

517-519 E. 9TH STREET LOS ANGELES | CA



± 13,428 SF INDUSTRIAL BUILDING FOR SALE

FOR MORE INFORMATION, PLEASE CONTACT:

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DAUM
COMMERCIAL REAL ESTATE SERVICES

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517-519
E. 9TH STREET
LOS ANGELES | CA



Highlights



Situated in the Heart of the Fashion District



Excellent Pedestrian and Vehicle Visibility



Exceptional Visibility in a High-Demand Area



Convenient Access to South Park and the Arts District



Ideal for Owner-User or Investor

517-519 E. 9TH STREET

LOS ANGELES | CA

Asking Sale Price: \$3,750,000

PSF: \$279.27

About the Property

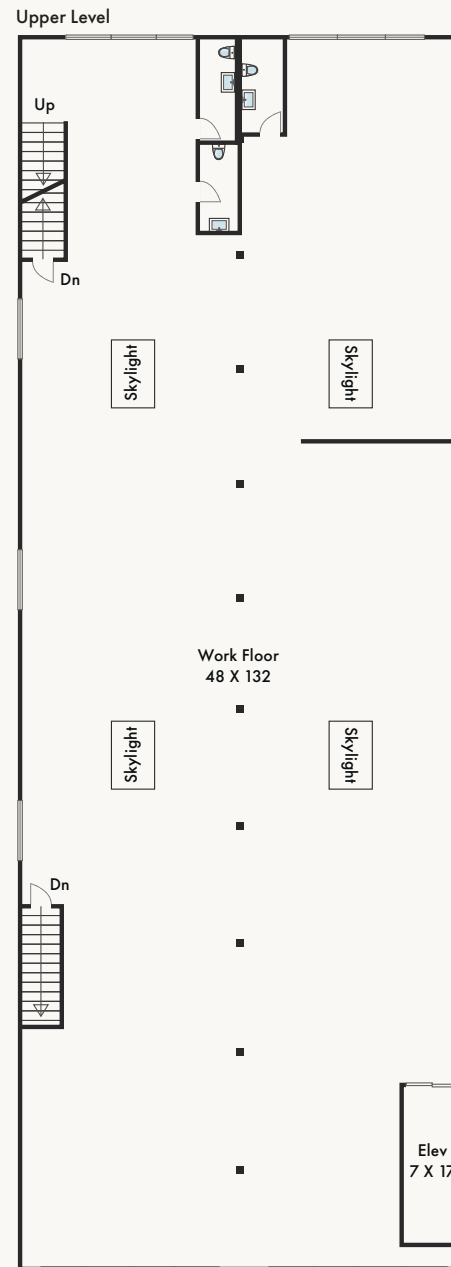
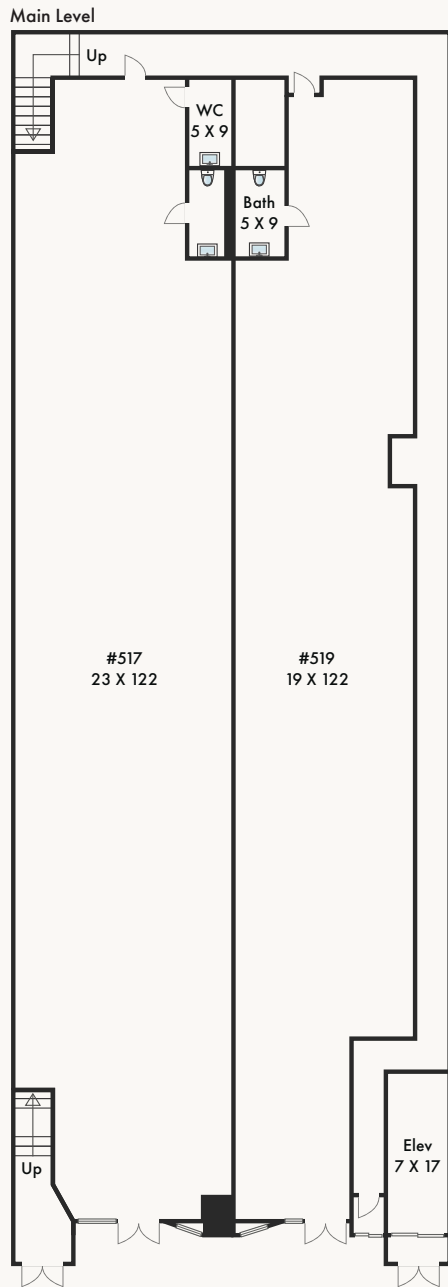
- Type: Industrial
- Address: 517-519 E. 9th Street, Los Angeles
- Construction: Brick / Masonry
- Building Size: ±13,428 SF
- Land Area: ±0.16 AC (±6,764 SF)
- Clear Height: 12'
- Year Built: 1923
- Ground Level Loading Doors: 2
- APN Number: 5169-003-011
- Zoning: M2
- Location: San Julian St / E 9th St

