

An aerial photograph of a commercial building complex in Los Angeles. The image shows several interconnected buildings with flat roofs, some with HVAC units and other mechanical equipment. A red banner is overlaid on the bottom half of the image, containing white text. The text provides the building's size, the land area, and the full address: 3578 E 1st St & 114 S Hicks Ave, Los Angeles (Uninc.), CA 90063. The address is partially highlighted in yellow in the original image.

**±3,774 SF COMMERCIAL BLDG
ON ±11,389 SF LAND**

3578 E 1ST ST & 114 S HICKS AVE, LOS ANGELES (UNINC.), CA 90063

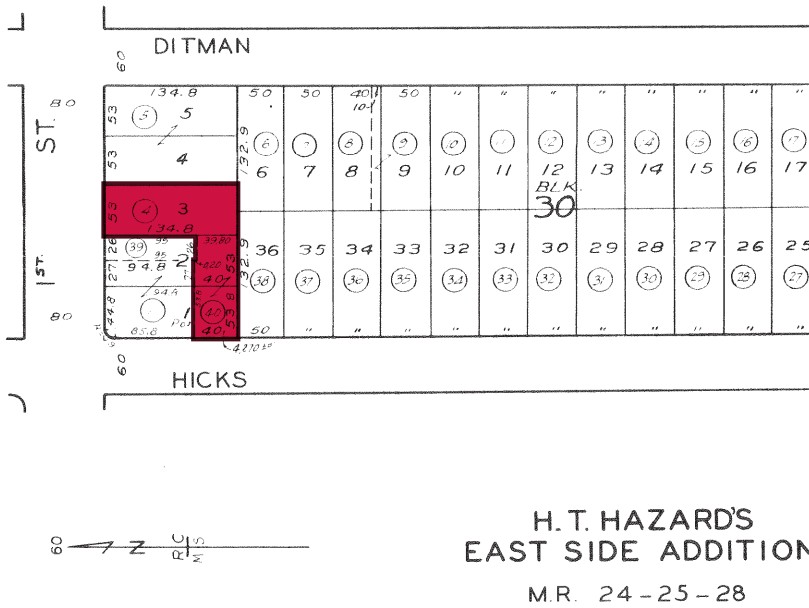
The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

FOR
SALE

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PARCEL MAP



PROPERTY SUMMARY

TOTAL BUILDING SF	±3,774 SF
TOTAL LAND SF	±11,389 SF (2 Parcels)
PARKING	±21 Spaces (Verify)
RESTROOMS	4 R.R.'s (Unit A: 3 / Unit B: 1)
CLEAR HEIGHT	±10 Clearance
ZONING	LC-CG-SP (Verify)
POWER	3 Elec. Meters (Verify)
YEAR BUILT	1933
APNs	5232-018-004 & -040
CONSTRUCTION	Wood Frame/Stucco
OCCUPANCY	One M2M Tenant (Both Units)



FOR MORE INFORMATION, PLEASE CONTACT



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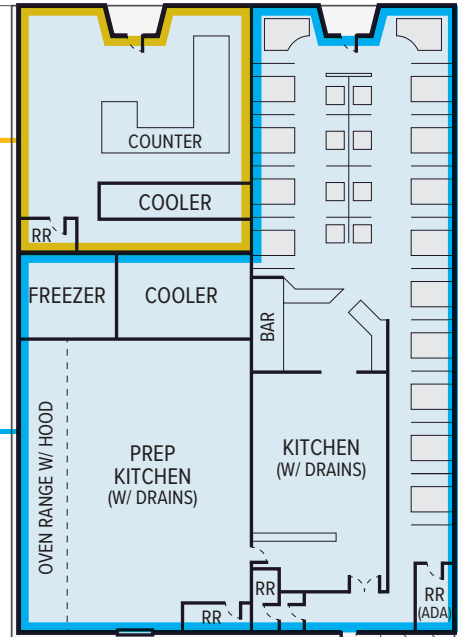
S HICKS AVE

E 1ST ST

UNIT B

UNIT A

**NOT A
PART**



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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