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Velma & Marshall "

RELOCATION ANALYSIS/REPORT

SCRTD

RELOCATION ANALYSIS/REPORT

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EXECUTIVE SUMMARY

The Relocation Analysis/Report has been prepared to identify potential displacements that are anticipated because of construction of the Metro Rail Project. The Urban Mass Transit Administration (UMTA), in compliance with the Uniform Relocation Act, requires the submission of this report prior to any action which will cause the relocation of any person or commercial entity.

The information contained in this report is based on the stations and alignment developed during the Preliminary Engineering Phase of the Metro Rail Project and as presented in the Environmental Impact Statement/Report as the Locally Preferred Alternative.

The preparation of this report has been financed in part through a grant from the U.S. Department of Transportation, Urban Mass Transportation Administration, under the Mass Transportation Act of 1964, as amended, and in part by the Southern California Rapid Transit District. The County of Los Angeles Department of County Engineers-Facilities provide consulting services and assistance in the preparation of the report.

I. BACKGROUND

I. BACKGROUND

Project Description

The Southern California Rapid Transit District (SCRTD)

Metro Rail Project is in the Continuing Preliminary

Engineering Phase of development of a starter subway system for Los Angeles.

Metro Rail will be a conventional rail rapid transit system in subway configuration. It is approximately 18.6 miles in length, linking Union Station and the San Fernando Valley via the downtown, Wilshire, Fairfax and Hollywood Corridors. The System has a central maintenance yard and 18 stations dispersed between deep-bored twin tunnels.

System Description

The Metro Rail Project alignment begins at a Central Maintenance Yard adjacent to the Los Angeles River Channel between 6th Street and the Santa Ana Freeway. From the yard area, the alignment proceeds northwesterly in subway to the Los Angeles Union Passenger Terminal where the first transit station is located. The alignment then turns southwesterly and proceeds under the Hollywood Freeway to the Civic Center Station which is located under Hill and 1st Streets. The alignment continues through the Central Business District with a station at 5th and Hill Streets; it then turns west under 7th Street with a station at 7th and Flower Streets. The alignment then heads under the Harbor Freeway, and continues west under 7th

Street to a station at Alvarado Street between 7th Street and Wilshire Boulevard. The alignment continues under MacArthur Park and merges under Wilshire Boulevard to an off-street station half a block north of the intersection of Vermont Avenue and Wilshire Boulevard. The alignment then merges back under Wilshire Boulevard and proceeds west to Fairfax Avenue with stations at Normandie Avenue, Western Avenue, Crenshaw Boulevard, La Brea Avenue, and near Fairfax Avenue.

Turning north under Fairfax Avenue, the alignment serves the Fairfax and West Hollywood Communities with an offstreet station at Beverly Boulevard and a station at Santa Monica Boulevard. The alignment then turns east under Sunset Boulevard and proceeds to a station at Sunset Boulevard and La Brea Avenue and continues eastward to Cahuenga Boulevard where it turns north to an off-street station at Cahuenga and Hollywood Boulevards and then to a station at the Hollywood Bowl.

The alignment then passes deep under the Santa Monica Mountains and alternately under the Hollywood Freeway to an off-street station at Lankershim Boulevard across from Universal Studios. The alignment then continues northerly to its terminal station in North Hollywood on Lankershim at Chandler Boulevard.

Exhibit 1 provides a graphic display of the alignment and station locations.

II. ADMINISTRATIVE ORGANIZATION

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Office Responsibility

The Real Estate Department of the Southern California Rapid Transit District will be responsible for carrying out the Relocation Program. This responsibility will be met through use of the Real Estate staff supplemented by assistance from local realtors, social agencies and civic organizations. Consideration will be given to contracting for relocation services to supplement the staff in those areas where the category and number of displacements requires specialized skills.

Personnel

The Real Estate staff will be fully trained and oriented to explain and advise all displaced owners and occupants of the payments and assistance to which they may be entitled.

The initial organization of the staff will consist of the following:

- 1 Director of Real Estate and Development
- 1 Assistant Director of Real Estate and Development
- 1 Appraisal Manager
- 2 Staff Appraisers

- 1 Real Estate Manager
- 7 Real Estate Specialists
- 1 Real Estate Assistant
- 1 Program Coordinator
- 1 Senior Secretary

Staff Function

The staff functions will consist of the following:

- o Interpret the Relocation Program to residential and commercial occupants and the general public, and to answer questions about the Metro Rail Project and its effect upon the area.
- o Determine the relocation needs and desires of all displaced persons through personal interview; inform them of their rights and responsibilities under the program; and inform them of the available replacement housing resources, special services and aids.
- o Enlist the cooperation of real estate agents, home builders, property management firms, social agencies, civic groups and others in locating suitable relocation accommodations for displacees and to provide other services essential for successful relocation.

- o Locate, inspect and evaluate nousing facilities which meet the needs of displaced occupants; refer and otherwise assist occupants in securing replacement housing.
- Secure priority consideration for persons eligible for and desiring subsidized housing and Section 8 rental housing.
- o Assist prospective nome buyers in obtaining appropriate mortgage financing and advise them of special FHA, VA and other loans available.
- o Make referrals to community, social welfare and other appropriate agencies; work with these agencies on an individual basis to assist in the solution of specific problems affecting relocation.
- o Serve as liaison between business occupants and commercial property brokers, realty boards, Chambers of Commerce, the Small Business Administration, the Economic Development Administration, lending institutions and other appropriate resources which provide relocation assistance to businesses.
- o Coordinate relocation and community organization activities with other Metro Rail Project operations.
- o Maintain relocation records and prepare reports as required.

Office Location

The Metro Rail Real Estate Department is located at 425 South Main Street, 6th Floor, Los Angeles, California 90013. The office is opened daily from 8:00 a.m. to 4:30 p.m.

Field offices will be established in the station areas if it is determined that the volume of work or the needs of the community justify a local office. The offices will be opened during hours that are convenient to the persons displaced including evening hours.

The main office, as well as any field offices, will maintain current sales and rental listings for businesses, families and individuals. Current information on security deposits, closing costs, typical downpayments, interest rates for residential and commercial properties will be available as appropriate.

The staff will maintain a variety of current information that will assist in addressing the housing needs of the displaced person and minimize the hardship of relocation. III. RELOCATION ASSISTANCE FOR RESIDENTIAL AND COMMERCIAL DISPLACEMENTS

III. RELOCATION ASSISTANCE FOR RESIDENTIAL AND COMMERCIAL DISPLACEMENTS

The SCRTD Board of Directors adopted Milestone 5, Rightof-Way Acquisition and Relocation Policies and Procedures
in September 1982. This Milestone Report documented that
the Metro Rail land acquisition and relocation program
will conform to the requirements of the Uniform Relocation
Assistance and Land Acquisition Policy Act of 1970 (Uniform Relocation Act) and UMTA's regulations which implement the Act.

The Metro Rail Relocation Program will be implemented in keeping with the intent and spirit of the Uniform Relocation Act and with the assurance that consistent and humane relocation assistance will be provided to all persons and businesses displaced.

The primary relocation services, including relocation advisory assistance and payments, will be available to those residential and commercial occupants who are directly displaced as a result of property acquisition for the project. The Real Estate staff will provide relocation advisory services to adjacent property occupants or persons who are indirectly displaced by the project because of adverse construction activities. The Metro Rail Project Environmental Impact Statement discusses several other mitigation measures to provide assistance to those persons.

Information Program

The Real Estate staff will prepare and distribute written information which explains the relocation benefits, the related eligibility requirements and the procedures for obtaining assistance. Two relocation brochures will be utilized to describe the services and payments available. One brochure will discuss residential benefits and the other will discuss benefits for businesses (See Exhibits 2 and 3).

In order to facilitate a good working relationship, each residential and commercial occupant will have a Real Estate specialist assigned to work directly with the occupant throughout the relocation process. The specialist will keep them fully informed of the available relocation assistance and payments.

Occupancy Surveys

Individual interviews will be conducted with displacees to determine occupancy data, site characteristics and relocation preferences and needs. These interviews will initially be carried out by Occupancy Surveys. Detailed, 100 percent Occupancy Surveys will be conducted by the Real Estate staff, with the assistance of the Community Relations staff or Consultants, prior to initiation of negotiations in a station area.

Public Meetings

Public informational meetings will be held to describe the Relocation Program and to identify the impacted parcels. These meetings will be held in the project station areas at times that are convenient for the displaced persons to attend. The meetings will be scheduled periodically when a sufficient number of parcels have been approved for acquisition. The meetings will be advertised in the Los Angeles Times, the Herald Examiner and in any weekly neighborhood paper which circulates in the impacted area. Individual letters announcing the public meetings will be mailed to the affected owners and occupants.

Relocation Assistance for Residential Occupants

The Real Estate Specialist assigned to a residential occupant will explain in detail the Relocation Advisory Program. The Specialist will assure that the occupant has
received a relocation brochure and will discuss the
relocation payments and procedures in understandable
terms.

The Real Estate Specialist will personally interview each person to be displaced and determine the person's relocation needs and preferences. Addresses of comparable replacement dwellings that are currently available and within the financial means of the displacee will be provided. Transportation to inspect the referred properties

will be offered and made available if desired by the occupant.

Information on the location of schools, parks, churches, shopping centers and public transportation will be made available. Special literature on other housing related topics such as energy efficiency, family budgeting, building code requirements and standards, and equal housing opportunity will also be available as the need requires.

The Real Estate staff will seek to minimize hardship to persons adjusting to relocation by providing counseling, advice and referrals to social services agencies when the need is identified. Referrals will be made to established agencies that provide direct services on an on-going basis.

Relocation Assistance for Commercial Occupants

Businesses and non-profit organizations will be personally interviewed to determine their relocation needs and preferences. The Real Estate Specialist will assist the commercial occupant in contacting the Small Business Administration, the Economic Development Agency, trade associations, Chambers of Commerce, lending institutions, real estate agencies, brokers, and multiple listing realty boards in order to provide assistance in locating and obtaining a suitable replacement facility, financial assistance and guidance in re-establishing a successful business operation.

Current listings of both rental and sales properties which are suitable for commercial uses will be maintained and made available to the commercial occupant. Advisory services and assistance will also be provided, including:

- Consultations concerning space, traffic patterns, and market requirements.
- Information explaining the availability of space, costs, and square footage of comparable sites.
- 3. Information relative to property values, growth potential in various areas, zoning ordinances, and any other information that may assist the businessman in making an informed decision relative to a relocation site.

The Real Estate Specialist will provide special assistance in helping to plan and prepare for the actual move. Assistance in the preparation of inventory lists and moving specifications, obtaining bids from qualified movers, and scheduling the move so as to cause the least disruption and down time to normal operations will be provided.

The various relocation payment alternatives will be discussed on an individual basis and applied to the particular requirements of the business.

The local offices of the Small Business Administration and the Economic Development Agency will be informed of the

Metro Rail Project and requested to extend their assistance. Every effort will be made to lessen the economic impact of the relocation and to assist the business owner to the fullest extent possible.

Assistance in Obtaining Replacement Housing

The Real Estate staff will seek cooperation from private property owners, operating managers, realtors, multiple listing bureaus, property management firms and others who offer housing for sale or rent. A current housing listing for standard rental and sale properties which are appropriate for relocation and available on a nondiscriminatory basis will be maintained. Information in the size, rental or sale price, financing terms and location of available units will be given to displacees and if necessary, the Real Estate Specialist will provide transportation or otherwise assist the displacee in searching for replacement housing. Written referrals to available units will be provided to each displacee.

A current listing of available VA and FHA properties and Section 8 housing will be maintained. The Real Estate Specialist will inform the displacees of the eligibility requirements for obtaining such housing and serve in a liaison capacity to assist them in securing these accommodations.

Those residents eligible for and interested in public housing will be referred to the Los Angeles Housing Authority and assisted in completing their application and placement. In turn, the Housing Authority will be requested to keep SCRTD advised of actual or anticipated vacancies.

Relocation Payments

Relocation payments will be made to eligible persons displaced by the Metro Rail Project in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and any amendments thereto, the implementing Urban Mass Transportation Administration Rules and Regulations, and the State of California Relocation Assistance Law when applicable.

Complete rules and regulations will be made available to all affected persons which will include the amount of payments, the eligibility requirements and the procedures for filing claims.

Appeal Procedure

The Relocation Appeals Procedure will be distributed to all displaced persons. Any residential or commercial occupant who is dissatisfied with SCRTD's determination as to eligibility for payment or to the amount of the payment may file an appeal. The Real Estate Specialist will

assist the claimant with preparation of the appeal if assistance is required.

Last Resort Housing Payment

If affordable, comparable housing is not available at the time of displacement and there is a reasonable likelihood that the project will not be able to proceed in a timely manner, SCRTD will offer Last Resort Housing payments to qualified residential occupants on a case-by-case basis.

The allowable maximum Replacement Housing payment of up to \$4,000 for tenants and up to \$15,000 for homeowners will constitute the relocation payment and any excess funds required to purchase or rent a comparable replacement dwelling will be a Last Resort Housing payment. Detailed policies and procedures implementing the Last Resort Housing payment will be developed.

Temporary Moves

No temporary move will be made by SCRTD unless such move is absolutely necessary for the safety of the displacee or other extreme circumstances. If a temporary move is absolutely required, compensation for moving expenses will be made for both the temporary and the permanent move.

Claim Preparation

The Real Estate Specialist will provide whatever assistance is necessary to residential and commercial occupants to complete and file the claim for moving and replacement housing payments. The claims form will be designed to provide payment for all eligible payments along with instructions for completion and the required documentation.

Assurances

On February 23, 1979, in compliance with UMTA Circular 9100.1, the SCRTD submitted to UMTA standard assurances, which included the assurance that SCRTD will comply with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, which provides for the fair and equitable treatment of persons whose property is being purchased and also persons who are displaced as a result of the transit project.

Assurance is also given that SCRTD will comply with other laws and regulations as required by the Uniform Relocation Act including all civil rights legislation.

IV. RELOCATION ANALYSIS

IV. RELOCATION ANALYSIS

The focus of the relocation report is to provide an analysis of the direct displacements that will be caused by the Metro Rail Project. The parcels that have been identified as impacted by the project were surveyed to develop an inventory of residential and commercial displacements. Based on this inventory of displacements, the report will analyze the need for replacement housing, the availability of replacement housing resources and identify potential relocation problems and possible solutions. The analysis also reviews concurrent direct displacement by other government agencies or projects that may affect the availability of housing.

Residential and commercial occupants directly displaced by the project are identified in the Inventory of Displacement section starting on page 24 of this report. The parcel identification is based on the Metro Rail Project Property Identification Plan dated July, 1983.

Characteristics of <u>Displacements</u>

Information for the inventory of displacements was obtained from interviews with owners of the residential properties, a sampling of the tenant population (with the owner's permission), and from a complete occupancy survey of all businesses in the station sites. Additional population characteristics were obtained from the 1980

census statistics. Commercial parking lots and outdoor advertising signs were inventoried, but their owners were not interviewed.

A total of 402 displacements were identified consisting of 196 commercial businesses, 5 non-profit organizations, and 201 residential. See Table IV-1 for a complete summary of displacements by station area.

Of the 196 commercial businesses, 63 are retail stores, 99 are offices or service businesses, six are industrial, 14 are restaurants, and 14 are commercial parking. The survey identified 1,451 employees associated with the displaced businesses. There were 26 businesses identified as minority-owned. See Table IV-2 for a distribution of displaced businesses by station area, along with the outdoor advertising signs and non-profit organizations.

The survey revealed that the residential units displaced will be limited to only four of the station areas. There will be 24 occurring in the Wilshire & Alvarado station area, 27 in Hollywood & Cahuenga, 136 in Universal City, and 14 in North Hollywood for a total of 201 displacements. See Table IV-3 for a breakdown of these units by station area showing the type of housing unit being taken, occupancy tenure, number of bedrooms, and the rental ranges.

It should be noted that although a survey was conducted, the number of families actually displaced will probably be

TABLE IV - 1 SUMMARY OF DISPLACEMENTS

	Residential	Commercial	Non-Profit, Services
Main Yard & Shops and Line Segment	0	8	0
Stations:			
Union Station	0	1	0
Civic Center	0	1	0
Fifth & Hill	0	3	0
Seventh & Flower	0	7	0
Wilshire & Alvarado	24	17	0
Wilshire & Vermont	0	4	0
Wilshire & Normandie	0	0	0
Wilshire & Western	0	3	0
Wilshire & Crenshaw	0	0	0
Wilshire & La Brea	0	4	0
Wilshire & Fairfax	0	9	0
Beverly & Fairfax	0	19	0
Santa Monica & Fairfax	0	27	1
La Brea & Sunset	0	5	0
Hollywood & Cahuenga	27	40	2
Hollywood Bowl	0	0	0
Universal City	136	24	0
North Hollywood	14	24	2
TOTALS	201	19 6	5

TABLE IV - 2 SUPPLARY OF CONTENCIAL/NON-PROFIT DISPLACEMENTS

	Total Commercial Businesses			A462 7	Type of Busi	ness	Company -1	Non-Profit/	Advertising	Mumber of
<u> </u>		Minority Businesses	Retnil	Office/ Services	Industrial	Restaurant		Services	Signs	Employees
Mnin Yard & Shops and Line Segment	В	1		1	6	1				322
Stations:										
Union Station	1			1	_					
Civic Center	1						1			
Pifth & Hill	3		1				2			50
Seventh & Flower	7	٦	. 2	2		2	1			51
Wilshire & Alvorado	17	7	8	1		5	3			110
Wilshire & Vermont	4		1	1		1	1			56
Wilshire & Normandia										
Wilshire & Western	3		2				11		5	28
Wilshire & Crenshaw										
Wilshire & Le Bres	4	1	2	1			1		2	10
Wilshire & Fairfax	9			7			2		1	70
Beverly & Feirfax	19	5	19		_					36
Senta Monica & Fairfax	27	2	9	18				1	2	58
La Bres & Sunset	5		1	4					2	11
Hollywood & Cahuenga	40	9	12	21		5	2	2	5	176
Hollywood Bowl										
Universal City	24			24					2	276
North Hollywood	24		6	18				2		222
TOTALS	196	26	63	99	6	14	14	5	16	1,451 *

Approximate number

TABLE IV - 3
SUMMARY OF RESIDENTIAL DISPLACEMENTS .

	Number of	Housing	Units		Unit Tenu	re	Nu	mber of Bed	rooms	
Station	Residential Displacements	Single- Pamily	Multi- Family	Owner	Renter	Vacant	Hachelor/ Single	1-Bedroom	2-Bedroom	Rental Range
Vilshire &	24	0	24	0	24	0	24			0 Bedroom - \$95-\$180
Hollywood & Cahuenga	27	0	27	1	26	0	22	1	4	O Bedroom - \$300 1 Bedroom - \$310 2 Bedroom - \$485
Universal City	136	4	132	1	131	4	7	92	37	0 Bedroom - \$295-\$400 1 Bedroom - \$225-\$550 2 Bedroom - \$285-\$675
North Hollywood	14	2	12	1	13	0 .	1	9	4	O Bedroom - \$290 1 Bedroom - \$275-285 2 Bedroom SFR - \$500-\$
TOTAL	201	6	195	3	194	4	54	102	45	-

higher than the number of dwelling units counted since some of the units may be occupied by more than one family.

The survey revealed that an estimated 326 persons will be displaced. Of these, 111 are Hispanic, 14 are black, 186 are white, and 9 are Asian/Indian. See Table IV-4 for a distribution of the ethnic characteristics by station area.

The 1980 census data shows the median household income for the year 1979 for the census tracts immediately surrounding each station was as follows:

<u>Station</u>	Median Household Income
Wilshire & Alvarado	\$ 6,941
Hollywood & Cahuenga	8,452
Universal City	16,062
North Hollywood	13,033

The figures for these tracts are lower than the median household income of \$17,563 for all of the Los Angeles County during the same period.

The 1980 census data for these same tracts shows the percentage of the population that was age 62 or older, as follows:

Station	Population Age 62 or Older (%)
Wilshire & Alvarado	16.1%
Hollywood & Cahuenga	19.2%

TABLE IV - 4
ETHNIC CHARACTERISTICS OF RESIDENTIAL DISPLACEMENTS

Station	Total Persons Displaced	Hispanic	Black	White	Asian/ Indian	Other
Wilshire & Alverado	50	47	0	3	0	0
Hollywood & Cahuenga	32	5	8	13	0	0
Universel City	201	17	6	169	9	0
North Hollywood	43	42*	0	1	0	0
TOTALS	326	111	14	186	9	0

^{*}Estimated on 2 parcels (8 units) = 18 Hispanics--Information based on 1980 census data on average household size per census tract

Universal City 13.5%

North Hollywood 14.3%

Based upon information obtained in our sampling of the tenant population, the above percentages approximate the current displacee population, except in the Wilshire & Alvarado area where the percentage of elderly occupants is substantially less than 16.1%.

Inventory of Displacements

The following is an inventory of commercial and residential displacements which will occur as a result of acquisition for the Metro Rail Project. The parcel number is an assigned internal number which corresponds to the Project Property Identification Plan.

MAIN YARD & SHOPS AND LINE SEGMENT

The Main Yard & Shops and Line Segment sites require the acquisition of seven (7) parcels. Eight (8) businesses will be displaced by the construction activities.

Parcel Nu	mber	Pertinent Data
009		Santa Fe Trail Transportation Company:
		Large commercial freight company; 110 employees.
		Westransco Freight Company:
		Large commercial coast-to-coast freight ser- vice; 55 employees.
		Seabridge Freight Systems, Inc.:
		Large commercial freight service to Hawaii; 10 employees.
015		Cal Tex Corn Processors, Inc.:
		Large Hispanic-owned industrial corn processing plant; ll employees.
016	*	A & H Greenfield:
		Industrial sheet metal plant; 15 employees.
021	*	Ranch Fresh Produce, Inc.:
		Wholesale produce business; 15 employees.
024		Denny's Restaurant:
		Restaurant; 100 employees.

^{*}Indicates owner-occupied business; those not asterisked are tenant-occupied.

MAIN YARD & SHOPS AND LINE SEGMENT (Continued)

Parcel Number	Pertinent Data
025	Union City Commercial Bus & Truck Wash & Rent-A-Car Right:
	Commercial truck and bus wash business and carrental; 6 employees.
032	Vacant Warehouse

S C R T D METRO RAIL PROJECT

MAIN YARD & SHOPS & LINE SEGMENT

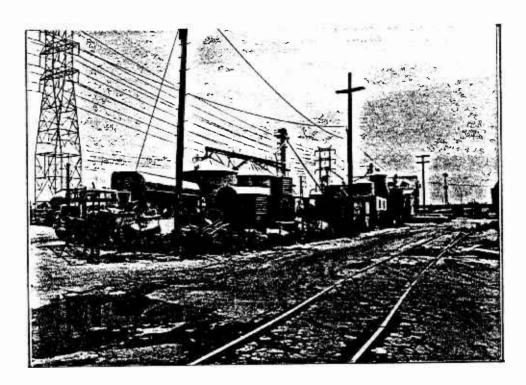


PAR 009

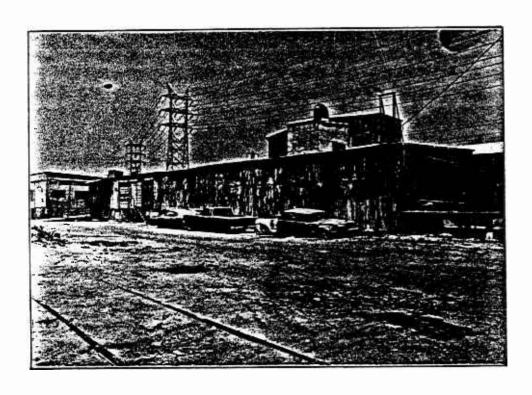


S C R T D METRO RAIL PROJECT

MAIN YARD & SHOPS & LINE SEGMENT

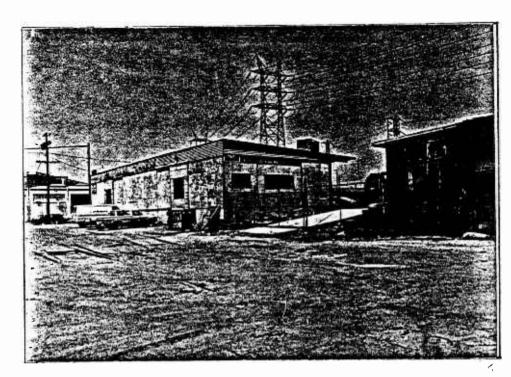


PAR 015

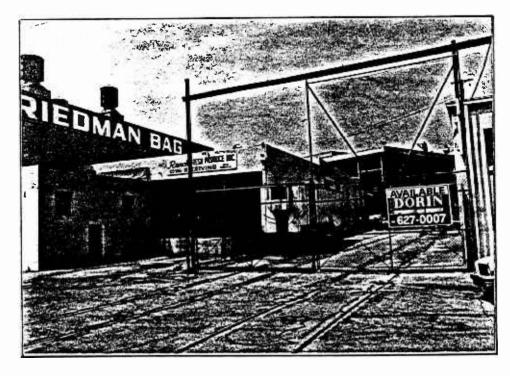


S C R T D METRO RAIL PROJECT

MAIN YARD & SHOPS & LINE SEGMENT

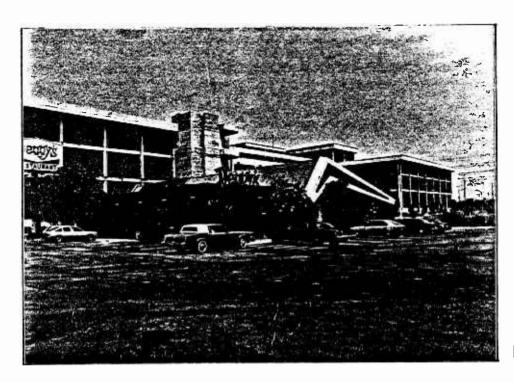


PAR 016



PAR 021 -

MAIN YARD & SHOPS & LINE SEGMENT

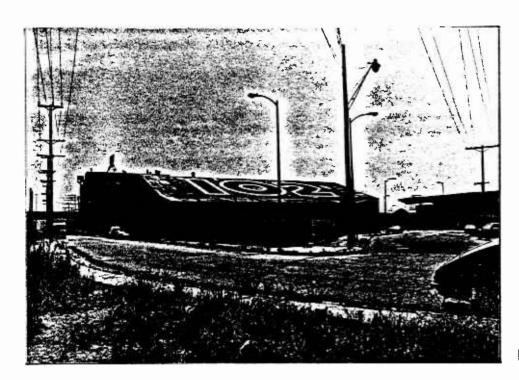


PAR 024



PAR 025

MAIN YARD & SHOPS & LINE SEGMENT

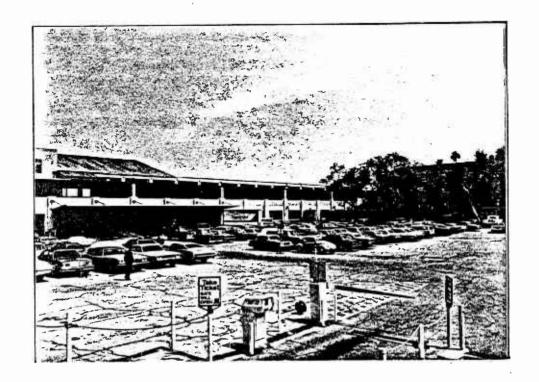


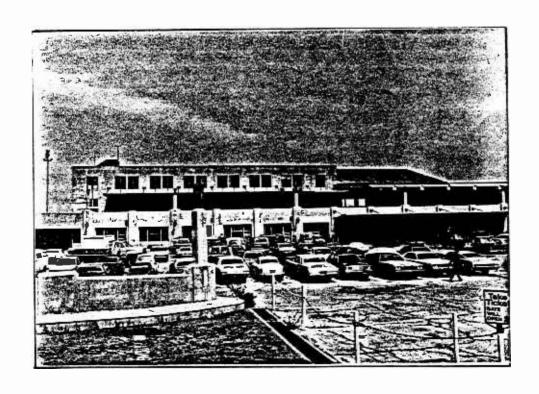
UNION STATION

The Union Station site requires the acquisition of a portion of one (1) parcel. A portion of one (1) business will be displaced by the construction activities.

Parcel Number	Pertinent Data
027	A portion of the former Railway Express Agency facilities behind the Union Station passenger terminal.

UNION STATION





CIVIC CENTER

The Civic Center Station requires the acquisition of one (1) parcel containing one (1) business.

Parcel Number Pertinent Data

140 Parking Lot (County of Los Angeles)

FIFTH & HILL

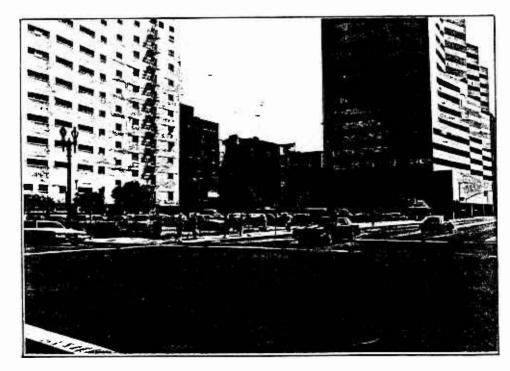
The Fifth & Hill Station requires the acquisition of three (3) parcels. Three (3) businesses will be displaced by the construction activities.

Parcel Number	Pertinent Data
142	System Auto Park
145	System Auto Park
150	Thrifty Drug Company:
	Large commercial drug store on ground floor of 12-story building; 20 employees.

FIFTH & HILL



PAR 142



PAR 145

FIFTH & HILL



SEVENTH AND FLOWER

The Seventh and Flower Station requires the acquisition of three (3) parcels. Seven (7) businesses will be displaced by the construction activities.

Parcel Number Pertinent Data Street level: Central Bank: Banking services; 6 employees. Vacant Office

Lower level shops: Drake's Salad Bar:

Small restaurant; 7 employees

B. B. Nichols, Inc.:

Asian-owned retail store selling photographic supplies; 2 employees.

Superior Optical Company:

Retail store selling glasses and optical supplies; I employee.

Pasquini's Espresso Caffe:

Patio-cafe restaurant; 3 employees.

175 Roosevelt Building Parking:

Parking in lower level of building.

176 * Home Savings and Loan:

Savings and loan services, branch office; 32 employees.

^{*} Indicates owner-occupied business; those not asterisked are tenant-occupied.