Building Features

- Two Tenants on the First Floor (Month-to-Month)
- Second Floor Vacant
- Restrooms: 3 on the Second Floor, 4 on the First Floor
- Four Oversized Skylights on the Second Floor
- Windows Throughout – Excellent Natural Light
- Distributed Power
- Functional Oversized Freight Elevator



PROPERTY INFORMATION



NOT TO SCALE*

LOS ANGELES | CALIFORNIA

LOCATION

LOCATION HIGHLIGHTS



Located in an Opportunity Zone



OPPORTUNITY ZONE

BENEFITS

- Deferral of capital gains on federal tax through a qualified opportunity fund
- Step-up in basis (up to 15%) depending on holding period
- Allows for real estate as well as securities and partnership interest to be invested in opportunity zones via opportunity funds
- No capital gains tax on the opportunity zone investment funds held for at least 10 years map by cartifact*

COMMUTER RAIL



Union Station Commuter Rail
2 min | 1.2 mi

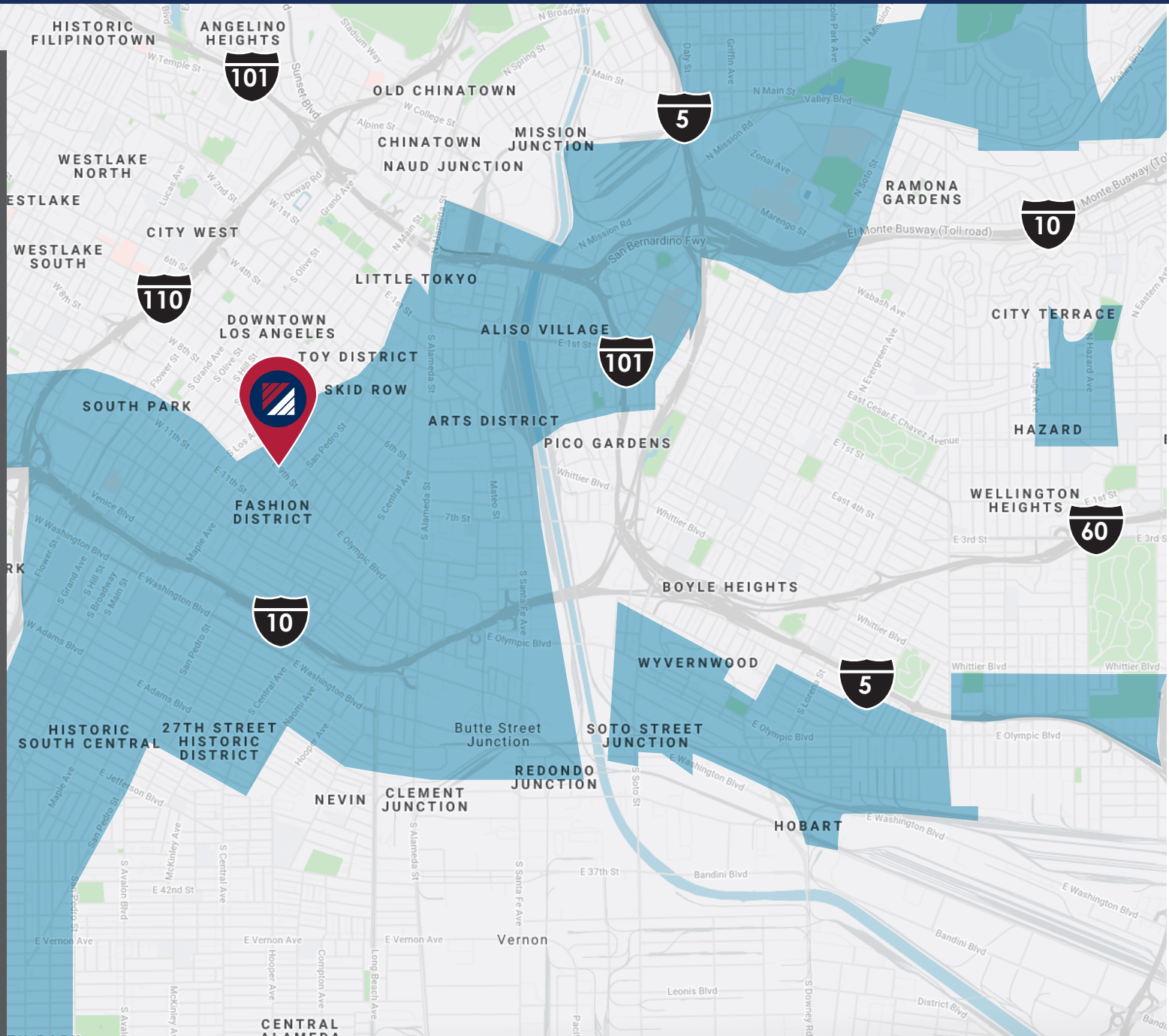
Cal State LA Commuter Rail
(San Bernardino Line)
8min | 5.8 mi

