



FOR SALE



Rare owner/user office building with
long-term development potential

**Kidder
Mathews**

27,950 SF OFFICE BUILDING & SURFACE PARKING LOTS
130 S ALVARADO ST & 121 S MOUNTAIN VIEW AVE, LOS ANGELES, CA 90057

TABLE OF CONTENTS

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01

INVESTMENT SUMMARY

02

PROPERTY PHOTOS

03

LOCAL AMENITIES

04

REGIONAL MAP

05

PARCEL MAP

06

FLOOR PLANS

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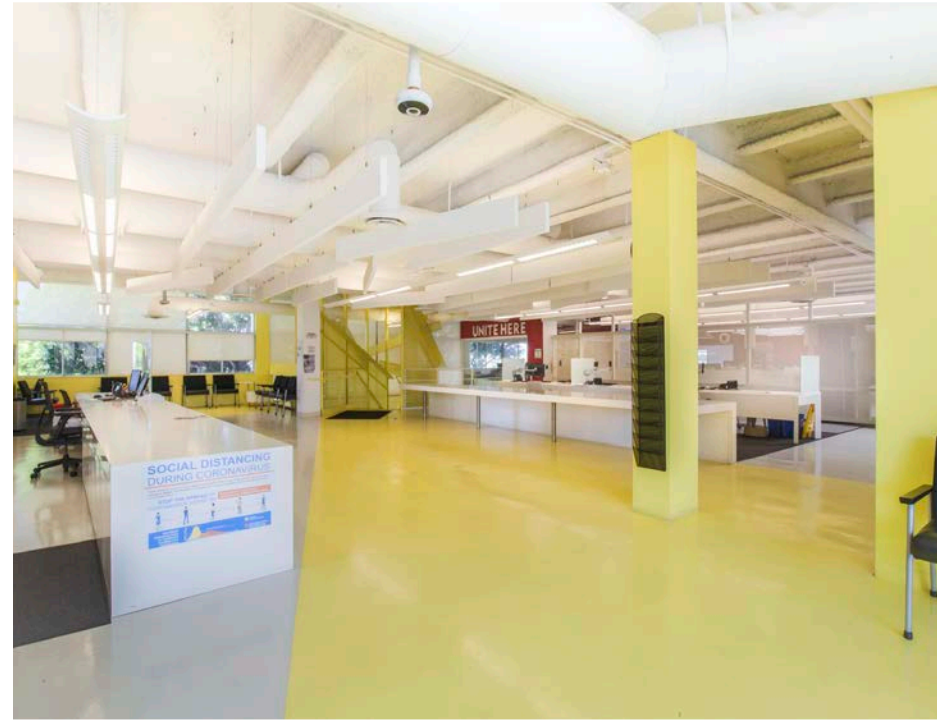
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INVESTMENT SUMMARY

PROPERTY OVERVIEW

Address	130 S Alvarado St & 121 S Mountain View Ave, Los Angeles, CA 90057
Price	\$10,995,000
Price / SF	\$393.38
Total SF	27,950 SF
Lot Size	38,041 SF
APN	5154-006-012 & 5154-006-003
Zoning	C2-1
Year Built	1964
Construction	Steel reinforced concrete
Parking	127 with an ability to add 11 more if needed (over 4.5/1000)
Walk Score	89 - Very Walkable
Transit Score	71-Excellent Transit



