

1410 W Olympic Blvd, Los Angeles 90015

C42 - Downtown L.A.

STATUS: **Active**
LIST CONTRACT: **11/10/18**

LISTING ID: **RS18271106**
PROP TYPE: **Commercial**
Lease

PARCEL #: **5137013005**
PROP SUB TYPE: **Business**

LIST PRICE: **\$3,250**
LIST \$ ORIGINAL: **\$1**



SQFT(SRC): **3,600**
SQFT LOT: **4,755**
ACRES: **0.109**
BUSINESS NAME:
BUSINESS TYPE:
YEAR ESTABLISHED:
YEAR BUILT: **1950**
SLC:
LEVELS: **1**
CURRENT USE:
MONTHLY RENT:
RENT MIN - MAX \$/SF/YR: **\$3,000.00 - \$3,250.00**
NUMBER OF UNITS:
ENTRY LEVEL:
BUILDING STATUS:
OCCUPANCY:
BUILDING \$/PER SQFT: **\$0.90**
LAND \$/PER SQFT:
DAYS ON MARKET: **1**
COUNTY: **Los Angeles**
PARCEL MASTER:
INVEST?: **A/C: Yes**
FENCE: **HEAT: Yes**

DESCRIPTION

This Building is in a great location. Right next to Downtown Los Angeles, Microsoft Theater, The Staples Center, LA Live and the 110fwy. The building is getting fully remodeled, exterior and interior. The pictures do not do it justice as the building is getting a new freshly painted face, I will update the photos in the coming weeks as the work gets done in phases. There are 2 floors. The first floor has been leased. The top 2nd floor is for lease. The whole interior of the 2nd floor has been remodeled with 7 units great for a business that needs 7 small offices, storage rooms, conference rooms, Gallery, Showroom etc. There are 2 entrances to the 2nd floor one in back and one in front both lead you to newly wood like laminated stairs and flooring with freshly painted walls and new white trim throughout. All units and hallways have new power outlets and new light switches as well. The 2nd floor also shares a new full Kitchen and a new full Bathroom. HVAC Throughout. There are 4 parking spots right behind the building and plenty of parking around the building on the street. This is a great location and a great space for lease.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
HEATING: **Forced Air**
LAUNDRY:
CLEARANCE:
INDUSTRIAL TYPE:

OFFICE CLASS:
ROOFING:
SECURITY:
CONSTRUCTION:
LOT: **6-10 Units/Acre, Near Public Transit, Walkstreet**

UTILITIES

ELECTRICITY:
AMPERAGE:
VOLTS:
UTILITIES: **Natural Gas Connected**
WATER: **Public**

BUSINESS DETAILS

OWNERSHIP:
DAYS / HOURS OPEN:
FULLTIME EMPLOYEES:
LEASE EXPIRES:
EQUIPMENT VALUE:

SPECIAL LICENSES:
PART TIME EMPLOYEES
ACTUAL RENT:
INVENTORY VALUE:

YEARS CURRENT OWNER:
HOURS OWNER WORKS:
LEASABLE SQFT:
MONTHLY NNN:
PARKING TOTAL: **4**

SQUARE FOOTAGE

CONDO SQFT:
HIGH TECH FLEX SQFT:
RETAIL SQFT:
TOTAL SQFT:

INDUSTRIAL SQFT:
INDUSTRIAL MIN/MAX:
DIVISIBLE SQFT: **2,600**
LAND \$/PER ACRE:

OFFICE SQFT:
OFFICE MIN/MAX:
RESIDENTIAL SQFT:

PARKING

PARKING TOTAL: **4**
UNCOVERED: **4**

CARPORT:
PARKING RATIO:

LAND

LAND USE:
LOT SIZE DIM.:
TOPOGRAPHY:

BUILDER NAME:
ZONING:
SURVEY TYPE:

PARK NAME:
PHASE:

TERMS

LEASE RENEW OPTION?:
LISTING TERMS:
EXISTING LEASE TYPE: **Full Service**
INCLUSIONS:
EXCLUSIONS:

LEASE ASSIGNABLE?:
FINANCIAL RMKS:
CLOSE DATE:

MIN. DOWN AMOUNT:
OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

of UNITS LEASED:
ANCHORS / CO-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENTIAL MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED RENTS:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

PHOTOS

Click arrow to display photos







CUSTOMER FULL- **Commercial Lease** LISTING ID: **RS18271106** Printed by Nicholas Martinez, State Lic: 01966067 on 11/11/2018 11:41:52 AM

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