

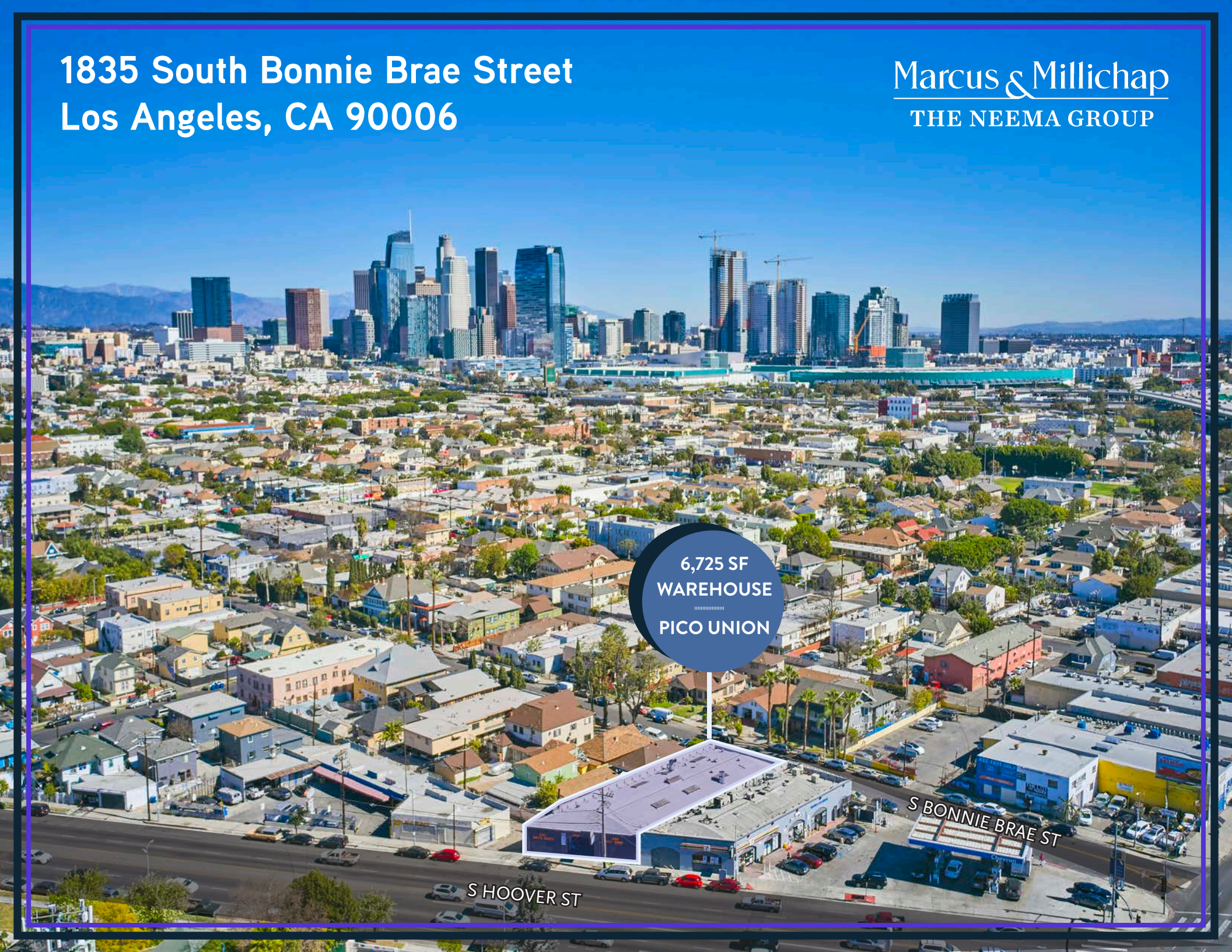
1835 South Bonnie Brae Street  
Los Angeles, CA 90006

Marcus & Millichap  
THE NEEMA GROUP

6,725 SF  
WAREHOUSE  
PICO UNION

S HOOVER ST

S BONNIE BRAE ST





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6,725 SF  
WAREHOUSE  
PICO UNION

