

# FOR SALE

301 Ord St,

Los Angeles, CA 90012



## EXCLUSIVELY LISTED BY: **JOHN MAN GROUP**

Mixed-Use Building For Sale. Prominent corner in Chinatown, Los Angeles. Building stretches an entire block of Ord Street between N Broadway and New High Street. Upgraded in 2010, Framing, drying, electrical, roofing. Location to the famous Phoenix Inn. Walkscore 96. Convenient public transit and walking distance to Union station.

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**301 Ord St,  
Los Angeles, CA 90012**

**Use:**  
**Stores & Residential (22 units)**

**Built:** 1906  
**Sqft:** 8,976 Sqft  
**Lot:** 4,770 Sqft

**Zoning:** LAC2  
**APN:** 5408-022-001

**MAN INVESTMENT GROUP**  
Property Management & Investment Company

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# Property Description



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Mixed-Use Building For Sale. Prominent corner in Chinatown, Los Angeles. Building stretches an entire block of Ord Street between N Broadway and New High Street. Upgraded in 2010, Framing, drying, electrical, roofing. Location to the famous Phoneix Inn. Walkscore 96. Convenient public transit and walking distance to Union station.

**PRICE: \$3,988,000**

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# Rent Roll

301 Ord St,  
Los Angeles, CA 90012

Address & Room No.	Rent/Mo.	Security Deposit	Annual Rent	Lease End	Appx. Sqft
700 N. Broadway	\$4,500	\$8,000	\$54,000	1/1/2021	1450 sf + 1450 sf basement
301 Ord Street	\$6,000	\$10,000	\$72,000	1/1/2025	1750 sf + 1750 sf basement
305 Ord Street	\$1,800	\$1,800	\$21,600	M/M	450 sf + 450 sf basement
307 Ord Street	\$1,500	\$1,800	\$18,000	M/M	450 sf + 450 sf basement
311 Ord Street	\$1,500	\$1,500	\$18,000	1/1/2025	450 sf + 450 sf basement
309 Ord Street #1	\$480	\$440	\$5,760	M/M	200 sf
309 Ord Street #2	\$480	\$460	\$5,760	M/M	200 sf
309 Ord Street #3	\$480	\$460	\$5,760	M/M	200 sf
309 Ord Street #4	\$480	\$400	\$5,760	M/M	200 sf
309 Ord Street #5	\$480	\$400	\$5,760	M/M	200 sf
309 Ord Street #6	\$480	\$300	\$5,760	M/M	200 sf
309 Ord Street #7	\$480	\$10	\$5,760	M/M	200 sf
309 Ord Street #8	\$480	\$400	\$5,760	M/M	200 sf
309 Ord Street #9	\$480	\$460	\$5,760	M/M	200 sf
309 Ord Street #10	\$480	\$400	\$5,760	M/M	200 sf
309 Ord Street #11	\$480	\$440	\$5,760	M/M	200 sf
309 Ord Street #12	\$480	\$400	\$5,760	M/M	200 sf
309 Ord Street #14	\$480	\$350	\$5,760	M/M	200 sf
309 Ord Street #15	\$480	\$440	\$5,760	M/M	200 sf
309 Ord Street #16	\$480	\$400	\$5,760	M/M	200 sf
309 Ord Street #17	\$480	\$320	\$5,760	M/M	200 sf
309 Ord Street #18A	\$480	\$400	\$5,760	M/M	200 sf
309 Ord Street #18B	\$480	\$460	\$5,760	M/M	200 sf
<b>Total</b>	<b>\$23,900</b>	<b>\$30,040</b>	<b>\$286,800</b>		

