

**FOR  
SALE**  
**5,638  
SF**



**1025 S ALVARADO | LOS ANGELES, CA**

EXCLUSIVELY LISTED BY:



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# NEWLY BUILT OFFICE BUILDING

**NAI Capital - Los Angeles**  
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Los Angeles, CA 90064  
310.806.6100

[www.naicapital.com](http://www.naicapital.com)

# PROPERTY HIGHLIGHTS



**Price**  
\$3,600,000



**Building SF**  
5,638 SF



**Land SF**  
7,228 SF



**Parking**  
15



**Zoning**  
C2 (Enterprise Zone)



## KEY HIGHLIGHTS

- Newly built
- Front and rear gated parking
- 12' high ceilings
- Tax benefit from the Enterprise Zone

NAI Capital Commercial is pleased to present the rare opportunity to acquire a unique freestanding owner/user or investment opportunity in Los Angeles adjacent to Downtown LA and Korea Town in Los Angeles County. This 5,638 square-foot, two-story commercial office building was recently built in 2016. The property sits on a 7,228 square-foot parcel of commercially zoned land (C2) in the sought after Enterprise Zone with rare front and rear gated parking totaling 15 spaces.

Located in the rapidly gentrifying neighborhood, 1025 S Alvarado Street is bordered by major residential, office and retail developments that will continue to appreciate the area