S BONNIE BRAE ST

1

OFFERING  
SUMMARY

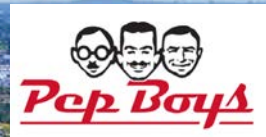
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MARKET  
COMPARABLES

3

AREA  
OVERVIEW





6,725 SF  
WAREHOUSE  
PICO UNION

S BONNIE BRAE ST

W WASHINGTON BLVD

S SHOOVER ST

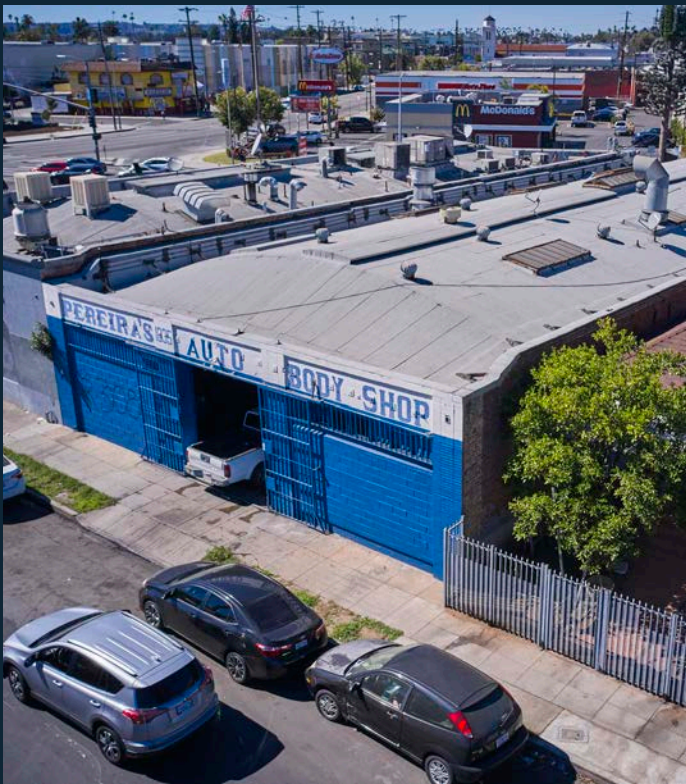


# INVESTMENT HIGHLIGHTS

- 1835 South Bonnie Brae Street is a 6,725 SF warehouse in Pico Union adjacent to Downtown Los Angeles and situated just off the I-10 and I-110, a superb central location with convenient access to employment opportunities, education, shopping destinations, entertainment, nightlife, and public transportation
- The building is currently divided into two units which are both operated as auto repair services, there are also small office spaces in each of the units
- Both units are currently occupied on month-to-month gross leases
- This investment opportunity is ideal for an owner-user to occupy half the building while collecting income from the other unit or to takeover the entire building to operate a business utilizing the 6,725 SF of space
- The subject property built in 1923 is currently zoned [Q]C2-1 with ground level doors on S Bonnie Brae St and Hoover St
- The Pico Union market remains one of the most desirable submarkets for living and working. With over 75,000 people living within one-mile and an average home value of over \$657,000 within a three-mile radius, the demand for apartment units continues to increase year-over-year
- The subject property has a walk score of 90, offers direct access to the I-10 and I-110 Freeways, and sees a traffic count of over 52,000 cars per day

## RENT ROLL

UNIT #	UNIT TYPE	ACTUAL RENT	NOTES
Pereira's Auto Body Shop	Auto Repair	\$3,200	Month-to-Month
UNI Auto Body	Auto Repair	\$5,098	Month-to-Month
Total		\$8,298	



# THE OFFERING

Address	1835 S Bonnie Brae St
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Price	\$2,100,000
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Building SF	6,725
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Price / SF	\$312
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Zoning	[Q]C2-1
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Year Built	1923
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**Auto  
Zone**

