

\$4,500,000 - 1338 Crenshaw Boulevard, Los Angeles

MLS® #SB25011258

\$4,500,000

0 Bedroom, 1.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

Presenting an exceptional investment opportunity in the heart of Mid City Los Angeles: two side-by-side 20-unit properties, totaling 40 studio units. Offering 15,176 SF of rentable space on a sprawling 14,281 SF lot, this property delivers a strong 5.06% current CAP rate with substantial upside potential, including a 8.63% market CAP and a 6.72 market GRM. The 34% rental upside makes this property a standout for value-add investors. Ideally situated right off Pico Blvd, it provides convenient access to the West Side and Downtown LA, ensuring high tenant demand in this central location. Don't miss this rare opportunity to acquire a prime asset in one of LA's most central neighborhoods.



Built in 1947

Essential Information

MLS® #	SB25011258
Price	\$4,500,000
Bathrooms	1.00
Acres	0.33
Year Built	1947
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Brett Lyon
Listing Office	Lyon Stahl Investment Real Estate, Inc.

Community Information

Address	1338 Crenshaw Boulevard
Area	C16 - Mid Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90019

Amenities

Pool	None
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Exterior

Lot Description	TwoToFiveUnitsAcre
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Interior

# of Stories	2
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Additional Information

Date Listed	February 10th, 2025
Days on Market	18
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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