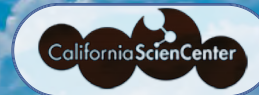


**3800**  
**S. GRAND AVE**  
**LA 90037**

**COLDWELL**  
**BANKER**  
**COMMERCIAL**  
REALTY



**3800 S GRAND AVE**

**\$2,850,000**

Eric Sackler  
310 979 4990 | [ericsackler@gmail.com](mailto:ericsackler@gmail.com)  
CalDRE #01057377

Daniel Eim  
310-413-3463 | [dannyceim@gmail.com](mailto:dannyceim@gmail.com)  
CalDRE #01939245

11661 San Vicente Blvd Fl 10,  
Los Angeles, CA 90049  
310.820.6651  
[www.cbcworldwide.com](http://www.cbcworldwide.com)

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# PROPERTY INFORMATION





# EXECUTIVE SUMMARY

Architectural mixed-use building located just a few blocks from the California Science Center, Natural History Museum, Los Angeles Coliseum, Banc of California Stadium, African American Museum, Shrine Auditorium and USC! It also sits within a half-mile of the Jefferson/USC expo station. Zoned LACM-1-CPIO, Enterprise Zone, Opportunity Zone. The 12,732-square foot two-story walk-up building with 8 residential units upstairs and 7 commercial suites downstairs has been well-maintained. All suites are separately metered. Significant rental upside! This is a great opportunity for an owner-user looking to occupy a building within a few blocks of Exposition Park and USC, or an investor looking for a value-add opportunity!

- **Within a few blocks of Exposition Park and USC**
- **High-demand rental area**
- **Historic South Central District**
- **Many possible uses**
- **Convenient access to the Harbor Fwy (110)**

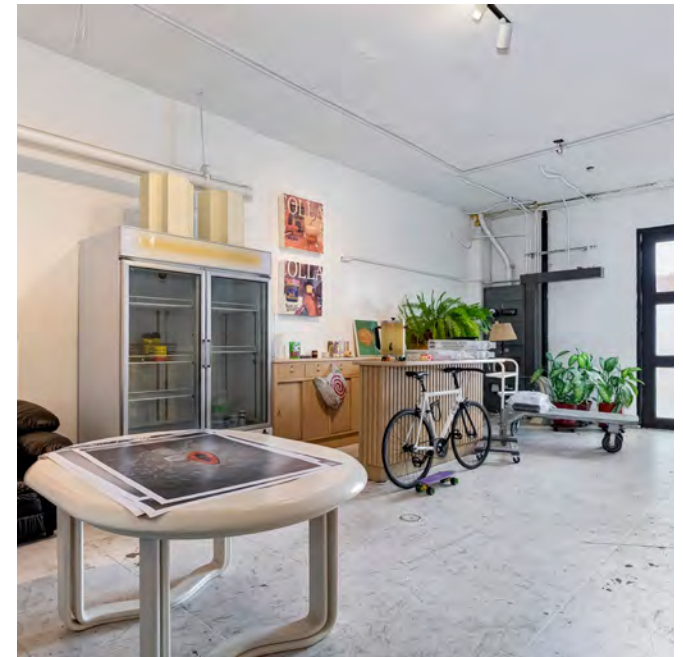
# INVESTMENT HIGHLIGHTS

<b>Asking Price</b>	\$2,850,000
<b>Property Type</b>	Mixed Use - Retail, Office, Residential
<b>Building Size</b>	12,732
<b>Lot Size</b>	7,260
<b>Price per Bldg. SF</b>	\$223.84
<b>Current Cap Rate</b>	4.79%
<b>Pro Forma Cap Rate</b>	7.69%
<b>Year Built</b>	1925
<b>APN</b>	5122-027-002
<b>Zoning</b>	LACM-1-CPIO, Enterprise Zone, Opportunity Zone