SEVENTH & FLOWER





SEVENTH & FLOWER



WILSHIRE AND ALVARADO

The Wilshire and Alvarado Station requires the acquisition of six (6) parcels. Sixteen (16) businesses and twenty-four (24) residential units will be displaced by the construction activities.

Parcel Number	Pertinent Data
209	Grant's Parking Lot
211	Grant's Parking Lot
220	Grant's Parking Lot
221	Hills Coffee Shop:
·	Small Asian-owned restaurant; 5 employees.
	Debbie's Dress Shop:
	Small Asian-owned retail ladies clothing store; 1 employee.
	Frank's Dresses:
	Small, retail children's clothing store; 2 employees.
	Lee's Snoes:
	Small retail shoe store; 2 employees.
	L.A. Fashion Mart:
	Small Hispanic-owned retail ladies clothing store; 5 employees.
	Rumpus Room:
	Bar; 4 employees.
	Scott's Clothes For Men:
	Small retail men's clothing store; 2 employees.

222

Cisco's Juice Bar:

Small Asian-owned juice bar; 1 employee.

WILSHIRE AND ALVARADO (Continued)

Parcel Number Pertinent Data

222, continued

24-Unit Apartment Building:

Containing 12 bachelor units and 12 single units; monthly rental rate \$180 to \$350; primarily Hispanic tenants; number of tenants - 50.

El Asador

Small Asian-owned food stand; 2 employees.

224 McDonald's:

Hispanic-owned restaurant; 60 employees.

Urgent Care Medical Clinic:

Medical complex providing dental, optometry and general health care; 5 doctors and 13 employees-

Beirut Sportswear:

Small retail men's clothing store; 3 employees.

Paul's Shoes:

Small Asian-owned retail shoe store; 2 employees.

^{*}Indicates Owner-occupied business; those not asterisked are tenant-occupied.

WILSHIRE & ALVARADO

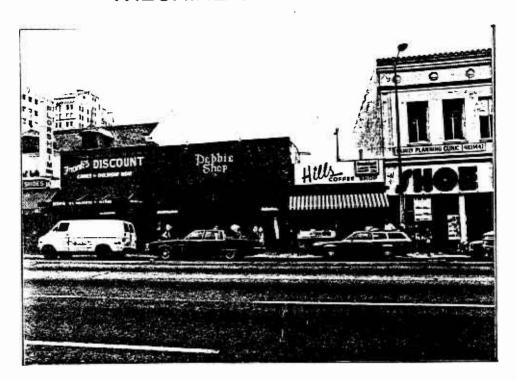


PAR 209 & 211



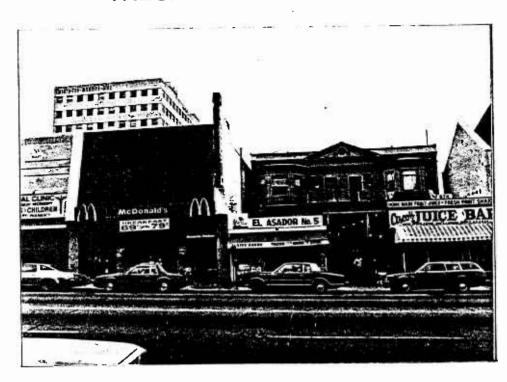
PAR 220

WILSHIRE & ALVARADO

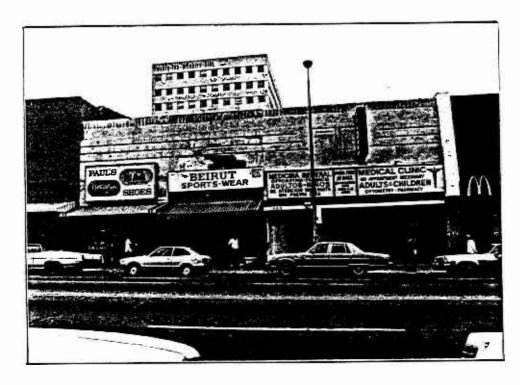




WILSHIRE & ALVARADO



PAR 222



PAR 224

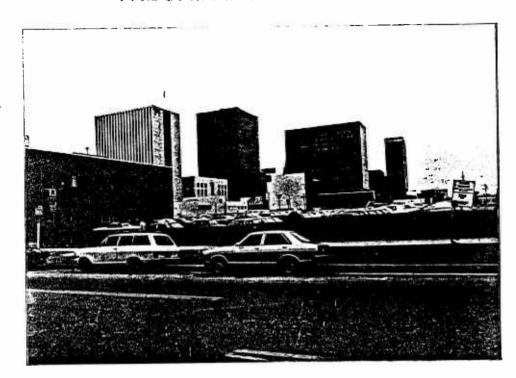
WILSHIRE AND VERMONT

The Wilshire and Vermont Station requires the acquisition of four (4) parcels. Four (4) businesses will be displaced by the construction activities.

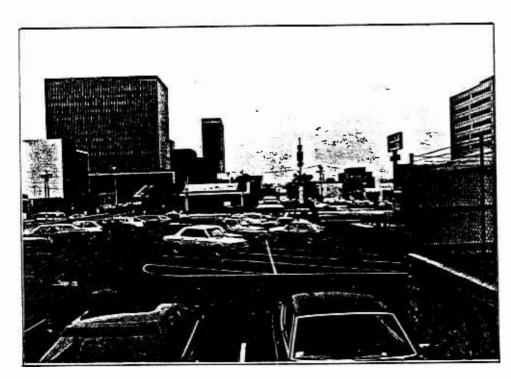
Parcel	Number	Pertinent Data
249		Citipark Parking Lot
253		Fotomat: Chain retail photographic processing store; 2 employees.
260	*	<pre>Hertz Rent-A-Car: Chain auto rental business; 4 employees.</pre>
261		<pre>Denny's: Cnain restaurant; 50 employees.</pre>

^{*}Indicates owner-occupied business; those not asterisked are tenant-occupied.

WILSHIRE & VERMONT



PAR 249



PARS 249 & 253

WILSHIRE & VERMONT



PAR 260



PAR 261

WILSHIRE AND WESTERN

The Wilshire and Western Station requires the acquisition of one (1) parcel. Two (2) businesses will be displaced by the construction activities.

Parcel Number

Pertinent Data

Thrifty Drug Store:

Large chain retail drug store; 25 employees.

See's Candy:

Chain retail candy store; 3 employees.

Outdoor Advertising Signs (2)

^{*}Indicates owner-occupied businesses; those not asterisked are tenant-occupied.

WILSHIRE & WESTERN



PAR 284

WILSHIRE AND LA BREA

The Wilshire and La Brea Station requires the acquisition of one (1) parcel. Four (4) businesses will be displaced by the construction activities.

Parcel Number Pertinent Data

362 One-story office building:

Vacant

Ajax Rent-A-Car:

Chain auto rental business; 3 employees.

Cedric's Flowers:

Large retail florist shop; 6 employees.

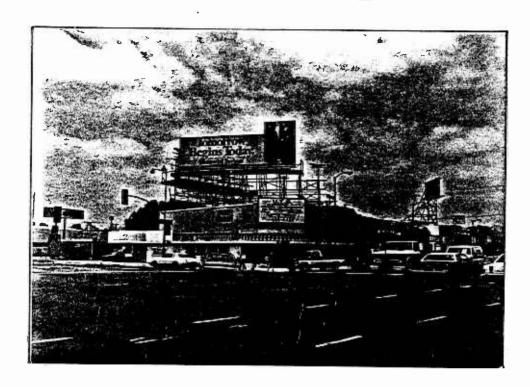
Sheepskin Auto Seat Covers:

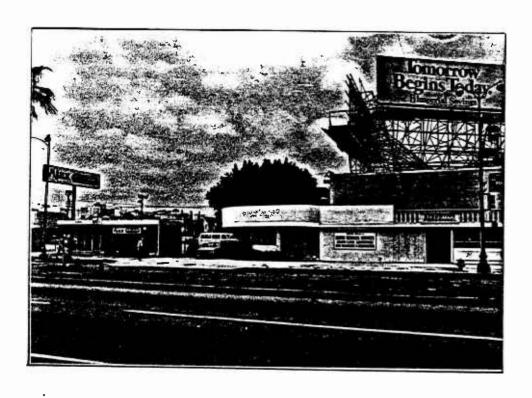
Small Asian-owned outdoor vendor; I employee.

Parking Lot

Outdoor Advertising Signs (2)

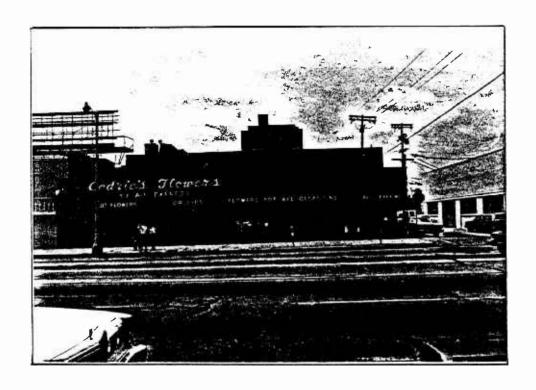
WILSHIRE & LA BREA





WILSHIRE & LA BREA





WILSHIRE AND FAIRFAX

381

The Wilshire and Fairfax Station requires the acquisition of two (2) Parcels. Nine (9) businesses will be displaced by the construction activities.

struction activition	es.
Parcel Number	Pertinent Data
378	Parking Lot
380	This parcel contains a three-story office building, including:
	Street Level:
*	Paul D. Labin:
	Attorney and Building Office; 2 employees.
	Dr. Leslie R. Wachs:
	Optometrist: 4 employees.

Vacant Office

PMC Escrow:

Escrow services;

Second Story:

Property Management Co., Inc.

Large property management services; 25 employees (including PMC Escrow).

Wagner-Jacobson Brokerage, Inc.:

Brokerage services; 28 employees.

Third Story:

Graphic Process Company:

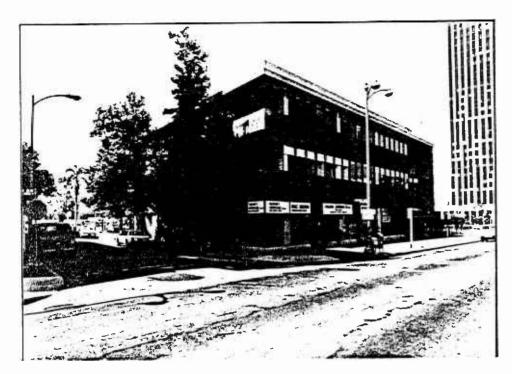
Graphic reproduction shop; ll employees.

Royal Parking Service

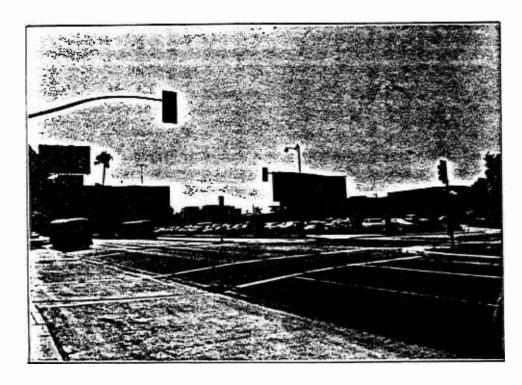
Outdoor Advertising Sign

* Indicates Owner-occupied businesses; those not asterisked are tenant-occupied.

WILSHIRE & FAIRFAX



PAR 380



PAR 381

BEVERLY AND FAIRFAX (Farmer's Market)

The Beverly and Fairfax Station requires the acquisition of one (1) parcel. Nineteen (19) businesses will be displaced by the construction activities.

Parcel Number Pertinent Data

400

This parcel contains nineteen (19) small retail shops in a low, one-story structure on Fairfax Avenue, north of Third Street, within the Farmer's Market, including:

Scoreboard Sports Shop:

Sports clotning; 7 employees.

World Religious Arts:

Religious Art; 1 employee.

The Peasantry:

Clothing shop; 3 employees.

Clothing Tree:

1 employee.

Amalia's Handbags:

2 employees.

Scriptcraft Jewelry:

2 employees.

The Captain's Wharf:

Brass art objects; Asian-owned; 2 employees.

Diane's Glass Art:

1 employee.

Diana's Stufft'ed Animals:

Hispanic-owned; 1 employee.

Roos Bath Shop:

2 employees.

BEVERLY AND FAIRFAX (Continued)

Parcel Number Pertinent Data

400, continued <u>Jeni's Galleria:</u>

Mexican crafts; 1 employee.

Polynesian Casuals:

Polynesian-owned; 2 employees.

Records and Radio Shop:

Hispanic-owned; 1 employee.

King's Half Size:

Clothing shop; 2 employees.

Camera Exchange:

2 employees.

George Chann, Portraits:

Asian-owned; 2 employees.

The Brush Shop:

1 employee.

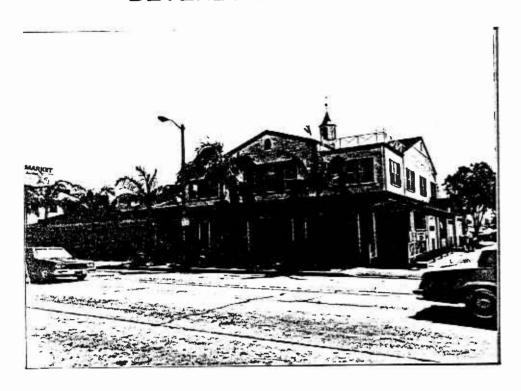
Rug Crafters:

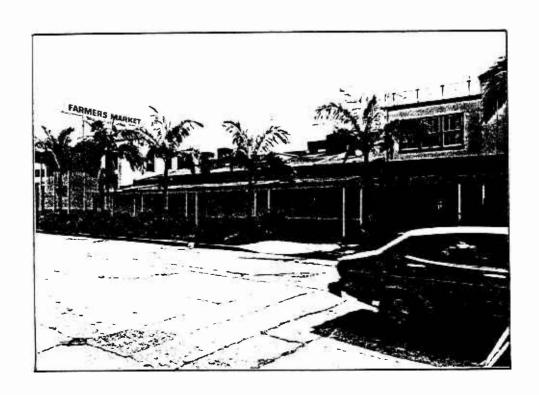
Hand made rug patterns and yarn; 2 employees.

Oliver's Place:

Gourmet cookware; 2 employees.

BEVERLY & FAIRFAX





SANTA MONICA AND FAIRFAX

The Santa Monica and Fairfax Station requires the acquisition of two (2) parcels. Twenty-seven (27) businesses and one church will be displaced by the construction activities.

Parcel Number Pertinent Data

Displacement occurs in two 2-story buildings, including retail street-level businesses and small offices on second story.

434 Street Level:

Heart of Glass:

Retail shop selling art objects; 2 employees.

Big Man's Shop:

Hispanic-owned retail store specializing in clothing for big men; 6 employees.

Vacant Store

Ron MacAlan:

Retail men's clothing store; 9 employees.

Huener's Jewelers:

Jewelery sales; 2 employees.

All Saints Community Episcopal Church:

Church; 1 employee.

Salvatore Polizzi Studios:

Stained glass artist's studio; 2 employees.

A-1 Camera Total Image:

Photographic services; 1 employee.

Aristides, The Tailor:

Hispanic-owned, retail alterations trade; l employee.

SANTA MONICA AND FAIRFAX (Continued)

434 Spheeris Films, Ron Hugo and Penelope Spheeris:

Film production services; 6 employees.

435 Street Level:

Crown TV:

Retail television and Stereo sales; 3 employees.

Outdoor Advertising Signs (2)

Haroutunian Oriental Rugs:

Retail sales of Oriental rugs; 4 employees.

Abbott's Custom Upholstery:

Custom upholstery shop and retail sales;

8 employees.

Second Story:

Pee Wee Herman Productions:

Film Productions; 1 employee.

System Management Co.: 1 employee.

John Ladner: 1 employee.

Kounis Productions: 1 employee.

Joan Taylor: 1 employee.

Cinema Talent International: 1 employee.

SANTA MONICA AND FAIRFAX (Continued)

Parcel Number Pertinent Data

J. Van Tassell: 1 employee.

Sight Sense Photographers:

Photographer; l employee.

David Barry: 1 employee.

Kritton Productions: 1 employee.

The Jay Dills Corp.: 1 employee.

J. Viola Piree Creations: 1 employee.

Roger & Susan Lewis, Attorneys:

1 employee.

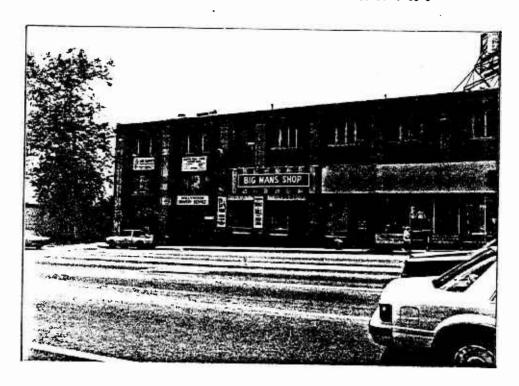
S. Darbacopoulou: 1 employee.

Spiros Casimis: 1 employee.

Hollywood Film and Tape Works:

l employee.

SANTA MONICA & FAIRFAX



PAR 434



SANTA MONICA & FAIRFAX



PAR 434



PAR 435

LA BREA AND SUNSET

The La Brea and Sunset Station requires the acquisition of two (2) parcels. Five (5) businesses will be displaced by the construction activities.

Parcel Number Pertinent Data

500 Mobile Service Station and Mini-Mart:

Full service station and mini-market; 4 employees.

Three small auto shops (same owner).

Superstar Automotive:

Small retail auto body repair shop; 2 employees.

Dependable Radiator Service:

Small retail auto radiator repair shop; 2 employees.

Star Auto Electric:

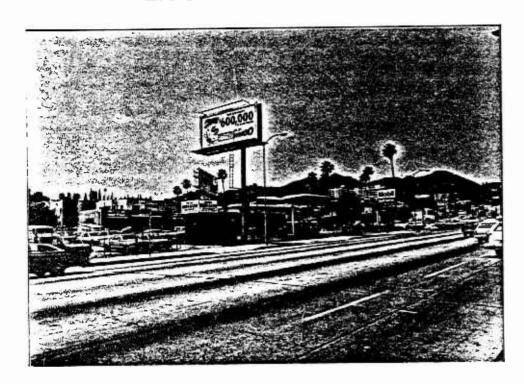
Small retail auto electrical repair shop; 2 employees.

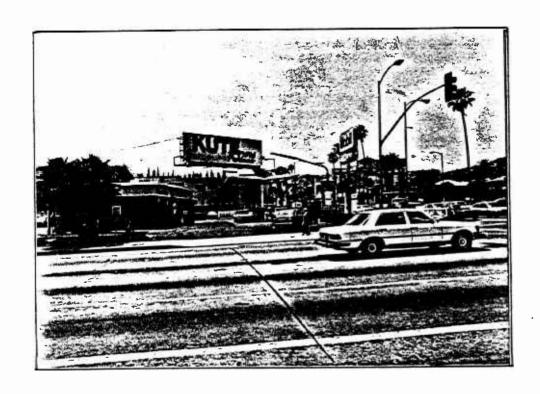
501 Avon Rent-A-Car:

Car rental business; 1 employee.

Outdoor Advertising Signs (2)

LA BREA & SUNSET





HOLLYWOOD AND CAHUENGA

The Hollywood and Cahuenga Station requires the acquisition of thirteen (13) parcels. Forty (40) businesses, two (2) non-profit organizations and twenty-seven (27) residential units will be displaced by the construction activities.

Parcel Number Pertinent Data

529 System Auto Park

Shanghai-Lucky Restaurant:

An Asian-owned restaurant; 4 employees.

Zeb Cal Exterminating Co.:

Insect-exterminating company; 5 employees.

Bob White Barber Shop:

Small barber shop; 1 employee.

Paramount Beauty Supply:

Retail beauty supply shop; 6 employees.

Luis Tailoring:

Small Hispanic-owned retail clothing alteration business; 2 employees.

Bijou Bar:

530

Bar; 3 employees.

This parcel contains a four-story building with a restaurant and retail shops on the street level, and office spaces on upper levels, including:

Street-level shops:

Tom's Burgers:

Walk-in hamburger stand; 5 employees.

Star Men's Wear:

Small retail men's clothing store; 3 employees.

Parcel Number Pertinent Data

530, continued The Spot-Roller Skates:

Small retail sales, roller skate store; 2 employees.

Checks Cashed - RTD Passes:

Store providing service: Check cashing, RTD pass sales; 2 employees.

One Of A Kind:

Small Retail Clothing Store; 1 employee.

Christian Science Reading Room:

1 employee.

Upper level offices:

The Hollywood Building:

Real estate and investment business; 1 employee.

Holly-Dent Lab:

Dental laboratory; 2 employees.

AMA Ceramics Dental Lab:

Hispanic-owned dental laboratory; 1 employee.

Holly Star:

Teaching and counseling in holistic health; 1 employee.

Mother Plucker Feather Co.:

Manufacturing of feather products, both retail and wholesale sales; 6 employees.

Johnny Lloyd Management Firm:

Management consulting firm; 1 employee.

World Book and News Co .:

One (1) employee.

Parcel Number Pertinent Data

530, continued Zad Commercial, Inc.:

One (1) employee.

Runyan Realty Co.:

One (1) employee.

R. J. MC Corp.:

One (1) employee.

Jamie Faunts Creative Music Courses:

One (1) employee.

International Key Maintenance Co.:

Asian-owned janitorial service; 50 employees.

Richard Wendt Advertising:

One (1) employee.

Charles Norman Portraits:

One (1) employee.

Good Head Enterprises:

One (1) employee.

Fernandez Librada:

One (1) employee.

Outdoor Advertising Signs (2)

531 Street-level retail shops:

Florsheim Shoes:

Chain retail shoe store; 3 employees.

Vacant Store

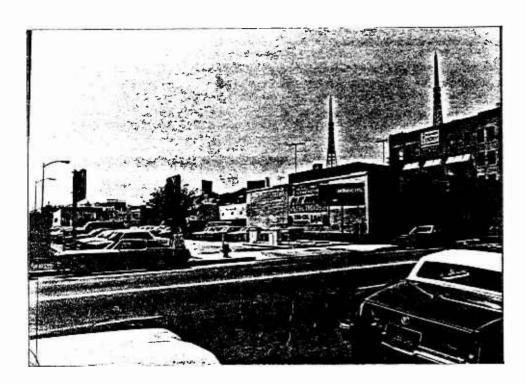
Outdoor Advertising Sign

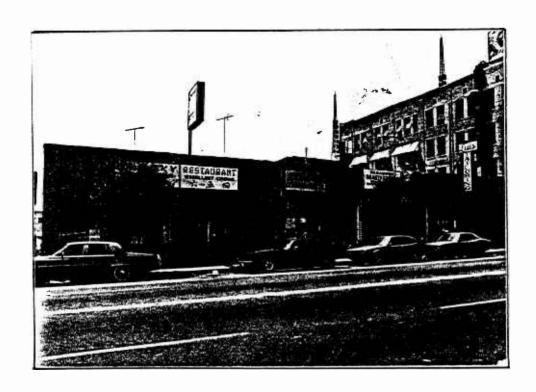
Parcel Number	Pertinent Data
508	T-Shirts R US:
	Small, Hispanic-owned retail store; 2 employees.
	Foundation Health Foods:
	Small retail health food store and restaurant; 1 employee.
	Feminist Women's Health Center:
	Women's health education center; 15 full-time employees; 30 part-time.
	New Corina's Restaurant:
	Small, Hispanic-owned restaurant; 8 employees.
533	Hollywood Actor's Theatre:
	Small, legitimate theatre; lemployee.
	Commercial Parking Lot
535	Aloha Parking
	Continental Trailways:
	Bus terminal and lockers; 2 employees.
	The Towne Club:
	Bar; 10 employees.
536-538 *	Bob Smith Porsche Audi:
	Large automobile dealer; 30 employees.
542 *	Hollywood 8 Motel:
	Asian-owned 25-unit motel; 3 employees.
	Outdoor Advertising Sign

^{*}Indicates owner-occupied business; those not asterisked are tenant-occupied.

Parcel Number	Pertinent Data
543	23-Unit Apartment Building:
	Containing 22 single and one 1-bedroom units; monthly rental rate - \$225-\$310 for single, \$335 for 1-bedroom; there are 8 black, 5 Hispanic, and 13 white tenants - number of tenants: 26.
544	Shell Service Station:
	Asian-owned gasoline station and auto repair; 6 employees.
547	Triangle Market and Liquor:
	Black-owned market and liquor store; 12 employees; meat department, sub-tenant, 3 employees.
	Outdoor Advertising Sign
	4-Unit Apartment Building:
	Containing four 2-bedroom units; monthly rental rate, \$495; no minority tenants; number of tenants - 6.

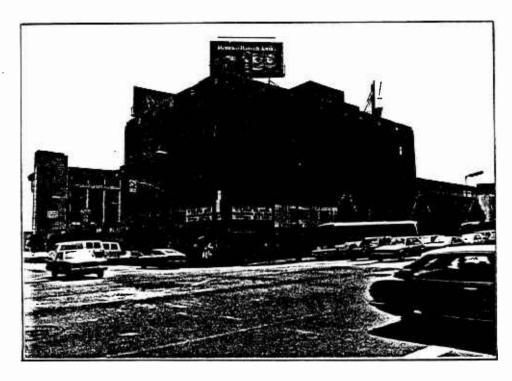
HOLLYWOOD & CAHUENGA







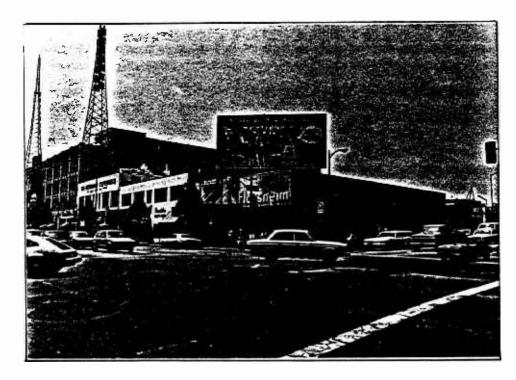
PAR 529



PAR 530 -



PAR 508



PAR 531



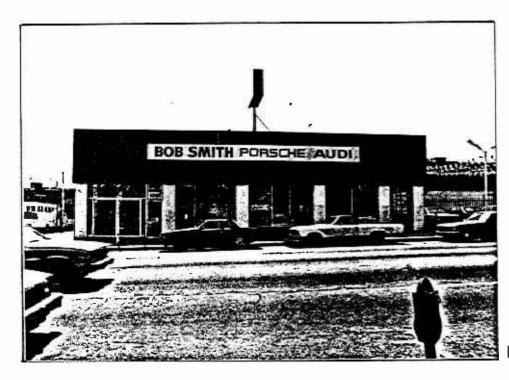
PAR 533



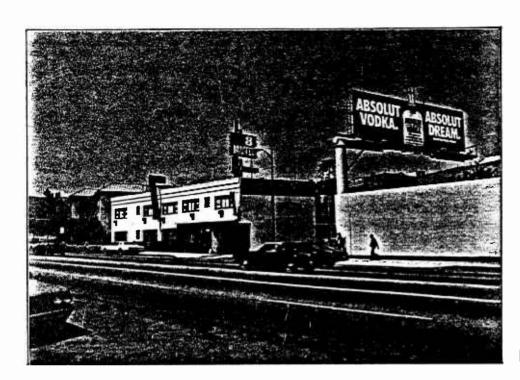
PAR 535



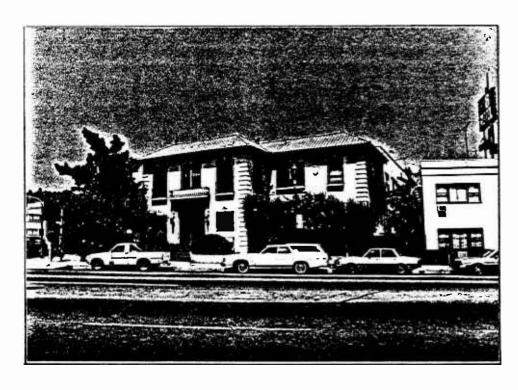
PAR 535



PAR 536 & 538



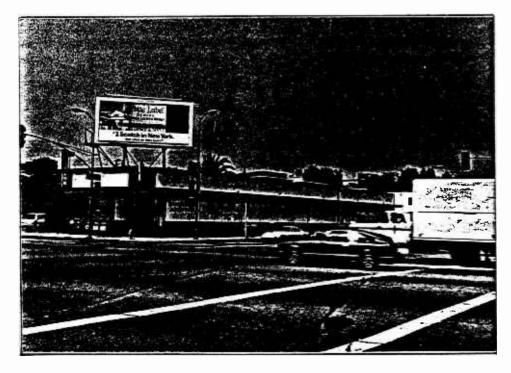
PAR 542



PAR 543

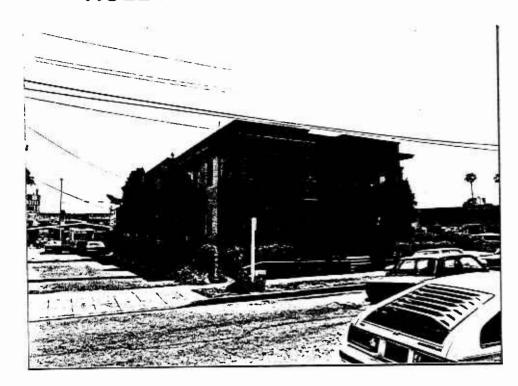


PAR 544



PAR 547

HOLLYWOOD & CAHUENGA



UNIVERSAL CITY

The Universal City Station requires the acquisition of nineteen (19) parcels. Twenty-four (24) businesses and one hundred and thirty-six (136) residential units will be displaced by the construction activities.

Parcel Number Pertinent Data

750 This parcel contains a two-story office building:

The Egg Company:

Building management and space leasing company;

2 employees.

