



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 Highlights

- Highly visible small land parcel for sale in Downtown Los Angeles.
- Seller Reports that 44 Units can be Constructed by right. 55 Units for Low-Income (to be Verified)
- 1/2 block east of S. Los Angeles St.
- 1 block north of E. Washington Blvd.
- Very close to the 10 freeway.
- Lease Rate/Mo: \$5,043 Gross
- Lease Rate/SF: \$.50
- Lease Terms: 2 Years or Submit
- Sale Price/SF: \$125.00
- Sale Price: \$1,260,625.00

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.

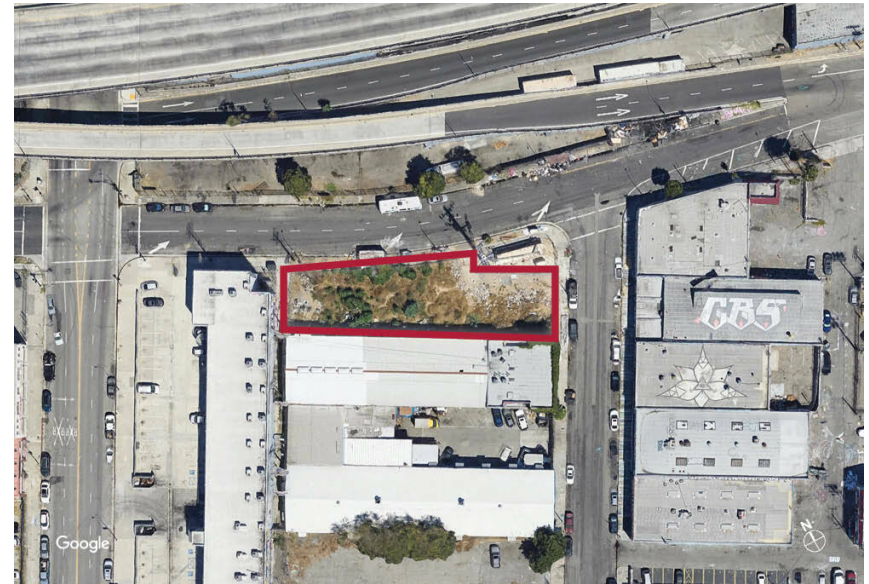
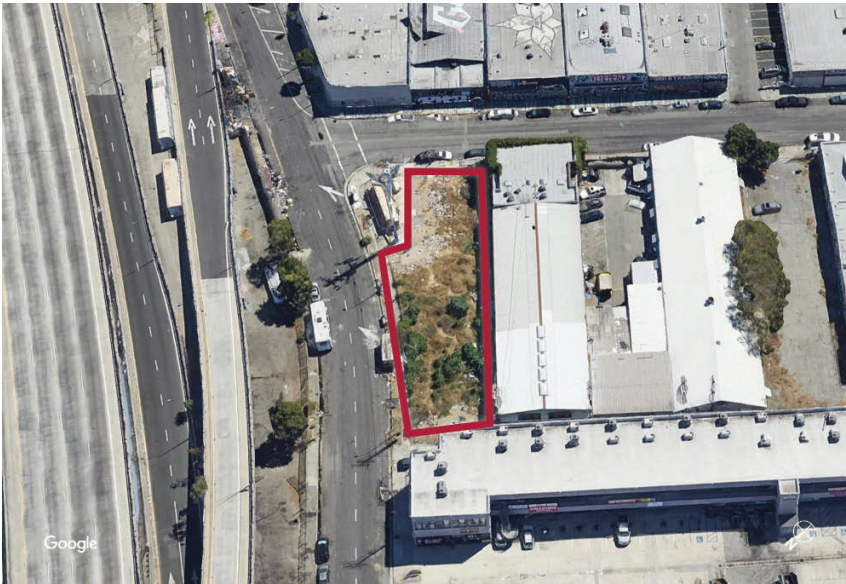
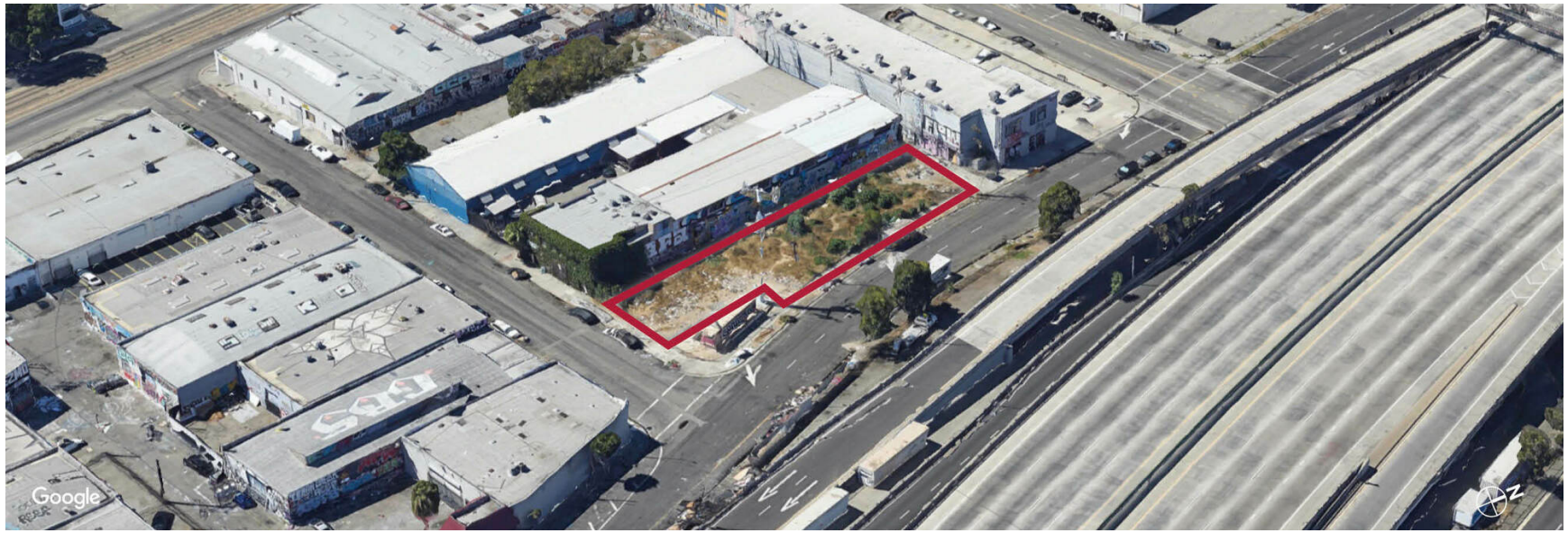