# FINANCIAL ANALYSIS

## RENT ROLL

SUITE	Unit Type	LEASE EXPIRATION	CURRENT RENT	PRO FORMA RENT
4	0+1	MTM	\$911.00	\$1,200.00
5	0+1	MTM	\$900.00	\$1,200.00
6	0+1	MTM	\$409.76	\$1,200.00
7	0+1	MTM	\$750.00	\$1,200.00
8	0+1	MTM	\$485.00	\$1,200.00
9	0+1	MTM	\$900.00	\$1,200.00
10	1+1	MTM	\$1,200.00	\$1,750.00
11	1+1	MTM	\$1,007.00	\$1,900.00
Office	Commercial Unit	MTM	\$1,250.00	\$2,500.00
A	Commercial Unit	Approx. 1 Year left	\$2,000.00	\$2,100.00
B	Commercial Unit	-	\$2,000.00	\$2,300.00
C	Commercial Unit	Approx. 7 Months left	\$1,000.00	\$1,800.00
D	Commercial Unit	Approx. 7 Months left	\$1,000.00	\$1,800.00
E	Commercial Unit	MTM	\$1,200.00	\$1,800.00
F	Commercial Unit	-	\$2,000.00	\$2,300.00
<b>Total</b>			<b>\$17,012.76</b>	<b>\$25,450.00</b>



## ANNUALIZED OPERATING DATA

INCOME & EXPENSE	CURRENT RENTS	MARKET RENTS	EXPENSES (ESTIMATED)*	PER YEAR	PER SF
Potential Rental Income / Gross Income	\$204,153.12	\$305,400.00	Property Taxes	\$35,625	\$35,625
Vacancy (5%)	-	\$15,270.00	Management	\$8,166	\$11,605
Effective Rental Income	\$204,153.12	\$290,130.00	Insurance	\$6,780	\$6,780
Expenses (Estimated)*	\$(67,541.12)	\$(70,980.20)	Utilities / Trash	\$11,970	\$11,970
<b>Net Operating Income (NOI)</b>	<b>\$136,612.00</b>	<b>\$219,149.80</b>	Repairs & Maintenance	\$5,000	\$5,000
			<b>TOTAL</b>	<b>\$67,541</b>	<b>\$70,980</b>



# PROPERTY PHOTOS



# INTERIOR PHOTOS

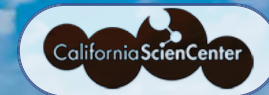


# INTERIOR PHOTOS



# INTERIOR PHOTOS





3800 S GRAND AVE

Exposition Park is home to world-class museums, entertainment venues and educational & sport facilities. This 160-acre campus includes California Science Center, LA Memorial Coliseum, Banc of California Stadium, California African American Museum and Natural History Museum to name a few. The Lucas Museum, the \$1 billion project from filmmaker George Lucas, is scheduled to open in 2023 and it will feature state-of-the-art cinematic theaters, expansive galleries and numerous spaces for learning, etc. LA Memorial Coliseum and Banc of California Stadium will be hosting the 2028 Summer Olympics.



An aerial photograph of Los Angeles, California, showing the University of Southern California (USC) campus. The USC logo is in a white oval at the top center. A white line points from the logo to a building on the USC campus. In the foreground, a red outline highlights a building at 3800 S Grand Ave. Interstate 110 shields are visible on the highway. The background shows the city skyline and mountains under a blue sky with light clouds.

USC

INTERSTATE  
110

INTERSTATE  
110

3800 S GRAND AVE

Established in 1880, University of Southern California (USC) is the oldest private research university in California and is also the largest private employer in the city of Los Angeles. It is a major economic powerhouse in the state and it is estimated to generate \$8 billion annually for the local & state economy. USC Village, opened in 2017, is considered the largest economic development project in the history of South Los Angeles and includes numerous major retail stores and housing for students.