The building is leased to the following film-

related businesses:

O'Neil and Jeffries: 7 employees

Production Travel and Tours, Inc.: 2 employees

Promo Verite, Inc.: 3 employees

Joe Reich and Friends: lemployee

Robinson Management: 2 employees

Jeff Schechtmen: 1 employee

Standard P/R and Marketing: 4 employees

Marsha Temple: l employee

Tiffany Management: 2 employees

Abby Lou Entertainment: 1 employee

Anderson - McCook: 2 employees

Quince Productions: 4 employees

CBS - Larry Forsdick: 3 employees

Gerard Films: 1 employee

Hy-Tek: 1 employee

Katz-Huyck Films: 3 employees

Keys To The City: 3 employees

UNIVERSAL CITY (Continued)

Parcel Number	Pertinent Data
	Kleiser Productions: 5 employees
	Lucasfilm: 2 employees
751	Nautilus Tech Fitness Center:
	Health club; 30 employees.
754	Budget Rent-A-Car:
	Automobile rental office; 6 employees.
	Outdoor Advertising Signs (2)
758	2 Single-Family Residences:
	Vacant
759	10-Unit Apartment Building:
	Containing 8 one-bedroom and 2 two-bedroom units; monthly rental \$350 for one-bedroom, \$450 for two-bedroom; there are 2 Hispanic and 2 black tenants; number of tenants - 12.
760	24-Unit Apartment Building:
	Containing 22 one-bedroom and 2 two-bedroom units; monthly rental range \$279-\$425 for one-bedroom, \$495 for two-bedroom; there are 9 Hispanics, 9 Orientals, 30 white; number of tenants - 43.
761	12-Unit Apartment Building:
	Containing 11 one-bedroom and 1 two-bedroom units; monthly rental range \$275-\$365 for one-bedroom, \$425 for two-bedroom; no minority tenants; number of tenants - 13.

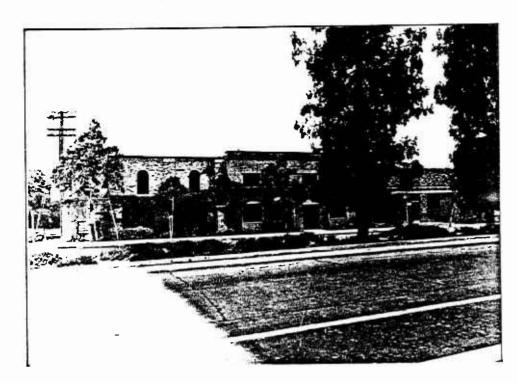
UNIVERSAL CITY (Continued)

Parcel Number	Pertinent Data
762	7-Unit Apartment Building:
	Containing 6 one-bedrom units and 1 two- bedroom unit; unable to obtain monthly rental rate; number of tenants - 13.
763	Vacant Parcel
764	15-Unit Apartment Building:
	Containing 8 one-bedroom units and 7 two-bedroom units; monthly rental \$310 for one-bedroom, \$375 for two-bedroom; no minority tenants; number of tenants - 30.
765	Hewlitt-Packard - Neely Sales Division:
	Large administrative and sales offices for Hewlitt Packard Corp.; 150 employees.
770 *	8-Unit Apartment Building:
	Containing 4 one-bedroom and 4 two-bedroom units (1 owner-occupied); monthly rental \$225 for one-bedroom anad \$335 for two-bedroom; no minority tenants; number of tenants - 8.
771	1 Single-Family Residence:
	Vacant.

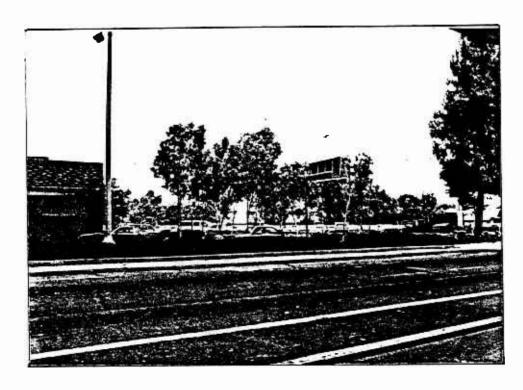
^{*}Indicates owner-occupied business; those not asterisked are tenant-occupied.

UNIVERSAL CITY (Continued)

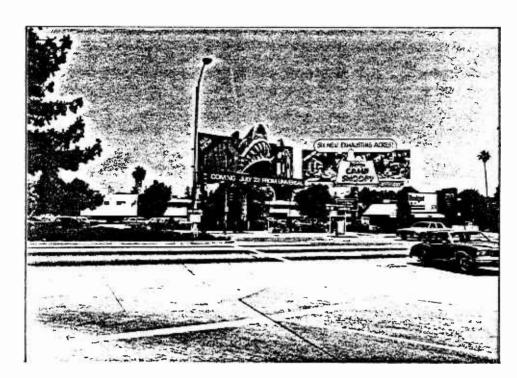
Parcel Number	Pertinent Data
772	l Single-Family Residence:
	Being used for office equipment storage by owner, Hewlitt Packard.
775	24-Unit Apartment Building:
	Containing one single unit, 16 one-bedroom units, and 7 two-bedroom units; monthly rental \$295 for the single, \$385-\$400 for the one-bedroom, and \$425-\$450 for the two-bedroom; there are 6 Hispanic tenants; number of tenants - 31.
776	9-Unit Apartment Building:
	Containing 2 single, 5 one-bedroom and 2 two-bedroom units; monthly rental \$400 for the singles, \$475 for the one-bedroom, and \$550 for the two-bedroom units; there are 2 Hispanic tenants; number of tenants - 13.
777	11-Unit Apartment Building:
	Containing 4 single, 6 one-bedroom and 1 two-bedroom units; monthly rental \$350 and up for singles, \$275 for the one-bedroom and \$285 for the two-bedroom; there are no minority tenants; number of tenants - 13.
778	12-Unit Apartment Building:
	Containing 6 one-bedroom and 6 two-bedroom units; monthly rental \$550 for one-bedroom and \$650-\$675 for two-bedroom; there are no minority tenants; number of tenants - 20.
782	Racquet Center of Universal City:
	Very large health club, i.e., 6.5 acres; 40 employees.



PAR 750



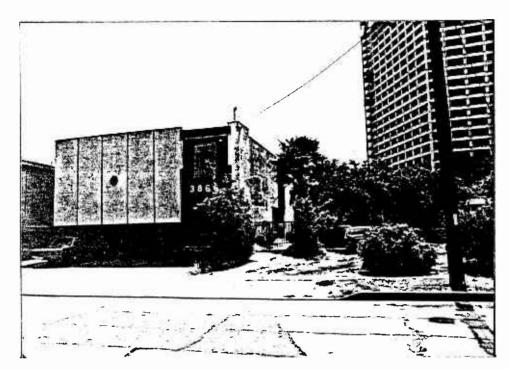
PAR 751



PAR 754



PAR 758



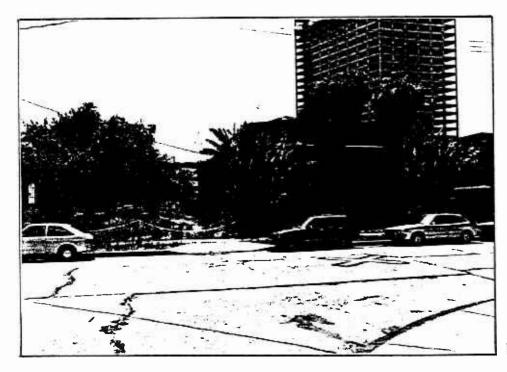
PAR 759



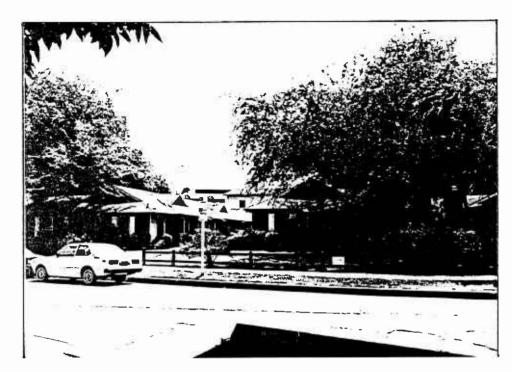
PAR 760



PAR 761



PAR 762 & 763



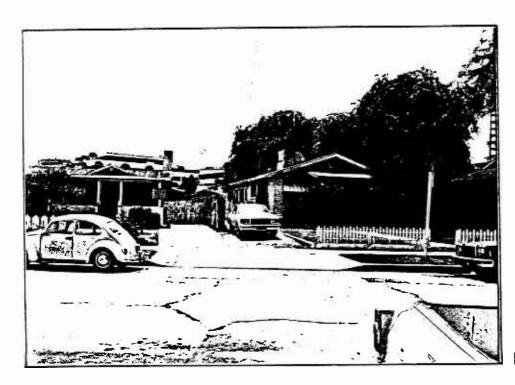
PAR 764



PAR 765



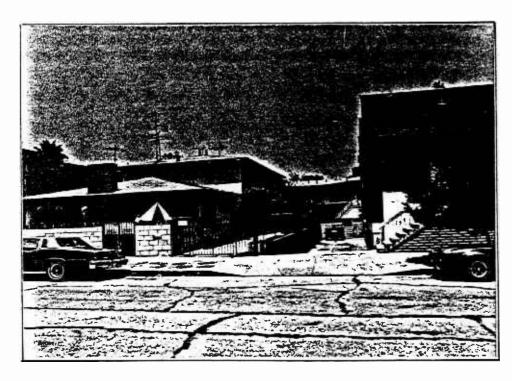
- PAR 770



PAR 771 & 772



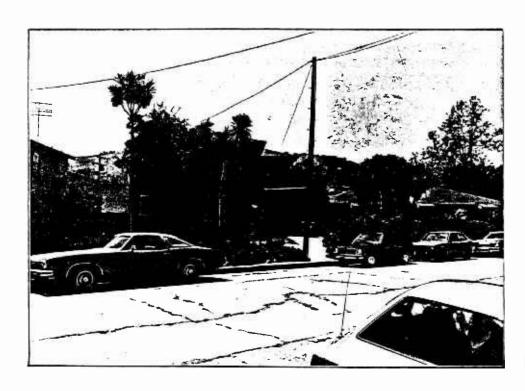
PAR 775



PAR 777

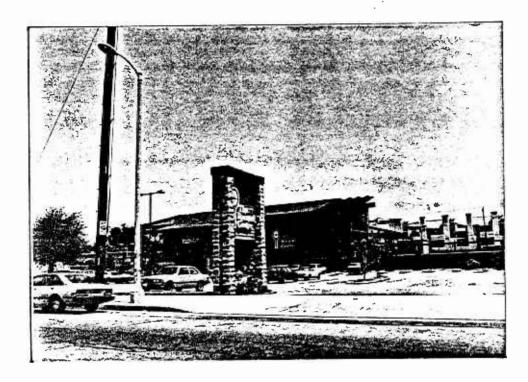


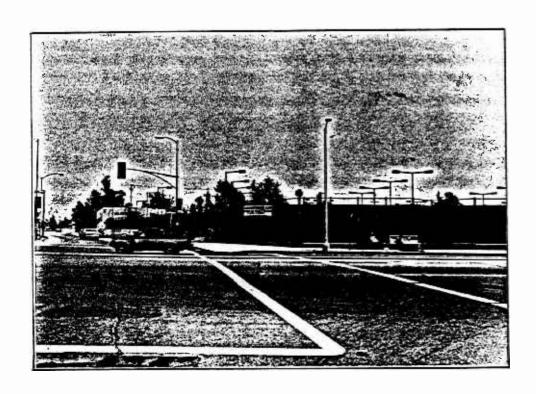
PAR 778



PAR 776

UNIVERSAL CITY





NORTH HOLLYWOOD

The North Hollywood Station requires the acquisition of eighteen (18) parcels. Twenty-four (24) businesses, two (2) non-profit organizations and fourteen (14) residential units will be displaced by the construction activities.

Parcel Number

Pertinent Data

802

Street Level:

Corinne Reed Originals:

Factory and retail sales of artificial flowers, feather art, etc.; 2 employees.

Council Thrift Shop:

Non-profit clothing, small furniture and appliance thrift shop; 2 employees.

Fiberglass Maintenance:

Small fiberglass maintenance office and storage site; 1 employee.

American Academy of Dance:

Dance school; 2 employees.

Dr. Darrell Estes:

Chiropractor; 2 employees.

Eight (8) offices containing the building office, 4 film industry-related businesses, 1 market research company, 2 miscellaneous offices; 14 employees:

R. A. Klump
B & J Casting
Scagnetti Talent Agency
Latin Productions
East Comes West Productions
Tri-State Market and Research
Theron Corps.
VCS - Page Martel Kaiser

NORTH HOLLYWOOD (Continued)

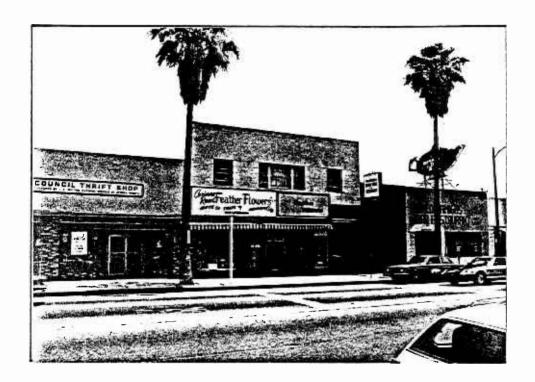
Parcel Number	Pertinent Data
804 *	Chandler Dry Cleaning:
	Dry cleaning and alteration business; 3 employees.
805 & 806	Terry Building Center
	Large, i.e., 2.5-acre, lumber business and related building items; 20 employees.
808 & 821 *	Crossroads Chevrolet and Crossroads Mazda:
	Two large, i.e., one square block, automobile sales and services; 100 employees.
809 *	Pep Boys:
	Large auto parts and service business; 27 employees.
810	Capital Insulation:
	Large insulation business; 10 employees.
812	K and R Slope Repair, Inc.:
	Small slope repair sub-contracting business; 3 employees.
	West Coast Liquor Display:
	Office and warehouse for liquor displays which are placed in stores; 3 employees.
	Andy's Laminated Cabinets:
	Build laminated cabinets; 3 employees.
	Fred Halder Co., Inc.:
	Retail fine lighting fixture business; 6 employees.
813	Southern California Gas Company:
	Yard and service area; 10 employees.
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 $[\]mbox{{\sc *}} \mbox{Indicates owner-occupied business; those not asterisked are tenant-occupied.}$

NORTH HOLLYWOOD (Continued)

Parcel Number	Pertinent Data
814	l Single-Family Residence:
	2-bedroom house; monthly rental \$500; Hispanic tenants; number of tenants - 6.
815	Valley Christian Center
816 *	3 Units - Duplex and Rear Detached Unit:
	Containing 2 two-bedroom units and 1 one- bedroom unit (1 owner-occupied); unable to obtain further information.
817	5 Units - 3 Front and 2 Rear Units:
	Containing 5 one-bedroom units; unable to obtain further information.
818	4-Unit Housing Structure:
	Containing 1 single unit and 3 one-bedroom units; monthly rental \$290 for single, and \$275-\$285 for the one-bedroom; there are 12 Hispanic tenants; number of tenants - 13.
819	George's Handy Market:
	Community market; 2 employees.
820	1 Single-Family Residence:
	Containing 1 two-bedroom structure; monthly rental of \$550; there are 6 Hispanic tenants; number of tenants - 6.
821	Crossroads Chevrolet:
	Storage yard

NORTH HOLLYWOOD

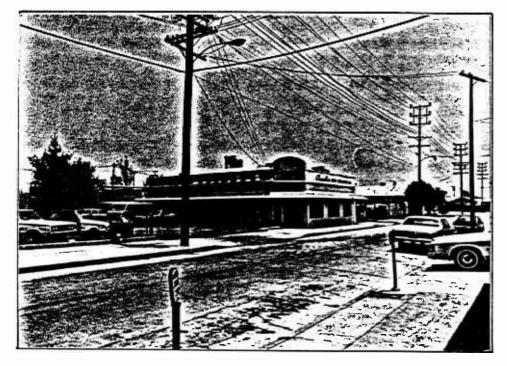




NORTH HOLLYWOOD



PAR 802

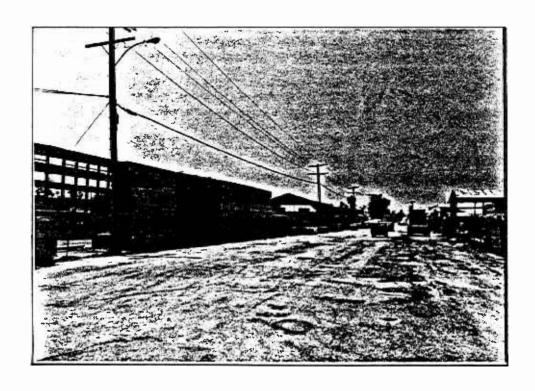


PAR 804

NORTH HOLLYWOOD



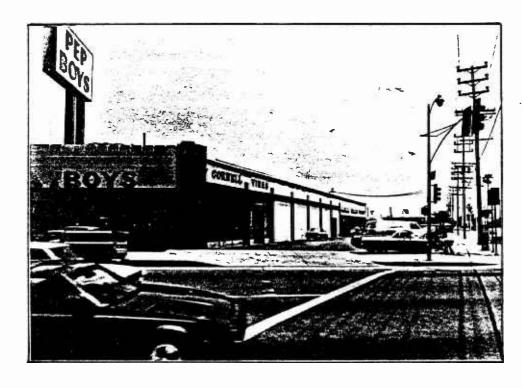
PAR 805 & 806



NORTH HOLLYWOOD



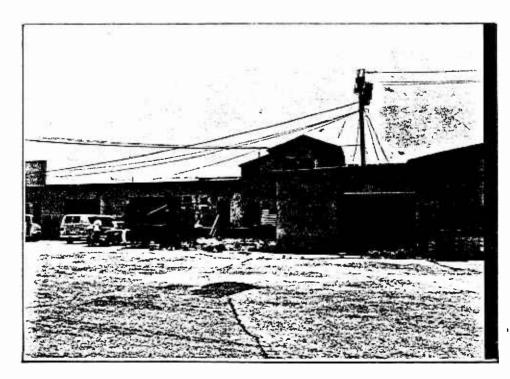
PAR 808 & 821



PAR 809

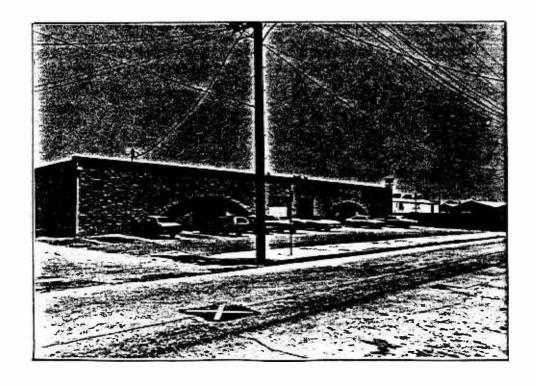
NORTH HOLLYWOOD



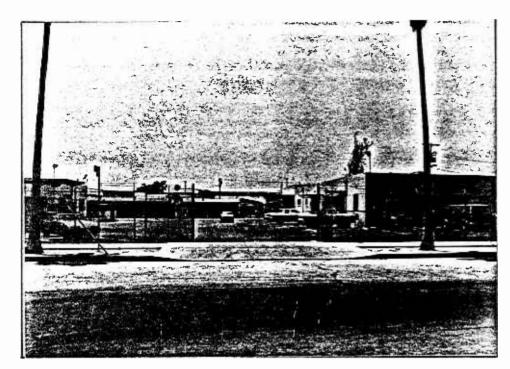


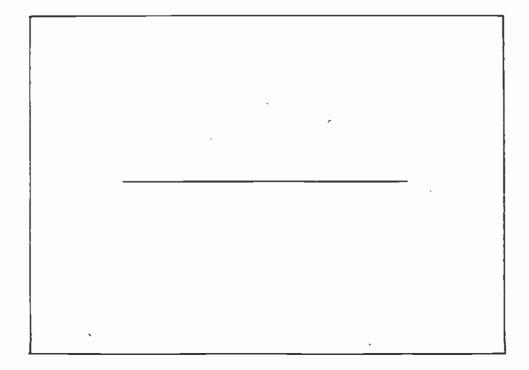
NORTH HOLLYWOOD





NORTH HOLLYWOOD



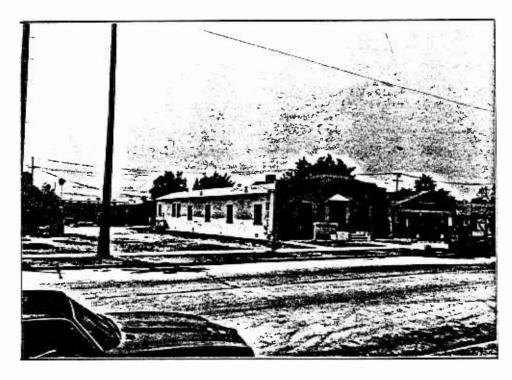


S C R T D METRO RAIL PROJECT

NORTH HOLLYWOOD



PAR 814



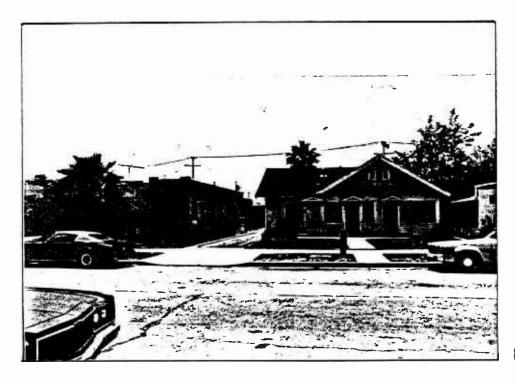
PAR 815

S C R T D METRO RAIL PROJECT

NORTH HOLLYWOOD



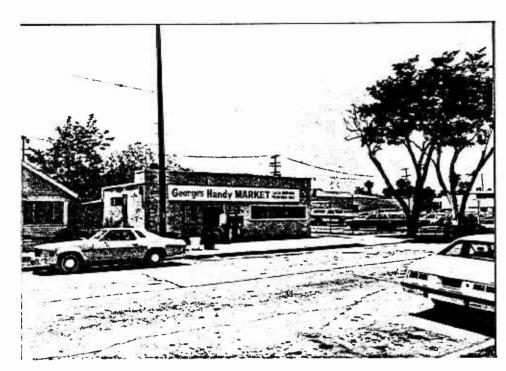
PAR 816



PAR 817 & 818

S C R T D METRO RAIL PROJECT.

NORTH HOLLYWOOD



A PAR 819 & 820



PAR 821

Probable Availability of Replacement Facilities

The total number of replacement facilities required for the project is presently estimated to be 402; consisting of 201 residential units, 196 commercial units, and 5 non-profit organization facilities.

O Available Residential Replacement Housing Resources

The 201 residential displacements occur at only four station sites.

The affected stations and their respective displacements are:

Wilshire & Alvarado	24
Hollywood & Cahuenga	27
Universal City	136
North Hollywood	_14
Total	201

The type of unit needed and the price range for each is shown in Table IV-5.

In the <u>Wilshire & Alvarado Station</u> area, sufficient resources should be available within a one-mile radius to meet the projected needs for replacement housing. A survey was conducted of 18 representative buildings in the area. Out of a total of 655 units, 40 were vacant, indicating a vacancy factor of 6.1%. The vacancies included 32 singles with monthly rents ranging between \$265 and \$300, 4 one-bedroom units with rents ranging between \$375 and \$500, and 2 two-bedroom units with rents ranging between \$365 and \$400. There were two HUD Section 8 housing units available among these vacancies.

TABLE IV - 5

TYPES OF RESIDENTIAL UNITS NEEDED

	MONTHLY RENTAL							
STATION TYPE OF UNIT	\$100/ 199	\$200/ 299	\$300/ 399	\$400/ 499	\$500/ 599	\$600/ 699		
Wilshire & Alvarado								
Bachelor/ Single	24							
One Bedroom								
Two Bedrooms								
Hollywood & Cahuenga								
Bachelor/ Single		20	2	_	_			
One Bedroom			1					
Two Bedrooms				4				
Universal City								
Bachelor/ Single	1.		4	2				
One Bedroom		26	34	24	6			
Two Bedrooms		1	7	12	2	6		
North Hollywood*								
Bachelor/ Single		1						
One Bedroom		3						
Two Bedrooms					2			

^{*}No information available - Eight 1-bedroom units.

The Los Angeles-Long Beach SMSA Housing Vacancy Survey published in November 1982 by the Federal Home Loan Bank of San Francisco reported that 203 units were vacant out of a total of 11,709 multi-family units in the zip code area encompassing the Wilshire & Alvarado Station site, indicating a vacancy factor of 1.7%. Based upon the 6.1% vacancy factor found for those units currently surveyed, it is estimated there are 712 vacant units available.

The Inventory of Subsidized Housing prepared by the Southern California Association of Governments (SCAG) contains a complete listing of all subsidized housing by census tracts. In the nine census tracts surrounding this station area there are 1,674 subsidized units. All are Section 8 combined with other HUD programs and include senior citizen units.

Current newspaper want ads for available bachelor, singles, and one-bedroom units in this area are included in Exhibit 3-A.

In the <u>Universal City Station</u> area sufficient potential resources to meet the projected needs for replacement housing should be available within a three-mile radius. Since the <u>North Hollywood Station</u> is located only two miles from Universal City, available resources can be utilized for both stations' displacements. A survey was conducted of 22 representative buildings in this area. Out of a total of 788 units, 26 units were vacant, indicating a vacancy factor of 3.3%. Vacancies included one single at \$160 per month, 14 one-bedroom units with rents ranging between \$385 to \$610, 11 two-bedroom units with rents ranging between \$495 and \$780.

The Housing Vacancy Survey mentioned above reported that 405 units were vacant out of a total of 9,650 multi-family units in the two zip code areas encompassing the Universal City site, indicating a vacancy factor of 4.2%. In the adjoining zip code area encompassing the North Hollywood Station

site, there were an additional 6,499 multi-family units with 222 vacancies, indicating a vacancy factor of 3.4%. Based upon the 3.3% vacancy factor found for those units currently surveyed, it is estimated there are 533 vacant units available in the Universal City/North Hollywood areas.

(See sample want ads of currently available units in Exhibit 3-B.)

In the SCAG Inventory of Subsidized Housing there are 923 subsidized units listed in areas surrounding this station area. In addition, the City of Los Angeles Community Redevelopment Agency's North Hollywood Project is constructing three 20-unit family housing structures and has plans to construct a 13-story senior citizens building. Metro Rail Project displacements may be given priority in renting these units.

No special investigation was made for the <u>Hollywood & Cahuenga Station</u>, since there are plenty of available units and since the characteristics of the tenant population makes them ineligible for subsidized programs. (See sample want ads for currently available units in Exhibit 3-C.)

Subsidized Housing

The City of Los Angeles Housing Authority administers the HUD-funded Section 8 program for the station areas addressed above. This program is available to assist low income families, senior citizens, and handicapped persons in obtaining fair market rental housing at prices within their ability to pay by providing rental supplements.

Although there are large numbers of housing units under the control of the City of Los Angeles Housing Authority, they are presently all full with waiting lists. Until the Housing Authority is able to open enrollment none of these units are available to displacees. However, when enrollment is opened priority status may be obtained for persons displaced by the Metro Rail Project.

o <u>Available Business Replacement Facilities</u>

The 196 business displacements are distributed as follows:

Main Yard & Shops and Line Segment	8
Union Station	1
Civic Center	1
Fifth and Hill	3
Seventh & Flower	7
Wilshire & Alvarado	17
Wilshire & Vermont	4
Wilshire & Western	3
Wilshire & La Brea	4
Wilshire & Fairfax	9
Beverly & Fairfax	19
Santa Monica & Fairfax	27
La Brea & Sunset	5
Hollywood & Cahuenga	40
Universal City	24
North Hollywood	_24
Total	196

This survey attempted to determine the feasibility of relocating all businesses in the general vicinity of their displacement in order to avoid impacting the economic vitality of the area. In most cases this will be feasible. Current real estate want ads from major local newspapers indicate there is a sufficient supply of potential resources. They have been listed by major category, i.e., commercial property for

sale or lease, industrial land for sale or lease, etc. (See Exhibit 4-A.)

Some of the small businesses will need special assistance from the

Small Business Administration (SBA) and/or the Minority Business Development Agency.

The Small Business Administration (SBA) offers a wide range of programs.

The programs include the SCORE program (Service Corps of Retired Executives), in which retired managers assist businesses in the full range of management problems; the Guaranteed and Direct Loan programs; and the 503

Development Loan program, a "brick and mortar" program to assist in constructing buildings through certified development companies. Under the concept of "small business" the SBA can work with companies employing up to 1,500 persons, and those grossing up to \$2,000,000 (see letter from the SBA in Exhibit 5).

The Minority Business Development Agency funds two private consulting firms in the Los Angeles area to assist minority businesses with displacement problems. The firms offer assistance in the preparation of feasibility studies, and prepare proposals for securing loans from the banks or the SBA. However, this agency is not a lender.

The two consulting firms are:

Business Development Center of Southern California 2651 South Western Avenue Los Angeles, CA (213) 731-2131

Cardinal Management Association 2404 Wilshire Bl., Suite 1300 Los Angeles, CA (213) 385-1335

The agency's services are available to all minority businesses.

The <u>Santa Monica & Fairfax Station</u> is located within an unincorporated area of Los Angeles County. The County of Los Angeles Department of Regional Planning and Community Development Commission, as well as the County's Economic Development Corporation, are prepared to assist affected businesses to remain in this station area. The Economic Development Corporation offers a number of programs to assist both large and small businesses. Such programs include the Small Business Administration 503 loan, low interest loans to small businesses unable to obtain conventional private financing; an industrial development bond, providing manufacturers with low interest, long-term financing for fixed assets; County revolving loan funds, providing low cost interim financing for up to 36 months; technical assistance; and land assembly and marketing assistance available to businesses whose developments will have a job-creating impact.

Another valuable resource includes programs and assistance offered by the City of Los Angeles Community Redevelopment Agency. Presently, redevelopment projects exist in the Central Business District and North Hollywood Station area. A redevelopment project is planned for Hollywood & Cahuenga, and others may be inaugurated if the need arises. Redevelopment projects are a source of potential replacement facilities in their project areas.

- o Non-Profit Organizations
 There are five non-profit organizations located in various station
 areas; no special problems are anticipated in their relocation.
- O Outdoor Advertising Signs

 There are 16 outdoor advertising signs in station areas which will either be acquired or relocated by the owner.

Potential Relocation Problems and Solutions

Businesses Requiring Large Land Areas

Main Yard & Shops

There are three large trucking/freight forwarding companies in the Main Yard & Shops area that will have special relocation requirements. Their facilities consist of large truck terminal buildings with numerous loading docks, adjacent to rail on large parcels of land. A survey of the central industrial area failed to uncover any potential relocation resources. With sufficient lead time and planning, these businesses can be relocated outside the central business district in other industrial areas. (See truck terminal "for sale" listing in Exhibit 4-B.)