PROPERTY HIGHLIGHTS

PRIDE OF OWNERSHIP building in excellent condition

STUNNING remodel completed

AMPLE ROOFTOP, surface, and covered parking

WELL-MAINTAINED landscaping with exterior patio

HIGH CEILINGS throughout

CLOSE PROXIMITY to public transportation

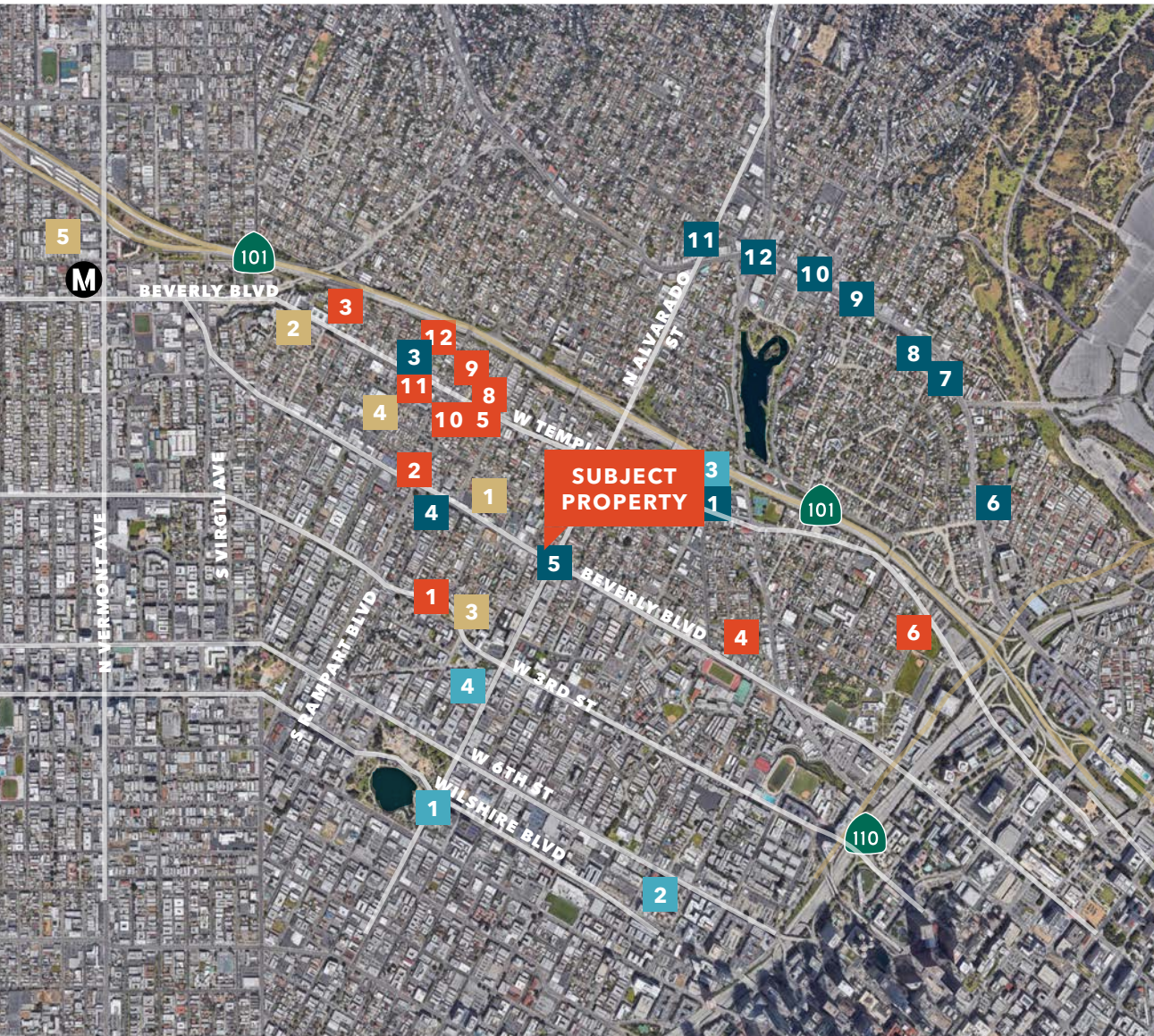
STATE ENTERPRISE ZONE & TOC Tier 2



PROPERTY PHOTOS



LOCAL AMENITIES



AMENITIES

- | | |
|-----------------------------------|------------------------------|
| 1 1642 Bar | 7 Button Mash |
| 2 Tribal Café | 8 The Park Restaurant |
| 3 Doubting Thomas Coffee | 9 El Compadre |
| 4 Original Tommy's Burgers | 10 The Short Stop |
| 5 Brooklyn Bagel Bakery | 11 Ostrich Farm |
| 6 Guisados | 12 Blue Bottle Coffee |

