

11310 SOUTH MAIN STREET  
LOS ANGELES, CA 90061

OFFERING MEMORANDUM - \$795,000

LENDER OWNED INDUSTRIAL BUILDING  
OWNER-USER/INVESTMENT OPPORTUNITY



PACIFIC  
UNION

COMMERCIAL

  
HUDSON PARTNERS  
INVESTMENT BROKERAGE

# PACIFIC UNION

## COMMERCIAL

This Memorandum (“Offering Memorandum”) has been prepared by Pacific Union and Hudson Commercial Partners, Inc based on information that was furnished to us by sources we deem to be reliable. No warranty or representation is made to the accuracy thereof; subject to correction of errors, omissions, change of price, prior sale, or withdrawal from market without notice.

This Memorandum is being delivered to a limited number of parties who may be interested in and capable of purchasing the Property. By its acceptance hereof, each recipient agrees that it will not copy, reproduce or distribute to others this Memorandum in whole or in part, at any time, without the prior written consent of Pacific Union, Inc., and Hudson Commercial Partners, Inc and it will keep permanently confidential all information contained herein not already public and will use this Confidential Memorandum only for the purpose of evaluating the possible acquisition of the Property.

This Memorandum does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information, which prospective buyers may need, or desire. All financial projections are based on assumptions relating to the general economy, competition and other factors beyond the control of the Owner and, therefore, are subject to material variation. This Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this Memorandum.

Pacific Union., and Hudson Commercial Partners, Inc reserve the right to request the return of any or all of the information enclosed.



# PROPERTY OVERVIEW

DESCRIPTION	SPECIFICATION
PRICE:	\$795,000
OWNERSHIP:	Fee Simple
BUILDING SIZE:	4,800 sf
PRICE/SF:	\$165.62/sf
LOT SIZE:	6,293 sf
PRICE/SF ON LAND:	\$126.33/sf
TENANCY:	Single
YEAR BUILT:	1925
TOC DESIGNATION:	Tier 3
NUMBER OF INCREASED UNITS:	70%
PARKING:	0.5 per Units
NUMBER OF ALLOWED UITS:	Up to 28 Units
ZONING:	C2-1VL
PROPERTY TYPE:	Industrial
FRONTAGE:	40' on S Main St
LOT DIMENSIONS:	157.25'x 40'
HIGHWAY ACCESS:	105 and 110 Freeway
APN:	6073-025-009



The image shows the interior of a large industrial building. The ceiling is a complex woodtruss structure with several skylights. The floor is made of concrete and has some stains and marks. The walls are covered in graffiti, with a prominent red and black design on the left and colorful graffiti on the right. There are several roll-up doors along the back wall, some of which are open, showing a bright outdoor area. A white pillar is visible in the center of the room. The overall atmosphere is that of a well-used but currently vacant industrial space.

## PROPERTY DESCRIPTION

Pacific Union and Hudson Partners are pleased to present for sale a Bank-Owned Industrial building. This property has tons of natural light with sky lights throughout its woodtruss ceiling. It has 13.5 feet ceiling with 10 feet clearance height, two ground floor roll doors in the front (10'x10'), secured rear parking, new powepanel, and new roof. The property is currently vacant and lender is motivated. Submit all offers.

