

FOR SALE/LEASE

1721 SANTEE STREET
LOS ANGELES | CA 90015

FOR MORE INFORMATION PLEASE CONTACT:

KAM ELGHANIAN
VICE PRESIDENT

P: 213.820.1686

Kamelghanian@aol.com

CADRE #01044538

Property Features

- Seller Will Carry w/ 50% Down Payment | Submit Rate and Term
- Lessor Will Consider a 30-Year Master Lease | Call Broker for Details
- Construction of Approx 34,000 SF of SRO Units (110 Units) is Possible
- w/ a Potential Gross Income of \$2,700,000 Annually
- Call Mort Ja'afari (contractor) Regarding Construction Details (818) 266-5014
- Small land parcel, highly visible from 10 Fwy
- 1/2 Block East of Los Angeles St 1 Block North of Washington Blvd
- Very close to the 10 freeway
- Sale Price: \$1,260,625.00 (\$125.00 / SF)
- Lease Rate: \$0.50 / SF / Month Gross

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

HIGHLY VISIBLE SMALL LAND PARCEL

SMALL LAND

PARCEL

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Optimized Unit Mix Construction Proposal

Unit Type	SF Per Unit	Units	Total Area (SF)	Rent per Unit	Total Rent
Single Room Occupancy (SRO)	250	40	10,000	\$1,598	\$60,920
Studio	300	35	10,500	\$2,132	\$74,620
1-Bedroom	350	30	10,500	\$2,407	\$72,210
2-Bedroom	600	5	3,000	\$3,052	\$15,260
Total		110	34,000		\$225,810

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	552,248	1,281,809	3,548,975
Average Age	36.1	36.4	37.7
Average Age (Male)	36.6	36.6	37.4
Average Age (Female)	36.9	37.7	39.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	175,124	396,600	1,176,062
# of Persons per HH	2.9	3.1	2.9
Average HH Income	\$66,522	\$71,394	\$89,666
Average House Value	\$644,585	\$665,507	\$728,552

2020 American Community Survey (ACS)

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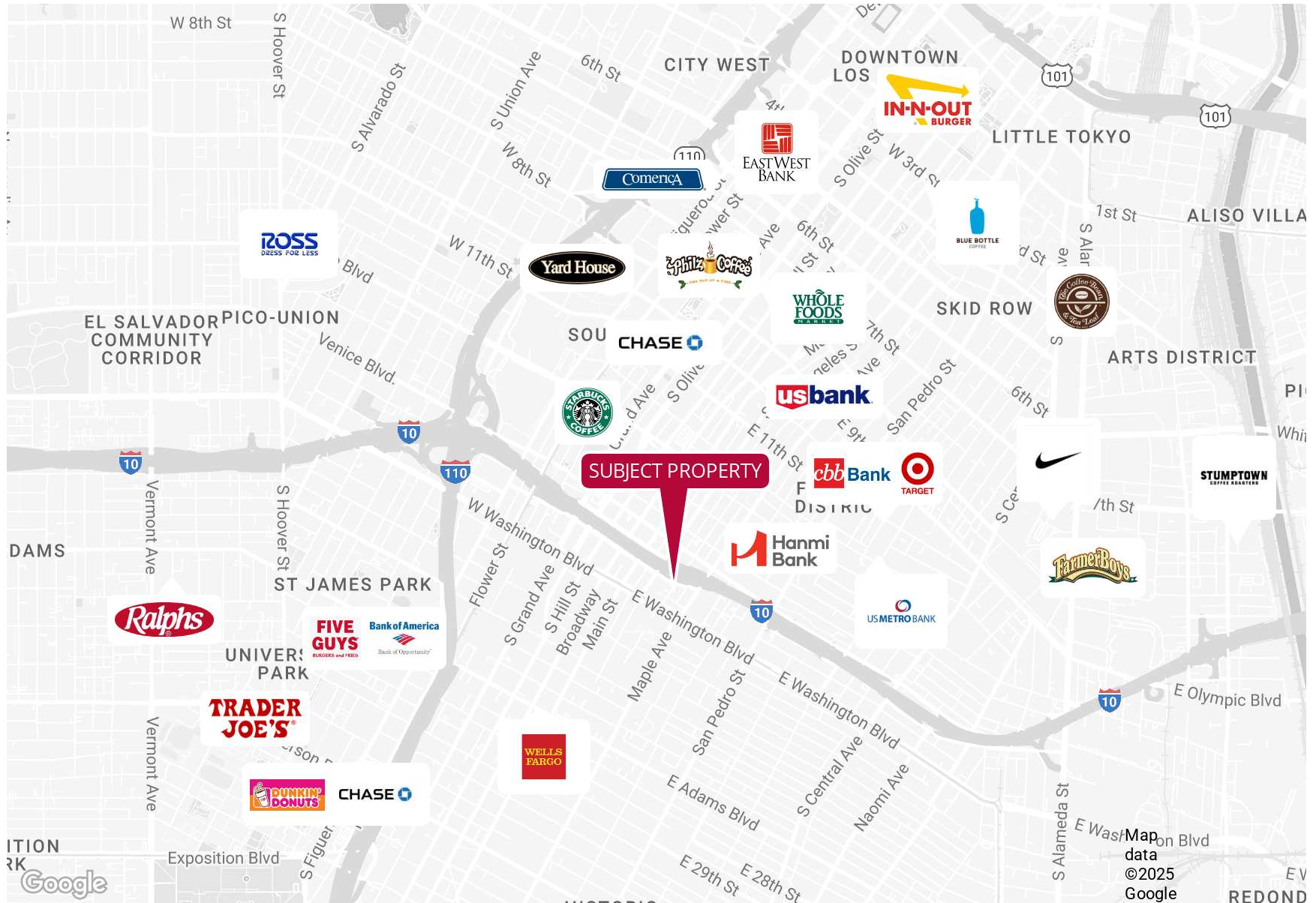
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