HIGHLY VISIBLE SMALL LAND PARCEL

HIGH VISIBLE

SMALL LAND

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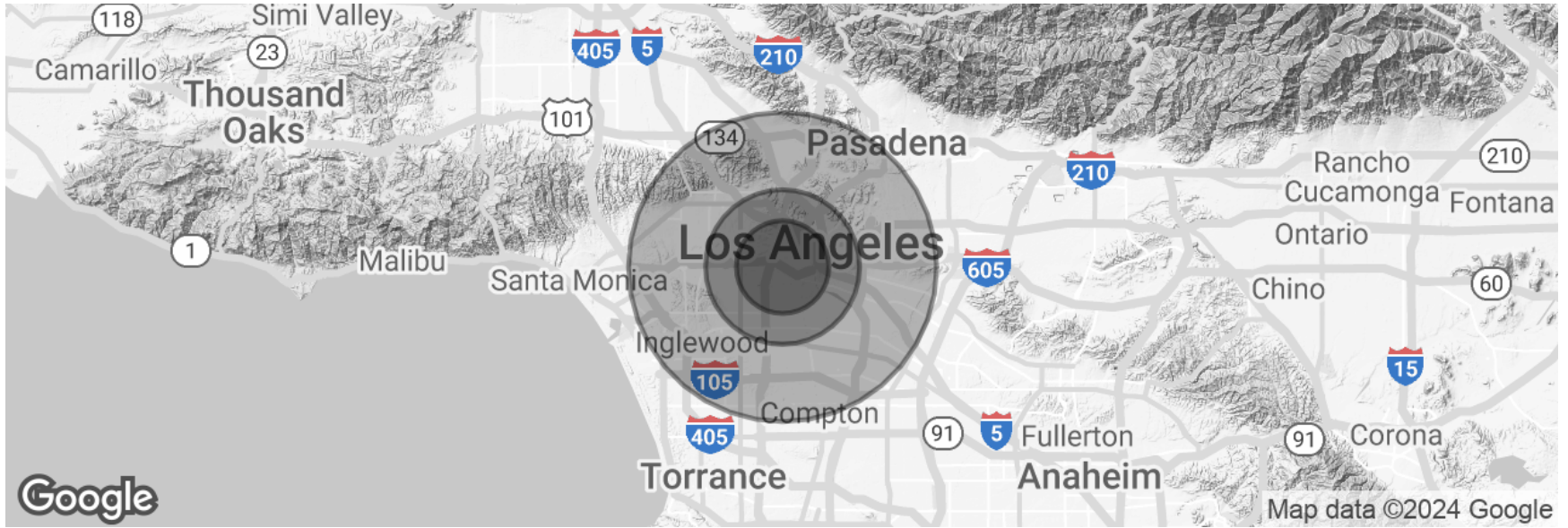
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DAUM
COMMERCIAL REAL ESTATE SERVICES