Universal City

The tennis and racquet ball center in the Universal City station area is a special use facility which requires a large amount of space and appeals to a certain clientele. There are very few large parcels (approximately 5.3 acres) that are properly zoned and in an area affluent enough to attract the clientele necessary to support such a facility. A survey of the Ventura Boulevard area failed to locate a potential site; special assemblage of several parcels in a comparable area is a possible consideration.

North Hollywood

The lumber yard/building supply in the North Hollywood Station area occupies about 2.5 acres of land along the Southern Pacific Railroad right of way. The community redevelopment plan does not envision

a continuation of this business in the area. A survey of the North Hollywood area and conversation with brokers failed to turn up any potential sites. Relocation resources for this type of business will probably be found in outlying industrial areas.

There are two automobile dealers affected by partial acquisitions, one in the Hollywood & Cahuenga Station area and one in the North Hollywood Station area. The dealer in the Hollywood & Cahuenga area could possibly relocate his business outside the immediate area. There are several former auto dealership locations available in other adjacent areas. (See picture of former auto dealership at Beverly and La Brea in Exhibit 4-C.)

The dealership in North Hollywood will be eligible for assistance from the Community Redevelopment Agency. The redevelopment plan provides for an "automobile row" to be located on Lankershim Boulevard. There are other potential sites in the San Fernando Valley should the owners elect to relocate in another area. (See want-ads in Exhibit 4-A.)

The Southern California Gas Company maintenance facility and storage yard in the North Hollywood area needs to remain in this general area. The PUC requires that service facilities be located within a certain proximity to the area being served. Consolidation of existing facilities or acquisition of adjoining property should enable this facility to remain on the portion of the property not being acquired.

o Small Retail Businesses

Large retail businesses like Thrifty Drug Stores whose clientele is drawn from a larger area are generally able to relocate outside their present area without major problems. This is not true for some

of the small retail businesses that rely on a very localized clientele. These businesses may require special assistance from organizations such as the Small Business Administration, the Minority Business Development Agency, the City of Los Angeles Community Redevelopment Agency, and the County of Los Angeles Community Development Commission. Special efforts will be made to locate replacement facilities in the same general area. SCRTD will very actively pursue joint development activities around the Metro Rail stations. Whenever feasible, developers will be encouraged to provide affordable space to accommodate the commercial enterprises which were displaced from the station area.

The retail businesses in the Farmer's Market complex, whose primary clientele are tourists who frequent the Market and CBS television studios, will probably desire to remain in the Farmer's Market complex. This may be accomplished by construction of additional facilities on the remainder property, or by reconstruction of the demolished wing after project construction is completed. Temporary facilities may be an alternative solution to keep the businesses operating during the construction period.

A majority of the retail businesses in the <u>Wilshire &</u>

Alvarado Station area are minority-owned. This area serves
as a "port of entry" for Central Americans and the population is largely Spanish-speaking. Clientele for most of the
businesses is localized; therefore, it is desirable that the

businesses remain in the immediate vicinity. The extensive strip commercial in the surrounding area should be able to absorb many of these businesses. Future joint development activities should be planned to accommodate these businesses. Establishment of a community redevelopment project and use of special aids for minority businesses would be another alternative for providing replacement facilities.

Although a large number of retail businesses are being displaced in the Hollywood & Cahuenga Station area, the relocation should present no special problems because of the large number of available commercial facilities in the adjoining area. Also, assistance that will be available from the planned redevelopment project will provide additional resources.

o Small Service Businesses

The small service businesses will encounter problems similar in nature to those of the small retail businesses within the same areas. Some small service businesses are even more dependent on local clientele, but may be easier to physically relocate because their operations can usually be adapted to more varied types of space.

Office Professional and Service Businesses

No special problems are anticipated for these types of businesses because of the large number of available replacement resources. (See want ads in Exhibit 4-A).

o Low Income Residential Tenants

There are a number of low income Hispanic persons in the Wilshire & Alvarado and North Hollywood station areas, and low income elderly residents in the Universal City Station areas, that may require some form of subsidized housing.

Federal regulations require that persons displaced because of governmental action be given "priority" consideration for subsidized housing programs. The City of Los Angeles Housing Authority has been contacted and informed of the project and the possible need for assistance. If subsidized housing units or Section 8 rental assistance are not available, the last resort housing policy will be implemented.

Other Programs Affecting the Availability of Housing

During the upcoming Olympics in 1984 the Los Angeles Visitor's Bureau indicates that various temporary housing will be springing up to meet the needs of Olympics visitors, such as "bed and breakfast" lodging, home exchanges, and temporary rentals.

The heavy residential relocation which will take place in the Hollywood & Cahuenga and Universal City Station sites will not be occurring during the period of the Olympics.

The Wilshire & Alvarado station residential displacement may coincide with the event, but it is felt that the transient housing needs of the visitors will not represent competing demands to the permanent housing needs of the displacees.

At this time there are no other major developments or activities that will have a permanent or continuing impact on housing availability during the period of Metro Rail construction.

Concurrent Displacement by Other Governmental Agencies

This survey did not uncover any other governmental projects that will generate major numbers of displacements which would be competing for replacement resources with the Metro Rail Project.

The North Hollywood Redevelopment Agency anticipates displacement of 112 dwelling units, mainly apartment units, and 104 businesses spread over a four-year period. They plan to generate replacement housing for many of these units. While there is a requirement to give first priority to residential displacees from the

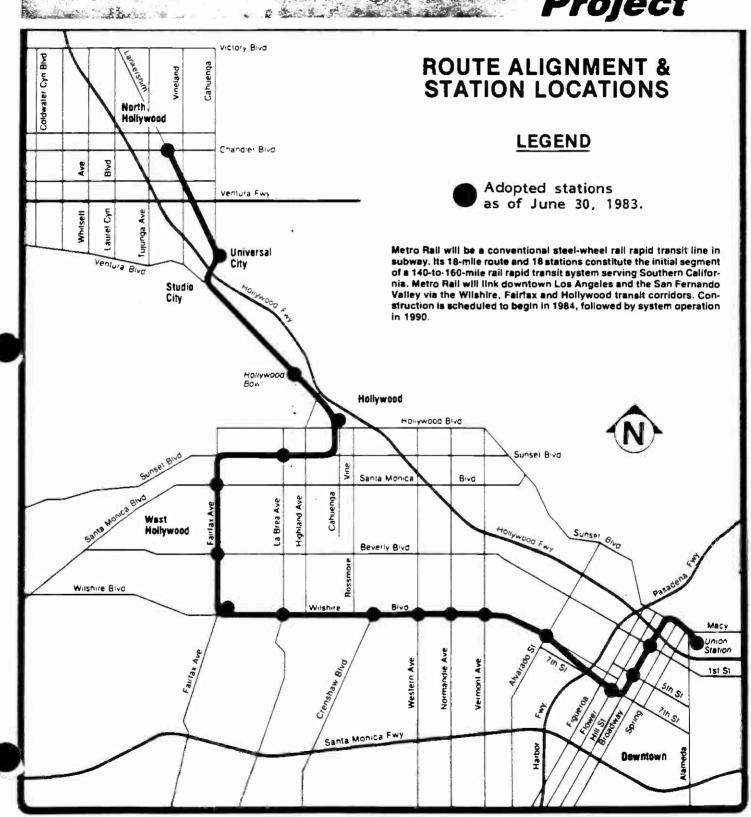
project area, secondary priority will be given to Metro Rail Project displacees. At present, there are plans to build a 13-story senior citizen housing building and 3 twenty-unit multifamily housing structures.

Both the Hollywood & Cahuenga and Wilshire & Alvarado areas have housing rehabilitation programs administered by the City of Los Angeles using HUD Section 8 substantial rehabilitation funds. During the next two years in the Hollywood & Cahuenga area, there is a projection of 200 to 300 units to be rehabilitated with approximately 100 displacements involved. During the same period in the Wilshire & Alvarado area, the projection is for 100 to 200 units to be rehabilitated, with approximately 25 to 50 displacements involved. The type of housing involved in both projects is multi-family apartments, with approximately 80% of the units being singles and 20% being one-bedrooms.

The housing rehabilitation programs in the Wilshire & Alvarado and Hollywood & Cahuenga Station areas were analyzed as competing demands. However, it should be noted that the rehabilitated units will be available on a priority basis to displacees from these projects. Some units may also be available for Metro Rail Project displacees.

V. EXHIBITS





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Relocation Benefits Homeowners and Tenants



I. Moving Expenses

A displaced tenant or homeowner may choose either of the following types of relocation payments for moving expenses:

A. Fixed Payment

- 1. Dislocation allowance of \$200.
- 2. Moving expense allowance, not to exceed \$300 as specified in moving expense schedule.

OR

- B. Actual Reasonable Moving Expenses The cost of:
 - Transporting personal property from the displacement site, to a replacement site, but not more than 50 miles from the displacement site, unless SCRTD finds that the individual or family cannot be relocated within that distance.
 - Packing, crating, and if SCRTD finds it necessary, storing personal property for not more than 12 months.
 - 3. If SCRTD finds it necessary, advertising for packing, crating, storing, or transportation personal property.
 - 4. Insuring against loss or damage of personal property while in storage or transit.
 - 5. Removing and reinstalling a household appliance, including reconnecting utilities, if:
 - a. It is not acquired by SCRTD as real property;
 - b. The displaced person agrees in writing that the appliance is personal property and releases SCRTD from paying for it; and
 - c. Unless otherwise required by law, it is not a real property improvement to the location site.

6. Reimbursement for uninsurable loss or damage to personal property while in the process of moving, if the loss or damage is not a result of the displaced person's fault or negligence.

Generally, all of the above items can be handled by a commercial mover and paid directly when arrangements are agreed to by the occupant, SCRTD and the mover in advance.

II. Replacement Housing Payments

A. Tenants

The replacement housing payment for a tenant will not exceed \$4,000 and may be either a payment to assist a displaced person in renting a comparable dwelling for a period not to exceed 4 years, or to make a down payment on the purchase of a home based on the prevailing conventional requirements.

Regardless of whether a tenant elects to purchase a replacement dwelling or elects to continue to rent, the maximum amount of the payment is \$4,000. The amount actually received is based on the cost of housing comparable to that acquired by SCRTD and available on the market.

The amount of payment determined as the rental payment will be paid in one lump sum payment. In determining the amount payable for a down payment, the first \$2,000 will be paid by SCRTD and SCRTD will pay 50 percent of the amount in excess of \$2,000 providing the displaced person matches the excess dollar for dollar.

B. Homeowners

A replacement housing payment for a homeowner is determined by SCRTD based on the costs of comparable housing. An amount for closing cost on purchase of a replacement dwelling and increase interest cost is also available if applicable. The maximum amount allowable under this payment is \$15,000. The actual payment is based on comparable housing available on the market at the time of displacement and may range from \$0 to \$15,000.

If the displaced homeowner wishes to rent, instead of purchasing comparable replacement housing, the amount paid by SCRTD for comparable housing will be the same for tenants, payments for 4 years, not to exceed \$4,000.

The family or individual must have owned and occupied the acquired dwelling for at least 180 days prior to the initiation of negotiation for the property or the issuance of a written notice of intent to acquire the property by a certain date to be eligible for these benefits.

If the displaced homeowner has owned and occupied the acquired dwelling for less than 180 days, but at least 90 days, the replacement housing payments will be the same as those for tenants, as outlined in Part II-A above.

III. Claims

- A. All claims for Moving expenses must be filed not later than 18 months after the date of acquisition of the dwelling or 18 months after the date the applicant vacates the dwelling, whichever date is later.
- B. All claims for Replacement Housing Payments must be filed within 18 months after the date the applicant was required to vacate the acquired dwelling.
- C. To receive any relocation payment, you must request claims forms which your Real Estate Specialist will assist you in completing. You must then sign the forms and submit them to SCRTD for approval and reimbursement.
- D. If you are dissatisfied with the approved amount of your claim, consult your Real Estate Specialist regarding procedures for an appeal.

Each displaced person will be assested with relocation by a member of the SCRTD Real Estate Staff. For additional information, contact the SCRTD Real Estate Department, 425 South Main Street, 6th Floor, Los Angeles, California 90013, (213) 972-3421.

NOTE: Amendments to the Uniform Act of 1970 have been introduced in Congress; SCRTD will amend these payment provisions to conform to the law that is in effect at the time displacement occurs.



Relocation Benefits Businesses and Non-Profit Organizations



SCRTD RELOCATION BENEFITS FOR BUSINESSES

1. Moving Expenses

A displaced person who conducts a business may elect either of the following types of relocation payments:

11

A. Fixed Payment

A displaced person who conducts a business and elects to receive a fixed payment in lieu of actual moving and related expenses is entitled to an amount equal to the average annual net income of the business, computed in accordance with UMTA guidelines, except that such payment will not be less then \$2,500 nor more than \$10,000.

OR

B. Actual Reasonable Moving Expenses; Costs of Searching for Replacement Site; Direct Losses of Personal Property

A displaced person who conducts a business is entitled to receive payments for moving and related expenses as follows:

- 1. Transporting personal property from the displacement site to a replacement site, but not more than 50 miles, unless SCRTD finds that the business or firm operation cannot be properly relocated within that distance.
- Packing, crating, and if SCRTD finds it necessary storing personal property for not more than 12 months.
- If SCRTD finds it necessary, advertising for packing, crating, storing, or transporting personal property.
- Insuring against loss or damage of personal property while in transit or storage.
- 5. Removing and reinstalling machinery and equipment, including reconnecting utilities, if:
 - a. It is not acquired by SCRTD as real property;

- b. The displaced person agrees in writing that machinery or equipment is personal property and releases SCRTD from paying for it; and
- c. Unless otherwise required by law, it is not a real property improvement to the location site.
- 6. Searching for a replacement business, including cost of travel; meals and lodging; an amount of time spent in searching, based on the salary or earnings of the displaced person, but not more than \$10 per hour; and if SCRTD considers it desirable, the cost of a broker or realtor to locate a replacement site. The amount reimbursed for cost of searching for a replacement business will not be more than \$500, unless SCRTD considers a higher amount justifiable.
- 7. Actual direct losses of personal property resulting from the discontinuation of the move, to the extent those losses meet the following requirements:
 - a. No longer needed because the business or firm operation is being discontinued; or
 - b. Not being moved to a relocation site because it is not suitable for use there.

II. CLAIMS

- A. All claims for Moving expenses must be filed not later than 18 months after the date of acquisition of the premises or 18 months after the date the applicant vacates the premises, whichever date is later.
- B. To receive any relocation payments, you must request claim forms which your Real Estate Specialist will assist you in completing. You must then sign the forms and submit them to SCRTD for approval and reimbursement.
- C. If you are dissatisfied with the approved amount of your claim, consult your Real Estate Specialist regarding procedures for an appeal.

SCRTD RELOCATION BENEFITS FOR BUSINESSES (Continued)

Each displaced person who conducts a business will be assisted with relocation by a member of the SCRTD Real Estate Staff. For additional information, contact the SCRTD Real Estate Department, 425 South Main Street, 6th Floor, Los Angeles, California 90013, (213) 972-3421.

NOTE: Amendments to the Uniform Act of 1970 have been introduced in Congress; SCRTD will amend these payment provisions to conform to the law that is in effect at the time displacement occurs.

(DOWNTOWN - WILSHIRE CENTER)

Furnished

Apts., Dplx. 56 Furnished

Apts., Dolx. Furnished

IAPT, UNF.-CITY WEST Wilshire Center

56

7550 7553

\$550 Elegant 26r, 28a, Unique French Normandie, sty/ref, sec, indry, 4353 W 5th St. Mer. 213/380-2926 \$200 MOVES YOU IN! AZU MUYES TUU IN:

(PLUS 1 MONTH'S RENT)

Singles turn. & unfurn. \$350up, bachelor furn. & unfurn.
\$255-up; 1+1 \$450-up; 2+2
\$500. Pool, sauna & rec. rm.,
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213/385-5666

CREAT LOCATION!

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GREAT LOCATIONI
Deluxe 1 Bdm, new crpts 8
drps, spacious incl. closets
Coverd Park.Small quiet Bidg.
3018.Alexandris 23.339-1122
PRESTIGE Witch.loc.18r.stv/
ris. 213/387-3825.387-3709

Wilskire West

3450-188, sec. patto. 11-30-30
Onfrord 713/385-1150, 852-0358
3485-Lovely 286r, newer bidg
322-N. Alexandria 213/456-15583525-Charming 28R, cpts/dcps, stove/ref, parking, Detroit/6th
812-Properlier 213/453-9507# 3500-lux, 28r/28e, Spac-Patto
A/c. New dec. 213/393-7040
31,200/mo. 38R/28A Lwr. 84rst
rm., R.DR,Gots & All appl.2-csr
sec. Marry/Agt 213/451-3701
Mid Wishr, New condo lessing.
Ligo 2 bd/2 bg, Mas verythig.
3850-up, Move in now.
213/381-5687 or 385-7281
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TOWER Abst. 2 Bd. from 335
Applications Now Accapted
Park La Bres. 213/438-6171

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3pectacular view. UTILITES

FDIf in classic 18202. high rise
bolig, adj. to Hancock Park

2014 180 m. specious, quiet,
close to park, buses, shops.

255 30. Windor 213/931-930

4255-186 m. specious, quiet,
close to park, buses, shops.

255 30. Windor 213/931-930

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575 up Sensational 1 & 2 8d

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576 Classic Spanish 2br., 2bs.,
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W. SHIRE 400/mo 18R upper

ice Fairt'x-La Clonoga 7556

350/420 Charming 18d + 28d neef Kaiser, stv/ref, cpts/ drps, hdry, 2 car pkg, 1 MO. free Venice/La Clenega Ritz Properties 213/473-0807 \$485-26; behind Kaiser, stove, crot,5857 Guthrie 213/838-8002 7554

es325-Beautiful Viewi Cozy agi near everything/frwy, Carport a22 R. Maltman Ave. 213-650-2585, Davs # 3365 & UP, Ibr. sec. sir.pool sevns. C & D. 213/413-5482

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TRI HE HILLS

18., 18a, 8595, 28r., 28a 8695, Duiet country setting close to freyz. Naw drps., cpts., dehealth, fpl. 6 a/c. 1000 Waverity 213/662-4571 2440-18m, 3620 2-8x, pettos, tennis, pool, sauna. Nr. Griffith Park, stables, golf. No pets 213/661-2115, 10am-5pm

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Havenhi arti Lana, Completely furn. Sigle including linens dahes, mad service 5 days a week. Hecurity bldg pool, no pate ut its paid, monthlyweek, rates Jk as bring a looth brush 1253 N. Havenhurst. \$55-4830

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Detuce apte july furn 1 bdrm 8 singles water cond awimming pool, laundry facilities, prkg facilities Security bdg, \$335 up 213/413-2003

Lovely Single Furn \$310 in garden setting 422-426 So. Rampert

388-0255 \$260 & UP Single & 1 Borm Owner pays utils 463-1360

CLEAN BACHELORS \$220 a up. 514 S Westigke 483,5013

WELL BLACK

\$450. 1 Bdrm. furnished apputitities paid, air, pool., parking Pets OK 454-3965 or 388-1597

Convenience & Charm Spacious clean apts. Utild ad Controlled entry system, prkg avail, \$350 å up. 1 bdrm. \$450 å up. Call now! Office: 387-4213 wunds only 381-2790

LARGE 1 BEDROOM Security building, nice area, \$400 up. Fernished. Call Manager John. 386-1 985

\$395. 1 bdrm. Completely furnished near 3rd 8t. 236/z Vendome 5t. 388-2576.

FURN. APTS. - ALL BIZES Specious attractive singles \$350 & up. 1 bdrms \$450 & up. utils incl Controlled entry phone. Cell 381-2790; 387-4213.

Mage Attractive Farm. Ages. Ulls. paid. Singles from \$350 1 Bdrms from \$450. Controlled: entry system. Prkg. svail. nrg: 389-6506.

APT. UNF.-CITY WEST

7550

Hollyard & Hollyard Hills 756: 3340-1 MONTH FREE RENT!
Nu refrb Single, stv/ref C/D.
No pet Agreement 213/499-5645
3350-3375 18R. new cpt, pnf &
drp. 1 Bring sp 213/462-5322
3350 & UP-ACH (mf), SINGL
28R. PENTHOUST 213/676-2008
\$3375. LARGE 1 bf. Nuly dec.
Frpl, siv/frig. air. Cas. pd. 1527
N. Normandie 213/667-1740
3375-Vup-Sso REBATE, Singles 1 bf. (furn also)All utils paid.
1315 N. June St. 213/499-1032
3375-18S. new decor, prkg.

1313 N June 31 212-75 2375-128: new decor, prks. 2137463-1920; 852-0396 \$375 A I RACTIVE 1br Utils pd 44 N, Moover, 2137662-6992 \$385 FURN /\$355 UNFURN, Security bids, w/pool, jac. N. Mariposa 213/655-3428 Seconics 213/665-3428 \$385-Span. Ibr, Sunset/Formo-sa. Mr Warren 213/6/4-2073 \$385 Beau ig Lbd, cpt/drp, stv/ frig.disp. Cat OK. 213/463-5279 \$390-1BR Slove/refrig, carpet. 213/856-9432

\$395 1 BEDROOM

Appliances furn. Nice Holly-wood ares. Walk to shops a transp. Ms Dean 213/275-5541 3395-1br;\$565-2br, util paid, pool. 1844 N. Harvard/Franklin 213/462-2605; 655-4000

2395-852-0-1bd, No. of Frenklin. Baic, air, bit-ins 213/851-9601 \$400. I Bdrms, svali. Saune. pool, etc. Quiet bldg. No pets. 1830 N, Bronson 213/454-6842 \$400-IBR lower front, crpts/ drps, stove/frig.956 No.Wilcox 213/931 8215, 275-9768

\$400-1br, newly decor, sec bldg. all ament. 213/876-35-3 \$405 & \$435 1 BEDRMS

* \$625 & \$650 2 BEDRMS

4020 d a000 / DEDMMO
Clean.card key gates,pool.pkg,
leund, AC,C&O appliances. Free
"Ty cable.Pet ok.Open Oally 10-5
615 Frankin Ave 213-601-1398
5410-10r, 1550 REBATE, Utils pd
1757 Kingsley 213/465-0323
14425-UNP.3450-FURN. UUX 180R
UVI) Pd, C301, BBQ Serra vista3nta Mon 464-3985, 388-1597 \$125.59ac, ibr, pool, no personal stove & frig. 340 S. Maripota. Call Manager 213/384-4593 \$425-ig lbr, \$695-30r, pool, 925 N.Normandy 213/650-5705

\$435, SPACIOUS 1 BEDROOM \$585. SUPER 2 BDRM., 2 BA.

\$505. SUPEN Z BURM, Z 6R, auct of R, security bidg. 800 Mariposa 213/662-5160 \$485.0 P ibr. C7. 3/662-5160 \$485.0 P ibr. C7. 3/662-5160 \$485.0 P ibr. C7. 3/693-3389 \$445.0 F ibr. Security, air, dishw, stv./frig. opts, drps, Nu pnt. Subt pkg. 213/462-3629 \$450. 4 UP-1 & 2 Bdrms, specious, pool, e/c. Close to buses & shops. 2010 No. Beachwood 213/468-9032 \$450-8615 ibdr..loft.Newer-n.of Frnsin 213/786-5110 848-6002 \$450-8615 ibdr..loft.Newer-n.of Frnsin 213/786-5110 848-6002 \$450-8616 pcg. \$450-861

3450-18R a/c, pool, sec. bldg 1944 N. Whitley 213/851-2545 1944 N. Writtley 213/931-297-2 5460-187-den, pool, &c, quiet Close to bus & shop, 2010 No. Begchwood, 213/465-9032 2495-NSE sz/2br/form dln/C/0 3/R/porch/pet. 213/667-1533

★ \$525 LG. 2 BR. NULY DEC. Carpets, Stove Frig. pool, Im-mac. Quiet blds. No pets. 1720 N. Harvard 213/469-6695

* EXECUTIVE APTS.

Excellent Hollywood locations Selection of § & 2 bdrm & Penthouse Suites. All ameni-ties Including rac. fm. Pool, spa, sauna gym, patking. N. of Sunset. Fur. also avail. Mgr.

POINSETTIA PLAZA

1616 N. POINSETTIA PL. 213/850-1080

\$570 Sec. bldg. Ardmore, 1br+ den.utii.viEW! 213/469-6267 \$575-1Br,\$575-2br, beams, utils, fepic, dining rm. Span bldg. No Dets 213/464-6893 \$585-2 BDRM/2BA,SPACIOUS

\$585-2 BURM/ZBA, SPACIOUS
Crpt/drbs.pool.A/C stv/frigsec.blog.cable Tv avail
5600 SierraVista 213/463-6413
5695-2br. split level. Deams,
utils, dine eras, crots, stove/
frig. No pets 213/465-6372

#PRIME #
Mollywood location. Brand new
2bdr., 2bs.Spacious, prof. decoreta stras, microwave, frask compactor, stailed to the strash compactor, stailed to the stailed to the stailed to the strash compactor, stailed to the staile

APARTMENTS FOR RENT

(HOLLYWOOD)

Hollywe & Hollywe Hills 7563

**S235 bech my, 3350 apec arin
Ufflit pd. orke av, 713, 465-7810
\$275&up bech(mr), single, 1.bd;
svail L.A. a Hollywood No free
Gill for Info Ark 213/22-857
\$280 Xiva Lee Single w/Creat ve
stv/ref, cpts Meriposa, Boverly
Ritz Properties 113/473-067
\$280 Muse Sci, cpts/drps, stv/
ref, prkg, Wastern/Melrose
Ritz Properties 213/473-067
\$320 Charaming Sgi in hills, etc.
a not wat, incl., stv/ref, sec.
1930 Whitey 213/851-485
\$325-18R, crpts/drps, A/C, pool
parking, good loc, No sets.
213/62-5179
\$325-1ARGE SINGLE
full kitchen, pool, parking,
13/50-4-35
\$340-Modern by, Free pris,
dashwate, AC Crpt/drps, inc free
Avail Immed 213/486-627
\$340-1 MONTH FREE SERT!
Mu refro Single, stv/ref, Co.
No Det Agreemit 213/486-621
\$355 Aug. But/ref, Co.
No Det Agreemit 213/486-621
\$355 Aug. But/ref, Co.
S355 Ref by stv/ref, Co.
S355 Ref Stv/ref, Safell S375-1br, (fur also)All uffle seed.
S375-1br, Co.
\$375-1br, Co.
\$375-1br,

* \$425. LG. 1 BR. NEW DEC. Front. Cyts & stv., frig. pool. Immac. Guidet beig the pets. 1720 N. Harvard. 213 / 66-5685 \$425-Los Felix area, spac. 18r., crpt/drps, stv./frig. sec. bing. ger. rr beid. nice area. Shown avasa wknos. 213 / 65-5644 \$425-5550. Lg. sanny 1.8. 2. br. 2. be w/trpl. Muly patch. Stv/frig. A/C. cpts. drps. Pool. Sec. Subt. pkr. 213 / 461-1644 \$425-55ac. 1br. pool. no sets. stove & frig. 340 S. imaricons. Cull Manager. 213 / 36-5383

* \$435 1 BEDRINS * \$625 & \$650 2 BEDRMS Clean curd hey gates pooled; laund, AcCad appliances, rec TV cable retot. Open bally 103 6015 Frighting to 103 \$435. SPACIOUS 1 BEDROOM \$585. SUPER 2'BORNL, 2 BA

Air elevations and the second *\$465. DELUXE 1 BR. WEW New cpts. Pool. Stove & frig. Immec. No pets. Quiet bidg. 1737 N. Orange 07213/874-804

*\$525 LG. 2 BR. NULY DEC. A \$25 LG, 2 BR. NLLY DEC, Carpets, stove, frig., and immediately stove frig., and immediately stope frig. and

Wed., June 8, 1983 llos Angeles Cimes

APT. UNF.-CITY WEST 7550 Hellywd & Hellywd Hills 7563

250-18R Stove/refrig. carpet. 213/856-9437 2255. LG. sgl. Stove, frig. cpts. dps. Children's play area, ten-nts, bashetball 213/871-1001 3300 EXTRA LARGE SINGLE 375 EXTRA LARGE SINGLE 1275 EXTRA LARGE SINGLE 1275 EXTRA LARGE SINGLE 128 MARATHON 213/462-0871

s275 EXTRA LARCE 1 BEDRM HINTHER included Sec. bidg.

\$122 MARATHON 213/462-05/1
\$255 & Up-Spacious Singles & 1 Bidrms, pool, entry garge, sub parks, saums & sundeck. Near the heart of Mollywood.

\$255-187. carpets/drapes, A/C pool, prig. Good loc. No pets. 213/662-5179
\$225-5425. 1 & 2 br. \$1v. frig. cpts, draps. Children's play area tennis, basketball 213/871-1001
\$325-825. 1 & 2 br. \$1v. frig. cpts, draps. Children's play area tennis, basketball 213/871-1003
\$325-187. Carpets of the period of the pets. 213/69-92/1
\$325-187. AC Cpt/Cptps.No frig. Avail Immed. 213/469-92/1
\$335-187. AC Cpt/Cptps.No frig. Avail Immed. 213/469-92/1
\$335-187. Size Dr. stv. frig. sc. prig. 213/460-6910
\$350 & UP-BACH (mrl, SINGLES, 288, PERTHOUSE 213/876-2006
\$355-19-35-1 prig. 213/460-6910
\$355-10-1 prig. 213/460-695

wri613 N Hervard 213/821-0525
\$395-1br, util.peld, 1844 N. Hervard 213/462-605, 655-400
\$400 1br,pool,prkg,reduced rent for cpl to manage bldg, No pets refs.

\$400 & up 1br, appl, pool ledgy agt 213/462-625
\$400 & up 1br, appl, pool ledgy agt 213/462-625
\$400-up Hiywd's Finest lux 1 & 2-3-c-elev.pool 213/464-1533
\$410-1br, \$50 REBATE, Utils pd 1797 Kingsley 213/465-0232
\$423-ig 1br, \$550-3br, pool, 826 N. Normandy 213/860-8766
\$433-up rg 1 & 2bds.REA0V NOW! 213/504-0638 876-1303 \$435. SPACIOUS 1 BEDROOM \$585. SUPER 2 BDRM., 2 BA.

\$585. SUPER 2 BDRM., 2 BA.
Alr. slev. pool, sauna, dishwaler, auth plag, security brig.
500 Maribona 213/862-5160
3435/UP ibr. C/O. slev/frg. pool.
DW: 465-5065-10-5:469-3389
\$445, Lg., sunny ibr. 3550. 28r.
2 ba. with ripic. Nolly pntd.
3tv/frig. A/C., cpts, drps. Pool.
3ec. Subr. plag. 213/465-2556
w8445 Charming ibr. secur, eir
dahw, stw/frig. cpts, drps, nu
paint. Subr. plag. 213/462-3529
\$450-188; \$550-1 penthouse w/
view & frpic; pool, sec. bldg.
1844 N.Whitiev 213/851-2545

★ \$425, LG. 1 BR. NEW DEC.

