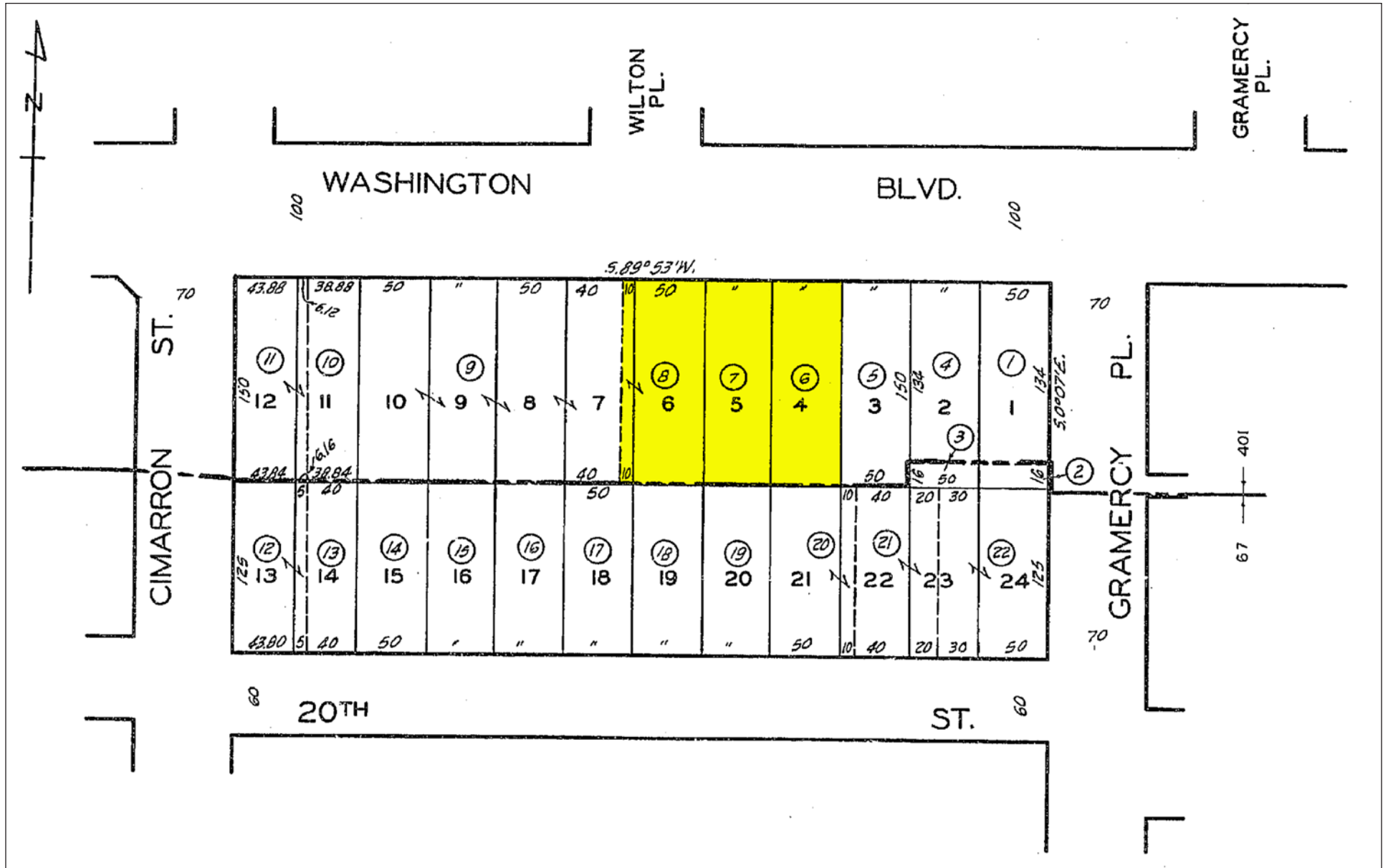


Washington Blvd

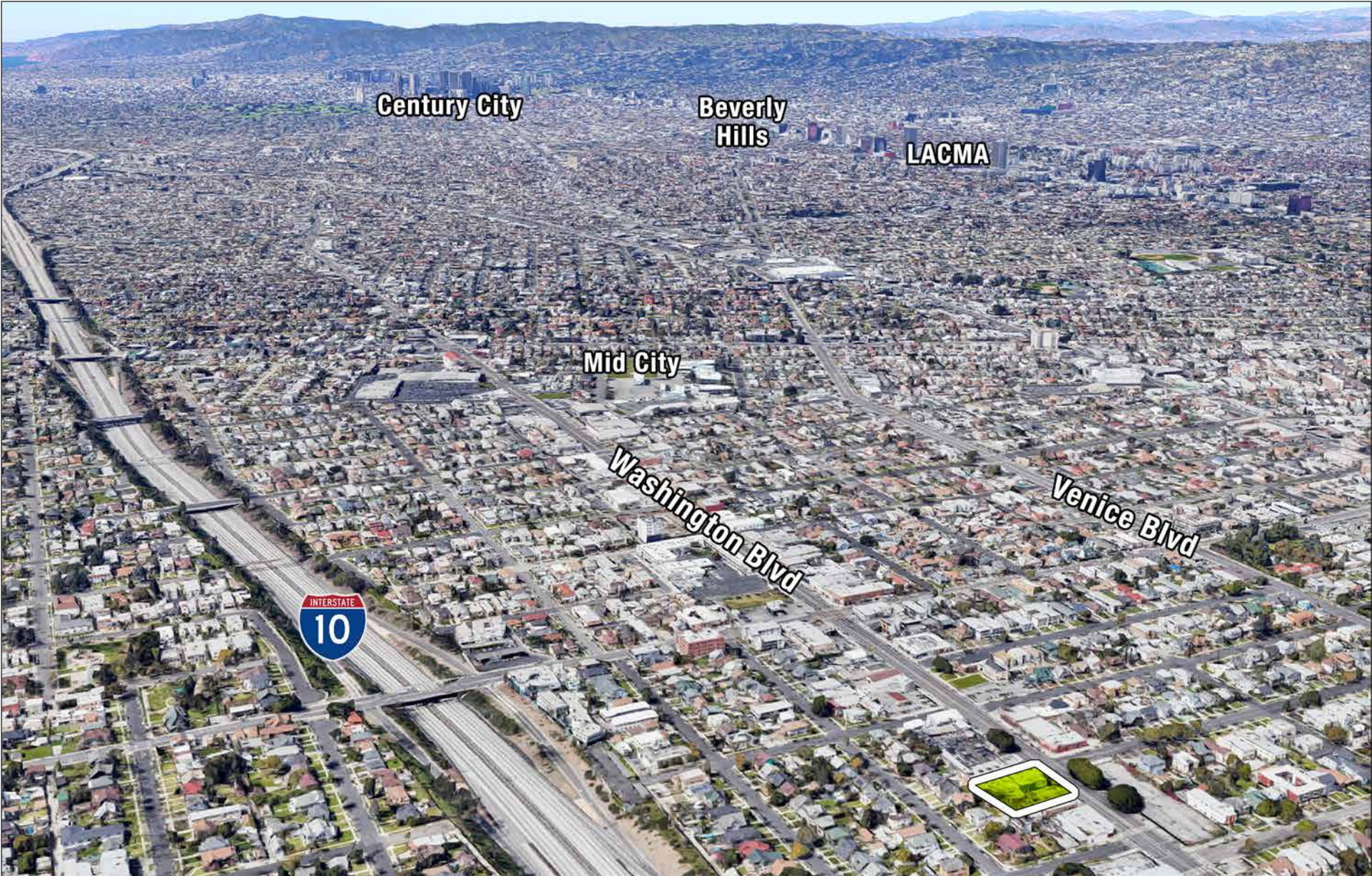
Aerial Photo



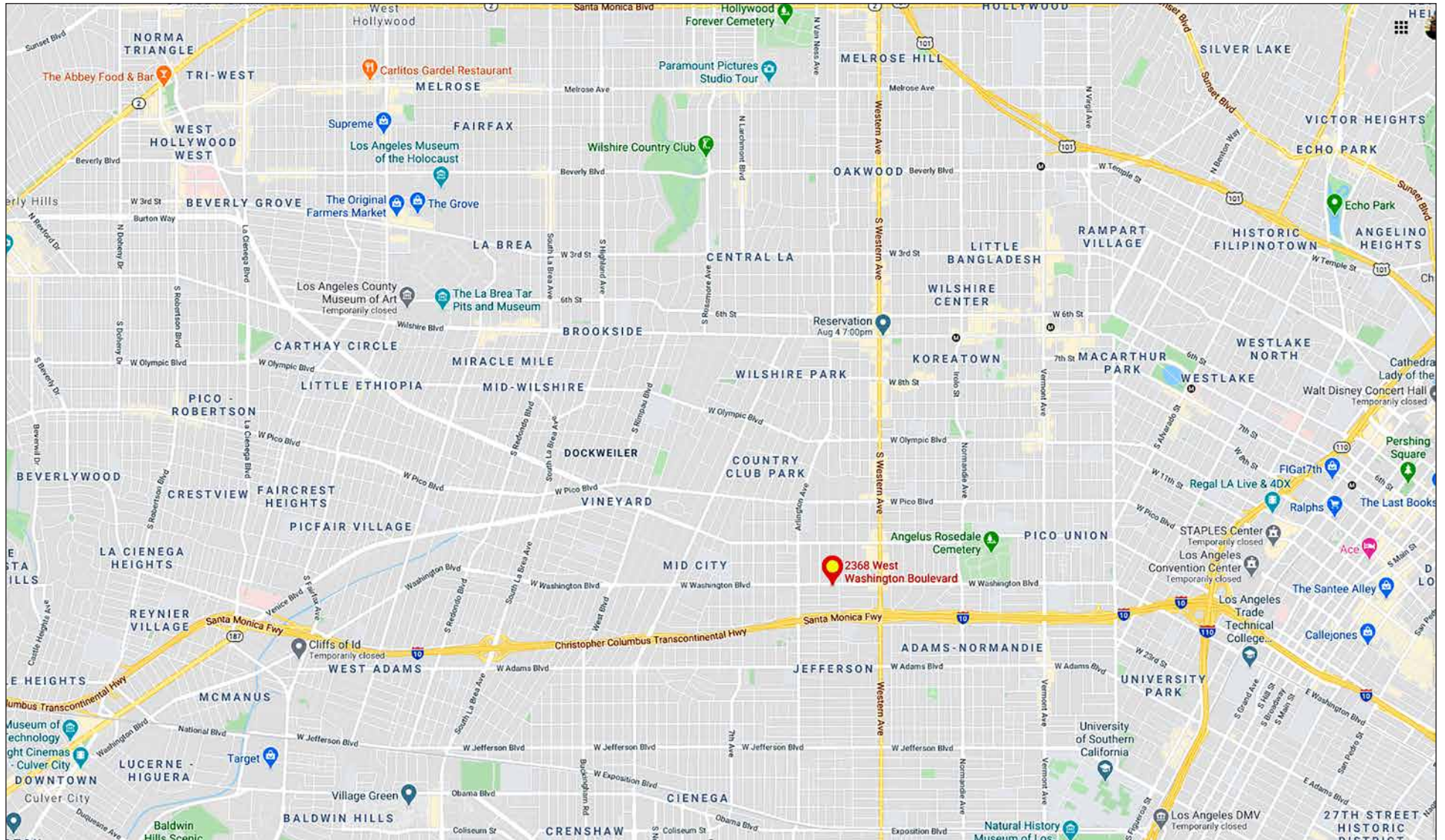
# Plat Map



# Aerial View to Westside

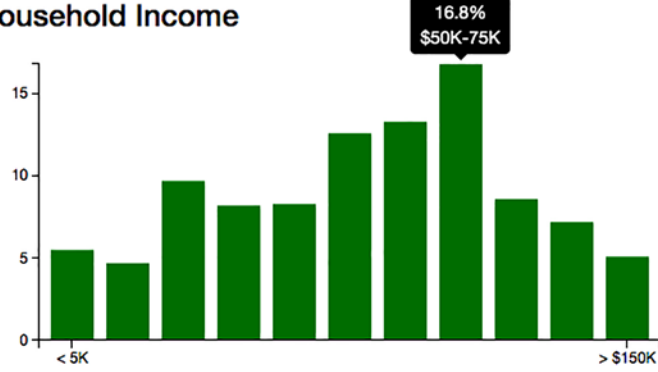


# Area Map



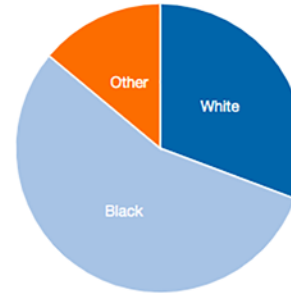