EXISTING RESIDENTIAL

- | | |
|-------------------------------|-----------------------------|
| 1 Copper Design Lofts | 7 Lake St Apartments |
| 2 Cactus Apartments | 8 HoM At Temple |
| 3 Valley St Apartments | |

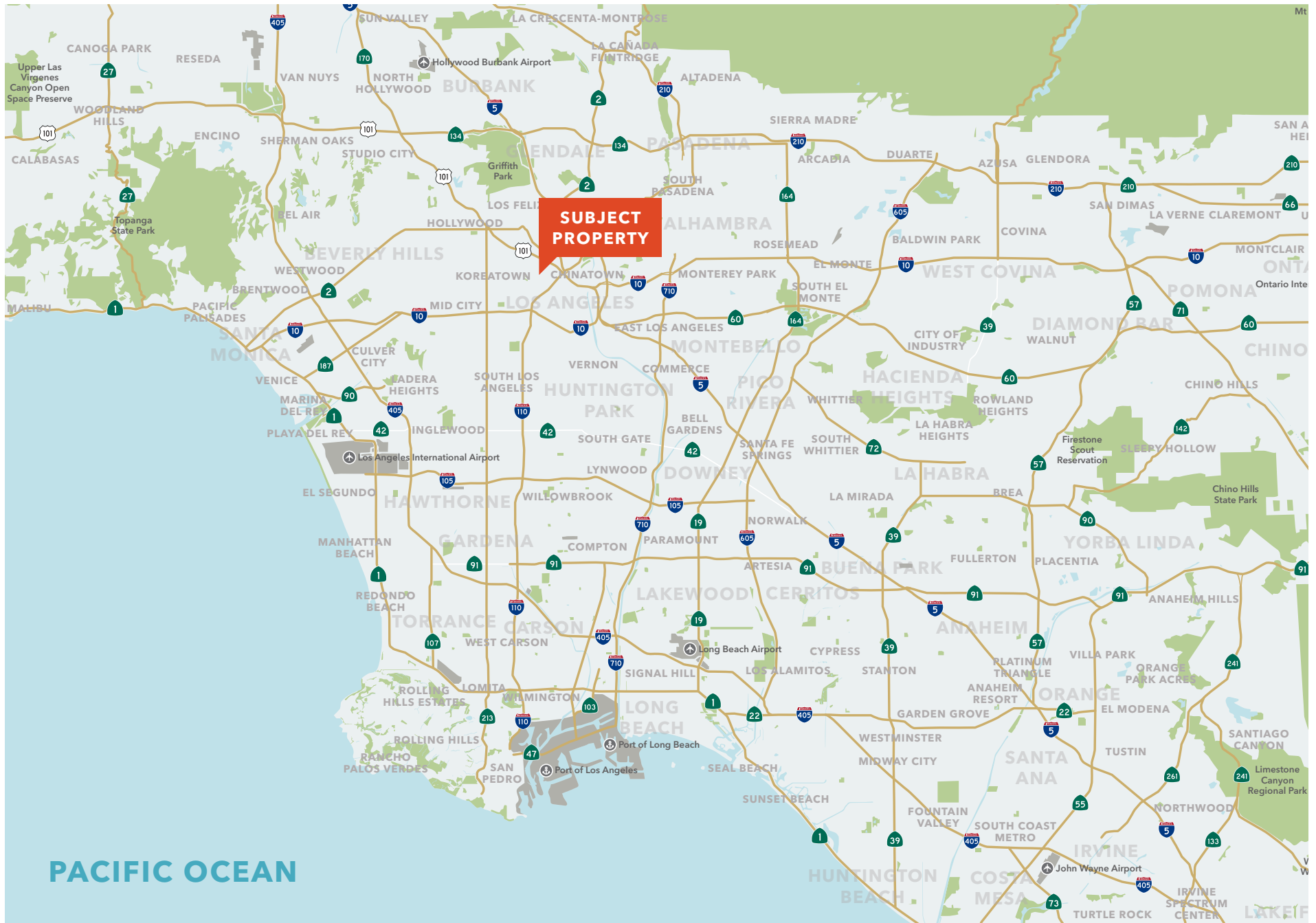
DEVELOPMENTS

- | | |
|---------------------------|---------------------------------|
| 1 1800 Beverly | 7 1000 W 1st St |
| 2 Hope on Alvarado | 8 411 N Rosenell Ter |
| 3 435 Rosenell | 9 505 N Silver Lake Blvd |
| 4 1363 Colton St | 10 2017 W Temple St |
| 5 2021 W Temple | 11 2812 W Temple St |
| 6 1100 W Temple | 12 182 S Virgil Ave |