SELF-STORAGE BOXES

McDonald's

6,725 SF  
WAREHOUSE  
PICO UNION

Chevron

7  
ELEVEN

S WASHINGTON BLVD

S HOOVER ST

S BONNIE BRAE ST





**U-HAUL**

**McDonald's**

6,725 SF  
WAREHOUSE  
PICO UNION



S BONNIE BRAE ST

S HOOVER ST

W WASHINGTON BLVD







**Auto  
Zone**

**U-HAUL**

**McDonald's**

**Chevron**

**7  
ELEVEN**

6,725 SF  
WAREHOUSE  
PICO UNION

S HOOVER ST

W WASHINGTON BLVD

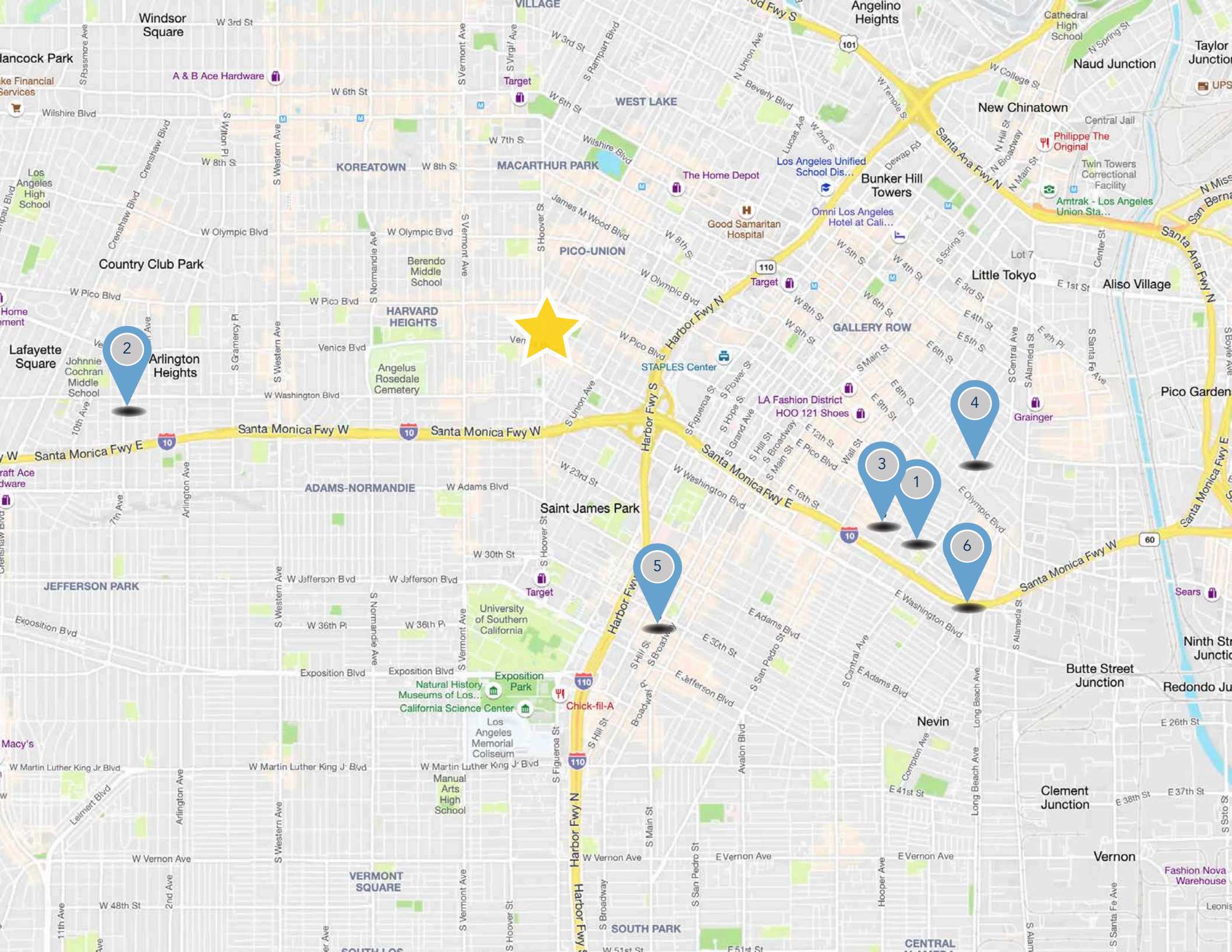


# SALES COMPARABLES



Offering Price	\$2,100,000	Price per SF	\$312
Year Built	1923	Zoning	[Q]C2-1
Building SF	6,725		