**Gross Income: \$286,800**

**Expense (Estimate 30%) : \$86,040**

**Net Income: \$200,760**

**CAP: 5.02%**



ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

FOR PREV. ASSM'T. SEE: 41-12

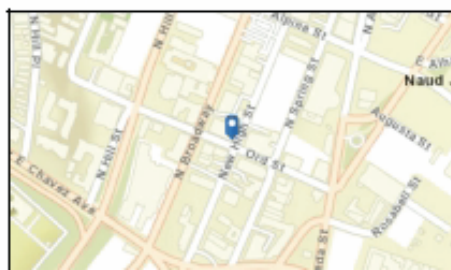
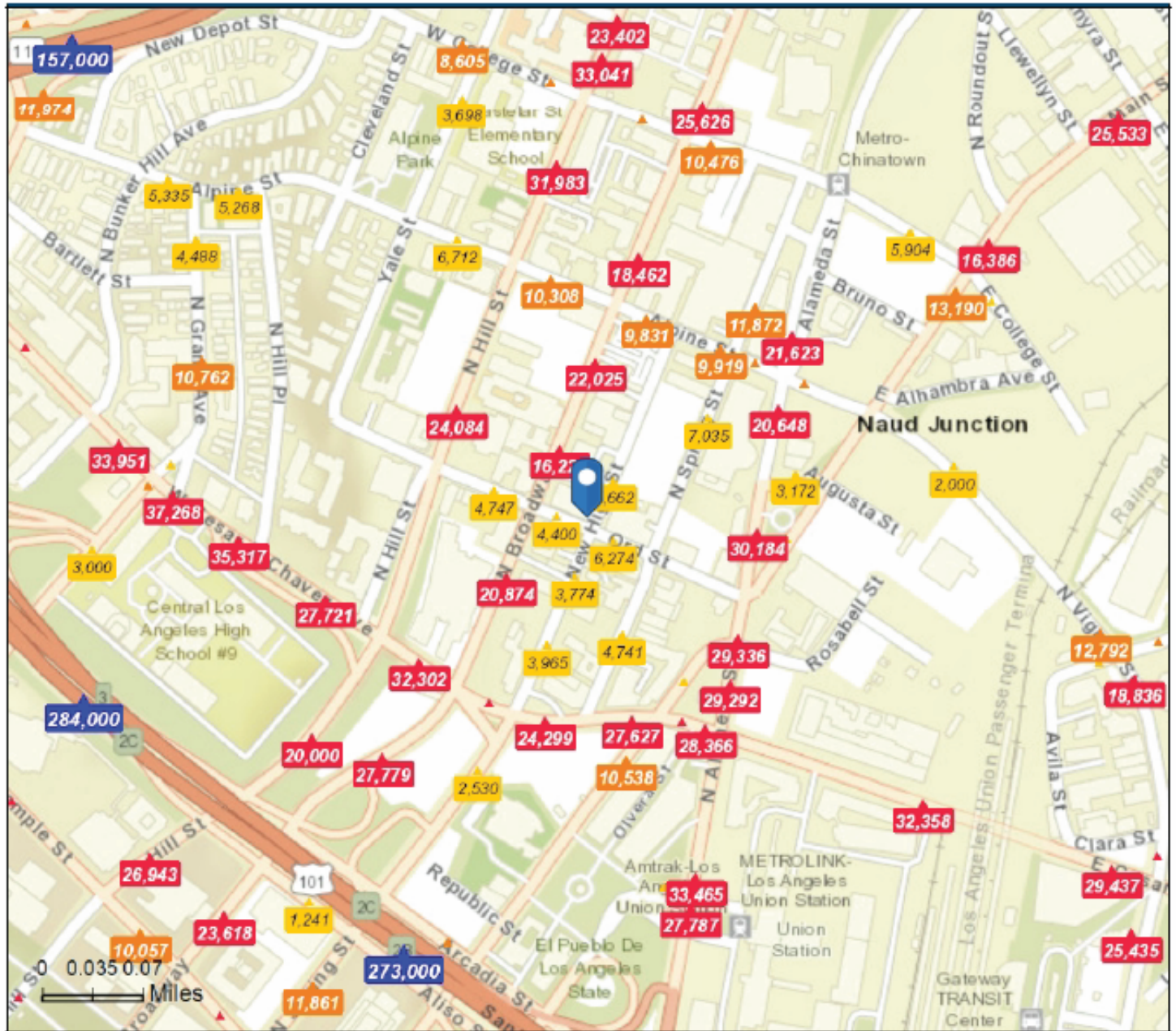