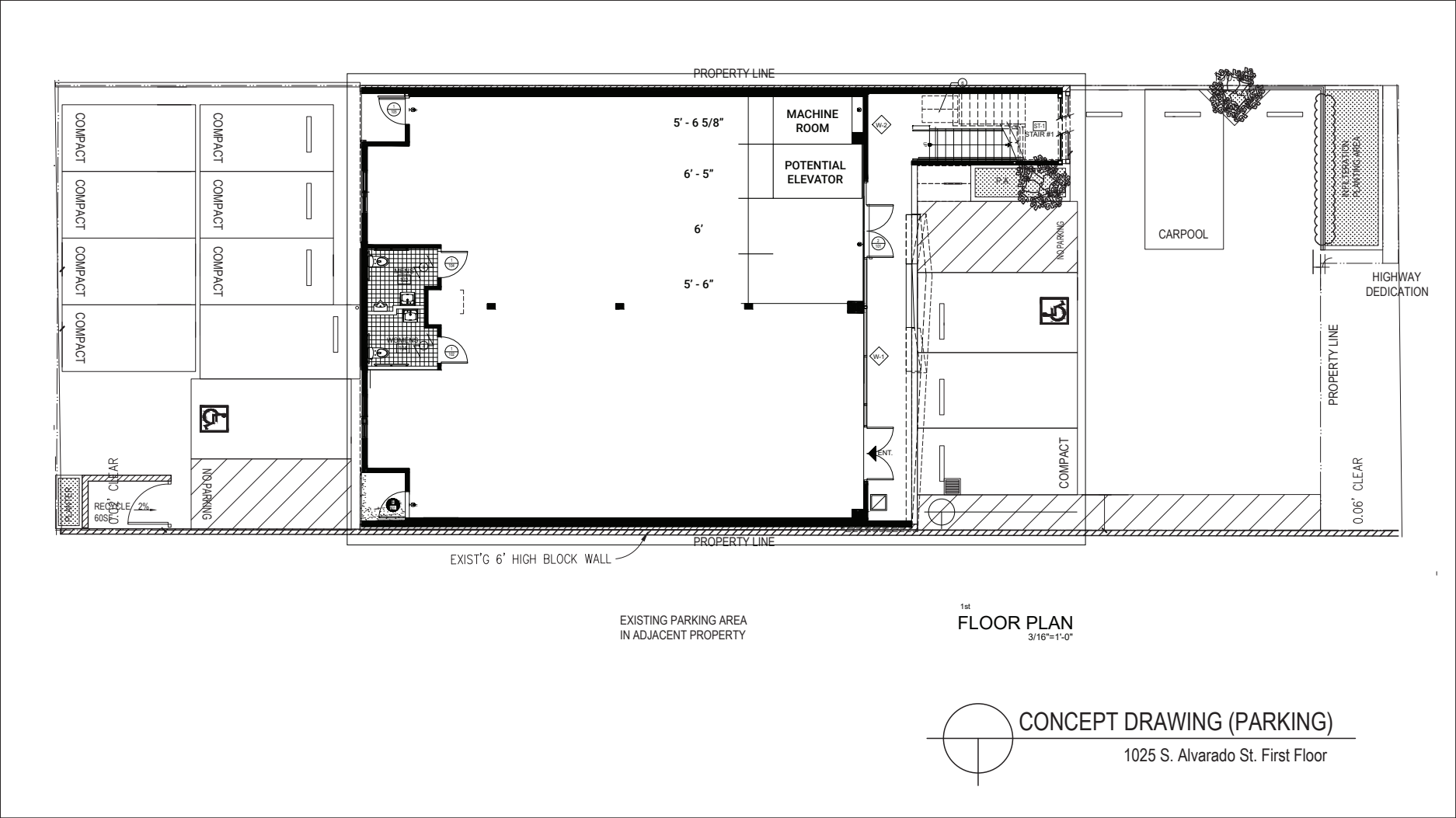
# PROPERTY PHOTOS



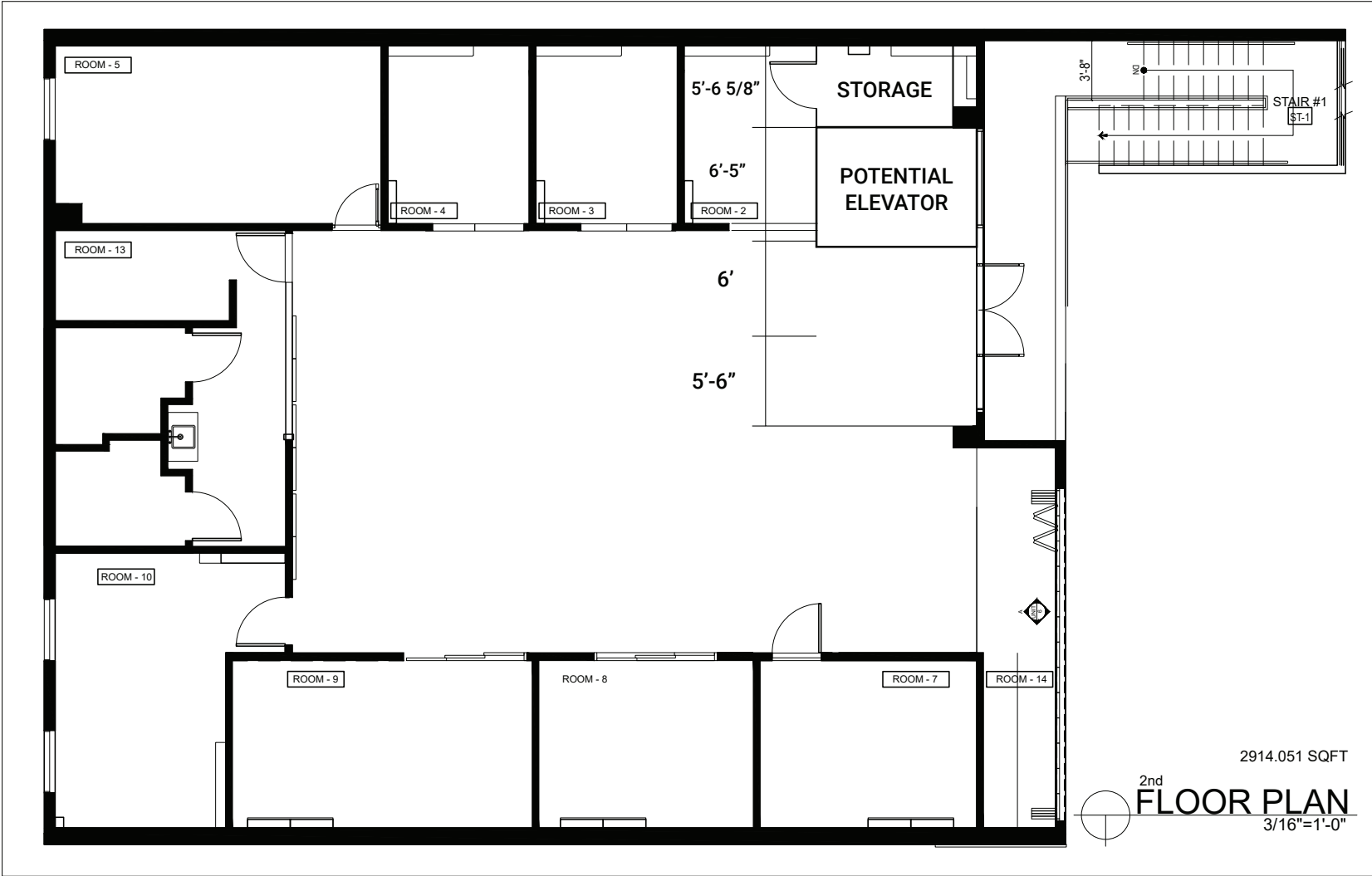
# PROPERTY PHOTOS



## FIRST FLOOR



## SECOND FLOOR







COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## CONTACT INFORMATION

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