# SALES COMPARABLES

01



1025 E 14th St  
Los Angeles, CA 90021

02



3521 W Washington Blvd  
Los Angeles, CA 90018

03



771 E 14th St  
Los Angeles, CA 90021

Sales Price	\$1,310,676
Year Built	1972
Building SF	4,328
Price per SF	\$303
Zoning	M2

Sales Price	\$4,127,000
Year Built	1947
Building SF	8,476
Price per SF	\$489
Zoning	C2

Sales Price	\$1,500,000
Year Built	1981
Building SF	4,020
Price per SF	\$373
Zoning	M2



# SALES COMPARABLES

04



748 Kohler St  
Los Angeles, CA 90021

Sales Price	\$1,175,000
Year Built	1932
Building SF	3,300
Price per SF	\$356
Zoning	LAM2

05



237 W 30th St  
Los Angeles, CA 90007

Sales Price	\$3,200,000
Year Built	1956
Building SF	9,918
Price per SF	\$323
Zoning	M1

06



1437 E 15th St  
Los Angeles, CA 90021

Sales Price	\$1,275,000
Year Built	2007
Building SF	3,101
Price per SF	\$411
Zoning	M2



# Westlake

Westlake, located right outside Downtown's employment hub, is a bustling neighborhood with a young professional demographic. Westlake is adjacent to other notable neighborhoods, including Echo Park, Pico Union, Downtown and Koreatown. The neighborhood is extremely dense, with endless streets lined with small businesses. MacArthur Park, designated as the City of Los Angeles Cultural Monument #100, is located in Westlake and is adjacent to the Metro's Westlake/MacArthur Park

Station, which affords access to the Red and Purple lines. Those lines provide public transportation toward Downtown, North Hollywood and toward Koreatown, with West Side extensions projected to be completed in 2027. Westlake has recently seen a flurry of development and public safety initiatives, from mixed-use projects to new crosswalks. M2A Architects was contracted to construct a mixed-use project at the intersection of Olympic and Hoover that will feature 173 dwelling units, nearly 37,000 square feet of

ground-floor commercial space and parking for 262 vehicles. Amidi Group, a San Francisco-based developer, is 50% complete with their \$180 million 1027 Wilshire development. The project will span nine stories and feature 376 residential units, approximately 5,000 square feet of ground-floor retail space, and subterranean parking for more than 800 vehicles.

## Bridging the Gap Between Downtown Los Angeles and Koreatown

As Koreatown and Downtown Los Angeles continue to experience tremendous growth that is attracting millions of square feet of new developments, the Westlake submarket is benefitting from the spillover. With luxury upscale communities in Koreatown and Downtown Los Angeles continuing to attract a more affluent tenant profile introducing hundreds of millions of dollars in discretionary income into the submarkets, local businesses are thriving and new social amenities are being drawn to the area further enhancing the region's appeal.





# Amenities

## ENTERTAINMENT:

The Los Angeles Theatre Center  
Regent Theatre  
Walt Disney Concert Hall  
The Broad Museum