MEDICAL

- | | |
|-------------------------------------|------------------------------------|
| 1 Los Angeles Medical Center | 3 LADMC |
| 2 Good Samaritan Hospital | 4 AltMed General Pediatrics |

REGIONAL MAP



BY RIGHT DEVELOPMENT SUMMARY & PARCEL MAP

By Right Development Summary

ZONING C2-1

38,041 square feet

TOC Tier 2

RESIDENTIAL ANALYSIS

WITHOUT TOC

95 units

1.5 FAR

57,061 SF building

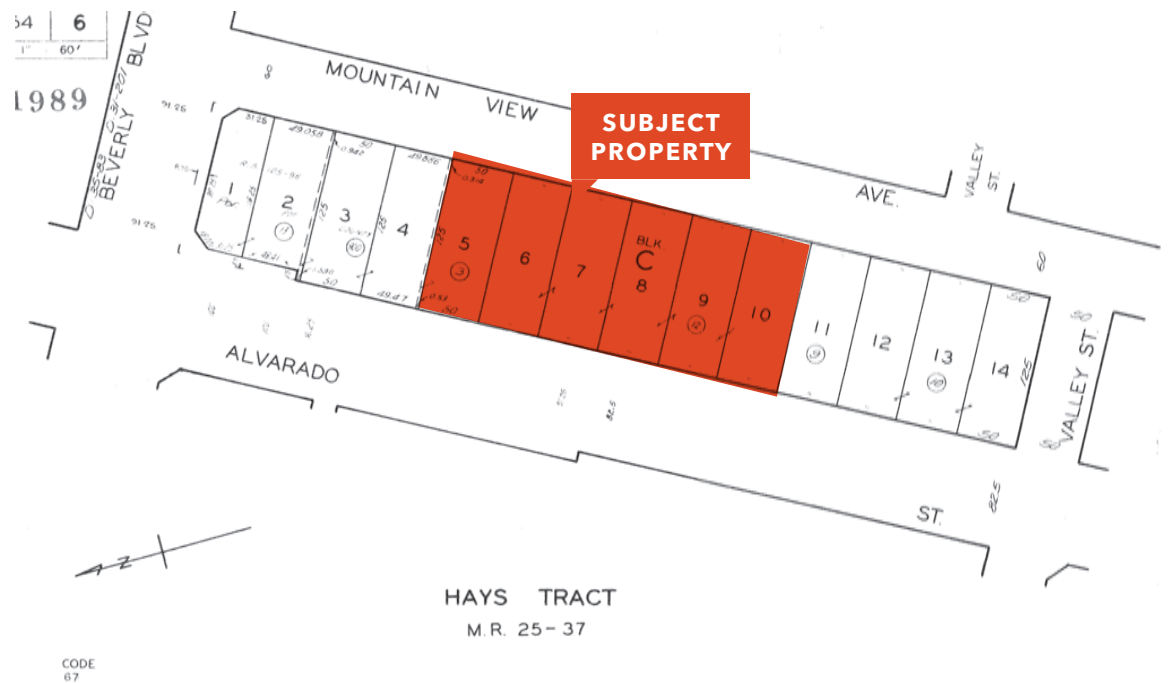
WITH TOC

152 units

3.25 FAR

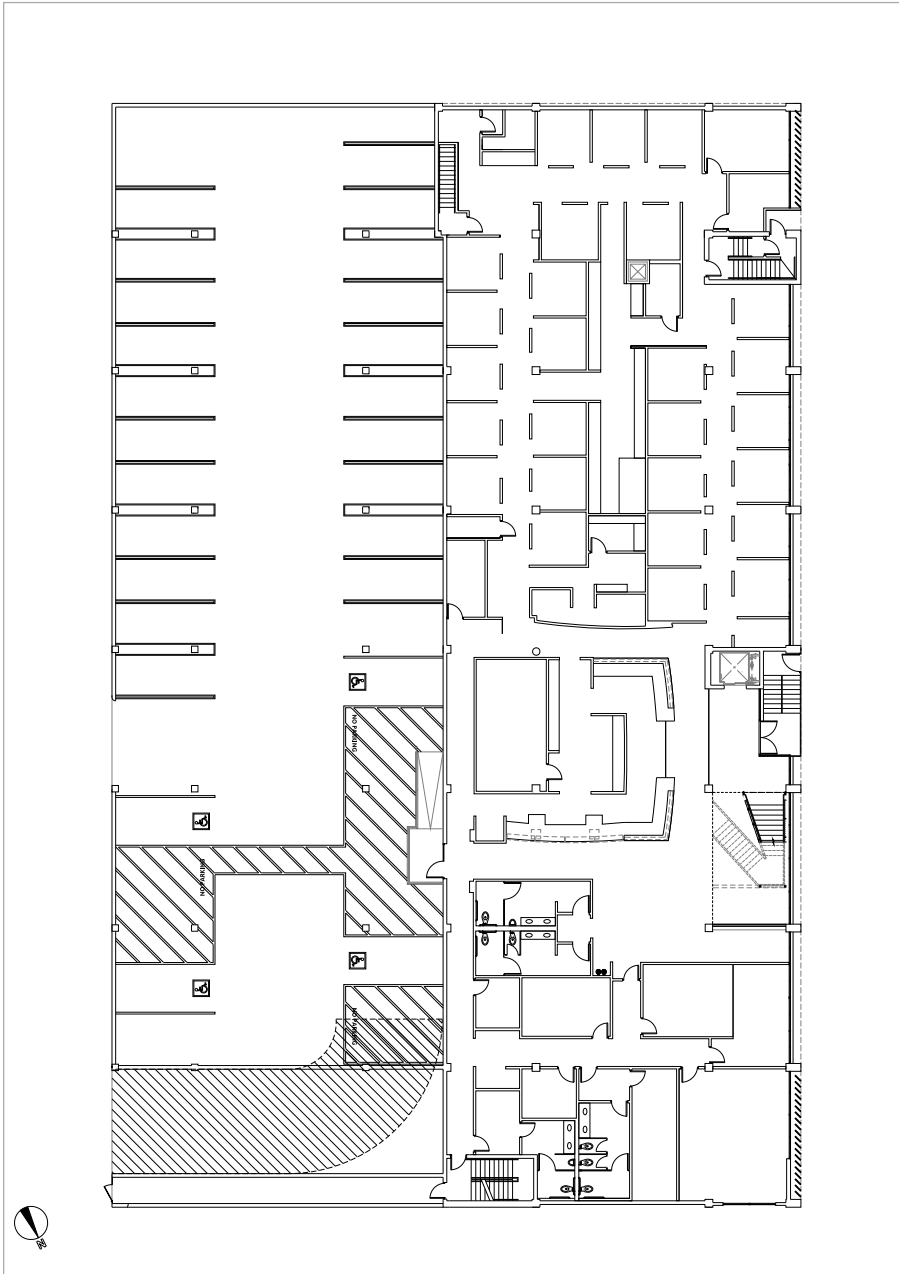
123,633 SF building

UNLIMITED height

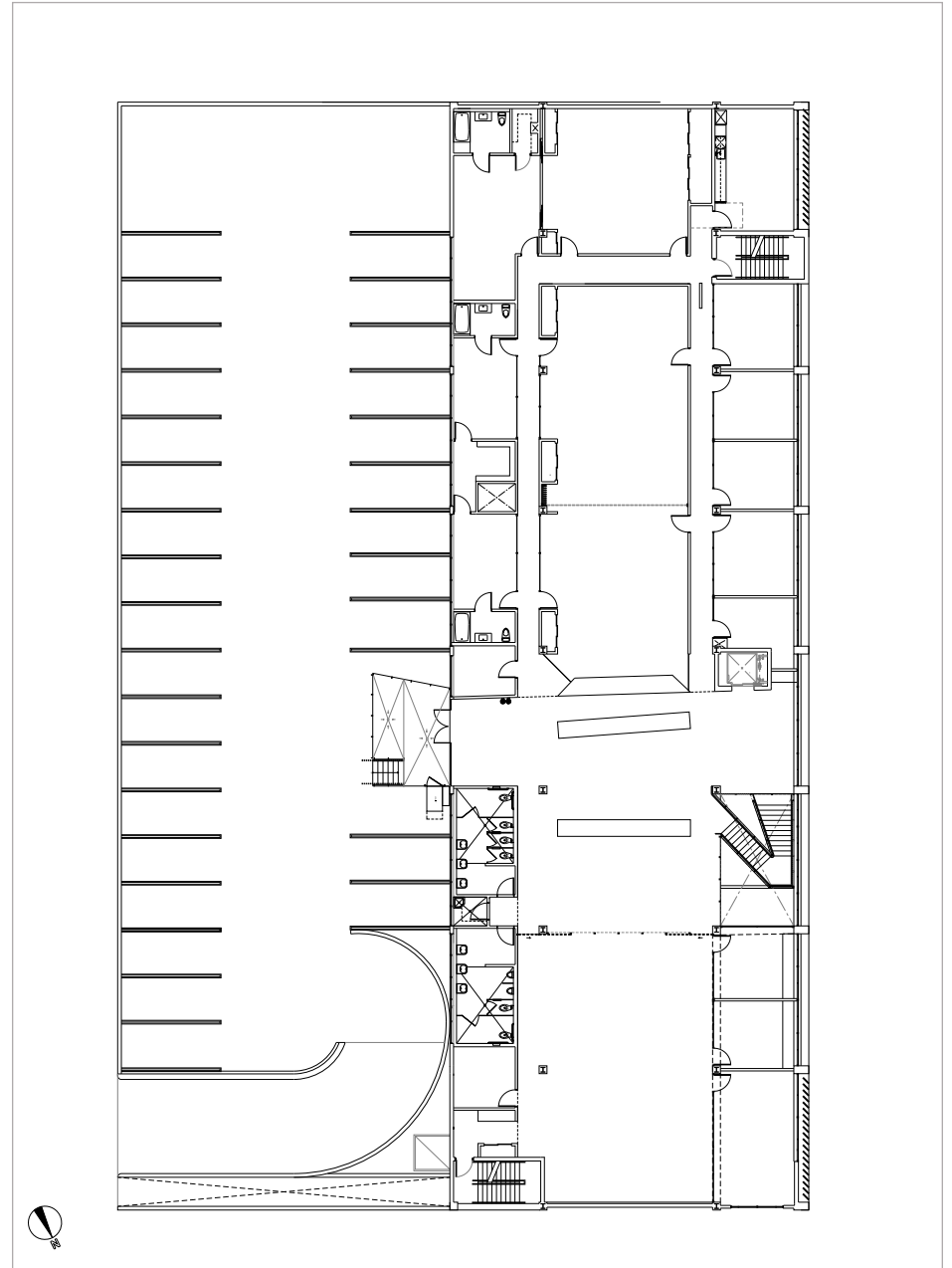


FLOOR PLANS

