

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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GET THE GRIP YOU NEED

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## PROPERTY INFORMATION

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



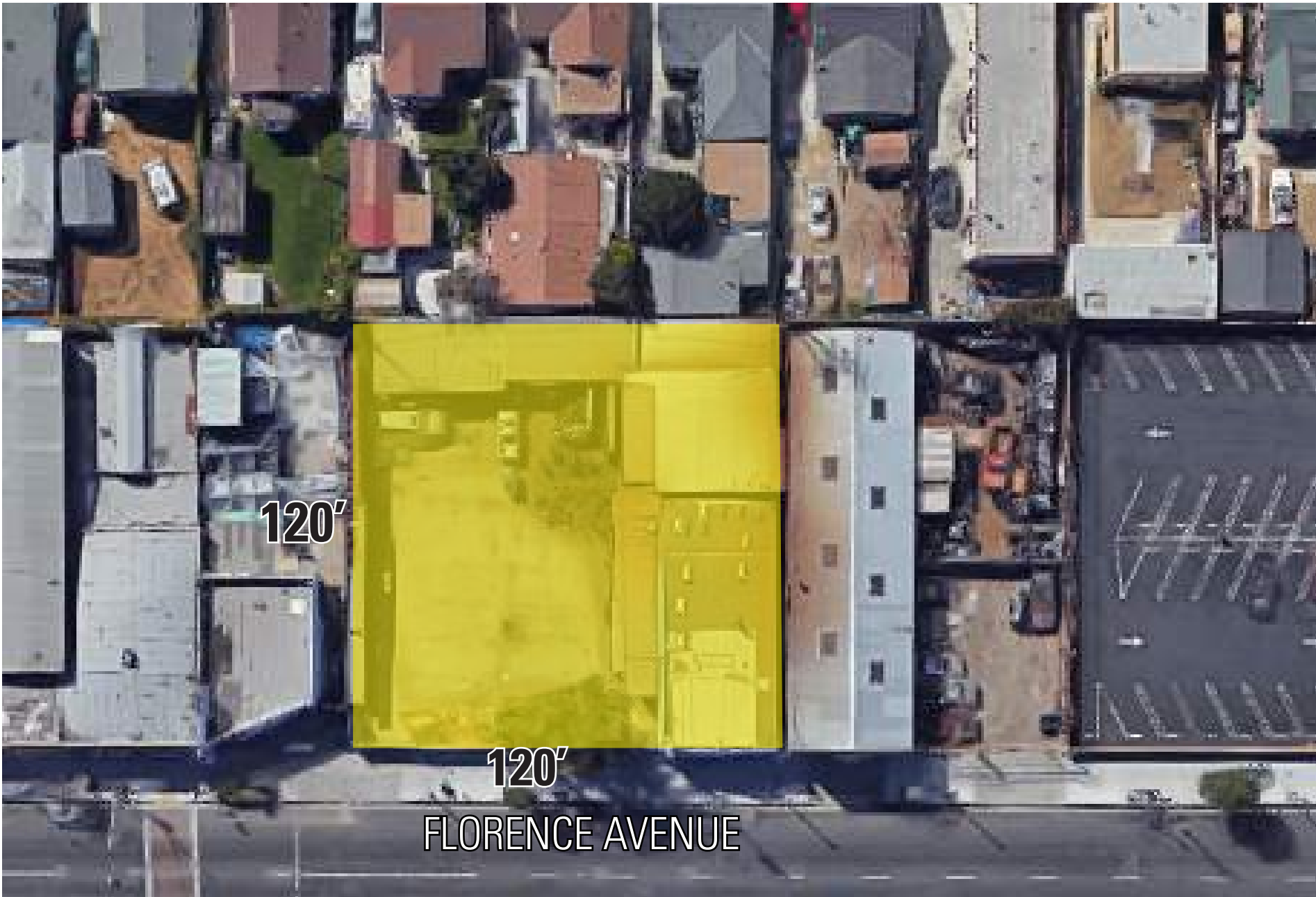