## NIGHT LIFE:

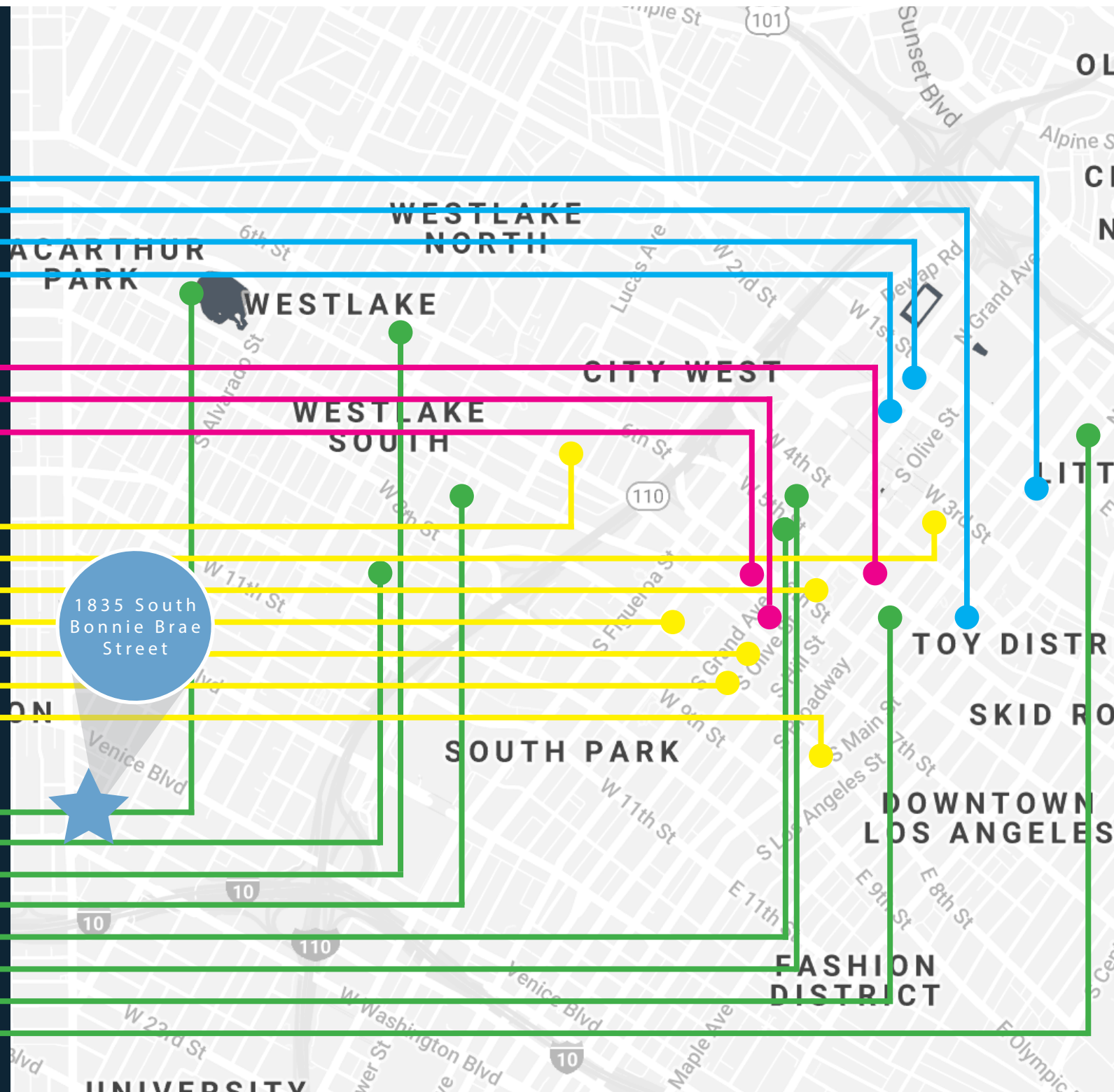
Perch  
Seven Grand  
Library Bar

## RESTAURANTS/FOOD:

Plan Check Kitchen  
Grand Central Market  
Tender Greens  
Philz Coffee  
Whole Foods Market  
Bottega Louie  
Terroni

## OTHER:

MacArthur Park  
Loyola Law School  
The Home Depot  
The Mayfair Hotel  
Los Angeles Central Library  
Equinox Downtown LA  
Rite Aid  
Los Angeles City Hall





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An aerial photograph of Los Angeles, California, showing a dense urban landscape. In the foreground, a large, single-story industrial building with a purple roof is highlighted with a white outline. This building is located at the intersection of a major road and a residential street. The surrounding area is filled with a mix of residential houses and smaller commercial buildings. In the background, the Los Angeles skyline is visible, featuring several tall skyscrapers and a large stadium. The sky is clear and blue.

6,725 SF  
WAREHOUSE  
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