# SATELLITE MAP





# Traffic Count Report



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

# Traffic Count Report

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.02	Ord St	N Broadway (0.02 miles NW)	2010	4,400
0.02	Ord St	New High St (0.02 miles NW)	2008	6,274
0.03	New High St	Ord St (0.04 miles SW)	2008	5,662
0.04	New High St	Ord St (0.03 miles NE)	2008	3,774
0.05	N Broadway	Ord St (0.04 miles SW)	2010	16,221
0.07	Ord St	N Broadway (0.03 miles SE)	2010	4,747
0.07	N Broadway	Ord St (0.05 miles NE)	2010	20,874
0.08	N Spring St	Ord St (0.06 miles NE)	2009	4,741
0.09	New High St	W Cesar E Chavez Ave (0.05 miles SW)	2008	3,965
0.11	N Broadway	Alpine St (0.04 miles NE)	2010	22,025
0.11	N Spring St	Alpine St (0.05 miles NE)	2008	7,035
0.12	N Hill St	Ord St (0.04 miles S)	2008	24,084
0.12	N Alameda St	Alhambra Ave (0.02 miles N)	2010	30,184
0.13	N Main St	E Cesar E Chavez Ave (0.03 miles SW)	2010	5,561
0.13	N Alameda St	Bauchet St (0.02 miles S)	2010	29,336
0.14	N Main St	Augusta St (0.05 miles NE)	2010	5,074
0.14	W Cesar E Chavez Ave	N Spring St (0.03 miles W)	2012	27,627
0.14	W Cesar E Chavez Ave	New High St (0.02 miles W)	2012	24,299
0.14	Alpine St	N Broadway (0.02 miles NW)	2010	9,831
0.14	W Cesar E Chavez Ave	New High St (0.02 miles SE)	2011	34,079
0.15	Alhambra Ave	N Alameda St (0.03 miles SW)	2008	3,172
0.15	Alpine St	N Spring St (0.01 miles SE)	1998	9,919
0.15	N Alameda St	Bauchet St (0.01 miles N)	2007	29,292
0.15	N Alameda St	Alpine St (0.02 miles N)	2007	20,648
0.15	W Cesar E Chavez Ave	N Hill St (0.03 miles NW)	2014	32,302
0.15	E Cesar E Chavez Ave	Olvera St (0.01 miles E)	2012	30,371
0.16	Alpine St	N Spring St (0.02 miles NW)	2008	11,425
0.17	E Cesar E Chavez Ave	Olvera St (0.0 miles W)	2011	28,366
0.17	Alpine St	N Hill St (0.03 miles NW)	2010	10,308
0.17	N Main St	E Cesar E Chavez Ave (0.04 miles NE)	2008	10,538



# Demographic Summary

Summary	Census 2010		2019	2024
Population	35,577		41,072	45,133
Households	12,258		15,102	17,102
Families	5,282		6,273	7,086
Average Household Size	2.12		2.10	2.09
Owner Occupied Housing Units	1,416		1,637	1,752
Renter Occupied Housing Units	10,842		13,465	15,350
Median Age	36.1		38.0	39.1
Trends: 2019 - 2024 Annual Rate	Area		State	National
Population	1.90%		0.67%	0.84%
Households	2.52%		0.62%	0.79%
Families	2.47%		0.62%	0.72%
Owner HHs	1.37%		0.79%	0.73%
Median Household Income	4.64%		2.99%	1.89%
Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	4,321	28.6%	4,191	24.5%
\$15,000 - \$24,999	2,107	14.0%	2,247	13.1%
\$25,000 - \$34,999	1,211	8.0%	1,317	7.7%
\$35,000 - \$49,999	1,261	8.3%	1,369	8.0%
\$50,000 - \$74,999	1,701	11.3%	1,923	11.2%
\$75,000 - \$99,999	1,311	8.7%	1,588	9.3%
\$100,000 - \$149,999	1,921	12.7%	2,614	15.3%
\$150,000 - \$199,999	611	4.0%	910	5.3%
\$200,000+	657	4.4%	943	5.5%
Median Household Income	\$34,089		\$42,769	
Average Household Income	\$62,736		\$74,638	
Per Capita Income	\$24,675		\$29,880	
Population by Age	Census 2010		2019	2024
	Number	Percent	Number	Percent
0 - 4	1,099	3.1%	1,263	3.1%
5 - 9	1,030	2.9%	1,150	2.8%
10 - 14	1,110	3.1%	1,160	2.8%
15 - 19	1,755	4.9%	1,776	4.3%
20 - 24	3,874	10.9%	3,670	8.9%
25 - 34	8,220	23.1%	9,378	22.8%
35 - 44	5,835	16.4%	6,514	15.9%
45 - 54	4,612	13.0%	5,225	12.7%
55 - 64	3,165	8.9%	3,934	9.6%
65 - 74	2,048	5.8%	3,282	8.0%
75 - 84	1,961	5.5%	2,492	6.1%
85+	869	2.4%	1,229	3.0%
Race and Ethnicity	Census 2010		2019	2024
	Number	Percent	Number	Percent
White Alone	10,347	29.1%	11,148	27.1%
Black Alone	4,815	13.5%	4,972	12.1%
American Indian Alone	238	0.7%	257	0.6%
Asian Alone	14,058	39.5%	17,597	42.8%
Pacific Islander Alone	60	0.2%	67	0.2%
Some Other Race Alone	4,982	14.0%	5,705	13.9%
Two or More Races	1,077	3.0%	1,328	3.2%
Hispanic Origin (Any Race)	11,118	31.3%	12,720	31.0%