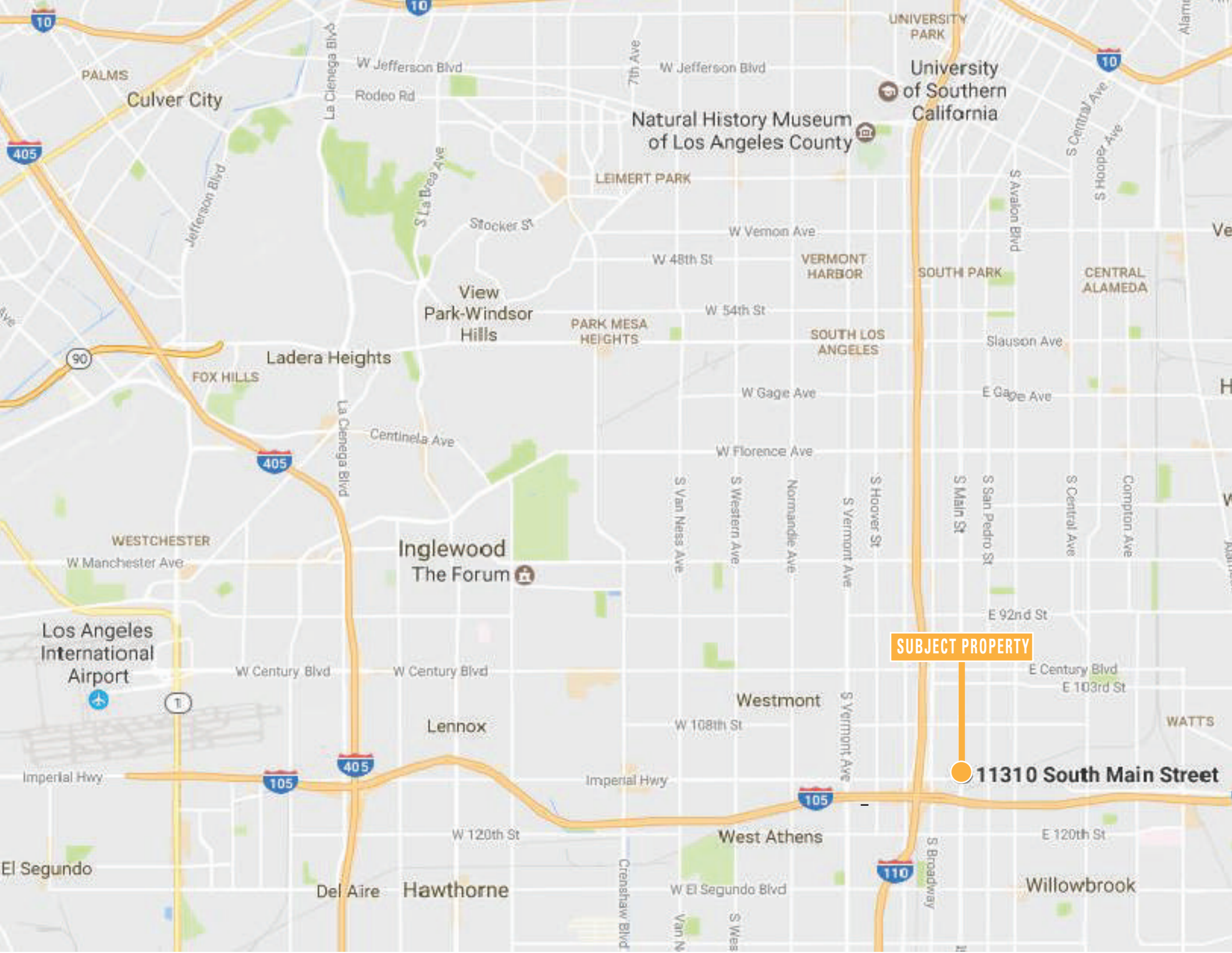
## PROPERTY HIGHLIGHTS

- Lender Owned
- 40' Frontage on Main Street
- Two Roll Up Doors
- Next to the intersection of 110 and 105 Freeways
- 90% Financing Available
- Ideal Shaped Lot Size.