Front. Cots & stv. frig. pool.
Irvenec. Quiet bidg. No pets.
1720 N. Nervard 213/469-4695
3425-UNF. 3450-FURN. LUX IBOR
UNI pd. pool. 880, Sierra Vista/
Snta Mon. 464-3855, 388-1598
425-Spac, Ibr. pool. no pets.
stove & frig. 340 3. Meriposa.
Call Manager 213/384-4593

APT. IDE. - CITY WEST Hallywel & Hallywel Hills 7563

\$425.Spac, lbr. pool, no sets stove & frig. 340 S. Mariposa Cell Manager 213/384-4503 425-ig 1br. \$665.3br. pool. \$25 N. Normandy 213/560-6705

* \$435 1 BEDRMS * \$625 & \$650 2 BEDRMS

Clean,card key gates,pool.pkg, laund.,AC, C&D, appliances Free TV cable Pet ok.Open Daily 10-5 6615 Franklin Ave 2(3-85)-1398 \$435. SPACIOUS 1 BEDROOM

\$585. SUPER 2 BORM., 2 BA.

ACL SUPER Z BURM, Z BA. Ar. selv. pool, saune. dishwahr, subt pag. escurity, pide 300 Marriposa. 213/562-5180 2435/UP, 15r. C.D. stv/frg. pool-bw, 465-8008-10-5-468-3238-3 5450 & UP-1 & 2 Bdrms ape-cious, pool, a/c Liuse to buser a shops. 2010 No. Bell. wnrcd. 213/465-8032 8450-8615 1bdr. lord. Newer-nod Frgish 213/788-5110,848-6002

\$450-189 a/c. pool, sec. bids 1844 N. Whitley 213/851-2595

1944 M. Whitley 213/251-285 3460. SUPER LG. 1 BR., 149 BA. Britins, verige, carpets, drapes, central sir, subt. Pkg. eleva-tor, pvt. settle. W. studies 4923 5460-187-den, pool, acf, quiet Close to bus & shop. 2010 Mo. Beachwood, 213/469-032 *\$475 lbr. 1920's Vintage Parel Gorgeous! Spaclous: Sep. dining Call Mo-Fri ICl-4 213/264-7271 \$450-150 C. 2 DD. BUILLY DEC

\$\$25 LG. 2 BR. NULY DEC Carpets, stove, frig, pool. Im-mac, Quiet bldg. No pets. 1720 N. Harvard 213/469-6695 ed525-1br, spec. trplx.hrdwd fi. drp.stv/frz. pstie213/556-1690 3550 UP

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Excellent Hollywood location! Selection of I. & 2 bdrm. & Penthouse Suites. All ameni-ties including rec. rm. Pool, sps. sauns, gym., parking. Ni. of Sunset, Fur. also avail. Mgr. POINSETTIA PLAZA

1616 N. POINSETTIA PL. 213/850-1080 \$575 UNIQUE 28R/1428A,Span \$575 UMMQUE 28R / 145BA, Spanish bidg, compil returbished Locked gar. & main entersone. Util. incl. 213/876-1643
\$575-18r.9675-2br, beams utils, repic, diening rm. Span bidg. No pets 213/464-5893
\$585-2 BDRM/2BA, SPACIOUS

Crpt/drps.pool.A/C stv/frig.-sec.bidg.cmble TV svail 5450 SierreVista 213/463-6413.

360. Servevista 213/463-6413
3585-20r spit level, beams, utils, dine eres, crpt, stove-fris. No pets. 213/465-6322
3600 Crftsmn style gst hae w/sep studio/ofc.100 fp.porch, besut details.213/450-3436 pp w/sep studio/ofc.100 fp.porch, besut details.213/450-3436 pp w/sep studio/ofc.100 fp.porch, besut details.213/450-3436 pp w/sep studio/ofc.100 fp.porch, besut details.213/450-636 pp w/sep studio-fried many extres. microwave, frices, frash compactor, stained glass, 2 indoor race, sta

THE PREMIERE 213/464-6255

\$MEWER BUILDING
Cable wired. Redecorated.
Some with new cpts. belony,
saura, Bac, My, Sec, bids. Unfurn. angls. 3275; 1br. 2470
10 3485, Vickl.213/4-2238

(NORTH HOLLYWOOD-UNIVERSAL CITY)

APARTMENTS INFURNISHED SAN FERNANDO VAL 7450 North Hollywd., Studio City, 7452 Toloca Lake, Sun Val. EXCELLENT LOCATION -Furn. Studios -Furn. or Unturn. 1 & 2 Bedrooms -Furn. Singles -No lease required Near Hollywood and Ventura Freeways -Multi-Million dollar Recreational facilities **OAKWOOD GARDEN APTS** 3600 Barham Blvd. (213) 851-7362 Borry, no pets daily 8816 Laurel Cyn Sun Val. 213/767-7607 mgr/822-6667 agt \$375 mo Large 2 Bdrm. Walk to eli. Mgr. 213/763-2092 \$375-1bd, nu cpt.11442 Oxnard. Nr Lankershim 213/735-2645 \$300-1 Bdrm, pool, sauna, rec-restion room, 213/763-3299 \$425 Up 1 Bdrm Security NEW AH Amenites: Immed, Occup. Th Gerden Green 213/764-6800 Th Garden Green 213/764-6800 \$430 2br frig/stv behind has, flattests-vinstind 213/508-7685 \$525-Up, 2838R, N. Hiywd. pool More into, 213/765-8137, vel ENCANTO APTS. MOVE IN FOR SECURITY DEPOSIT ONLY! Must see to appreciate. 1 80RM, 280, 284A, no pets. Call for appt \$13/764-2255 LUX 18r Condo FP. C/A pool, sec. \$550 213/365-3312/05-8323 Sherman Oaks, Van Nuys, Penerame City * \$100 OFF 1st MONTH \$340 & up SNGLS & 1BDS 574 d by Styll 3 d 1913 Opt dype, air cond.prkg & pool. 6235 Kester Ave. Van Nave. Call Mar. 213/762-9714 8350 & Up-Single, 1 Sorm. 133/780-1941 827-2104 1335-deposit-1808, pool. sauns rec.rm. Kr.shopa & frwy.1500 Sherman Way 213/785-3251 Sherman Way 213,735-2231 2290-2 9dr, sec bidg, laundry, 5640 Sylmar Ave 213,735-3252 5446-2 2br, 5635-2 2bd/24/2be Tinka A/C, pool, pet 3 08. 9414 Ven A/C, pool, pet 3 08. 9414 Ven A/C, pool, pet 3 08. 9414 Ven Stove, a/C, Pool, 4961 Colonations, a/C, Pool, 4961 Colonations,

APARTMENTS UNFURNISHED SAN FERNANDO VAL. ★ \$100 OFF, \$345-up 213/764-7847 V.Nuys,N.Hjywd North Hollywd., Studio City, Toluca Lake, Sun Val. 7452 **EXCELLENT LOCATION** -Furn. or Unfurn. 1 & 2 Bedrooms -Furn, Singles No lease required Near Hollywood and Ventura Freeways -Multi-Million dollar Recreational facilities * DAKWOOD GARDEN APTS 3600 Barham Blvd. (213) 851-7362 Sorry, no pets 1355 up Nu Dix 1bd.S/R a/c. no pet 8815 Laurei Cyn.SV. 213/ 707-7807 mgr. or 306-7865 agt

pet 8816 Laurel Cyrs. Y. 213/ 707-7807, mgr. or 306/7805 ast 1328-150, nu cpt 11442 Ornard. Nr. Lankershim. 213/755-2545 1375 mo. Large 2 6drm. Walk. 10 all. Mgr. 213/763-2092 4 3355 irg refurble fibr. Beam ceiling. nu air, cpt/deps. Quiet 1380-1 8drm. pool, sauns rec-tration room. 213/763-3298 3425 Up 1 8drm. Security NEW All Amenittes. Immed. Occup. Th Garden Green. 213/784-6800 1475/up. Over 1100. sq. ft. Dix 2475/up. Dix 2475/up. Over 1100. sq. ft. Dix 2475/up. Dix 2475/up. Dix 2476/up. Dix 2476/up 12713 Onnard, 213/787-5588
13525-Up, 26-39R, N. Hiswid pool, More Info, 213/757-5137 Val.

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1 Bdrm.Apt. & 3-den or 4 bd., 3bs. lowrhouse, new carpet & drps.cent air.bitins, petto, extramely ige., incl.closists, pool a pato area twintes incl. 2 car sar-kieunoty rm. Mr. shops 1455 Tusunes 213/786-1481
1455 Tusunes 213/786-1481
1456 Carpet Sar-kieunoty rm. Mr. shops 1455 Tusunes 213/786-1481
1456 Carpet Sar-kieunoty rm. Mr. shops 1455 Tusunes 213/786-1481
1456 Carpet Sar-kieunoty rm. Mr. shops 1455 Tusunes 213/785-158
156 Sar-kieunoty rm. Mr. shops 156 Sar-kieunoty rm. Sar-kieunoty

forth Hollywood A Charming Comage 425
2+ air & fenced for per 88944
TEL ERENT 754-894 fee
EAUTH FUL quiet new decor
3 + 12/4, 5825. Dina, air,
carpets, drapes, gardaner,
sound room/garage, See;
Fri, Set & Sun 4260 Morelia,
Eof Leurel Cyn, N of Oxnard
OPEN TODAY 1 TO S
12756 VANOWEN
3 bedrooms, alarm system,
air conditioning, gardener,
iarge yard, lease, 5750.
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PRIVATE 1 bedroom rear
house, near studios & freeway, 5400 mo, Available 7/2
Coys 254-7254, ever 764-029.
RUSTIC Large 2 bedroom,
beth, stove, rarrigerator,
dishwasher, Swedish fireplaca, fenced yard, gardener, 2 bits from Weij Park,
Just completely redacorated, 5800 mo, 1st, leat & security, 915-910, 1st, leat, 910, 1st, l 458 2+1, dining area, yard, # 1, GRANG AFEA, YOLG.

1-1. new carpet/peint in/out,
security guards, \$650, 1st, seccurity. Avail Jul 5, 985-1320

2-1. new carpet/peint in/out,
security guards, \$650, 1st, seccurity. Avail Jul 5, 985-1320

2-1. new carpet car.
2-1. new carpet carpet security.
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2 \$100, 3 Bedroom + Den + T.1/2 Bath, air, fireplace NEW KITCHEN, FLOORS. CARPET & PAINT CARPETS PAINT
1043 Hartsook, \$72,4550
\$890, 3 + den, eir, fireplace,
builfins, remodeled, Immac-ulate, near all, 984-633
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baths, fireplace, central
heating & sir, large fenced
yard, treshly pointed, 985\$750, 705-7942

SEARD NEW ELEGANT # TEMPORER LEGARIE

1/2 MONTHS FREE RENT
1305 & UP 1 BEDROOM
STOVE, REFERGERATOR
CARPETS, DRAPES, AIR
WELL LOCATED
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1 Bedroom in small hallding 1 Bedroom in small building. Is undry, pool, air condition. Call Teress, 785-7857 DUCATION ANTIE Singles, 1 & 7 bedrooms, New carpers & drapes, air, built-ins, lots of Hving & closet artio, Patio, pool; covered parking. Convenient to all 177 VHITTSET 741-5421 FAMILES WELCOME FAMILES WELCOME
Intercom Entry
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Room. Separate Play Area
for Children. Sorry no parts.
16 2 8 ED ROOM from 1350.
30ME FUR NISHED
7329 VINEL AND AVE.
MOR. 79. 367 of 87. 3331
FAMILY BUILDING
SPACIOUS 2 Bedrooms, 2
hatts, Air conditioned, Pool.
Partos. Playground area.
1575 Anonth, 394-2447
FROM 3449
UNESP 621-77. ADADTMENT STREETS BREEZE APARTMENTS Tand 2 SEDROOM
Large quiet units. Dishwasher, stova, extra
storage, patio/Balconies,
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IMMEDIATE Occupeny 1+1,
new carpet, drapes, tresh
paint, By Futton & Vanowen
2 WEELS FREE REN.
3350.

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STUDIO CITY VILLAS

APARTMENTS FURNISHED-SAN FERNANDO VAL. 6650 No. Hollywood, Studio City, Toloca Lk., Son Valley 6452 \$325 + FREE PARKING 2 pools. 12312 Sherman Way \$330up Sngr \$465 1 8d Security All Amenities Immed. Occup Th Garden Green 213/784-6800

(NORTH HOLLYWOOD-UNIVERSAL CITY)

Hollywood ANT DESCRIPTIONS

718 A Lovely | Badroom 537: Pool air, carpets - Has it ail security. No pets, 765-626* A NEWER | BEDROOM-5415

Mondburning fireplace, mirrored closel, dishwasher #43 Coldwater 744-7185
A \$200 Move in Allowance 18 2 pedrooms, \$395-495, New decor, large, 907-0969

A \$50, OFF 15 MONTH

Cerpets, drepes, pool. 5335 I BEDROOM 5225 CAHUENGA 766-315 #A CLEAN & QUIET#

2 bedroom (1) e studio, Cer-pet, drapes, dishwasher, central eir, ges included. 4807 Beck 767-7755

A Place to call Home Extra Large Family
Apartments
1 Bedroom 1 Bath 1545. 1 Bedroom 1 Bath 5545.
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Two Pools & Sauna
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A 1ST MONTH'S FREE RENT!! If Moved in Before July 1st \$565, 2 Bedroom Apartments Only In Brand New 23 Unit Building Gas Range, 1 1/2 Baths

Private Patio, Security Gates **Underground Parking** Pool. Jacuzzi, BBO

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YOU'LL love this beeutiful 1 bedroom, den. Quiet building, \$350, 5728 Beck #3 1 BEDROOM-184TH \$455 Lovely Quiet building, buil

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2 Bedroom, 2 bath, redecorated

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\$329 Agnes

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New decor, \$475, No pets.
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718

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177 Satsums

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Air. Drapes. Carpets. Builtin
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57

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10822 Stoomfield, 787-284

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Buitt-ins, dishwasher, new
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smell quiet bidg, no pets, refrig. 6650 beck Ava 76-7045
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single, clean, quiet, Nr Oxnerd 4 anhershm 145-521
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house, new paint, stove, refrigerator on heriteras near
Vineland, 505-7659
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A LARGE SINGLE - 5370.
Good locate - 5pa - No Bet-Good locale - Spa - No Pers 4703 COL DWATER 744-1045 FURNISHED SINGLE Fireplace, Pool. Newly deco-rated, 11150 Acams

SILVERLAKE SISO Single, \$400 1 bdrm, \$mail 1 edroome. Garden tytipe setting. Panoramic vu, Refs. req. 785-2233 X 119. 4 Rms. Redor, throughout, Formal din, rm., liv. rm., bdrm, & bs. Hdwd, firs., front & back entr. \$325 for 1; \$250 for 2

UNIVERSAL CITY/NORTH HOLLYWOOD

Sales listings obtained 7-23-83 from Century 21 in Studio City.

Multiple Units - For Sale

1044-46 Acama St. - 4 units - \$140,000

11228 Oxnard St. - 4 units - \$190,000

5426-28-30 Vente - Triplex - \$225,000

11232 Califa - 3 units - \$240,000

11305 Hatteras - 6 units - \$259,000

5242 Cahuenga - 8 units - \$260,000

5248 Cahuenga - 8 units - \$260,000

Single Family Residences - For Sale

7848 Lemp St. - 2 bedroom - \$82,500

8070 Troost St. - 2 bedroom - \$83,500

11735 Amanta St. - 2 bedroom - \$84,500

7548 Ervine St. - 3 bedroom - \$85,000

HOUSES FOR SALE

No. Hollywood, Studio City, Toluca Lake, Sun Valley 4652

FEELING OF A HIDEAWAY IN MOST EXCLUSIVE AREA OF TOLUCA LAKE!

OF TOLUCA LAKE!

Priced below the merket by private perty \$429,000. Main house has a very lerge living room with fireplace, banquet sized formal dining room, 2 bedrooms, den, a 2 baths. 10ft. high cerilings. Double French doors in dining room a picture windows in kitchen a butters pantry look out onto a most lovely, completely private backyard with large pool a spa. + guest house with 2 bedrooms, bath, & living room with wet bar. Separate laundry room. + gym & workshop. Central air & heat thruout. This is a unique home steeped in history. Also available fully furnished Brits co-op invited.

Colonial Realty

has several exquisite proper-ties for sale. Please Call for more information.

213/761-5133

●2/STORY CUSTOM

7% INTEREST

or VA terms. Seller to finance.
3 bd., den \$69.550. Bkr.
213/677-0361 984-2730
NEAR Universel Studios—2 bd.
den in qualifying Will accept
enything of value as down
payment \$123/550 Bkr.
213/577-036) \$5000 DOWN

\$711 mo. 3bd + irg den pic, dbi garage, ige lot. 345,000. Cattle Rity. 213,997-0750 28d stucco.376,500.1rg R-3 ior. New crpts/paint, 10% down Open 1-5,6743,7roost Ave. Own 213,4877-5913,094-5119ev

OPEN 1-5, 07-3 Troost Ave Own 1-5, 07-3 Troost Ave Own 1-5, 07-3 Troost Ave Own 1-5, 07-5 Own 1-5, 0

SAN FERNANDO VAL'Y 4450

No. Hollywood, Studio City, Toluca Lake, Sun Valley 4457

THE MOST EXCLUSIVE AREA OF TOLUCA LAKE!

OF TOLUCA LAKE!

Priced below the merket by private party \$429.00. Main house has a very large living room with freplace, banquet sized formal clining room, 2 begrooms, den, 2 baths, 10ft high cellings. Double Prench doors in dinning room a picture windows in Alichen & butters partry look out onto a most lovely, completely private backydrd with large pool & sps. + guest house with 2 bedrooms, beth, & living room with wet bar, Separate laundry room, + ym & workshop, Central sir & hest thruout this is a unique home steeped in history. Also available fully furnished. Principals only, Owner 213/505-6304

▼ STEAL FOR \$79.950 ★

380+POOL+FAM RM. Remodid kit,brick frpl, hedwd fir min to studio,21°od,Agt,213/902-1911

\$5000 DOWN

571 mo. 3bd.+ irg den, fpic, double garage, lige lot. Only \$85,000. Bkr. 213/987-0750

FRYMAN ESTATES

Specious Private View home—
3 or, maids, den, dine, close to studio, 14655 valleycreat. 6kr. 213/768-2350

78 INTEREST

★ 7% INTEREST

or VA terms seller to rinance,
3 Bd. den \$89,850 Bx.
213,787-0,361 Bx.
213,787-0,361 Bx.
213,787-0,361 Bx.
213,787-0,361 Bx.
213,787-0,361 Bx.
213,787-0,361 Bx.
213,788-0,361 Bx.
213,788-0,3761 Bx.
213,789-3,797 Bx.
213,797-3,797 Bx.
213,797-3,797 Bx.
213,797-3,797 Bx.
213,797-3,797 Bx.
213,797-3,797 Bx.
213,797-3,797 Bx.
213,797-3,7

HOLLYWOOD

2 HOUSES ON 1 LOT Priced reduced to 156K. By owner, 3 bdrm., 1 bs. & 1 bdrm. Fenced yd., Full trees, patio, DeLongore & Cheroline, 886-5465 or 342-0428.

3 Br. + Guest House
Nr. Alexandria/Sants Monica
Bird, Close to immeduate heart
of Mary Church, school, bus,
shops. Suntan liv. rm., formal din,
rm., modern bit-in littchen,
9135.002, 10% dn. OWC 1146%
880-6708 Danny.

BY OWNER

Condo in Toluca Lake close to Universal Studios 2-BR, 134-BA two levels, pool, jacuzzi \$99,800. Assume \$65,200 loan at 11%. OWC 2nd. 381-3486 **\$77-5939**

SAN FERNANDO VAL'Y ilo. Hollywood, Studio City, Tolocu Luke, Son Valley 4452

OLD WORLD CHARM

OLD WORLD CHARM

3-PORRAEL DINNER ROOM

SPRICE TO THE STATE OF THE STA

Panerame City

18647 Velley Vipta, Sh. Oaks. Abendoned English estate. 30.07 Ventura, out of state owner must sell. Fix & paint. Save thousands! \$199.000.

S.O. Fixer! What a meas-what a buy! \$0.08. L\$, for + vu. \$139.950, Bar. 213.738-890.

S.O. Fixer! What a meas-what a buy! \$0.08. L\$, for + vu. \$139.950, Bar. 213.738-900, Bar. 213.738-70735

OPEN SUN 1-4.8556 Burnet Ave. 4-246, fam.rm. 210.0 5.7 Pool, stras.\$199K. Own.212.787-7087

Fantasic 2-25'lam rm & 5pl. Luxurious hedwd fis. Assumen in \$109.950 Bar. 213.738-0456.

*ROBATES gov't repos all areas 968,950 aup 213/765-8800

SAN FERNANDO VAL'Y 4450

No. Hollywood, Studio City, Toloca Lake, Sun Valley 4652 OLD WORLD CHARM

OLD WORLD CHARM
3+FORMAL DINING ROOM
Span Charmir nestled amongst
the towering trees, hrowd firs
thrubut, 3-car gar. Anxious
owner must sell . 274,350
SUNSHINK RLTY.223,758.8900
HA.VA./OWC GLE24 %. No Qualif

★ STEAL FOR \$79,950 ★

SIEAL FUR \$79,500 ★
380+POOL+FAM RM. Remodid
Rit,Drick frpi. Ardwd fir min to
studio,21 bol, 421,213/902-191
DISTRESS SALE BY BUILDER
Must aacr. 4 lux, homes (3300-4200 sg/f.) in prime vu area
of Studio City 30, Quiet vu
area on Priv. st. Xint for children, 8kr 213/799-7865

★ 2 Story-\$85,000

X 2 5(U) 7-902,(AV Near Studios 4 bdrm, 2ba + comp. gat hee. Flexible terms. 213/877-0361,984-2730 NEAR Universal Studios—2 bd. den, no qualifying. Will accept anything of value as down payment. \$123,800 Bar. 213/877-0361

\$5000 DOWN

\$5000 DOWN
\$711 mo. 3bd.+ irg den, fpic, dbl gerage, ige tot. \$25,000. Cette Rity. 213/997-0750
2 \$250000MS, \$74,500 Mu. carpets/peints/2500 down, \$750/mo. 8/43 Troost Ave. Owner, 213/877-9813
Owner Strigous-DiscountEo. Newer 3br., ism., gournet kit, w/bit-ina, pool. Nr. schts. \$135,000, terms 213/342-7348
N.H.3br. iba house. Cerner lot. Use for meetings, sc. Must sell. Make ofr. 213/308-5812.pp.
NEW Eng. farmhouse 5bd., den, pool. if picks. \$8690, Br. Connie. 213/783-0446.
Woodbridge Prk. Ranch bouse. 2 A Den. Dax firs. Plank doors. 2 A Den. Dax firs. Plank doors. 2 159-500 R/S Co. 213/783-5162.
REPOSSESSIONS—ALL AREAS As low as \$78,000 w/\$2000dn Agt. 213/893-907-781-8111
WOWN. No di. Cust rustic. 3br. shake roof fpl. all applics. \$85,950 Btr. 213/783-0456.
Reduced \$10000-240 pool studio Assume \$100K—\$115,950 FP. G-21 Dewer Prop 213/244-3111
BY GWNER. 3br in hills. \$220K. Laurelwood, cui-de-sac near Mulholiand, 213/556-4714 eves

BUS. - COM. PROP. Sale 4050

THOUSAND DAKS 3 Story office building near new financial center. Great Savings and Loan location 31,700.000 THOUSAND DAKS

Shopping Center with free-standing restaurant, retail and office, Approx. 4 yrs old 26,000,000 THOUSAND OAKS

100% occupied office build-ing Excellent location. \$1,235,000. Low down. THOUSAND OAKS

Small retell stores \$205,000. Westeaks Realions

5,000 SO,FT RESTAURANT SITE New-Office-Retail-Restaurant complex. Breaking ground Oc-tober. Reserve spece now. Se-Corner Anaheim Blvd. and Lin-zoln. Avenue Anaheim. Con-lizati. Tom or Make. Bockson.

Ashwill/Schneider

714/978-8000

COLDWELL BANKER D

COMMERCIAL REAL ESTATE SERVICES

★ FOR SALE ★ **NEW SHOPPING CENTER** PALMDALE BLVD & 10TH ST.

Palmdele, Ca.
PP Only \$195,000 Down.
10% CASH ON CASH
Cell: Helen Thompson
213/820-0655, Bkr.

FOR SALE
2 yr. old, fully leased bidg. 7
tenant restit/orfc. mis., net
leases, sint. upside potential,
82% improvements for depreciation. low or no down payment possible. Contact: Rich
Hodges/Steve Stermer Bkr.
McCerter-Burke 714/752-0100

PRIME TORRANCE INVESTMENT Hawthorne Bivd corner loc. Single tenant. Strong credit. Triple net income 387,552. Price 399,000 3410x down + belance 0 124/2 Prin. only. 213/534-1000 ext. 12

213/534-1080 ext. 12
COMMERCIAL BIDE approx. 25.
300 sqft. for many uses. Two
ofcs, a studio bounging area
ments can be made to suit
comm! prof. or wrise, use,
\$10,000 (T83-2553). Herbert
Nawkins 213/724-3711

22 choice comm' lots in Paso Robles, 24th & Spring, gatew-sy to two 350h ac, fi. vecrea-tion takes. All or part of the 42,000 ac, ft. is avail. For further into write Po 80s 845, Paso Robles, CA 83446.

BUY MID-WILSHIRE 13,000', 25 car perking. Out-standing bldg. Adi to park. Contact: D. MOLONEY GRUBB & ELLIS 213/481-2350

2 STORES + Hsa. Xint terms. 3rd/Western Bkr 213/386-8140 Maj.Div. C-3 corner 21000' 1 bis S. of Nwk sq. m-f 213/863-8273 8HOP CNTR NR 6TH & Alvarado Try 20% dn. Bkr 213/386-8140



National Consolidated Investment Realty Inc.

Shopping center—1 of the best loc. of Pasadena. 2 yrs. old, inc. \$132,000. NNN, anchor tenents, assum. 10% in. Price \$1,595,000.

New office bidg. & stores. Monterey Park. \$1,000,000. 10,000 SF of rentable space in good area, 15% dn. only. Good fin. available.

Commercial stores & offices— Hacienda Heights. 22 U. 52-900,000. 29,000 SF on 1.5 acres in best location, good anchor tenants, 2 yrs. otd, 30-of Pornona Fwy. Milli lesses, 27% dn. & assume ins.

281 N. Altadena Dr. 213/449-0073

Pasadena MARTING-KESSERS

SANTA-MONICA

For sale 7,500 S/F returbished ofc bidg.b. Levich/Ron Lems Sents Monics Business Park. 18,500 S/F lesse svali. now! Ron Lems NEWHALL/VALENCIA

Sale or tea.8600 S/F New tudor offic bidg. Lyons Ave.D. Garber WEST LOS ANGELES 5000 S/F bldg for sale. Price reduced to \$495,000 S.Shirley (213) 452-3400

LONG BEACH

Free standing ofc bidg, 10,750 S.7. Xint access to 405 4.7 freeways. Mark Brunner Sale or ise 15-220 s./f ofc bidg Bisby Knoths. Bob Alberin Offc bidgs for sale 8,800 s./f to 10,880 s./f, xint financing M. Brunner, K. Wasich (Z13) 532-9080

* OWNER USER CLAREMONT 8,800' Retail-Ofc Bidg. Part of existing Center. Front Foothill Blvd

• LEASED INVESTMENT ARCADIA-6,000' New Ofc Bidg. E-Z access to Foothili (210fwy)

* OWNER USER LA VERNE 10,000' Ofc Bidg. Part of major Shog Ctr. Access to Foothill Fwy (210 Fwy)

Contact: S. HATCHER On All Properties Abov GRUPB & ELLIS

(213) 481-2350

Ben Lesser [:

Zoned C-2. Clean 2 bdr house on fenced lot. Silverlake, \$899

Hollywood & Irace, C-2 Zone 2 bor + den hse, \$118,500

Heart of Korea Town, 11 stores, Cent air/heat, \$580K

Commercial Building & Business for sale C-2, approx 12, 500 sq ft lot + coin operated taumdry \$460,000 213/600-8976

COLDWELL BANKERD

COMMUNICIAL REAL ESTATE SERVICES

BUS. -COM. PROP. Sale 4850 BUS. -COM. PROP. Sale 4650 BUS. -COM. PROP. Sale 4650



DOUGLAS COMMERCIAL BROKERAGE

SMALL BLDG, INVEST/USER Positive cash flow. Short term tenency for user, Recent re-hab. 11868 Sents Monics Stre-MLA. CAROL BERRY MERCEDES REPAIR

Ruel estate and business for sale in good Westside lec-business established 1977. Building built 1883, 3538,000. 30527H FALAZZOCO SMALL RETAIL

Approx. 1300 SF retail Mdg. on 1790 SF C-2 lot. Vacant— ready for owner-user. Lincoln Stvd. in Venice. \$160,000. SOSEPH PALAZZOLO

16 ACRE AVOCADO RANCH One of grees top groves—good producer—kint. tax sheller benefits—tant, map recorded A perceis—view—home sites, sedo,000. BOR TULL RANCHO MIRAGE

1.28 ac. on The Veldt, nr. Mar-riott in prime comm. Bres. 3055.000 w/flexible terms. WORTH BLANEY/JOANN PECK

A JON DOUGLAS CO.

(213) 820-7731

Major Entertainment Facility 70.760 Square Foot Bldg

6.3 acre Site Major Blvd 6.3 acre Site Major Blyd
One of So. Callf. largest and
finest complete entertainment
facilities. Neer favys & other
major entertainment facilities.
A superbly designed ixcurious
complex disel for concerts,
conventions, trade shows
theatrical events, musicals,
church & sporting events.
Outstanding sound system
consticts. Gardens, patio
accounties. Gardens, patio
series & large loobly. 28,000
sq.ft. main auditorium will
sent up to 2,500. Asking,
sp.goo_goo. Submit all offers.
WESLEY N. TAYLOR CO.
REALTORS.