# LOCATION MAP



# PARCEL MAP

5122 | 27  
SCALE 1" = 80'

1998

ZOBELEIN'S GRAND AVENUE  
AND FIGUEROA STREET TRACT  
M.B. 9-41

ZOBELEIN'S MAIN STREET TRACT  
M.B. 5-162

ZOBELEIN'S MAIN STREET TRACT  
M.B. 8-164

ZOBELEIN'S MAIN STREET TRACT  
M.B. 6-133

T. 2 S., R. 13 W.



CODE  
6658

FOR PREV. ASSM'T. SEE: 930 - 9, 11, 12 & 13



670202  
679127  
68040540  
73062402  
20110401  
011309600400123  
93060904005003-27  
360271  
97050204069001-27  
70010802001001-27

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

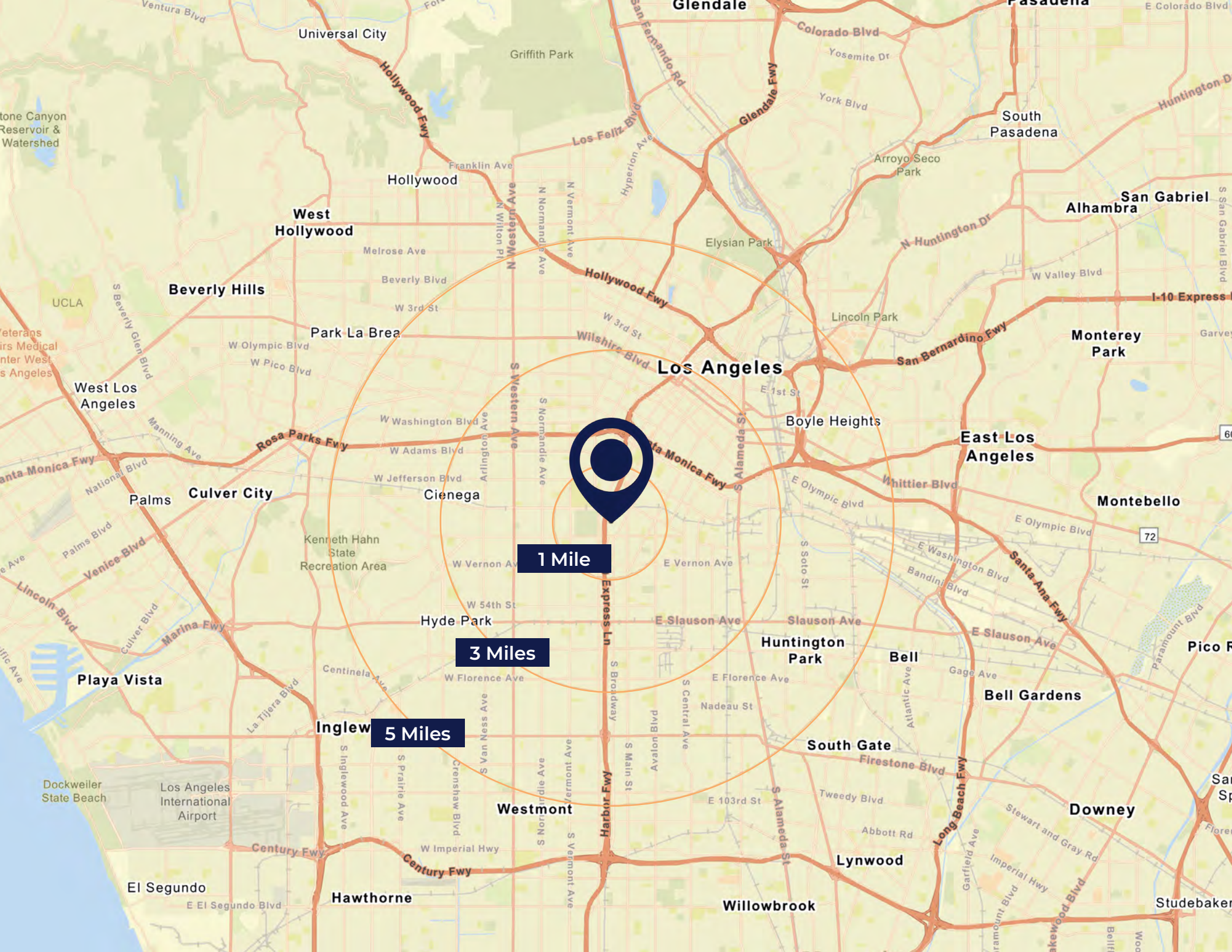
# POINTS OF INTEREST





# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	59,182	524,612	1,325,843
Population by Hispanic Origin	42,390	362,982	850,538
Median age	31.6	34.7	35.8
Average Household Size	\$48,276	\$61,516	\$66,146
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	13,628	154,274	412,299
Owner Occupied	2,262	33,505	96,058
Renter Occupied	11,366	120,769	316,241
Average HH income	\$49,811	\$63,917	\$67,648



