

OFFERING MEMORANDUM | LISTED AT \$1,150,000



**1168 - 1200 E FLORENCE AVE.**  
**LOS ANGELES, CA 90001**



OWNER/USER OPPORTUNITY  
**14,432 SF LOT ASSEMBLAGE**



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This Memorandum is being delivered by Hudson Partners Inc. and BRC Advisors, Inc., to prospective purchasers with the understanding that all prospective purchasers will conduct their own independent investigation of those matters, which they deem appropriate in order to evaluate this offering. Additional information and an opportunity to inspect the site will be made available to interested and qualified prospective purchasers. Hudson Partners, Inc. and BRC Advisors, Inc., reserves the right to request the return of any or all of the information enclosed.



## TABLE OF CONTENTS

SECTION ONE 05  
EXECUTIVE PROFILE

SECTION TWO 13  
PROPERTY INFORMATION



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Hudson Partners and BRC Advisors are pleased to present an owner/user opportunity in Los Angeles, California. Built in the 1930s, this spacious retail property is well parked, with a combined parcel area of 14,423 square feet. The property also offers a great value on land, with the price per foot on land at \$79.73.

It's located near the 110 Freeway, 105 Freeway and 10 Freeway. With a traffic count of over 35 thousand, this property is known for its prime location and convenient access for customers. Situated between Central Avenue and Hooper Avenue, its easily accessible in and around South Los Angeles.



**PROPERTY HIGHLIGHTS**

- Unrivaled owner/user opportunity
- Dense Location - Traffic Count of 35,462 cars per day
- 90% SBA Financing
- Generous Land -3Lots assemblage
- Building Expansion Potential
- Potential Medical Opportunity

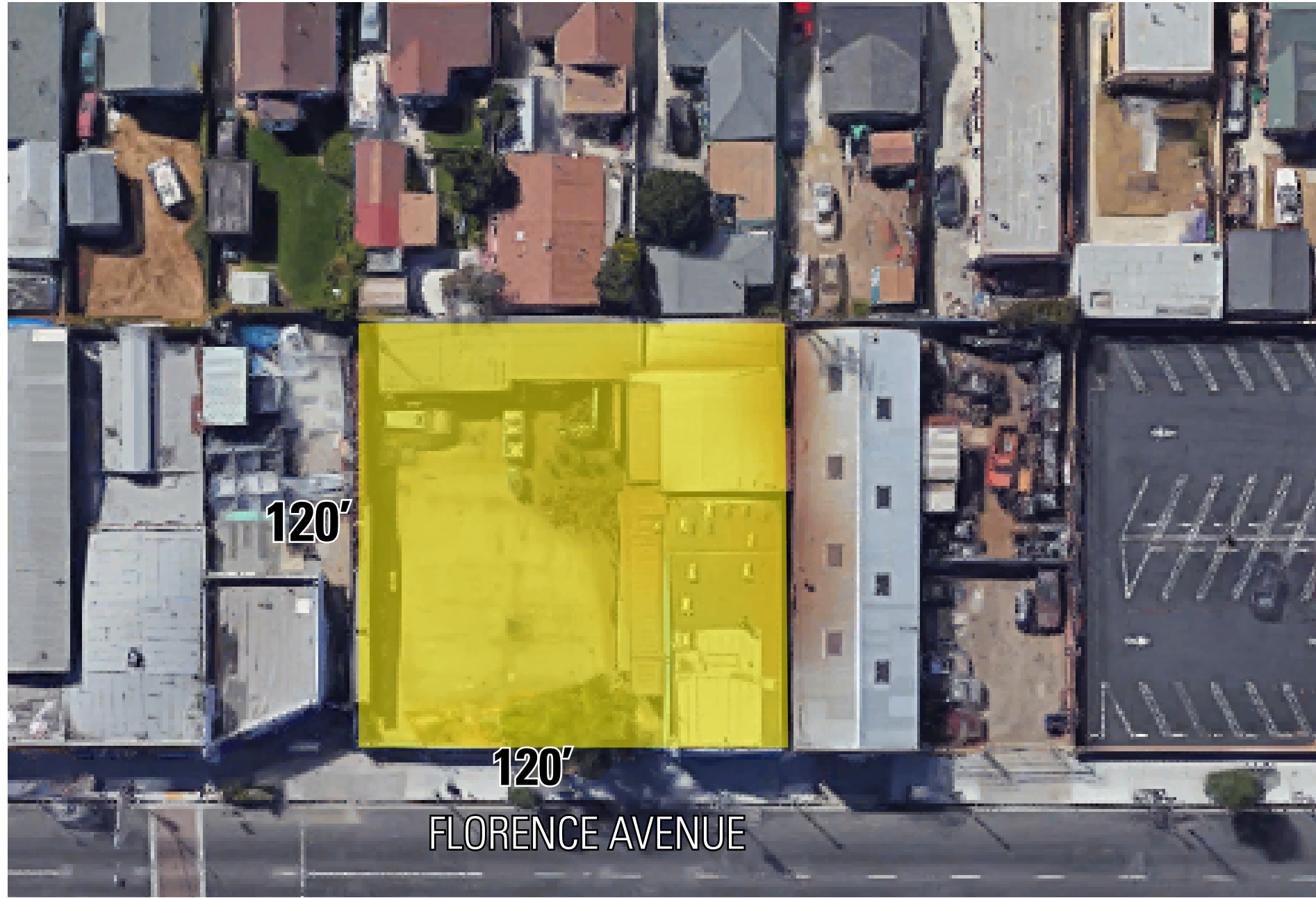
**EXECUTIVE SUMMARY**

SUMMARY	TERMS
PRICE	<b>\$1,150,000</b>
DOWN PAYMENT (10%)	\$115,000
GROSS SQUARE FEET	2,275 SF
LOT SIZE	14,423 SF
PRICE PER FOOT ON LAND	\$79.73
YEAR BUILT	1930 & 1969
ZONING	CCM1*