714/644-4918 REALTORS

TS Marrill Lynch Realty

66% leased to Majors—1989 \$1.1 MH. Kint terms. Prin. only. Motivated. J. Rohner

WILSHIRE BL/B.H. ADJ. Creat for owner, Attn. doctors 2 edj. bidgs. \$1.3M. OWC Chris

OFF, BLDG, HLLYWD, \$5.9 MII

3 SHOP CNTRS MAJ. ANCHORS Fully land Penn. \$8.55 Mil. \$748K HOI fin. Prin. Mike 213/820-5777

FREE RENT

Below market rutes on new office building 640-2,000 St Brookhurst and Le Paima An-skeim. Contact: Tom or Mike Jackson

Ashwill/Schneider

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Fred Sands Commercial Division

NEW DEFICE BLDG.-L.A. REW UTFRE BLUS.—LA.
2-story w/2800 S.F. BUR/A in
Echo Th. eres. Presently vicent. Kint. for owner/seer,
hes 12 perking secers.
213/820-6855
COMMIL.—DOWNTOWN LA.

Garment center owner/user prop. w/approx. e500 s.f. nat remission 500d for land value \$500,000 MED./OFFICE BLDG.—AZUSA

Tunt, for mener/user, w/17M B.F. in 3-ty, structure and 60-porting abaces, Current in-come 856.518 & 57% vecent. Bee, 200H dn. Xint, Hearing ptg. 3800.000 213/E20-6855 OCEAN FRONT RESTAURANT

Greet Venice broadwalk loc w/asprox. 5,000 S.F. of in-door/outsioor dining plus 20 sig. spaces. Proj. gross \$240, 100. Lint. potential for restor-etion. Reg. 500,000 dh. \$2,000,000 dh. \$2,000,000 dh. OFFICE BLDG - I A

Attractive concrete & steel \$100M gross \$.F. incl. 200-parking spaces, w/3838 \$.F. net rentable. Current gross inc. \$211,560 w/30% vacent. Req. 20% dn. w/great terms. \$2,300,000 213/\$20-\$55

MARCUS &

MILLICHAP NEAL ESTATE BROKERS

SHOPPING CENTER

\$2,100,000

Wall tocated on major street adi to an upper middle class community. 2 yrs old. With great tenant mak. Under \$100 a sq ft. New leases w/C.P.Is. Outstanding financing package. Call for details. This Property is cultailized by This Property is exclusively Offered by SARRCUS & NelLUCHAP ENCINO 213/907-0500

Grubbellis
Hillywd Entertainment Complex \$0.000 sq ft ofc, & studio facil-

BO,000 agt etc. & studio facility w/ground floor restaurant & theatre w/pag for 200 cers. Sellar sustantage \$100,000/mo inc. Ezc. Agts \$cott Mileso, 000 fevils. 213/278-2180 3.13 AC, BEVERLY HILLS ADJ. Major Revelopment alta of Beverly Bivd. 3 bits from pro-posed subwey stop. Existing improvement of 32,000° with income, on short term lesse. Agt.Scott Milano 23,272-2190 2005 SANTA HOMICA BEV HILLS

277 Unit Apt.-Motel

Rakersfield

WALKER & LEE Real Between

(DVI Commercial Brokerage

CTAMERCIAL CORNER

Bidg, to sult or sale, major shopping center, encloors are vers a Thrifty, 26,800+sq.ft. buildable. Prime Signal Controlled Intersection, Call Rick Trice, (213)323-7140.

BARTON RIVIN REALTY Heart of Hollywood, 6500 sq.ft. 2 story office bidg.\$575,000. 25 years old.

Olympic & La tree, 5800 sq.ft. Recently remodeled office bidg, \$575,000

Linds Sendowski, Agent 213/934-8181

* BEVERLYHULS IS THE TOP EXCELLENT SMALL BUILDING.

2602 Witshire Blvd. Cap Rate 7% Price \$1,500,000 CRUSS REALTY 213/855-1141

DEL TACO FAST FOOD restaurant, Panorame City, Cel. Rent SSE,004 per year vs. 6% of gross net net net. Price \$600,000cash. Call Tom Lynch, V.P., Downey Savings & Loan 214/349-8511 Princ please

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MANOR TEMANT 1D W. lease to a Y.S.E. Firm, w. rent adjust to a Y.S

LA VERNE E-Z access 10 210 & S7 Freeways.
Contact: S. HATCHER
GRUBB & ELLIS 213/481-2350

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FOFFICE BLDG., 4 suites, parking, tenced carpet, air cond.
Price \$125M, at 14331 Crenshaw
BVd, Gardena No. downpayment if buyer can provide addit collateral, Mr. Morris, 213/280-0795

BUSY Commercial corner incl lisasor store. Total of 3 stores, 4 apts or effices, 8000° bldg. 12,000° lend. \$355,000 Gr linc.
NOW. 09VC 5905. dn. Call Bur. 213/851-5521.

\$20,000 sqft office bldg. In. Omario close to Ontario Int'l Airport. Partially rented GO00
TEMANTS. SPECSU. PRICE. 915-50,000 Ownr.David Sargis 714/883-7616

* SHOP, CENTER-9 STORES ★ SHOP CENTER—9 STORES

By owner, Nr. AAA, Torrance,
\$114K yr. inc., \$1,008,000 F.P.

PENC ONLY 213/473-2122

IFPRIME OFFICE/STORE/BLD,

Lige. parking lot, ideal proj.

orcs. investment quality ©
\$139,500 OWC good terms.

213/353-233/353-127

213/353-233/353-127

DO sq.ft C-2, 5 stores-7100

sg.ft. Hi visibility, 29% down.

OWC 12%, 20 years. Asking
\$380,000. Bkr, 213/7638-2100

W. Hywo. COMMERCIAL
Good location. Gr. Inc. \$67,500.

Investment or owner/vaer.

Frank

Ion Douglas Co. 213/E20-6651

213/820-6651

* OWNER/USER BUILDING # OWNER/USER BUILDING
#S00 sq. ft. commercial on La
Genega Bl. Good terms. OWC.
Lerry Radom Co. 213/857-3250
OLDER HOUSE ON COMM'L LOT
3004 SUNSET \$13004-W. OF DTN
BYTTER 2016-72 LOT NR OWTN
BYTTER 213/866-5161 Doud Co.
DOUBLE OF THE OWNER
DOUBLE BL. P. POWNON City. 7
mits shoop, grtf. Assum. Ioan
10%. OWC. \$375K. Handford
Resity, sak John 213/289-9192

COMM'l Hrv. S.M. Free Standing
cor. bidg. NMM lesse + 7% arnual increase. #435K. Maruel
module & MARK. 213/829-4757

COMMERCIAL PROPERTY FOR SALE

★ SHOPPING CENTER/OFFICE BLDG SITE. Major intersection. 70,000+5F.Call Mr. Kaufman or Mr. Thomas T.I.P.213/859-2717 60 FT. P.C.H. FRONTAGE Prime Mailbu Comm'l site. C-2. 3400 sf. 51.250,000. Madelyn Jon Douglas Co. 213/456-1747 * ACRE-\$18,000 CASHFLOW *AURL-\$18,UU CASHFLUW
2 lesses on 280 frg-Artesis BL
8, \$100Kdn Bar 714/488-229
SANTA MONICA PROF BLDC,
RUST S.OF WILSHIES SOXISOLOT
A STEAL! \$485,000 PRINCIPALS
IPTON RLTY 213/277-6255
GLENDALE LEASE/OPTION
5000" office bidg. Call lose
5000" office bidg. Call lose
5000" office bidg. Call lose
Commi Bidg in Xint Condition
Ideal for Atty. Motion Pic, TV,
2500 51-700 quality Amenities,
PAUL 213/866-5151 DOUD CO.
3375K-\$100 Fic. TV,
3375K-\$100 F ANU. 213/586-5161 DOUD CO.

\$3758-Storage Bidg Mjr. Ioc.

13,000 34; 4724 N.Cahuenga Bi.
Lease \$3000/mo. w/opt. to buy
Own. 213/271-8000, 271-777.

6-Unit Retail store. Gardens
area. II,409 sq ft cor. vol. 642.

sq ft bldg. 3-leased, 3 rented,

228/yr Inc., pp. 215/786-5722

2 ami adj. ofc. bldgs on Wilshire,
Bev. Hills. Retail 8-for offices.
Legmann, bir. 213/657-4472

e NISTORIC Landmark, Prime Hilly
Pending foreclosure. 40,0005f
\$1 mil. Boblagt 233/858-8000

GUARANTEED INCOME

SELL/LEASEBACK by owner

Blumenauer Bkg 213/321-8587

Commit Prop. LA. Ioc. Positive
cash flow. Must sell/offer.

213/663-6152 or 664-2004 MULTI-TENANT Ind. cpls 41,175' \$1,400,000 assume 9% loan. OWC 2nd. Broker 213/630-6685 OWC 2nd. Broker 213/630-6685
SBL 42 mi E. or Ramona, frage
hwy. 78. 2 hses, store, meast
processing plant 618/459-7106
STA, MONICA-Nr. Witshire, xint
modern 1 sty orc bidg, w/prkg
Price \$990K agt 213/456-1233
†12,000 multi tenant comm.
Cash flow, West Side.
TOWER PROP. 213/629-2974
SHOPPING CNTR & Hotel Site
50,000 xg Willywd, Fin, avail.
Bar Lamont 213/456-6401
CONVENIENCE Shopig Cirs.
Windsor Fin. 213/393-6513
†3 old atores. 10910 3.Mein.
\$40K cash. Bkr 213/397-6765.

SANTA MONICA AUTO BODY
24 000 s/f 101 w/bidgs a
spray booths. HI visibility loc.
MUSELLI 8 Co 213/451-9651

#FIXER UPPER-SHOP CTR.
H-traffic loc. 100.000 s.1-t
GOO UPSOC-POON TO BUND.
Owner 213/453-1773

7/11 MRt 8 7 shps. 100% Lead
HNN Gr. Inc. 852,305. Assumeble 94/9x loan. \$7 9500,2000
pp 714/493-1313.213/853-837]

I of 4 comi lots left, has 5br
house, ocean view at PCH 8
Pier Ave.-Hermosz. Owner will
help filn. Agt 213/336-5300

30 Vermont Ave. Gardena area
45003 f bidg. 3 edilots 22,
500st land C-2. Riebro R.E. Ask
for Ted 213/459-0956

★ LIOHOR STORE BUR DING

SANTA MONICA 7 STORES
Inc. over \$112M. Princ. oviry.
Lou Shiftman Co 213/271-7275

SHORE OF \$112M. Princ. over \$112M. Pr TOT TEG 213/459-0956

TOT TOTAL * LIQUOR STORE BUILDING

Inc. over \$112M. Princ. only, Lou Shiffman Co. 213/271-7211
COMM*L. BLDC. San Cab., 3000
sq. sport, dwn. 600 sq. spor. up. 6d bus loc \$189,800 Must sell 213/281-6110 eves

e HUNTINGTON BEACH STRIP SHOPPMG CENTER, first lessed. Good return. F.P. \$5.55,000. Mr. Fausthbaum. sqt. 213/259-2717
SSU silp crity / Coth. over anxious may sell \$1 mill / \$200K dn 6.2s may sell \$1 mill / \$200K dn 6.2s mill / \$200K dn

LAGUNA REACH OCEANFRONT GFM Once in a lifetime opportunity! Unice in a lifetime opportunity!
Approx. 270° of ocean frontage inc. charming motel, restaurant & land overlooking mein beach & says 1 block wait to village to 1 block waite with with 1 block flowers and 10 ft financing evaluate. 6.5 million. Substit terms. Call Bick Radiich 213/207-1300

NEWPORT WESTMENTS FULLY LEASED 3 tenant retail bide, Part of seighberbood center, fact growing No. San blego Granty. \$250,000 cash down to disasty. \$210,000 cash down to disasty. \$210,000 cash down to disasty. 17 UNIT SHOPPING CENTER Low Rents. Major street in 100twALK. 9% rent increases in 83. Only 8.2X Major Re-Hab potential. Low price \$59/per 97 & short leases. \$800,000 Owner/Agt. 213/793-7138 213/272-3456

owner/rgt. LLU/ For Jaco 4617 Lake habels Brud Repor-cate your life lefts, to resor-area. 1.63 acre size feebal, 3000 sq.ft. office & shop bids. Paneled, Crtd.Gros.M-1 zoned room for expansion. \$175,000 terms avail. Lanier Resity 505/327-4845

905/327-4849
COMM'I Gorner Xint Arcadia
Loc. Over 20,000 sert now being used as salition a zaing used as gas salition a zaing used as salition in financing 3350,000 sert in financing 3350,000 for farther
info. call: Herbert farther
213,358-1821 (T83-252) NNN-4.3 Ac

Lessed to Toys-R-Us & Bank. \$136K against overages. \$1. \$50,000 W/\$450K down. OWC \$150K 20 8 % 5ys. PRIN ONLY

MELROSE Superbly located new listing great for smart retail or investment. Principals only. Bit. Stan Melson 213/807-1433
SANTA MONICA DOWNTOWN Maj. landmark corner in https://downtown.mid.listing.com/dow

C-1 Ofc./Bldg. Woodland Hills Must sell. Own/user moving. 56005c; 121/5 fm. \$735,000 Bir. Vic Harvey 213/348-7500 3 stores + 35U's. 4 Sty brick. C-2 inc.aprx.5143,700. 3125,000 down. Asking \$880,000. 302 No. Alexandris Ave.Do not disturb. Syd 213/566-5161 Doud Co.

* NEAR MGM STUDIO 10% On.2400 s/f offic space-part vacant. Mertha Bennett VISTAR FIN 213/822-8733

Holly'd Video Studio 6600 s.f. incids. Offices, stage record's/control rms. Turn key contation.R/3 Co 213/851-6666 Auto Repair Shoo

6 ACRES AGOURA HILLS/L.A. COUNTY-Prime commit add to medical bidg. Super location for motel-restaurant-office building, all stiffles avail—aint freezay visability!

PRIME Vs ACRE THOUSAND OAKS-Rint central loc. off main thoroughfare development permit applied for—terms! Genes industrial Div. 213/889-1333 or 205/885-1048 Brown/Realtors

SHOPPING CENTER HUNTINGTON BEACH

0.000x1, \$1,975,000. Conce Fack, 17,500 s1,51,800,000 Martinidae, 16,0001; \$1,300 OFFICE BUILDINGS

BEVERLY HILLS 12,000sf spps. \$1,850,000 En-chio 50,000sf 25MM. Princ pmy. AGT. 213/470-7633

MULTHUSE OFC BLDG.

SECON E.T. Excel. Berking avail.
Metivated seller—0132 Sunland \$450,000. Buth/Deens
GEORGE ELKINS COMPANY 275-5541

Commercial Ctr. 10% Int. Young, Attractive 1-story, complian on 3 streets, 5 bidgs. A fine invest, at \$2,500,000 WESLEY N. TAYLOR CO. REALTORS 714/644-4910

REALTORS 714/644-4910
NWN SHOPPING MALL Cuar ovr 9% rtrn on cap. inv. 3yr bidg. corn 2 mair Sts Marnhatton Sch. 30 prig. Rent adust ann.Lagues 5-15wr.\$1.2 ml. Principals only (EADIO PROPERTY Watter213/267-1140

★ 16 UNIT MEDICAL/OFFICE 3.365s.// 8d. leases w/ax. & CPI increase. Busy Southwest CPI increase. 213/262-26733 WSACRIPICI-Tight 8 force sale. Prime 244 CC. On 1-5 (on/off ramp) Nr S.F. valley. Aust responded. Part improved Busyerateneeds fast 1.1/2616. 54 950M W/terms. Bur. 714/730-3777

Ofc Complex—PALM SPRINGS

Olic Complex—PALM SPRINGS

In: sirport on approx 9 acres.
2 bidgs + 1 insidable lot. Under the control of the c

* SALE OR LEASE Auto Repair Shop

Small shop w/fenced/paved
yard, Jeffson-Lefas area, is
dn, terms. Act. 2137/474151

5500 s.f. professional bidgyers old. S275K. \$100K dwn.
sistence © 12%. West Covins
area. By Owner. 213/850-8891

FRINE LASED

5500 s.f. professional bidgyers old. S275K. \$100K dwn.
sistence © 12%. West Covins
area. By Owner. 213/850-8891

FRINE Sam. Commercial.

4 Blore frants on S.M. Buvd.
2808 sf. \$400M. Foote Frank
John Douglas Co. 213/850-8891

FOR Sall Class Commercial.

57 A. Monica B. 12,500 sg. ft.
commir 2004 degree of the strength of the ** SALF OR LEASE

1,920 s./* avail. 2 bits from ocean, tet.3,0552/1.8. Bennett vistar Fin 213/822-8733

M. Shopping Centar, one of the best intersections in chatsworth. 4 yrs: see, need feases. St. 330,000 or \$4,00,000 or, \$3,2575K

S.M. Office,16,000 s.f. \$2,575K

9 X gr. 2 strong tenants, good appalde potential w/rent. Cash to new loen. Fred Sands. Toxin tonew loen. Fred Sands. Toxin tonew loen. Fred Sands. Toxin thone: 213/872-8855. 477-277

For SALE/LEASE/8 EXCHANGE \$1,000 at 22,000 at 23,000 at 2

COMMERCIAL PROPERTY FOR RENT OR LEASE

Bos. Prop. Root-Loase 406		
STORE On La Clenege Stwn Bev 6 Metrose, 1536', \$2000 Incl 4 prkg speces, 213/857-1300	WESTWD/WRISH, Blvd. Prime sublesse 2 ing. ofcs. \$1.50 s.f. Ast. 213/820-7731	Fivy.W.of data. Pull amenities. Call Howard 213/733-5673
STORE Glendale at Chevy Chase at Verdugo Rd. \$1250/1500aq* Newer cntr. 213/963-5847	VAN MUY3-Sherman Plaza-new bidg 123,000s/f. John/Ron. Mallow-Kennedy213/452-3400	WESTWO Bivd. appx 1440 s/f lst fir. Recpt+4 pvt ofcs s2100/mg. Ast. 213/451-434
SYLMAR Sq.—Sylmar, Xint. parking a traffic flow Dur- lane, Act. 213/801-6700	WE BEAT ANY PRICE IN TOWN!	DELUXE Office-1000 ft, 505 fwy at Del Amo off-ramp in Cerri- tos \$500. Call 213/772-4301
,200 34 Ft. Melor shopping center, TUJUNGA Gusy foot traffic, 519/324-1191, aft. form	CITY OF COMMERCE-Nawly deco exec suites 352 To 1814 sq ft	# HLYWD GARDEN OFC SUITES 300-1500 sq.ft.avail.5L.10/sq.ft. Mon-month/Law. 213/464-4724
ext Door to Montebello Plaze 17,000 sq. Under development Victoria Travino 213/986-5112	BEV. HILLS REDUCED RATE, Hew decor. 1520 to 2030 sq. ft.	STOP LOOKING You've found the perfect office in the W. SF Yelley, Marty 213/385-1212
* DOWNTOWN S. BROADWAY Concession BZ ares. Close pkg. Bessonbi.call M-F 213/465-(40)	FULLERTON-2600 E. NUTWOOD Competitive rates, 600-6600ag	1500 sq.ft. office space Occupancy June 15th, \$1200 213/822-0215
MO.free ret w/lse-Sants Ans Blown Pk, Tazzane Blown Pk, Tazzane Blown Pk, Tazzane Blown Co.of America, 213/345-3301	CRANE Realty 714/835-1700 MEW Wilshire Grand ofc bidg. 17,451 S.F. Will divide.	Free stand, incl 46-car prig 754 MR. Owner, 213/845-6217
V. Hlywd ret/ofcs 1K-5Ksc Maj. blyds K. Bank Agt 213/278-4900	PRIME Sta Monica ofcs \$1.45/ag' Sultes 1K'-25K'. Excl. Agts D.	e BEV. Hitle ofc. space. 6033 Wishire thatid to suit. Stuert Cowan 213/271-1489
RIME AUTO REP. SPCE. Gardens 006/SF. Diane. 213/854-6344 YALE Ctr. in Sta. Mon. 2000	DOWNEY-Newly decoraged sul- tes 843 To 1274 3F 60.75 3F	Fred Sands Realtors
\$2200 NNN 213/475-6428 Calabesas-reedy 8/83 Moss Group 213/981-6677	Barbara Lund. 213/681-7620 SUB-LEASE Olympic/Robertson 900 st. Dix ofc. 213/273-1777	MEED OFFICE SPACE!
WESTWO 1-3K sa.ft. Retail & Office. Low rent 213/671-8846 see Our Ad for Century Intil	Xint. retail ofc/wrise acc eval- MissYleip.El Toro714/831-1400 Encino new bidg, Ventura Bi.	■ \$2200/mo. 2000' 3.M. on 3.M. ■ 7 rms. A/C. 213/475-6428 #BEV HILLS Wilshire 81. 5 priv.
Trade Crit Under Bus, Gootys, EASE 4700 sq ft Prime 3rd 5t. 654 NNN, Bkr 213/938-6465	Moss Group 213/961-6677 3 rm ofcs., pvt. sundh, prks. N. LaCienece 5675 213/857-1106	offics.+confr. Rm.213/272-5345
PRIME CENTERS FOR CEASE	Lesse Call CRW 213/866-0821	WESTWO B ,nr Village: 1100ac' AC.Park's.\$1.27' 213/473-3686
500s7 WLA NEW DOTENTIAL SUST \$1495 213/478-1261 204-6353 ENTURY BL. at Inglwd Av.1900	7500, 2000, 700, 500'. Wilsh hi- rise 1 blk E. B.H. 213/653-6510 Wilsh, Dist 9750tt. full fir.	\$450-\$475 2 rooms util, a/c, jan. \$230 Severive12 213/651-1410 integrated interiors-orc Remode
3F, 80¢/ft, Price 213/419-3000 OR Rent apprix 380000 ff colin- loc \$1400mo 213/622 2562	Dutra Co., Ritra 213/388-2233 5455 William Bl. Ofc apace. All serv. Reas rates, 213/837-1567	213/804-5849 714/385-4451 • WILSH HERISE \$100 Aug Any Size FULL SERVI 213/483-2187
TORE & Warehee, april 2M 80 Nr. B.H. \$1500. 213/870-1845	FROM \$300 Washington Blvd/ Marina del Rey. 213/822-9122	1-8000 S.F.DIV. GARDENA, NEAR 3 Fwy Lo rates 213,770-39228ob

JRK Shop space in Reseda.
Hydrolic 114ts, littes, compressors, \$1500/mp 705-2909
AUTO CENTER, Graneda
Hills area, 2 frey Crossings.
Front bays, 306-2915
NORTH Hollywood 1000 sq. ff.
55c sq. ff. front/rear perking.
Call 195-2014 eve 893-2904
\$190, 1431a 1/2 Ownard St. V.N.
Greet for light repair work.
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from 900-5700 sq. ff. smpte
perking, reasonable 799-424
AUTOADTIVE Shop, rent or
lease, 913-904(3a)-7177
SHEKMAN WAY CANOGA PK
Top Retail Location
3750 sq. ff. Days 90-6000

\$1300 mo. 12 Year auto parts location. Approx. 2000 sq. ff. Ventura Bi Woodland Hills. \$5.54.R REALTY 340-600 ff. Corbin Village Center. Malor tenants. Acres of tree perking Owner. 890-4432 \$75.70 \$130. Offices, cubicles or private. Secretarry will answer phone 205-3425 \$100 FF. Nead Hardware, Bakery, Donut Snop or? NW Sylmar 362-7781 AUTO CENTER. 7019 Leural Cyn., M.H. Hoist, merzantne, 708-355 RECORDING, reheersal studio or store/office 1400 10934magnolia (Ron.) 743-325 AUTO CENTER, #1 location. 7052 Reseda Bi Snop 700-2007 in 15,000. 786 413 AUTO Stells, IPS to 1500 sq. ft. 7006 Van Nuw. Billog., V.N.

2000 In 15,000 7 36 49 49
AUTO STRIKE, E75 to 1500 3Q 41,7006 Van Nuye Blvd., V.N.
7006 Van Nuye Blvd., V.N.
7006 Park 1100 5Q 41 store
Rent or lesse. 21117 Shermen
Way 759-1194, 874-0409
2700 AutO Sheps/04ics, 270. Bargain. Chasa St.
F.C. 777-3659 envirime.
READY AUGUST 1ST.
7746 Sepulvede Blvd, V.N.
Wr.

Pos. Prop. Root-Loase 4869

2 MONTHS FREE RENT W/LSE Office/retail spee. Most ac-tive and attractive commercial corner on Hermosa Avs. Les. 440-1750 to ft. Call Gloris 3-5 pm delit (213823-6363

L.A. RETAIL

#520 TO 1150 S.F.-Ofc/Retail
#620 TO 1150 S.F.-Ofc/Retail
#640 TO 1150 S.F.-Ofc/Retail
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#640 TO 1150 S.F.-Ofc
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VI. MAR Sq.—9 ac. center.
Prime stores avail. Below mkt.
seles. Deriene, Agt.
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F NJJ AJTO REPAR SAIOFS-WLA.
3 Xint locations. 1200 Le Bree.
Neo./Harser. Picco/cangs Dr.
Prem \$600,/MO. 213/859-0680 714/839-9987 300 sq. ft.

213/462-5727 WESTWD/WILSH. Blvd. Prime sublesse. 2 kg. ofcs. \$1.50 s.f Agt. 213/620-773 gnificent 1925 99.ft show-form with offices. 20' high Hings. On the major bivd, of aring del Rev 213/822-0215

We're dealing# 213/464-1205 Fred Sands Realtors DOWNEY Hewly decor axec su tes 843 to 1204 SF 60 .75 SF Barbara Lund. 212 681-76 OFFICES NAME IT

- 138 -

COMMERCIAL PROPERTY FOR RENT OR LEASE

Business Property Improved for Lease 216

★ Chatsworth Stores ★

20 x 80 end 25 x 100
Largest Ctr. in area between
Raign's & Thritty, 10170 &
10218 Mason at Devonshire.
Need men & women's
boutique, auto parts, deli,
appuances, combuter center, health foods, thance,
carpet, etc. Wener 275-5939 20 X 80 and 25 X 100

NEW - DELUXE

Let's negotiate 450 sq. ff. to 1800 sq. ff

7950 LAUR EL CYN

788-7962 or 982-2323 Agent on premises Man - Fri, 11 - 4

5400' Free Standing Bldg

MI visability, plenty of window area, corner shop center, NE corner Balboa & Setticoy V.M. May ramodel for strong tenant 65: sq ft gross. May Jack Devid 96:-0668

FOR LEASE

RETAIL STORES PRIME VALLEY CORNERS

624-3701

3400 SQ. FT. - PANORAMA CITY

Across from Penoreme Meil
IN CENTER WITH...

Thriffy Drug-Reiphs
3 Benks-House of Febrics
Bob's Big Boy
183 2311
483-4567

TOP LOCATION

Restauranti 2400 sq. ft. Oress snop? Store? Office? 1275 sq. ft. Busy center. Am-ple perk. Woodman/Roscoe 995-380)

★ 55c PER SQ. FT. NHH ★ Shapping center with 900 sq.

MORTHRIDGE - RESEDA

Xint lecetion. Cell owner, (213) 473-2973

C-2 SHERMAN OAKS

Apartment & office Kint visibility plus ALL VEHICLE sales & service, 2 Bays available. Lease part or all, Bkr. Ask For Kathy 891-1789

21901 DEVONSHIRE

21901 Devunum... (1 East of Toponga Cyn) \$1400 2200 FT

Corner store. XInt location for retail or service business KEY REALTY 340-5000 STORE FOR LEASE

3600 sq ft. 4533-4537 Van Nuys Blvd., Sherman Oaks. Contact Mrs. Cheu, Owner 213-284-4934

FOR LEASE 1500, 2000, 4500, 4000 sq ft. Ourstanding location - Burbank City Center, tenant improvements to suit, across from 18m Story Holiday 1mn. THOMAS REALTY, 845-8575

NEW DELUXE COMMERCIAL

450 to 1925 sq. ft. \$1.10 per. Take all or part. Up to 3 months free rent. 7950 AUREL CYN. Dave. 766-4951

Bus. Prop. Rent-Lease

STORE FOR LEASE

2125 st. will consider subdivi-sion into 2 stores, 1442ft fintg & 1042 ft intg, x 83, Busy shop-ping ctr. in Rancho P. Verdes Suitable for orcs., shoes, cloth-ing, stationery, software, etc. Btwn. 5eers Surplus & Iswel T Mkt. 213,755-1808 39-04; eves 870-1033 Courtesy to Bkrs.

2 MONTHS FREE RENT W/LSE Office/retail space. Most active and attractive commercial corner on Hermosa Ave. Les. 440-1760 sq. ft. Call Gloris 3-5 pm deily (213)623-6363

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Newly remo Ctr near Hlywd
frwy on Giendale Bi. Call
Norman, Skr. 213/484-2749

• SFV STOREFRONT/OFFICE
Prime Sh Oaks Vent. Bi. loc.
Completely furn/unf charming
old Eng. bldg. Move-in cond.
Appr. 500-1250 sq. ft. Kethy
King (213) 788-7900.

53,000 SQ FT w/2000 sq ft
Diock bldg. M-2 zone.
Monte fenced, 800 sq ft office
spece, acess to 2 major fwys,
for ise by owner, terms a
cond flex. 213/44-9501

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213/74-5300

Top Location-Rest 2400 s/f
Dress shop? Store? Ofc? 1,275
s/f. Ample pkg. s/c, busy
shop cnr. Aveil. Agt. Co.
Woodman/Roscoe213-695-3801

LA HABRA Comm'l Space up to 3000 sq. ft, Can be divided. Loc. at Whittier & Haclenda. Call collect.213/653-1000 aft. 6pm 213/846-2930

art. 6pm 213/846-2030
32,000 SF retail nr Mervyn's,
Alhambra. Central Heat/AC.
David Esterkes. 213/506-3200
COLOWELL BANKER
COM'L. REAL ESTATE SERVICES
PRIME AUTOMOTIVE Space. 1300'
Chatsworth. Overhead dr., ofc.
space incl., storage area.
F-1 zone. 213/700-2849

middle of high rise of ofc. bidgs. ENSEN/Skr. F13/550-2500 R NU AUTO REFAIR SHOPS-WLA 3 Xint locations. 1200 La Bres. Pico/Hauser. Pico/Orange Dr. From 3500/Mo. 213/589-0990 POR LEASE: existing 1800- sqft rest. bidg. in Barstow. Prime comi loc. w/ample parking. Hamilton Reafty 619/256-1033 OFFICE + retail/comm*! paces for rent. Village Feir Mail. sauna Seech. 714/494-1114 RRAND nu shopp ctra now avail. Great core. locs-4. Le Mancha Dev. J. Levine 213/887-5112 LEASE 4700 sq* Prime 3rd St. 656 NNN. Bir 213/938-4465 or 213/708-0390

RETAIL Stores, San Gsb. 1200-9900 st; Dntn M2/Commi 1400-250 st.Agt.213/203-9352 See Our Ad for "CENTURY IN TERNATIONAL TRADE CENTER"

TERNATIONAL TRADE CENTER IN Announcement class 1200 I Mo, free nt w/ise-3enta Ana Bidwn Pk, Tarzana&Nrwik, Rity Co. of America, 213/345-3301 66 mps free rent w/4-5 yr ise. 40¢/Per s.1. Seaumont & Baning area. Pro Rity 213/248-024 1,000 Sq.Ft. Major shopping center. TUJUNGA. Busy root traffic. 619/438-7965, aft. 6em CHOKE Sharman Cake \$1.00/ft. 20x80 store. Will alter to suit. 15466 Ventura BI 213/788-9970 T THEATRE SEWELRY CENTER.