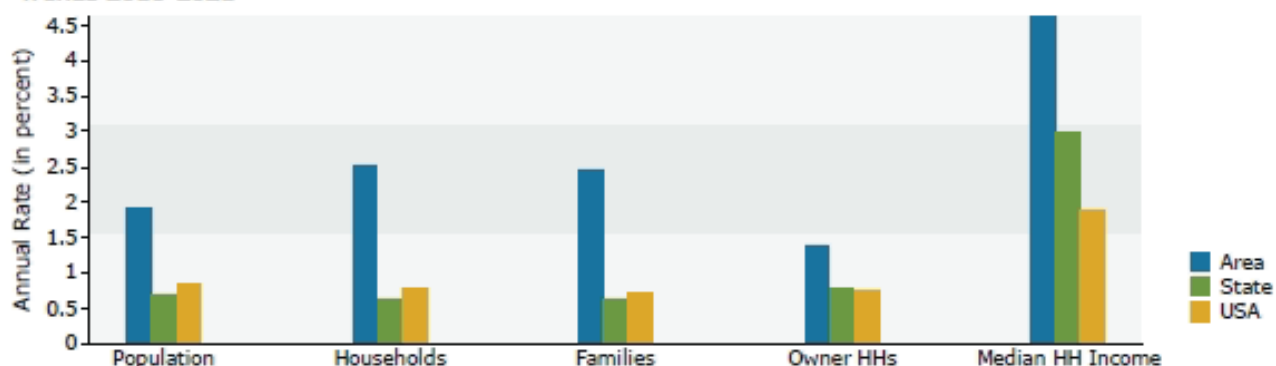
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

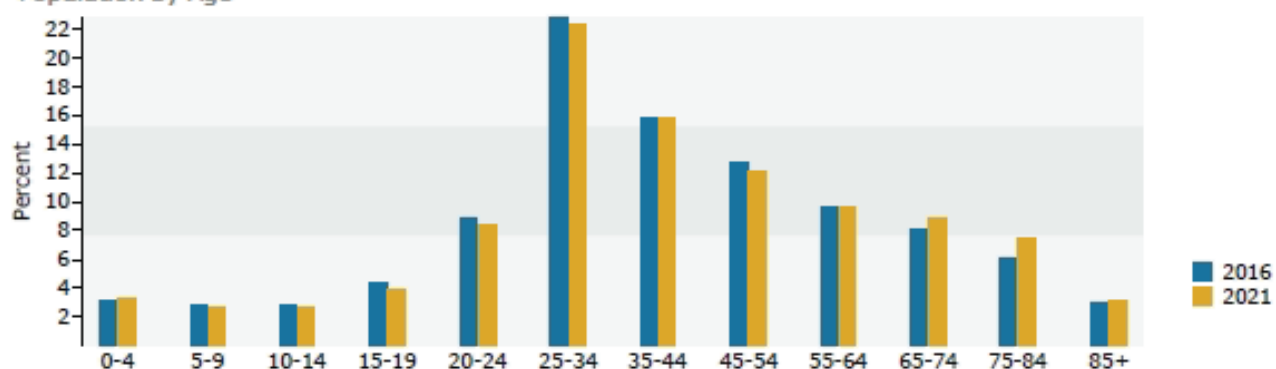


# Demographic Trend Report

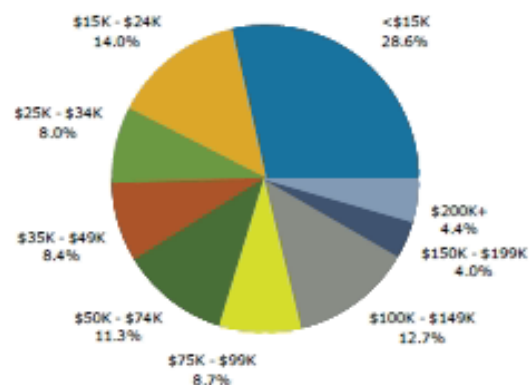
Trends 2016-2021



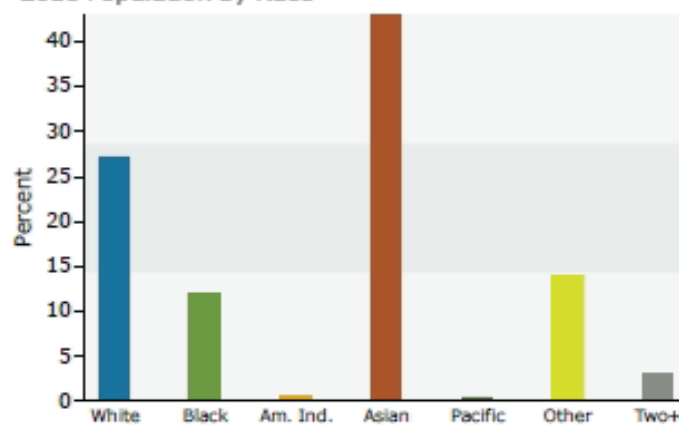
Population by Age



2016 Household Income



2016 Population by Race



2019 Percent Hispanic Origin: 31.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.