1 Mile

3 Miles

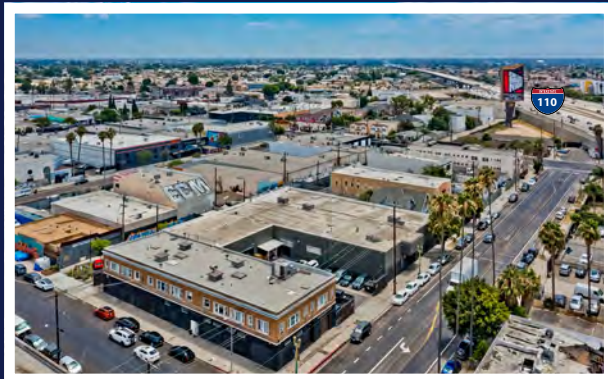
5 Miles

# LOCATION OVERVIEW

About ½ mile East of University of Southern California (USC), LA Memorial Coliseum, Exposition Park and Banc of California Stadium, 3800 S. Grand Ave is an almost fully occupied commercial/residential building located close to Downtown Los Angeles. The neighborhood that is gentrifying quickly offers the potential for a significant long-term upside as the local economy develops. USC, established in 1880, is the oldest private research university in California and is also the largest private employer in the city of Los Angeles which generates an estimated 8 billion dollars for the local and state economy. Exposition Park, located just south of USC, is home to world-class museums, entertainment venues and educational & sport facilities. The Lucas Museum, the \$1 billion project from filmmaker George Lucas, will feature state-of-the-art cinematic theaters, expansive galleries and numerous spaces for learning, etc. and is scheduled to open in 2023. LA Memorial Coliseum and Banc of California Stadium will be hosting the 2028 Summer Olympics as well.

Downtown Los Angeles (DTLA) is located close by and it includes Crypto.com Arena (Former Staples Center), LA Convention Center, LA Live and the Flower Market to name a few. DTLA has attracted billions of dollars in new construction since 1999 with investment forecasts pointing to continued strength both today and in the coming years. Since 1999, more than \$30 billion has been invested in new Downtown construction and the local economy has benefited immeasurably.

The building is conveniently located close to 10 and 110 Freeways and is within walking distance to the Metro Rail E line which connects Downtown LA to Santa Monica.



# LOCATION HIGHLIGHTS



About ½ mile east of University of Southern California (USC), California Science Center, Natural History Museum, LA Memorial Coliseum, and Banc of California Stadium



Near Downtown Los Angeles which includes Crypto.com Arena (Former Staples Center), LA Live, LA Convention Center, Santee Alley and Flower Market



Conveniently located close to 10 and 110 Freeways and within walking distance to Metro Rail E Line (DTLA to Santa Monica)



Great demographics.



Population of 59,182 within 1 mile; 524,612 within 3 miles; and 1,325,843 within 5 miles.



Average # of Households of 13,628 within 1 mile; 154,274 within 3 miles; and 412,299 within 5 miles.



Average income of \$49,811 within 1 mile; \$63,917 within 3 miles; and \$67,648 within 5 miles.

# 3800 S. GRAND AVE LA 90037

Eric Sackler  
310 979 4990  
ericsackler@gmail.com  
CaIDRE #01057377

Daniel Eim  
310 413 3463  
dannyceim@gmail.com  
CaIDRE #01939245



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11661 San Vicente Blvd Fl 10, Los Angeles, CA 90049

310.820.6651

[www.ericsackler.com](http://www.ericsackler.com)