12-50- Yentura 81 213/85-89/0 * THEATRE JEWELRY CENTER Jewelry booths drin, Best 10c, st. 17 h 8 hill, call Mr. 213-455-1400 |
**LAGUNA BEACH . MALL 372 st/4558 mo. M.N. N. P./ D. 214/646-7178 372 str/\$358 mo. N.N.N. p/p. 714/646-7178 4,2005q.Ft. Major shopping cen-ter, fujunge. Busy foot traffic. 5064t. 519/438-7986.atf Spin STORE On La Clenega btwn Bev & Melrose. 1536-32000 incl 4 prkg. spaces. 213/557-1300

6 Metrose 1536: 32000 incl 4 priks spaces 213/557-1300 Sylmer-9 ac. Center. Below Mikt rates. XInt Pkg. nr. Major Frew's Skr 213/961-8700 Frew's Skr 213/961-8900 Frew's Skr 213/961-8965 Frew's Fr

Chataworth. Overneau space incl. storage area. pages area. pages

Mon. \$2200 nm 213/475-6428 \$TORE & werehse, aprx. 2M sq. Mr. 8.H. \$1500 213/470-1845 Calabasas-ready 8/83 Moss Group 213/981-6677

Business Property improved for Lease

-- BURBANK - 1500 STORE ---- 2400' & 3900' STORE --

r-400 6 3900 310KrFront parking, 1522-25 Sen
Fernando, Bogard, 708-2022
3TORE FOR LEASE
Canaga Park-Roscoe Bi.
2300sq. ft. Corner, Next new
social sacurity bidg & auto
ctr. Owner (213)653-7220
Best Chatsworth Location
3,420 sq. ft, will divide,
Northwest corner of Desoto
& Lassen, From 80, SAMMAY
ANTOUN Agt, 345-0735

PRIME CHATSWORTH PU 18 X 70 ... 20 X 72
Heavy Traffic-Busy Centers
\$3-2311

★ FREEWAY CLOSE ★ Office Space & Store Front 800 to 3,500 Sq. Ft. defuxe Space. Bkr. (213) 501-4075

99 EAST MAGNOLIA, BURBANK Office space 200-1300 sq ff adjacent to frwy 213-482-4111

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Corner stopping center, 815 sq. ff. \$1.25 per sq. ff. NNN. Cell owner at (213) 473-2973 AUTO REPAIR

AUTO REPAIR
Bbays, 5 hoists, office
compr., lights, air lines
\$101 Sepulveda 61, 872-652
\$3,020 Sq. 61, Granada Hills
Balboa Bivd, Retail? Offices
7 Now available. Ask for
Pat. Agt, 788-5286

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NEW COMMERCIAL bidg 2100 eq. ft. Large rear door, busy bivd. Near main studios. Call 701-7960
VAN NUYS BLVD. 1 bit. to Courthouse. 2,000 or 4,000 ground floor. Ratell or will improve to 0ffices. 501-5030
WOODLAND HILLS
Venture 81, W. of Shoup. 1000 qd ft, \$550 per ma. Sugermen. B Blymberg 884-7800
4800 Sc. Ft. for only \$2500 +

& Blumberg 884-7800
4500 Sq. Ft. for only \$2500 +
infilials. Entire 2nd story
Van Nuvs Blud. 1 Bits North
Sherman May, 782-5300
Store front/effice space/excellentBurbank Blud. / Van
Nuys location. 1200 sq. ft. for
9960 NNN. 701-1040
PRIME SHERMAN OAKS
525' store for lease. South of
Venturs at 4245 Ven Nuvs Blue.

525' store for lease. South of Venturs at 43-7020 wkdays.

Approx. 400 sq. ff. in Van Nuys. Aveilable now. 787-8739. Call before 6

Roscoe Bird /Northrigge 1650 sq. ft. tor \$1250. NNN. 701-1040

701-1040 5675 office-store-medicel. Loads of perking, 15x65, near-Winnelka & Vanowen 5STAR REALTY 340-0400

PRIME DOWNTOWN

Comm. building site Music Cornter vicinity, approx 71,000 s.f. Cheries Mc Conney B.A. Rowan Ca. 212/79-8111.

CAMARIA C. 20 212/79-8112.

CAMARIA C. 20 212/79-8112.

CAMARIA ENTIAL 31.25 TO \$1.50 B0.7T. DESTRESS, MUST SELL, HANSA REALTY 213/891-1447.

***YCARLSBAO Freeway. Frime comm./ Lourist shop, contr. 27 foot on 486c. 28-205/FW-Final Biol. Fister Riv. \$12.591-1447.

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*******YCARLSBAO Freeway. Frime commercia foot shopping conter land. W. Ragional shopping conter shopping conter shopping conter shopping conter shopping conter shopping conter shopping shoppi

COMMERCIAL LOTS OR ACREAGE FOR SALE

CHATSWORTH-SACRIFICE

Must sell-Millor corner present income, owner 213,750-74472

LAND. C-2-2. 17,200-9-1 Dwntn LA area. Fwy exposure. Info call Mr. Thomas T.I.P. 213-859-277

FRIME area. LaClengs no. of Wilshire. 10,715 st, C-2. 3125/st. Emily 8 Co. 213,7855-9421

GENARD corner-reduced to sell. Has plans, permits for ctr.dev. Sob Bard, bir. 213,7856-940

4200 Faved lot Nr. Olympic/Soto 520,000 Owc - oft sdi. Has plans, permits for ctr.dev. Sob Bard, bir. 213,747-4151

455 N. Mednick 35x120 SSOR 180 SSOR 180 SSOR BBr. 213,747-4151

455 N. Mednick 35x120 SSOR 180 SSOR BBr. 213,737-6765

101 Favy-visible C-3. 2.3 ac, inct. aprvd plans 36,000 sg. lock. aprvd plans 36,000 sg. lock aprvd plans 36,000 sg . es. & Comm'l Lets

C-2 int 20,000 sq. ft. 200 ft. frontage on prime. Cahuenga Bi. West \$800,000 Gary Merrill Lynch Rtt.213/907-6336 OLYMPIC IN HOOVER 28,000sq CHAIRLES DUNN CO. REALTORS See Sun or Call 213/481-1800

4067 Bus. & Commil Lets 65' frontage or McDon a Carl
A: Mes car repair Met, Inward.
devet. poss. Add'1 50' sino
devet. poss. Add'1 50' sino
devet. poss. Add'1 50' sino
evail sp50.000
23,100' C2 A R4 to 20' ALLEY
Del Rey area. Xint. for seni.
comil., condos or acts. Income
while holding. \$700.000 sin berris & cash.
PARCEL 07 22,000 SF C-2
Long term grid lesse. Good
monthly inc. Bio without Migh
lend cost \$72,000/vr.
LONG TERM GROUND LEASE
8,840 sf avail. at 27e/sf/mo.
C2 on Overland Avenue.
22,500 SF 31A MONECA MALL
C3 prime ad SM PL & devel,
no viac/gd inc. \$3,9654
Via C1 CAND RILLE 2554
No Viac/gd inc. \$3,9654
Via C5 STA MONECA MALL
C3 prime ad SM PL & devel,
no viac/gd inc. \$3,9654
Via C5 A STA MONECA MALL
C3 prime ad SM PL & devel,
no viac/gd inc. \$3,9654
Via C5 A STA MONECA MALL
C3 prime ad SM PL & devel,
no viac/gd inc. \$3,9654
Via C5 A STA MONECA MAL
Via C5 A STA MONECA MAL
WIA C7 LAND BLUE 25554
With C5 LAND BLUE 25554
Via C5 LAND BLUE 2555

2 LOTS FOR SALE!

Crief Laurel Cyri & Chatsworth Apx 30,000 G-Z & R-1 Crief Arrow they & Azusa Apx 23,000 G-Z 208MT OFFERS! 213/624-3701 owner

DEVELOPER'S DREAM

Heart of SHERMAN OAKS 325 Ft. Frontage Ventura Sivd-I Acre. Long-term Ground Lease, will consider outright Sale mer (213761-0400 or will consider outright Sale Owner (213,061-040) 15 AC. COMM'L.-SAN DEGO

So. Bay loc., just E. of Plaza Bonita Reg. Shop, Critr. Hi poti. w/So. Bay dev'l explosion. Lo price of ESM, 34.6/10,11, Need outch Este-30 den-0WCB12%. Own-bis: Cv. Devid 482 Feld St. S.D.Crit2110 019/275-2998

MUST BE SOLD

MUST DE SOLD

OF alte 28,000+ sq. ft. C2&13
on Lincoln Bi. Income 324,000
yr until needy to build, preed
for quick Sale 350,000, Able

N/INV 213/397-4314

* WESTSIDE C2 CORNER
PRIME COMMLE, TO COMPLE,
PRIME COMMLE, TO COMPLE,
ETC. APPX S AC 3100/30, FT.
13T TIME ON MARNET, JOL

PERRIM 213/273-4444, BKR.

4947 II Bes. & Committees REDUEST FOR PROPOSALS

The Community Development Commission of the City of Downey seeks creative proposals for the purchase and development of \$2.019 square feet of \$0.3 soned land located at \$351 Firestone Boulevard, Downey, Calif.

The appraised value of the property is \$330,000. The property is located adjacent to the site of the proposed 220-room Granada Royale Hometel which is to begin construction Summer 1983. Said proposal could also include a site of 10,780 square feet adjacent to and northerly of the primary site.

All proposals must be submitted no later than 5.00 p.m., August 19, 1983.

p.m. August 19, 1983.

SANTA MONICA BL. C4 CRNR.
E5 frontage nr. McDon & Carl
Jr. Has car repair bids, immed.
devel. poss Addit. 50° also
considered to the second of the

MERRILL LYNCH REALTY (213) 820-5777

Prime S.M. 14th. Vac. 10,000 s.f. Strip Cte. or Dff. terms \$500K, Motivated. N. Dlugatch SFV growth area 40,000 s.f. C-2 strip, off, apt/Khosrow. B.H. OFF, SITE C-2 48,000 s.f.

MOBILE HOME PARK SITE MVDILL TOWE FARM 3112 197 SPACES ZONED & APPR. + 6 ACRES COMMERCIAL In Kern County near the booming community of Ridge-crest. NUST 3ELL, call OWNER (213) 981-3800 P.O. Box 700, Encino, Ca. 91425.

PRIME R-4 WEST HOLLYWOOD Under \$30 PER SQ. FT. 15.430 sq. ft. of prime West idollywood R-4 land. Street to street. Great buy \$450,000 cash.Call Jerry Turnbull, 213/ 653-4827, Adrian Realty Co.

PASADENA

5 acre site on 210 Frwy, with approvals for 300,000 sq.ft, office bidg, W. KELLOGG & ASSOC. 714/833-3352

San Diego & Harbor Fwy

Sall Mego & Tallout Twy

3- acres agloin, proposed new
hotel & office development
\$15 Square Foot 714/544-490
WESLEY N. TAYLOR CO.

• WESTAIDE C.2 CORNER
PRINE COMMUL FOR HOTEL,
\$HOPPING CTR, OFC COMPLEX,
ETC. APPX 3 AC. \$100/50 FT.
15T THE ON MARKET.

IDE PERRIN 213-273-4444, BKR.

CLIODUMO CYSTERS OFF.

SHOPPING CENTER SITE

WANTED
LOOKING for premium sites, 6
ac. or more, feady to go now!
213/594-4703 714/846-2646
LAND FOR SALE COMMERCIAL

LAND FOR SALE COMMERCIAL

85,000 s/f West Side comm.

office building site.

Mattow-Kennedy 213/452-3400

**CARLSBAD Freeway Prime comm/fourist/shop. cntr. 27 jots on 45ec. 35:05Fw/Final Hap Farrar Rhy 619/454-5892

WESTWOOD. 11:000 sq. 11:00-20 prime shopping center land. Nr. Regional shopping Mail in Chino. 36:0000

Bkr D W I. 213/829-9778

PRIME Medical bidg. jot. 4s int.

714/457-1748 or 486-3898

MEDICAL PROPERTY FOR SALE OR LEASE



LEASE AND OWN

LEASE AND UNTO
New medical ofc. bldg, under
construction—Santa Monica—
blocks from St. Johns—equity
offered with lease—estimated
occupancy—August 1983
MCRI LARGE MARTH ERCK
213-220-7731

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FINEST MEDICAL

hedical suitos available on Baibos Bird, with easy trey, access Banging from 209-1678 of, ft. in prestigious Encino medical complex. Facilities include: restaurant, pharmacy, surgical supply, swimming pool, attended parking, on alte mgmnt., full services. Mexidoor to newly remodeled full service hospital, immediate accupancy Call from Solomon, Art. 123-26-6100.

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MED.BLDG GARDENA

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Excellent For Owner/User
Pharmacy On Premises
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MEDICAL SPACE for lesse West
Hollywood, Soo. 3,000 sq.ft. Attractive newer bridg, good
pris, good decorating allowance, Don. 213/8847-181, Bir.
1900' Med Suite, Full service,
Modern building w/pharmacy
West/Pairlaz, 213/479-0807

MEDICAL OFFICE space avail in
Lamert Pares. Contact Mark
Avery 213/854-4582

O.C. MED. BLDG-94, CAP RATE
On. 12 stress. In busy, 1904

5000 5.F. prof. bidg.fto sale/tse,
vic.8th & Noover, Perfect for
clinic or Dr.Bar, 213/988-3078.

Great loc. Agt. 714/675-8170 CRENSHAW/Stocker 642 & 2050 gte 3701 Stocker 213/392-9751 IN Health ontr. recpt.ares \$300 mo.Senta Mon.213/451-4255 PCH site Long Beach 17.810' Ocean view. Agt 213/427-7114

LAKEWOOD medical suites for lease near hospital, great loc 700—2000' available, All service bidg. Solvent suites for lease near hospital, great loc 700—2000' available, All service bidg. Solvent suites for sui

Medical Bldg. S'le/Lse. 4061 * WEST VALLEY'S FINEST MEDICAL

FRIEST MEDICAL

Madical suites available on Belboa Blvd, with easy frew access. Ranging from 506-1; 578 sq. ft. in prestitetous Encircular relations on madical complant. Seclifies include reacturant, phermacy aurgical supply, phermacy surgical supply, phermacy surgical supply, phermacy surgical supply, priving option of the service supplementation of the service heapital. Immediate occupancy. Call Fran Solomon. 713-786-5100

MEDICAL Suites 506-1878 sq. ft. West Valley's finast. Immediate occupancy. Pran Solos 1, 1878-5100

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1900 Med Suite. Full service. Modern building w/pharmacy Wash/Fairro. 213/473-590.

ADULT Board & Care. Poff inc. 286H, 19 cap rate, 4x, Med-Willich Aver. 213/934-8011

SHERM. Oaks medical suites. 360-3,000 sq. ft. Immed. occup. 3usan, sqt. 213/733-3344

Medical Bide, S'le/Lse. 4061
LNG BCH Buby Knott Free standing 2000sqlt Own, prig Xray & Lab. Sults any health profession or others. 213:655-6533
1900' Med Sults. Full service. Modern building w/pharmacy Wash/Fairlas 213:473-309.
NEW Mad/prof. bidg, \$2,850K w/\$730K dn. Lake Arrowhead. Btr. 213:4552-9550
MED. Office bidg \$55K dn. own-ar will carry. Asking \$275,000. Walher & Lse. 714:7963-5671

Medical Bidg. S'le/Lse, 4061 Medical Bidg. STe/Lse. 4061 MEDICAL suites 509-1678 sq. ft. West SF Valley. Next to full year v. hospital. Agt. 213/986-8103 Adult brd & Care Pott inc. \$256K19 cap rate. 4X. Mid Wils. Lice for 53 beds. Agt 213/934-801 1800' Med Suite. Full service. Modern building w/pharmacy Wash/Fairfax 213/479-090' LAB or med office. 4150 sq. ft. Redondo Bch. 213/275-3271

ADULT BOARD & CARE Part of the control o

OFFICES FOR RENT

Offices Rent-Lease 4075	CALABASAS 1200sq.ft; ground floor fin- lahed office space; \$1100. Avail now. Immed twy access.			700 sq. ft. Glenoeks Blvd.
NEW class 'A' ofc. spec. Pres- tige Wilshire Bivd. loc. in San-	213/952-8500			Xint location. Newer Bido 480 + 1200 sq. ft. Magnotis Bivd New Bidg Agt \$41-5060
tige Wilshire Bivd. loc. in San- ta Monice 1200 s.f. to full floor evell. Immediately. Comm. to bkrs. Cerl Lorns.	MID-WILSHIRE CONVENIENCE— 7,835: 1,286; 1,069 & 539 sq.ft. 31-31.20 sq.ft. mo. 3-5 yrs. Carli us—we're dealing 3400-3434 W. 813 13, Agt. 213/394-3031	•		VENTURA NEAR SEPULVEDA
Auerbach Lease & Mgmt 213/453-5404 EXECUTIVE Suites • Sta Monica	\$1-\$1,20 sq.ft. mo. 3-5 yrs. Call us—wa're dealing 3400-3434 W. 8th St. Art			Paneled office suites 317' to 513' - 95c
immediate Occupancy	213/304-3031 3,600 SQ. ft. execu. office. No.			15130 YENTURA BLVD 995-7800
Swersing, many other services. Auerbach Lesse & Mgmt. 213/543-5404	3.600 SQ. ft. execu. office. No. Hiywd. call B. Shepherd 213/ 508-3200			WOODLAND HILLS
SUNSET BLVD CORP. OFFICE space approx. 26,500 sq.ft. & 15,000 sq.ft. avail. Abundant	COLDWELL BANKER COMM'L. REAL ESTATE SERVICES		4	100. 240, 1440 SQ. FT. 887-7569
15,000 sq.ft. avail. Abundant parking Asking BS4 sq.ft. mo. NNN. LANDLORD MOTIVATED. Act. 213/364.3031	UP TO 5.000 SO. FT.			400 FT. TO 1500 FT. CHATSWORTH
Art: 213/384-3031 ★ THE HOLLYWOOD BLDG.	★ PRIME RESEDA OFFICE BLDC. Incl. 2800 sa.ft. grnd fir space. Will divide. Also smaller suites 375' to 1055' avi.213/274-9826			Free Time-Reserved Parking Plush Carpets, Fully Divided
575-\$300 1-3rm suites all furn 6404 HOLLYWOOD BLVD.	PRIME BEVERLY HILLS	4		FAIRLY NEW North Holly
213/485-4009 ★ PRIME/SHERMAN UAKS	BUT AREN A REPORT OF THE PART OF THE	1	Office Pentals 218	wood office building. Suife evaluable, 800 sc. ff. F & B Development Co.
Garden offices, 800-8000 sq'.	Hill's most prestigious bidg. 9454 Wilshire 213/274-9826 # 965 to 2695 30,FT. BEAUTIFUL OFFICES 2nd floor 2		TARZANA-W.H.	7eo-4373 1657 Sq. ff. 9 Rooms including
able priced, 213/937-1050	sty bidg. Ventura Bi. E. of Winnetka w/visibility & signage. Agent 213/387-3000		NEW BUILDINGS	2 executive offices. Free parking, Utilities, lanitories. \$1.35 \$4. ft. Cahuenga &
SANTA MONICA HIGH RISE	BEVERLY HILLS CIVIC GENTER			Lankershim 782-5200
1821 WHISHI'RE BIVOL 5 M. Air. Borden 213/828-3515	BEVERLY HILLS CIVIC GENTER and Court just I block sway, 500-1,550 sq. ft., 3-5 yrs., cus- tom tenant improvements. Agt. 213/384-3031	EDC PLAZA Hillywd.Build to suit. 1000-30,000 SF.Agt.Scott Mila- no.Grubb & Ellis 213/278-2190	3 MONTHS FREE RENT	North Hollywood Offices 275-500-650-1000 sq ff Corner Magnetia/Colfax
★ L.A. AIRPORT AREA w/covered pkg .986/SF + up. Rent/ise 300-12M sq ft svell	AKI. 213/384-3031 8HB LEASE	mo Grubb & Fills 213/278-2190	FREE PARKING FREE JANITORIAL	free parking, 965-3200 Ext 25 or 654-9211 ext 25
Security plot agt 213. "Sh-1414	SUB LEASE AVAILABLE IMMEDIATELY Apprx 1000 sq.ft.full/pert ENCINO-Topo Bidg.Below Mkt Cell Lou 213/986-9200prin only	MEDICAL Office to share, 2200 sq.ft. 5 min from \$1, losephs hospital, 213/541-1660.	FREE SPACE PLANKING	NEW 2 room Reseda offices with utilities and services
MID-WILSHIRE SUB LEASE Prime 2592 sq ft 2nd fir. space eval. immed. Divided into 15 ofcs, rec & kit. Negotiable 213/385-5223	MODERN OFFICE SUITES	1500 sq.ft. office space. Occupancy june 15th. \$1200 213/822-0215	DANNY HOWARD 213-343-5999	\$225/month & under, All size offices van Nuys & Canogs
Negotiable 213/385-5223 RANCHO PALOS VERDES-DELUX	3540 Wilshire, 600-16,000'. Will divide, Ample parking. 213/387-2974	SEV. HILLS REDUCED RATE. New decor. 1520 to 2030 sq. ft. Agent: JODY (213)872-1444	STARTING AT \$160	Park 70c and up. 360-4661. ★ VICTORY BLVD. FROMIAGE ★
office suites in new shopping center at Western Tuscanini. 720 to 2400-sq/ft.Call collect	MODERN OFFICE SUITES	NEW OFFICES 1000-50,000 sq.ft	** 75c SQ. FT. **	Deluxe offices, reception area. Carpets, drapes, 950'
213/653-1000;sft 6pm 846-2030	2140 W.Olympic -1636 W.8th 400-20,000 ft. Will divide Un-	Prime Burbank loc.\$1.00-\$1.30 84' Comm.pd.8kr.213/841-5800 1900' Med Sulte. Full service.	AVAILABLE NOW	WESTLAKE OR THOUSAND OAKS
A CIENEGA-V2 bik from Mei- rose, 1400 sq ft, rear of bidg. Andre 8-5 pm 213/e75-0501,	Imited parking 213/381-7851 ** NO RENT 'TIL AUGUST! ** HOLLYWOOD OFFICES & SUITES	Modern building w/pharmagy Wash/Fairfax 213/473-0007	Friendly Van Nuvs Office	
CHOICE MODERN DEFICES	HOLLYWOOD OFFICES & SUITES Xint access, ample parking. B of A highrise. 213/467-6407	EAUTIFUL individual offices a autes.Nr. Marina Frwy. Secy service avail. 213/822-0215	building, Adjoining suites - up to 900 sq. ft. liberal free parking, Central air & heat.	#:(213) 705-4100 #: WOODLAND HILLS
Hlywood Bi nr Vine; now eveil; 1200sq.ft, recording studio; elr cond. 213/464-71/5 Mr Clark	MALL YMAAA AFELERE & BINTES	MID-Wilshire 535-7,900 sq. ft. 1/2 blk. No. Wilshire. Free rent concessions. Bkr 213/384-3031	Parking, Central air & heat. Carpets & drapes, 2nd floor, 15450 Cabrito, 990-5579	Ventura Bivd. 472 Sq. ft. 2 Room suite. Utilities & jani-
RIME VAN NUYS stores fronts'	Greet access, ample pkg.Short or long term.Also B.H. orc sub- let.200-5003F,T-F 213-465-1400	concessions. Bkr 213/384-3031 * REDUCED-40è per sq. ft. A/C	*NORTH HOLLYWOOD	torial included \$395, 346-9447
uxe ofc's w/elev. Close to rwy's, Bkr. 213/501-4025	★ DIAMOND BAR	* REDUCED-40¢ per sq. ft. A/C prilg, nr dwntn. EZ SM Frwy access, Star 213/653-6380	EXECUTIVE SUITES	SHERMAN OAKS - 1185 to 1275' Pure luxury executive office
Offices from \$140 mo. to mo. Also Bey, Hills ofc subjet, 200- 100 SF. Tue-Fri 213/455-1400	Xint office space, 1430 sq.ft. \$1,00 sq.ft. Own, 714/972-2824	STOP LOOKING! You've found the perfect office in the S.F. Valley, Marty 213/885-1212	WITH RECEPTIONIST	Andy, 788-7962
SOO SF. Tue-Fri 213/465-1400	Mutual Benefit Life Bldg.	* THE PERFECT OFFICE Awalts you now! Any size \$1.10 full service, 213/462-0825	765-9666 (213) 624-3701/OWNER	2 ROOM OFFICE SUITE Resede Bivd. N. of Sherman
ENTER OF WESTWOOD VILLAGE 2ND FLOOR GREAT EXPOSURE! CLOSE TO 700 FT. \$1100/mo. 213/208-5887, 9AM-5PM	Art Studio/Indi. 4500sf enct lighted. Common area, dock hi \$.55/sf. Elsner/Bkr.	OFFICES Avail any size & in Gd	ARE YOU A SMALL USER	Way. \$425 mo. includes utto tres, etc. 346-2256 897-9776
SUB LEASE SACRIFICE		HIVWO 101 FWY 213/666-7200	THAT NOBODY WANTS? WE Have Office Space for youl 150 sq. ft. 10 5.000 sq. ft. VENTURA BLENCINO.	BEAUTIFUL CANOGA PARK FROM 200 to 1000 sq. H.
Long/short term.213/462-0826	BELLFLOWER. No ofc spc. 800 sq ft. 1 bik off 81 fwy. \$500/ mo. 8822 Artesia Bivd, 213/ 534-3842, 427-8501	OFFICES Avail any size a in Gd loc on Santa Monica 01 nxt to Hived 101 Nay 213/265-720. DOWNEY DELUKE—506/50 FT. Full service. Call Jules Lay. CRANE Realty 213/822-1556	A Dersonalized protessional	Xintiocation 20832Roscoe Bi 781-5100 for appl.
TIS OLD TISS. NOT WELLIAM!	★ WILSHIRE-ADJ BEV HILLS	PLEASANT convenient Century cty ofc to shere pp Perfect for sole practitioner.213/551-2662	Stog. available - Coffee Snop, Reproduction, Confer- ence Room. On site manage-	UP 10 8000 FT. 60c FARST 1/2 YR.
213/652-1411 Buckeye Rity. IEAUT. 1925' suite Lrg. area with 20ft hi ceilings suitable	Various sizes from approx 200	3rm ofce.prkg, hardware ffr, N. LeClenega \$550 213/657-1109	75c 50. Fl. & UP	Was used for banking. Xin terms, Prime W. Valley location 8kr , 996-5800, 24 nrs
for display or general office. Nr. Marina frwy, 213/822-0215	HOLLYWOOD AND VINE Up to 200,000 SF. EZ access & pkg. Great for ige users. Rees. rent.Long.trm,T+.213-465-1400	MissVielo,El Toro714/831-1400	3 MOS, FREE RENT	TOPANGA ROSCOE
FFICES Aveil, any size & in Go loc on Sente Monic BI nxt to Hiwd 101 Fwy 213/666-7200	rent Long trm.T-F.213-465-1400	15468 Venture 81, 1600-2200 ac ft., ofc-retail, 213/788-9070	Garden office, 400 to 1400 sq.	Utilities included, \$500/mg 347-4040 or 196-8890
ARRINGTON Medical building, 11665 W. Olympic Bl, Crane Realty, H. Krasny 213/622-1856	CITY Not'l Bank Bidg 9th fir. 9,- 518 Ef, view. full serv. bidg. (213) 652-1411 Buckeye Rity	FROM \$300 Washington Blvd/ Marina Gel Rey. 213/822-9122 5455 Wilshira Bl. Ofc space, All serv. Reas rates, 213/837-1587	janitorial central eir, emple parking. Mgr. on pramises	Prime Canyon Country com
Realty, H. Krasny 213/622-1856 EAUTIFUL Individual offices &	13,000 of 3ee us let. Ample orks, 213,452-1411 BUCKEYE	serv. Rees rates. 213/837-1587	18210 Sherman Way 996:3584	mercial location. Call (213) 365-3425 630 SQ FT, processional office
EAUTIFUL individual offices & auties. Nr. Waring Frwy. Secy sarvice avail. 213/822-0215	For Milis 12 000 of avail Date	with the last state and any state and state an	moss group	Encino - below market. SACRIFICE - full service
round fir, space evail, Mid- Wilsh.hi rise.1200 to 5035 sq.' Imprymt allow. 213/383-4246	CRILACH BAY, 213/550-2500 \$200 & UP EXEC OFCS DATA LA	WILLIAM HE HISE STOO AND ANY	-Terzane deluxe new bidg. -5. Oaks 3700' best venture Bi	ATTRACTIVE NEW BLDG
FULL-SERVICE OFFICE SPACE FEGEN LEASING (213) 858-7368	ACCASE TO FUNE 213/380-4560	Lease Call CRW 213/269-0921	Tarzena 1900' Tudor bidg. Encino new Venture Bivd.	In xint area on Devonshiri near Baibos in Northridge 375 8-700 sq. ft. 353-9409
ENTURY CITY—Panthouse vu.	DLX Ofc, ideal for attorney/ accts, marble walls, Free pkg, dntwn LA-213/977-1148 Huang	Silveriaka Ofc Space 812 sq ft Fitzpatrick R.E 213/860-6360	(213) 981-6677. NEW - DELUXE	13263 Ventura Bl. S.C. lugur: suite, 2- 3- 4 rooms, wet bar
5 ofcs + reception, Furn evail, Avail 7/1, Own (213-077-65-9 800 Med Suite, Full service, Nedern building w/pharmacy Wash/Fairfax 213/473-0507	victory a whitset, a.H. Custom designed suites, 350- 1,000 ft. Agent, 213/961-3600	\$450-\$490 2 rooms,util, a/c, lan. \$230 Severive 12 213/651-1410 CENTURY Bi. at 30 few, 3700 sqft \$04/ft, Parking. 213/419-3000	Let's negotiate	eir, carpets, drapes, park ing, utilities 985-882
Wash/Fairfax 213/473-0507 DOWNEY DELUXE—508/50, FT	* REDUCED-408 per sq. ft. A/C	804/ft, Parking, 213/419-3000	750 SQ. FT.	STOREFRONT or office
Full service. Call Jules Levy. CRANE Realty 213/522-1856	access, 3th 213/903-0390	Crots/price \$395,213/768-5030	7720 WOODMAN	1300 sq ff 38 1/2c sq ff. 805-522-0762 005-529-463
030 Wilshr. Spac 1400s/f crar ofc-996 Aiready div.Peints/dec Allowance. Donn 213/393-9304	★ OFFICES NAME IT	4932 Lankershim H.H.2 rms.si/ Crots/prix.1395 213/784-5030 ** OFFICE space 5003d; Wil- shirs/Fairfax 213/937-1050 7500-700. W/divide. Wilsh hi- riss 1 bit E. S.H. 213/653-8510	A CADREN CRIDE	1 ROOM Office 400 aq if, refri gerared air, carpet, drapes bath, parking, utilities in ciuded \$250 363 7444, 894-2001
Allowance. Donn 213/383-9304 Will discount lease, defux of- fices. 700 ft & up. El Monte. Agent 213/350-1447 M-F	SUNSET / Maitmen Ave. 1500 sq. Entry. 2 offices, wk ares. 1900 SPAN & SON 213/564-1925 IEW OFFICES 1000-50,000 sq. ft Prime Burbank loc.\$1,50-\$1,30	rise 1 bik E. 8.H. 213/653-6510 LA Cienege-2 ofcs. Front-evall. furn, or unfurn. 213/657-6624	★ GARDEN COURT ★ West Velley Canopa Park	CIUDED 1250 363 7444, IN4-2001
Agent 213/350-1447 M-F ACROSS PAC. DESIGN CENTER	NEW OFFICES 1000-50,000 sq.ft Prime Burbank loc.\$1.00-\$1.30	Wiish, Diet, 9750ft, full fir, Dutra Co., Ritra 213/388-2233	Sa sa fi Below market price at 75c	available. From 203' to 525

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4000° all or part. Upstalrs, 2 story, 2 vr. old. 1000 Oaks. Blvd. Between Westlake Bl. & Hampsnire Rd. Cell Jerry Children and Joardment for an office, Africative C-2, Reserval, 1/2 Block off Sherman Way. 1200 Sq. ft. 485 Sales office, adjacent parking, 500 sq. ft. 485 mo each, 302 2119

10 1 Novilts Rest. 100 to 65 500°

New-Ventura BI S.O. Suites built to suit 700 to \$300' also 1\$35' prime ground floor 14900 Ventura BI. 786-0912

218

OFFICE, approx. 700 sq. ff. on Van Nuvs Bi. Cell 653-1000. ever 5 waends 846-2030 APPROX. 600 or 100 or 1295 combined. Panorama City. 761-525 or 943-3039 LANKERSHIM & VINELAND 1 200 or 1515 or 1515

T61-253 or 944-309

LANK ERSHIM & VINELAND

1 room office, carpets, air, drapes, priv, \$165, 760-400

RENT OR LEASE 1/2 bit to Venture Bind on Woodman.
785-0860 or 787-3344

WARNER Center, 600 sq ff, axec office, furniture available, pones in, 857-733

VAN NUVS 2 offices. 200 sq ff. ea. Air, utilities included. \$195, mo ea. 785-7330

ENCINO HIGH RISE Share penthouse suite Ventura Bi. 345 Pri priv 705-336

1105 Sq. FT. Tertane, beautiful, Ventura Bi at Corbin, orest sales office. 345-3752

2 BEDROOM. 3 offices. 2 bath. \$1095 mo. 11311 Burbank Bi. 213-990-1236

2 Bedroom house office space, Reseda area, parking. \$500 345-5272

LAUREL CANYON & OSBORNE

LAUREL CANYON & OSBORNE

1500-5,000 sq. N Office Space

W. Valley Bkr. 501-4025 Sherman Oaks - Ventura Bl 250 to 525 Sq. F1 501-5030

Uttices Reet-Lease

★ THE BIG STEAL!