AIRPORT

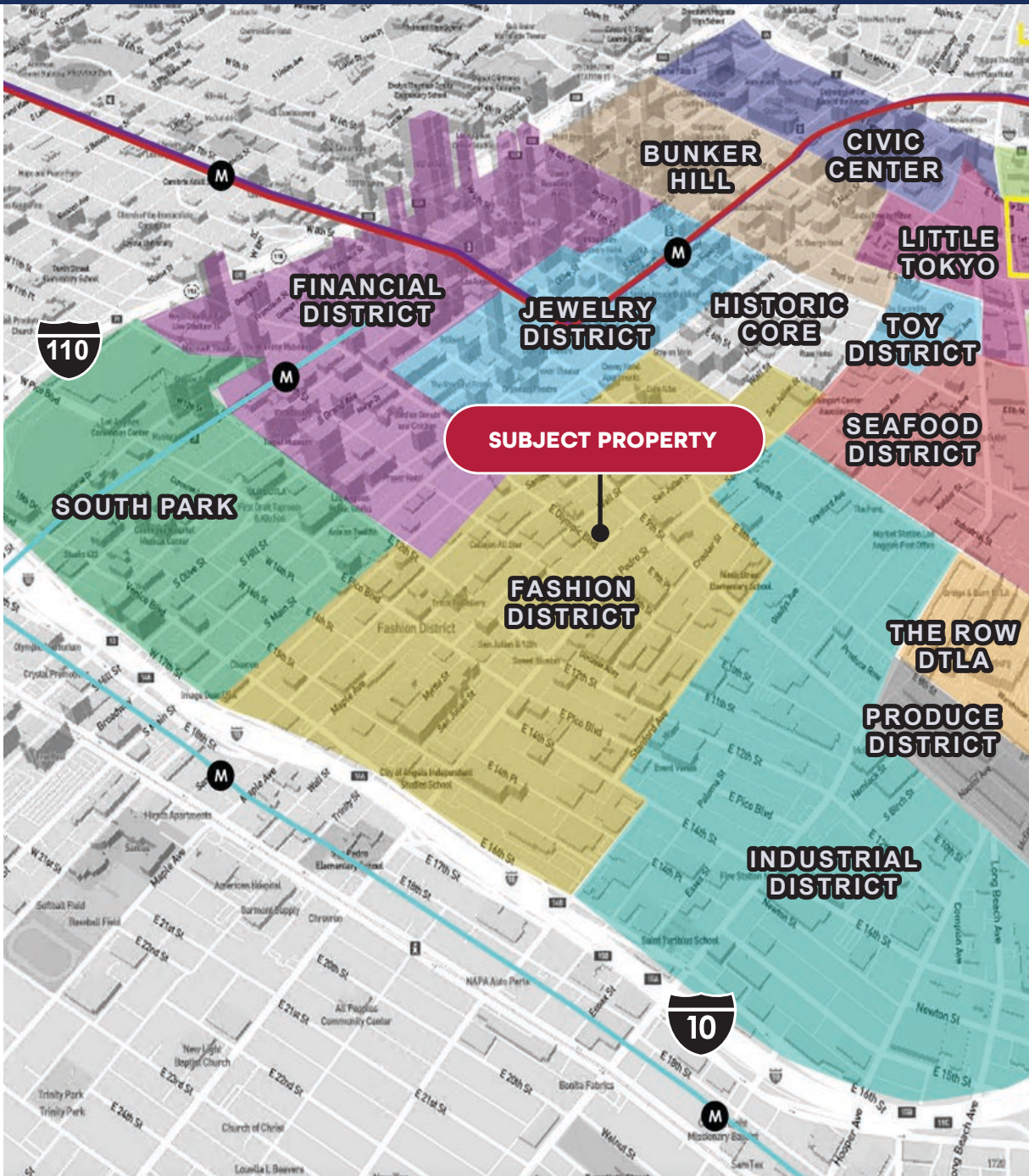


LAX
25 min | 15.2 mi

Bob Hope Airport
26 min | 18.5 mi



DEMOGRAPHICS



TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
E 9th St	Wall St NW	18,323	2022	0.02 mi
San Julian St	E 8th St NE	6,921	2022	0.03 mi
E 9th St	S San Pedro St SE	16,374	2022	0.07 mi
San Julian St	E Olympic Blvd SW	6,032	2022	0.07 mi
S San Pedro St	E 9th St SW	17,571	2022	0.09 mi
S San Pedro St	E 8th St NE	17,505	2022	0.10 mi
E 8th St	San Julian St SE	7,933	2022	0.11 mi
S San Pedro St	E 9th St NE	20,784	2022	0.11 mi
E 8th St	S San Pedro St SE	7,780	2022	0.12 mi
E 9th St	Maple Ave SE	14,859	2022	0.12 mi

	DEMOGRAPHICS		
	3 Mile	5 Miles	10 Miles
2020 Population	487,253	1,226,959	3,547,519
2024 Population	469,222	1,166,231	3,384,745
2029 Population Projection	454,460	1,126,198	3,270,944
2020 Households	168,648	410,430	1,238,921
2024 Households	166,089	393,964	1,188,786
2029 Household Projection	161,466	380,971	1,149,470
Total Specified Consumer Spending (\$)	\$4.1B	\$10.6B	\$36.6B
Avg Household Income	\$70,109	\$75,366	\$92,008
Median Household Income	\$46,773	\$52,453	\$66,030

PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$3,750,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$39,000
TOTAL PROJECT COST	\$3,789,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	\$1,875,000	5.75%	25 Years 25 Yr. Amort.	1st Deed	\$11,796	\$141,549
SBA 504 LOAN	40%	\$1,539,000	6.28% Feb '25	25 Years Full Amort.	2nd Deed	\$10,181	\$122,170
BORROWER	10%	\$375,000					
TOTAL	100%	\$3,789,000				\$21,977	\$263,719

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.15%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Lee Kleinman, SVP

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