# 90018 Demographics

## Household Income



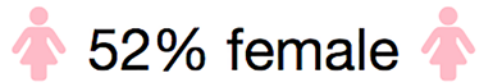
Median household: \$35,696  
Median individual: \$19,121

## Race

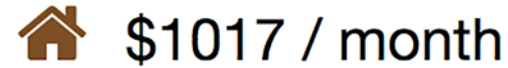


Mode: 33.7% Black

## Gender

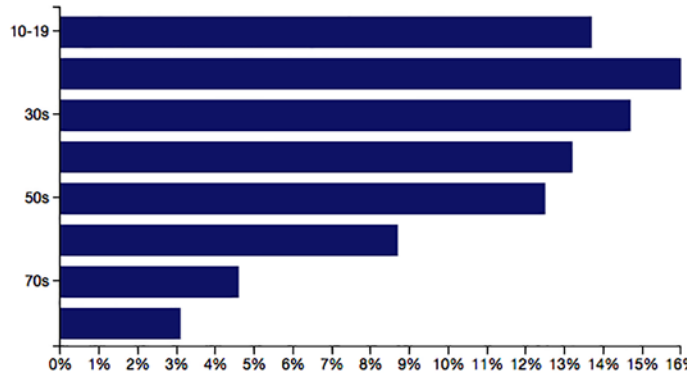


## Rent



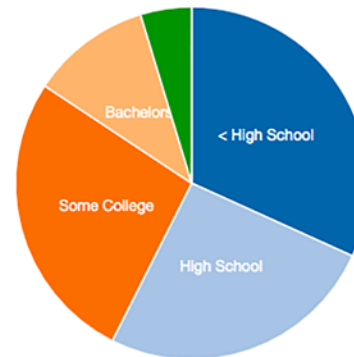
Median house value: \$407,230.0

## Age



Median: 34.8 years old

## Education



With at least college degree: 15.7%  
With STEM degree: 40.0%

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Developer Opportunity

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