FIRST FLOOR

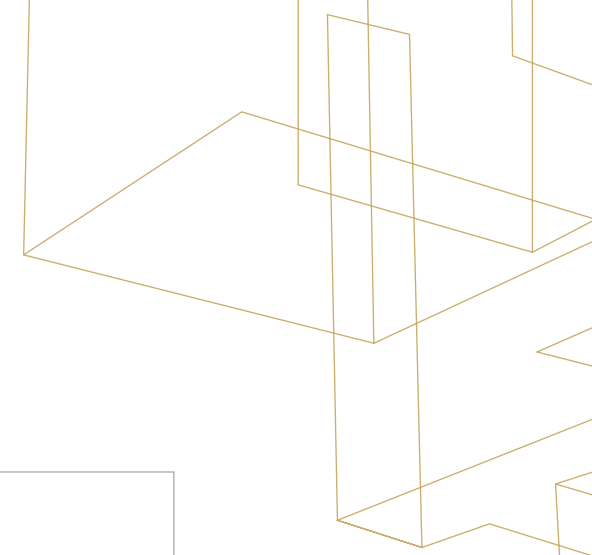
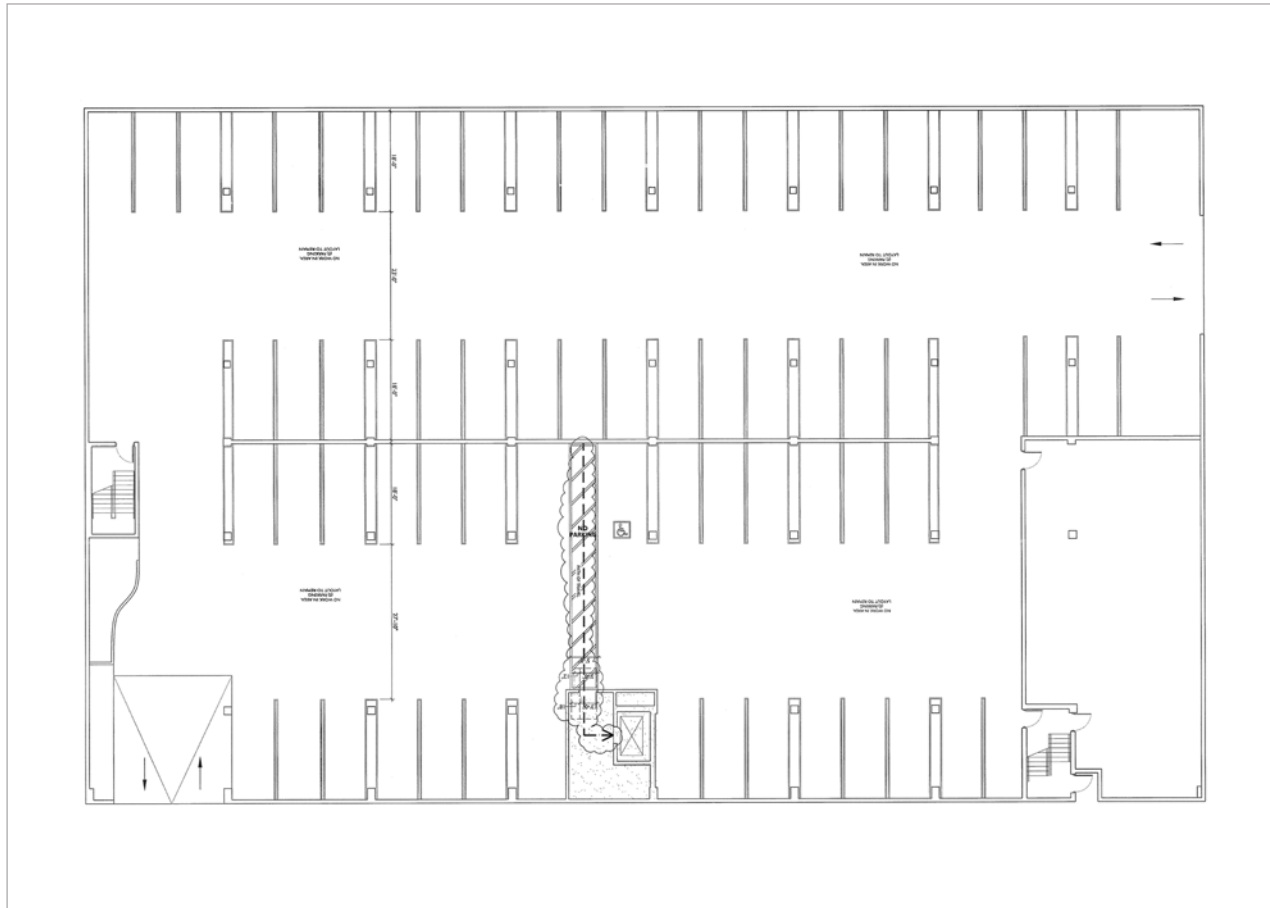


SECOND FLOOR



FLOOR PLANS

BASEMENT FLOOR



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