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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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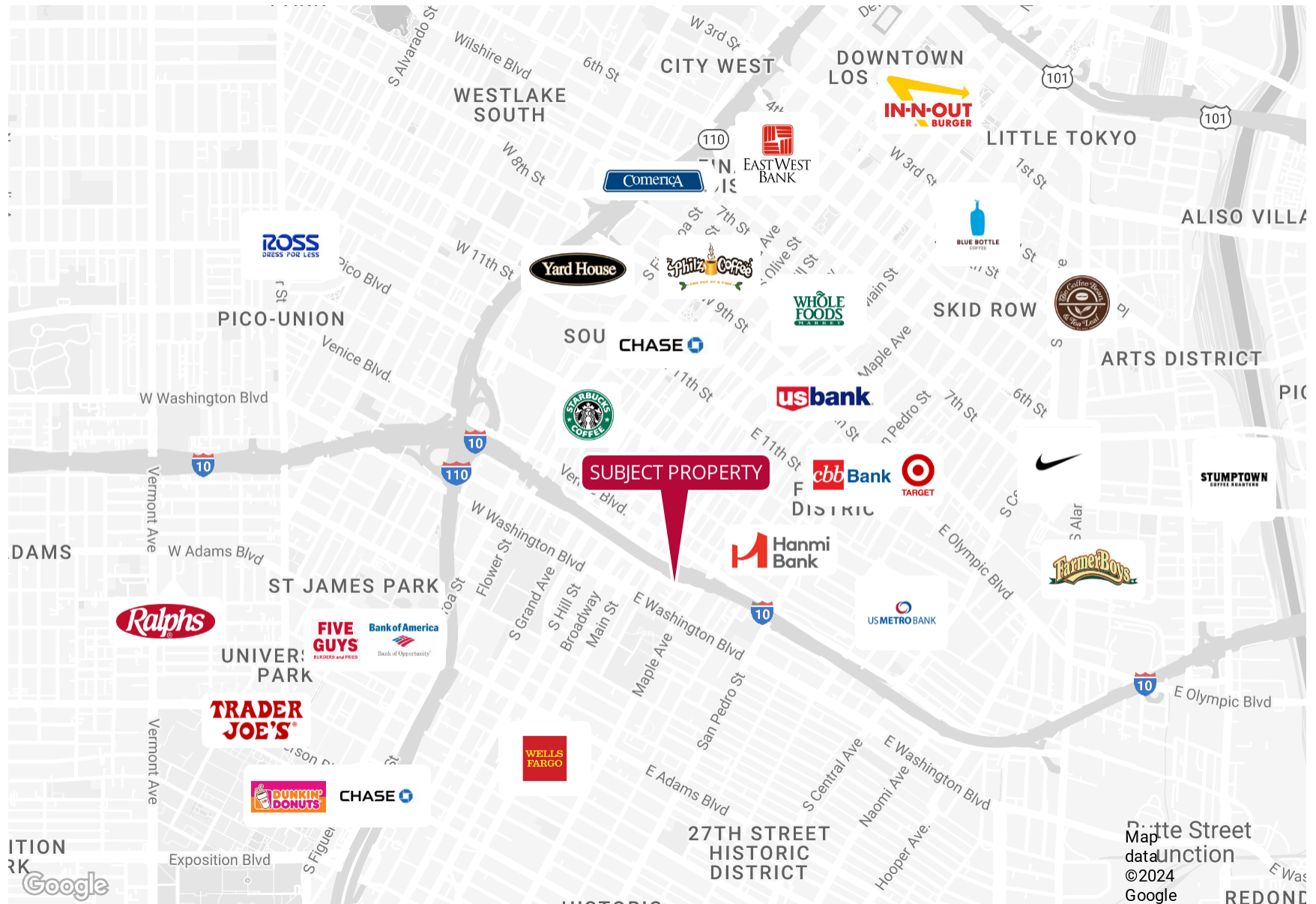
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