## EXECUTIVE SUMMARY

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





FBS  
RACE PERFORMANCE

323-232-5146

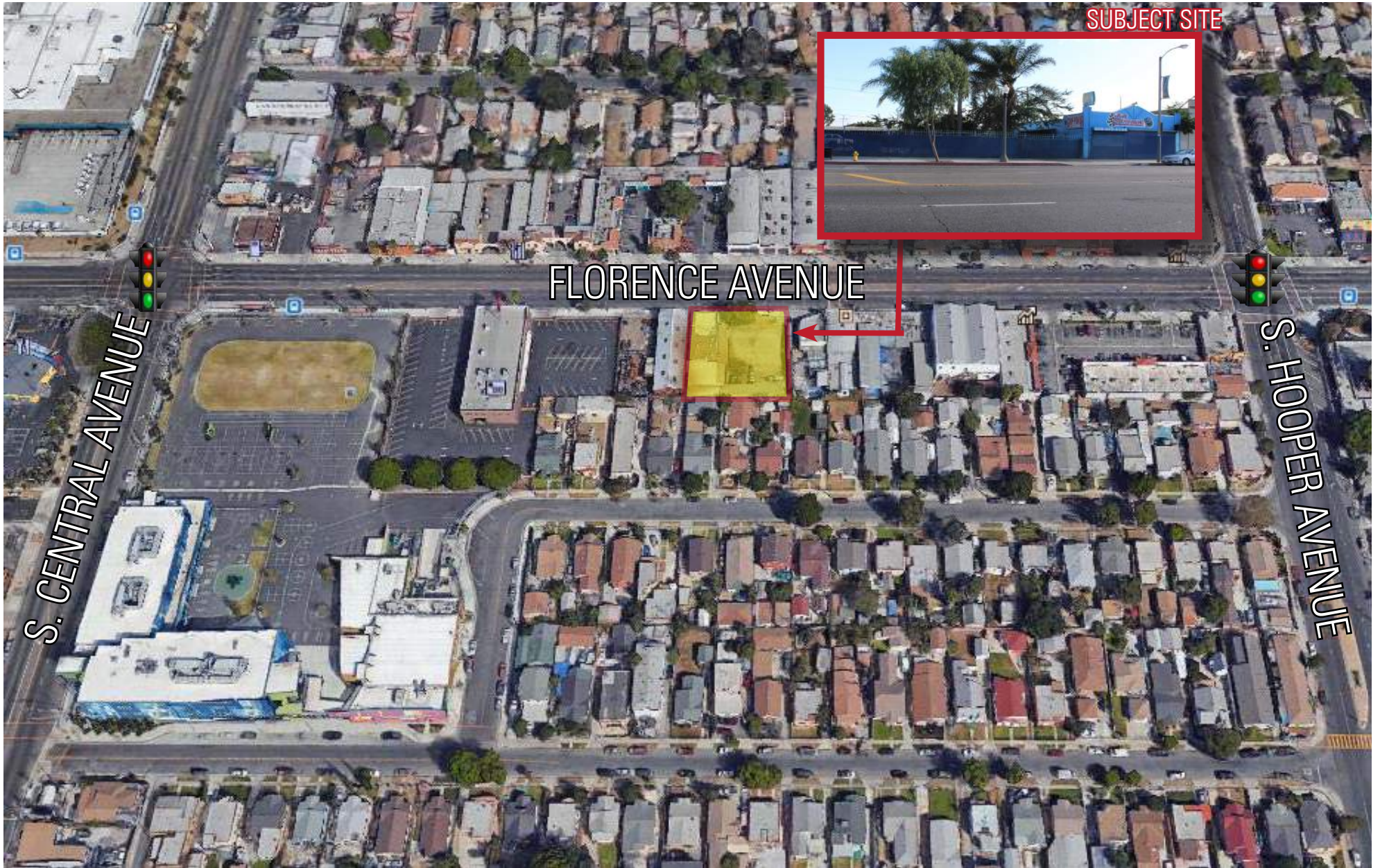




1992

FLORENCE

42	40	40	40	"	"	"
(13)	(14)	(15)	(1)	(2)	(3)	(4)
354	855	856	857	858	859	86
189	888	887	886	885	884	88
(18)	(17)	(16)	(28)	(27)	(26)	(25)





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