**SITE DESCRIPTION**

DESCRIPTION	SPECIFICATION
APN	6024-001-015, 6024-002-001 and 6024-002-002
HIGHEST & BEST USE	Developmental
AREA DESIGNATION	County of Los Angeles
TRAFFIC COUNT	±35,462
EXISTING STRUCTURE	Free Standing Retail Building
CONSTRUCTION TYPE	Wood-Frame Stucco
LOT DIMENSIONS	120' x 120'
FOUNDATION	Concrete Slab
FIRE PROTECTION	Fire Sprinklers
HVAC	Vent
METERS	Master Meter
FRONTAGE	120' on Florence Ave
FAR	0.16
TRAFFIC COUNT	±35,462

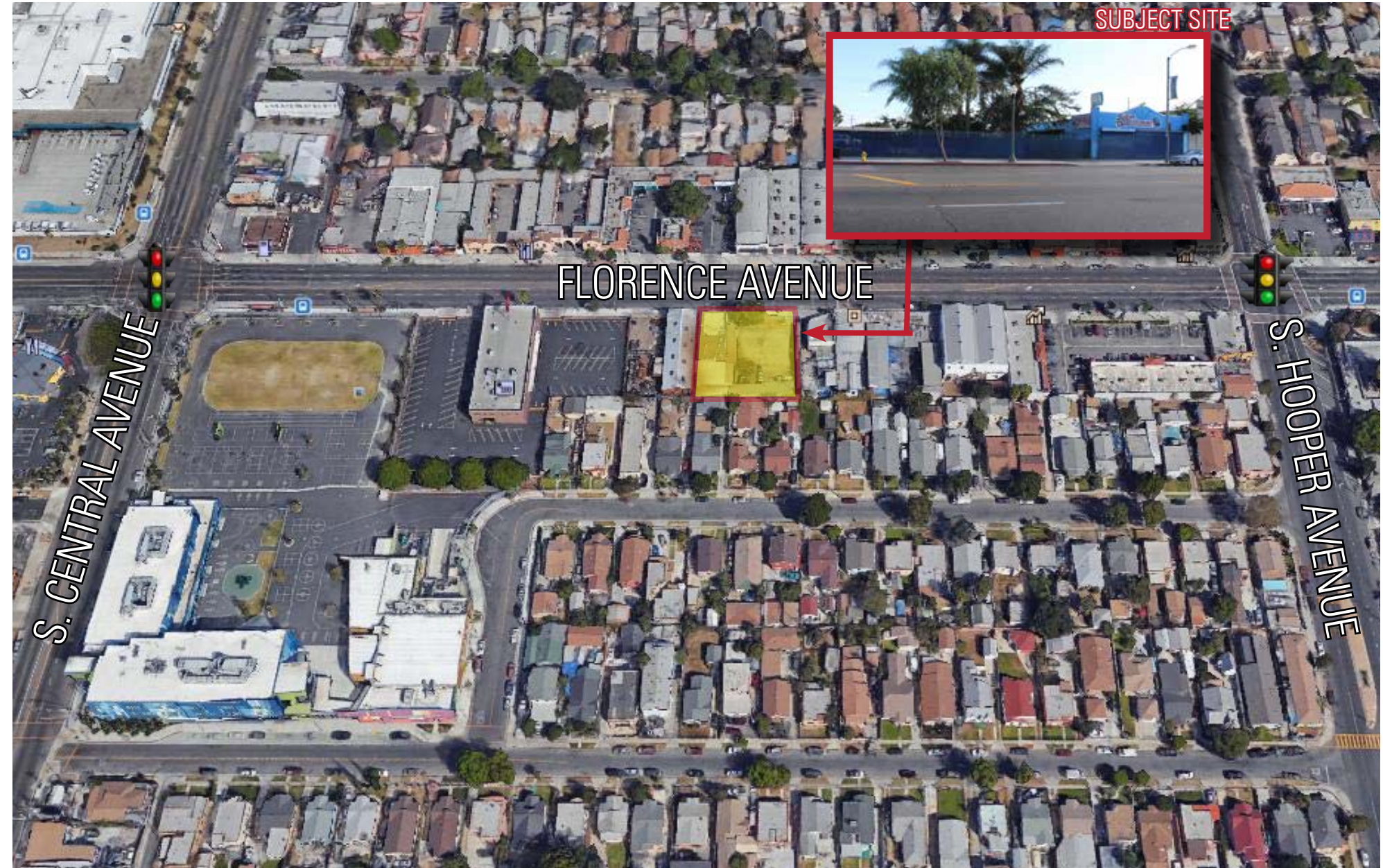




42	40	40	40	"	"
(13)	(14)	(15)	(1)	(2)	(3)
354	855	856	857	858	859
189	888	887	886	885	884
(18)	(17)	(16)	(28)	(27)	(26)
		120	120		(25)
					88

FLORENCE

1992





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