ppg COLLISION REPAIR CENTER





**SUBJECT PROPERTY**

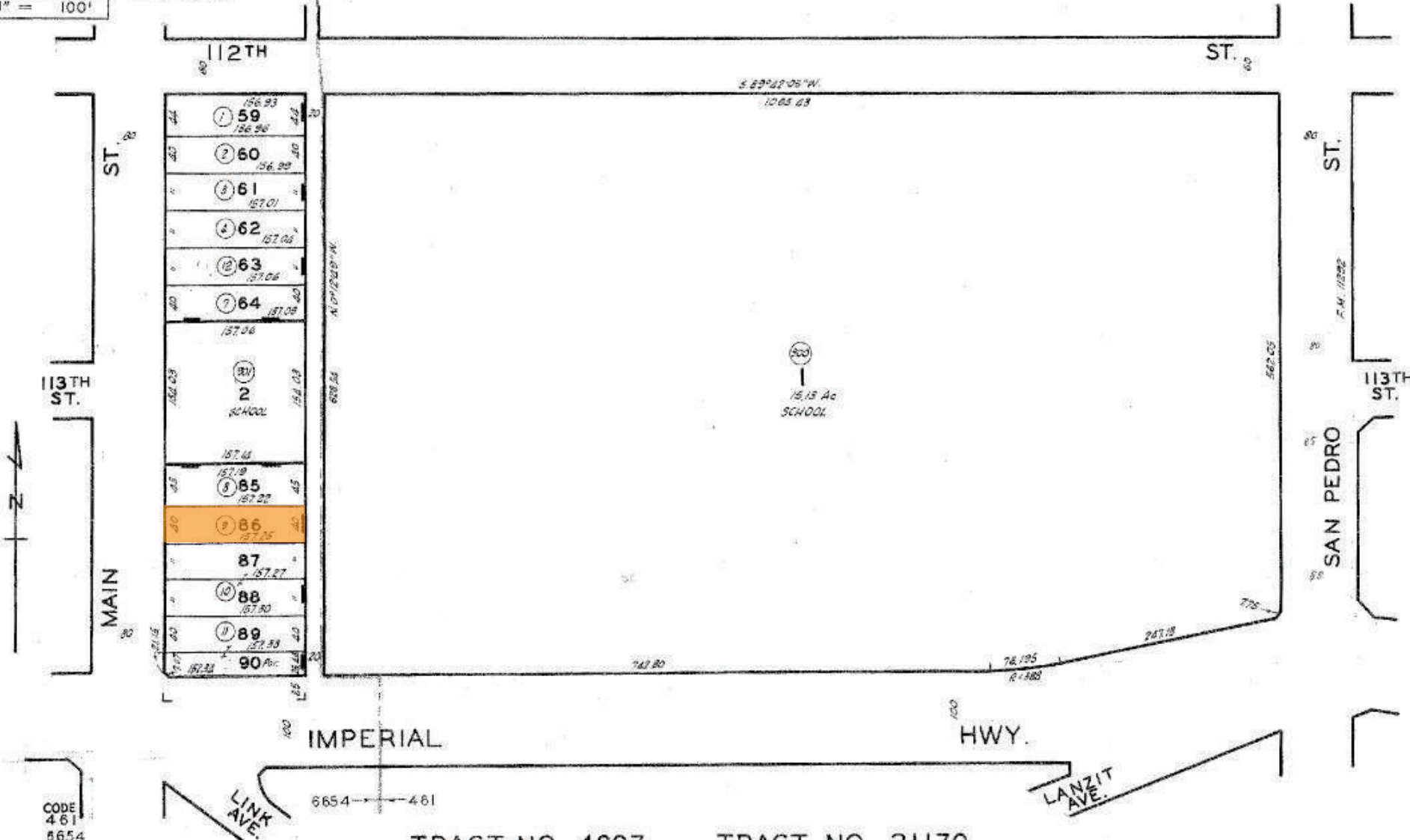
**11310 South Main Street**

6073 25

1996

REVISED  
4-23-83  
960268

SCALE 1" = 100'



TRACT NO. 4897  
M.B. 51-92

TRACT NO. 21170  
M.B. 642-91-92

FOR PREV. ASSM'T. SEE: 648-36, 37 & 40

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



SUBJECT PROPERTY



IMPERIAL HWY

MAIN STREET





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