AND YOU DON'T
MAVE TO BE A THIEF!!
To see prime office spac
avail. In Mid-Wishire corridol
535-7,900 sq. tc. rece fer 535-7,900 St. It rec for concessions, sulte improvements. Walking distance to restaurants. Post Office, major financial institutions, office suppliers. ½ block north of Wilshire. Agent on premises

EXECUTIVE OFFICES

Single ofc or suite. Mo-to-mo rent incl impressive reception area, plush conference rm, telephone operator & receptionist. Sectri & photo copying also avail. The Centrum at Universal City, 3575 Cahuenga BI.West or call Gary Brandt 213/850-1703.

PRIME WOODLAND HILLS RETAIL

MORTHRIDGE - RESEDA # Shopping Center RESEOA BLVD. Corner 3100 sq. ft. Can divide Call owner, (213) 473-2973

PECEDA

1300 to 4100 Sq. Ft. New commercial space, flex line terms, tully improved. 213,705-4100

PRIME LOCATION

PARTHENIA & WOODLEY
AMIOT SHOPPING CENTER
1000 & 2010 sq. H.-60c H. NNN
MAT. WIRKLEY 244-5750

FUR LEASE

FOR LEASE

55c ft + electricity 1000-4800 sq ft. Fwy exposure, Agoura.

Blue Larkspur Realty

171-454

EXICAN FAST FOOD RESTAURANT ± 80c PER-SQ. FT, NNN ±

Prime Location in Chatsworth Available now-Orfinishtosuli 250 to 3000 sq. ft. 90c gross 802-1371 or 394-1971

OFFICE SPACE AVAILABLE ZUGSMITH & ASSOCIATES

(213) 760-1211

GARDEN OFFICE SUITES

530-1335 Sq. ft., free Parking carpers, drapes, air, utilities 16005 Sheiman Way, V. N. Woodley & San Diego Fwy Larry Kritt

NEW PROFESSIONAL BUILDING

* Sic PER SU. FI, MMI *

N. Hollywoodshoppingcenter
Call owner at (2/13/4/3-27/3)

also: 1000 so. ft. stora
Sylmar, Foothlit & Hubbard.

1595 security.

**TANT LANGUAGE OUR MID
Single story on Chetsworth
In Granada Hills. 3000 sq. ft.
available. Will divide.

**Immediate occupancy.
From 31 per sq. ft. Ask for
Steva Weed, 367-5912.

TWO store fronts evallable belo' at 90c per H. or 1875 ' at 80c per H. or 1875 ' at 81, per H. Van Muys area Call Barbara, (212) 61-7620.

DELUXE NEW OFFICES

Offices Rent-Lease

PRIME HOLLYWOOD LOCATION

SEVERAL SUITES AVAILABLE **Excellent freeway access**

Will remodel to suit.

OFFICE FOR LEASE
Pacific Trade Center/Logicor
Bodg, 255 W. Sth. 31, San Padro
Prime Barbor location, 300
1800pt \$1,00-31,35, Free rent.
For info contact Keren
213/277-5318 Cell Collect

ONE WILSHIRE

PENTHOUSE OFFICES

PENINDUSE UTFILES
MONTH-TO-MONTH LEASE.
23.9/821-2128
EW class 'A' ofc. spec. Presbee Witchers sivel for in Sonto Minches 1200 S.1. to fail
flowing the common of the

UP TO 5,000 SQ. FT.

PRIME RESEDA OFFICE BLDG Incl. 2800 sq.ft. grnd fir space Will divide. Also smaller suites 379 to 1050 svi.213/274-8626

* PRIME BEVERLY HILLS

552, 2057 & 2390 s.f. in Severiy Hill's most prestigious blog e654 Witshire 213/274-862

DATANA OFFICE

HIDE-A-WAY OFFICE

POR WRITER, ARCHITECT, ETC.
MEAR BEVERLY CENTER
CON SAY OF 1150 213/855-5177
MODERN OFFICE SUITES

2140 W.Olympic -1838 W.Sth 400-20,000 ft, Will divide.Un-limited parking 213-281-281. * CHOCE MODERN OFFICES Miywood Bi M Yibe; now avail; 1200scft reporting studie; air cond. 213-484-7175 Mr Clark

Upto 3200 sq. ft. Res

WESTLAKE 1400 - 1875 Sq. Ft. (213) 889-7882

BSc sp. ff. Prime Ventura B Corner Studio City. Suite 1300 2300 marilyn 787 030 or 30:2412 MODERN Offices, Prime Ven MODERN Offices, Prime van Nuys, SISO & Up. Air, Cose to all freeways 700 Isl? Prime office apaca in Chalsworth. 2 Anos, files rent 25 of 16 at 20 at at 2

sional offices, \$225-380 mo (including utilities) 248-473; lad sq ff, ail Utilines, perking, Secreterial & copy machine aveiappe, \$150 mo, 989-999-1600, 1000 & 7005g Ft. Deluxe, air, perking, utilities includ-ed, Universal City, 782-500 775; at \$310 mo, to mo. - 1990 \$174 \$150 mo, to mo. - 1990 \$174 \$150 782-9880 anytime \$53-4484

CROCKER BANK BUILDING Corner 5th & Spring \$.90/sq.ft PROFESSIONAL OFFICES **Call for Appointment** 213/623-4636

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Why pay Galleria office prices when you can have a view of It. Magnificent high rise, hursinous office suites, generous rices building, testaurant, and on premises. University level pusiness courses svail. In the harding.

4075

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EXECUTIVE OFFICES

Single oft or suits Ma-to-more rent incl impressive reception area, plush conference rm, talephone operator & receptionist. Sector & photos copying size avail. The Centrum at Universal City, 35.75 Cahaenga M. West or cell fact, Service and M. West or cell fact, Service and M. West or cell fact, Service and City, 35.75 Cahaenga M. West or cell fact, Service Service, Ser

RIVERSIDE

ROTE ISSUE:
306 og it for first 6 moe.
Quality offe apace from 294 to
6,487 se ft avail. Close to
60 a 81 from 294 to
80 a 81 from 203 to
80 a 81

COVERED PAR 300 / SF UP. # SANTA MONICA

Hewty decor, 2 offic's 8 recpt are: 375 s/f file to Me, immed occs. Casino USA 213/450-448

* PRIME/SHERMAN OAKS FRIME/SHERMAN QAKS
Gerden offices, 600-3000 eg.
AMPLE PRIEZ PAROLING, Resconabria offices, 137-837-1050
BANCHO PALOS VERBES-DELLIX
office suites in new shopping
center at Western/Tuscashing,
720 to 24004-sq/ft.Cail collect
212/855-1000ut1 5om 346-2030

• WILSHARE BL. NR. VERNAONT
Approx. 3100 sq. ground floor,
Priv. entrance, bivided, Good
phrs. 213/453-4507

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Astroill - Schneider, Inc. REAL ESTATE SPECIALIST Chour Cautornie

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2500 TO 6200 SQ. FT.

West Valley industrial park
Image - Air Conditioning
Immediate Occupancy

Bob Shafer 986-5700 ICD

7500 SQ. FT. VAN NUYS # \$2500, per mo, gross # Near Fedco MAJIK INDUSTRIAL PROP (213) 716-4177

Westlake & Thousand Caks Space from 950 to 5800from 390 sq. ft

2 YRS. FIXED RATE

(213) 705-4100 (805) 499-3696 Gordon J. Mace & Assoc.

5950 Canoga Ave. Woodland Hills (213) 347-3430

M-2 SHOP 800 Sq. H. 3 phase, heat, air, fence Golden State/210 frwy. Valley Owner 363-0094

INDUSTRIAL PROPERTY FOR SALE, RENT OR LEASE

Industrial Property 25,000 to 50,000 Sq. ft. For sale, rest or lease 4121

PRIME M-2

\$240,000 30,000 sq. ft. 7718 Rosecrans, Paramount Owner Financing 714/673-0782

★ 32,700' LEASE ★ Clean, sprkird, Xint truck hi loading, rail, Nice A/C Ofcs. Close to fwys, brick. ALTEMUS, WARNER CO 478-7727

★ SOUTH BAY-TORRANCE 26,000 SF + OPTION AVAIL FOR FUTURE EXPANSION.
Call Izzy, agt. 213/776-1711
WEST VALLEY 50,500 SC. FT M2
Prime bullding full a/c, truck
hi, sale or lease agt. 213/
392-4142

992-4142 Hollywd warehse ise, 32,000 is.1, 4 floors, 35¢ NNN La Brea nr. S.M. Bivd, Bkr. 213/550-2567

213/550-2567
VALLEY BI/LB Fwy-For SALE
34,400 at incl 31,500 at bidg.
Charles Dunn Co 213/481-1800
IMOUSTRIAL LAND—GARGENA
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See Sunday at 213/481-1800
e LEASE 38,400 Sprk-ratil-by
pWr Hi cell Xint loading yd,
213/750-4741, 213/785-9888 CULV.CTY 25M-50Msq'Xin1 pkg/ pwr/loc.W/div.213/559-0169

Industrial Property Over 50,000 Sq. ft.

For sale, rent er lease 4131

LSE 100.000'-62.400'-40.000', New conc. tilt up. 22' min. cell., Sprink, rail, yd. dock. Xint grd & dk-hi loading 100m lbs. tik scale. Centrally loc. Close to 10 & 15 fwys & Ontario Airpt. 2006 sof press rio Airprt. 20¢ sq. gross. 213/750-4741, 213/785-9888

85,000 SQ ft on 4¼ ac M-2 20% a/c offices Lse w/option in 5 yrs. San Fernando Valley 213/785-8191

INDUSTRIAL PROPERTY

Coldwell Banker 213/613-3333 Colowell Banker 213/513-3333
Fig. sale or lease several Ind'i dgs. Thru-out L.A., Co. Penta Pacific. 213/921-9914
RAINTREE PLAZA, from 3500 sf Overland/siefferson Bl. Cuiver City. Maxine 1-800-227-981.1
\$316/184 42,0001-

indus. Lats & Acreage 4138

ORANGE CO.-price from \$6.55 5.f. Fully improved lots. Bus-lness Props, Bkr. 714/752-801 F/WAY Anaheim 17M & 10M frtg. Bkr. 714/978-8000 frtg. Bkr. 714/9/0-000 CORONA 1 to 40 AC Indust Prop W. Riv. Co. Agt 714/737-4922

Industrial Property 18,000 to 25,000 Sq.ft. For sale, rout or loase 4111

★ 1 MONTH FREE RENT!!

★ 1 MONTH FREE RENT!!

25,000 so th. 3200 so ft of ofcs. Hir pwr. Doch Hi loeding SEE SUNDAY AD 7.3 izzy Eichenstain, Agt. 213/78-171.

CITY of NOUSTRY For least 6,200,11,220 å 12,400 m 60 freeway Broker participation wetcome COMMERCE PARK SUNDY (213) 350-0080.

#2 MONTHS FREE RENT W/LSE HAWTHORNE M-1 12,250 sf 400 amps, 240 volts, 3 phase Rosecrans at 400, 254-/1t. Agt. 213/376-6077 370-514.

FOR lease own B,683 ft. Whittier incl. 6629 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6629 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6629 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6629 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6629 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6629 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6629 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6629 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6629 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6229 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6229 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6229 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6229 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6229 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6229 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6229 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6229 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6229 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6229 ft. off. 600amps. 277,480V alloc. Smaller units incl. 6229 ft. off. 600amps. 277,480V alloc. 600amps. 600amp

R. A. Rowan & Co. Ritrs.

R. A. Rowan & Co. Ritrs.

213-581-5961 or 783-5111

14,200° bidg. Appx.2,000° ofc. or 784-5111

14,200° bidg. Appx.2,000° ofc. or 784-784-784

We have nu Ind. bidgs. evel. in Orange Co. Business Properties. Bitr.

714-725-2011

10,000 Sd. Ft. Fenced Vard. truck well, freey sceass. Business Properties. 714-732-2011

BEW M-1.5.FV

10,076 Sq. Ft. Finish to suitt

Owner. 213-785-595

I.SE 17,000° Warehes. DNTN LA.
14-30° cgalls. 6 D.H drg. sprkir.

BROTHERS R.E. 213-765-595

I.SE 17,000° Warehes. DNTN LA.
14-30° cgalls. 6 D.H drg. sprkir.

BROTHERS R.E. 213-765-7001

Stavanson Dilbeck Comm.

CULV.CITY 16M-25M sq. Xint. pkg. pwr/loc.W/divide213-599-0168

City of Ind. Sale/ise 2 new bidgs.
256-3f.Fowler Inv.213-854-534

Sale 13-748-7421

S100° 6 800° 12,000° 0 125

Industrial Preperty

Industrial Property 25,000 to \$0,000 Sq. ft. For sale, rent or loose 4121

BLEAST 38,400' Sprkir-rall-Hvy pwr. Hi cell. Xint loading yd, 213/7 6,4741. 213/7 5-25 LSE Dritwn LA 26,000' D.H. sprkir BROTHERS 213/625-2815

industrial Lots

-M-3 Lend 19,600-98,000 sq. fl E-Z terms. Sun Valley #T-M-2 Land with Houses 5, 100 sq. ft., 10, 200 sq. ft. #27,5 acres M-1 Agus Duice #75,534 sq/ft M-1 & C-2

INDUSTRIAL SECURITY R.E.

EQUIPMENT YARDS FOR RENT 4c sq. ft. & up.

Industrial Property Over 50,000 Sa. ft. For sale, reat or lease 4131

LSE 100,000°-62,400°-40,000°/
New conc tilt up 22' min.
celi, Sprink, rall, vd. dock.
Xint grd & dh-hi konding, 100M
libs trk szale, Centrally loc.
Close to 10 & 15 fwys & Ontario Airprt-208 sci gross.
213,7750-4741, 213,7785-9888

★ FOR SALE OR LEASE

#FOR SALE OR LEASE

84,000 Square Feet divisible.

M2 in Marina dei Rey.
Call Owner 213/473-2973

85,000 SQ ft on 44v ac M-2

20% a/c offices Lse w/option
in 5 yrs. San Fernando Valley
213/785-8191

For sale or leasts several ind'i
Bidgs. Thru-out L.A., Co.
Penta Pacific 213/821-9914

ft riverside Business Pt. 17c

sq 185,000sf(will divide) Cali
collect Maxime 213/277-8318

MNINTOTOM INDICTOR

INDUSTRIAL PROPERTY Coldwell Banker 213/613-3333 55M sq. S. El Monte 226 sq. gross lease, Avail immed. Roque 8 Mark 213/829-4757

Industrial Preparty 18,000 to 25,000 Sa.ft. For sale, rent or lease

SOUTH BAY--TORRANCE 25,000 sq ft. Oppt'y to expand to 58,000 sq ft. CALL IZZY EICHENSTEIN, Agt. 213/776-1711

4111

R. A. Rowan & Co. Ritrs. 213-681-6961 or 793-8111 New bidg-sale,12,000sq' nr. Ont. int'! Agt.714/825-9922

Industrial Property 25,000 to \$0,000 Sq. ft.

For sale, rent or losse 4121 For sele, rent or lease 41.21
45,000' bidg., Gardens nr. new
\$31 xq. ft. sprhiid. A/C ofc,
1200 amp pwr. dock hi, owner
anxious. Agt. 213, 321-3636
WSFvalley-32,505 xq.ft. 18,000
xq.ft. of improv. Maj. xt. Gd.
imp.lo price,Bkr. 213, 467-4615
FOR SALE. 16,38 AC, indust'i.
CMARLES OUNN CO. REALTORS
See Sun or Cgil 213/481-1800
AFPRX 45,000sf Culver City
mfg/whse on Washington Bi.
I Ledergr/Bkr. 213,755-2544
e LEASE 38,400' Sprkir-rail-ney
pwr. Hf Cell, Xint loading vd.
213/750-4741; 213/785-9888

13/730-4/1: 13/75-9699 LSE DITHM 1A 28,000' D.H. sprkir BROTHER3 213/625-2815 CULY.CTY 25M-50Mag Xint pkg/ pwr/loc.W/div. 213/559-0169 MONTCLAIR 4,000'-60,000', 13c-206/ft. Atlas RE 213/263-9271

maratrial Property Over 50,000 Sq. ft.

For sale, root or loose 4131

LSE 100,000'-62,400'-40,000', New conc. Ulit up. 22' min. ceil., Sprink, rell, yd, dock. Xint grd & dh-hi loading. 100kl lbs frk scale. Centrally loc. Close to 10 & 15 fwys & Ontario Airprt. 206 s0' gross. 213/750-4741, 213/785-9888 85,000 SQ ft on 4Va ac M-2 20% a/c offices Lse w/option in 5 yrs. San Fernando Valley.

For sate or lease several ind's Bidge, Thru-out L.A., Co. Pents Pacific 213/921-9914 F. Riverside Business Pk. 174 cg 163.000sf(will divide) Call collect Maxine 213/277-6318

INDUSTRIAL PROPERTY

Coldwell Banker 213/613-3333 # Sate/lee77,000-5 ac. nr. Ont. srpt.320 sg Ast. 714/925-9922 CITY of Indigaty 61,270 sq.ft. for lease. Bkr. 714/906-2001

Industrial Property Over 50,000 Sa. ft. For sale, rent or lease

LSE 100.000"-62,400"-40,000", New Conc. till up. 22" min. cell., Sprink, reil, yd. dock. Xint grd & dk-hi kleding, 100M lbs trk scale. Centrally loc. Close to 10 & 15 fwys & Onterio Aipprt. 200 80" gross. 213/750-4741, 213/755-9888

4131

85,000 SQ ff on 4½ ac M-2, 20% a/c offices Lse w/option in 5 yrs. San Fernando Valley 213/785-8191

INDUSTRIAL PROPERTY Coldwell Banker 213/613-3333 For sale or lease several ind'l Bidgs. Thru-out L.A., Co., Penta Pacific 213/921-9914 RAINTREE PLAZA, from 3500 sf Overland/Jefferson Bl. Culver City. Maxime 1-800-227-8811

Indus. Lets & Acreage 4138

INDUSTRIAL LAND PRICED FOR IMMEDIATE SALE REDEVELOPEMENT OPTY FOR SALE OR LEASE

Developer has 3-ecres loc.
City of Le Puente-Valley Bivd.
Will build to suit 50,000 sq ft
+take all or part. Within Valley
Bivd, redevelopment project.
Qualified user (a) eligible for
low redevelopment rates and
possible rejocation benefits.
Kint. apty. for expansion.
whouses fram LA, Orange Co.,
Ontario airport areas.

Call 213/968-8538 POB 2365 La Puente, Callf. 91746 CORONA 1 to 40 AC Indust Prop W. Riv. Co. Agt 714/737-4922

Industrial Property Improved for Sale

#4,000 SO, FT, WO, HOLLYWOOD# Great location near Holly-wood Fwy., fenced, J sepa-rate bidgs, great for user/

222

±10,800 SQ, FT, 100% FULL ANR ± Close to four freeways, sharp facility, wall main-fained in near new condi-tion, occupy ell or lease out 5,400 sq. ft.

★60,000 SQ. FT. TRLT-UP→

Industrial Park adjacent I-S Fwy., \$42,00/sq. ft, & Seller will finance, heavy power, dock high, sprinklars, 18' Cleer.

(213) 908-0808

BAKER, URBACH, YOUNG, KYLER & CO.

4500' VACANT BUILDING

Central air + 3000 ft parking 京本Canoga/Sherman Way本本

tndustrial or Commercial
LOW DOWN, Bkr, 346-2550
25.000 ag if A4-2 brick
No Hollywood, sale or lease.
Outstanding terms, offices,
truck door, power
Tom Bern, Ber 78-2-407.

Tom Begiev Bkr 784-7497 10,020 sq/ff exposure-divided 10,000 sq. ff, multi unit INDUSTRIAL SECURITY R.E.

768-2500 *BRAND NEW NO. HOLLYWOOD*

Prime industrial Burbank, 29,000 ff. Building, Stews, Owner, 182 276
Prime industrial Burbank, 29,000 ff. Building, Sale or Lease, Low down, Xint terms 8kr, 845-7477

WESTING VILLAGE-11,550 SQ. FT. BRADLEY CONSTRUCTION \$83-3738 Industrial Property 18,000 to 25,000 Sq.ft.

for sale, rent or lease 4112 8400 sq ft bidg w/dock & 7200 sq ft metal shed, 3 face pow-er spur at 20¢ sq ft. in No Hollywood. 213/245-6849

* HARBOR LOC. LONG BCH 13,250 Sqft, MI property
By Sweet 213,434-5971
12,000' lease in city Paremount
10t-up bldg w/20' ceilings 14x
20' truck drs., nvy power, M-2
Owner. 213,453-2300

20° truck drs., hvy power. M-2 Owner. 213/533-2300 24,000 sq.ft. on 50,000' Land ingl nr S.O. Fwy Brick w/2400' ofc pwr 306 Agt 213-870-7221 We have nu Ind. bidgs. aval. in Orange Co. Business Proper-ties, 8kr. 714/752-8011 17,248 sq. ft bit.refrig/air, 400 amp.3 ph.close to reil, Lancast-er, valley Restly 805/948-2644

R. A. Rowan & Co. Ritrs. n. n. Nuvall 6 (J. Nill).

213-681-5961 or 793-8111

10.000 sqft van Nuys w/5.000
sqft ofc/assembly area.
Mat West Co 213/786-6585

126/3f 12,000sf + yard nr Dntn
Xint 1 br pool agi 747-6531
7325-14,650° A3724 Harvard
Gardena Bkr 213/749-2421

Industrial Property 25,000 to 50,000 Sq. ft.. For sale, rent or lease 412

PRIME M-2

\$240,000 30,000 sq. ft. 7718 Rosecrans, Paramount

Owner Financing 714/673-0782

WEST VALLEY 50,500 SQ. FT M2
Prime building full a/c, truck
hi, sale or lease agt. 213/
992-4142

B92-4142 DEASE 38,400' Sprkir-rail-Hvy pwr. Hi ceil. Xint loading yd, 213/750-4741; 213/785-9888

Industrial Property 18,000 to 25,000 Sq.ft.

For sale, rout or locse 4111

CITY Of HNOUSTRY
for lease-6,200, 11,220 &
12,400 on 60 Freeway
Broker participation welcome
COMMERCE PARK BILBY
(213) 350-9990
HAWTHORIE M-1 12,250aq
400amps, 240 volts, 3 ohase
Rosseriens at 405, 25-6ft, Agt,
213,276-8077
270-6142
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INDUSTRIAL PROPERTY FOR SALE, RENT OR LEASE

Ind. Prop. under 10,000 Sq. Ft for Sale, Rout or Leese 4100

O.C. INDUSTRIAL TILTUPS Costs Mess 6522 Sq.Ft. 2 Yrs. Old Nr Npt. Harbor 370 Sq. Ft. Fountain Viv. 8030 Sq. Ft. 3 Yrs Old Sl. or Lie. 714 644 4910 WESLEY N. TAYLOR CO.

Old SI. or Lise 714/844-610

WESLEY N. TAYLOR CO.

1 of N. Hollywood'a best;
3100+ aqt M-2 Nr.fwys. Full
sid/heat, Orcs avail of warshouse storage only. Overhead
door, ample print, security.
23/305-852 whdys 8-5.
Approx. 10,000s' sale or isa,
xint loc,across atreet from
Northrop in Pico Rivera. Formerly blue chip redemption.
ctr. 456 sf 213/980-5328

NEW HNDUSTRIAL PARK
kwindale B. 605 Fray/Arrow
Hwy. Ind/olc space from 2,
006-10,000 s/f Rende/Oberty.
213/303-2796, 999-7040

LEASING In City of Peremount
2100' 2500' 3000' M-2, power,
city ofc. Prime loc. EZ LB/81
Frwy scress. 213/633-2300

3 BLDGS. adjacent to Torrance
Akroort, Approx. 15M ag ft. 3
mos. lease, price negotiable.
Morry Gickman 213/358-8110
5000' & 10,000' BLDG. GARDENA
Dock & grnd. isvel, A/C., ofc.
Pwr. Lites. Fenced yerd.
industrial Resity 213/321-3636

3000 or 6000 sq.ft. Hyv Pwr

3000 or 6000 sq.ft.-Hvy PWF s. 233/328-5305:377-7364
** AUTOMOTIVE-2000-2418 in Xint SFV locations, THE MAT WEST CO. 213/786-586 for sale 4,714 s.f. bldg sw/ truck well. Cell ... 8USINESS PROPS, BRR. 714/752-8013
PRICE reduction—Chatsworth, New bdg, divisible, 25% dn. Avell. now. Bkr. 213/807-4615
NEW BLDG 5200 Dntn LA. D.H, fir drains, 20 cells, pwr, briss, SROTHERS 213/672-2815
Las Dntn LA 8200 186 sr efc. pwr/gt load/aprik; sell immd 8ROTHERS RE 213/625-2815
2,400 sq.ft, incl. apt 4,1000 ft.

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Major Properties Realtors
213/747-4151
4675 sf germent & textile
grass Merrill Lynch Realty
C. 3. Sanders 2/3/823-8400
6-30,0004 dlv, Gardena, nr.
3 frwys, lo rates; tilt-up.
213/770-3822-800
15,000 sf ofc bidg. Xint fin.
R.A. ROWAN 8KR. 213/93-5111
A FOR LEASE DOWNEY 1800 to
2000 Owner (213) 633-2553
HOLLYWD 7400 sq 1 warehae M2
456/sf.NNN.Own,213/852-1938
MARINA Del Ray-ofc/whas 2000
4M sq 1ss. 213/642-7724 Paul
McCerter Burke Brokers
714/752-0100
4.000 Brick--3.M Fwy. Central
4.000 Brick--3.M Fwy. Central
4.000 Brick--3.M Fwy. Central
4.752-2000
4.54NTA FE SPRINGS. \$525.
1400 sq ft. M2 213/274-5831
ASHWILL SCHNEIDER, INC
714/978-6000
213/793-1300
7 SANTA FE SPRINGS. \$525.
1400 sq ft. M2 213/274-5800
DOCK/PIRE Own 213/555-6160
CULV.CTY 1000-10Msq /Xint pkg
pwy/loc.W/glvide213/559-0169

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** MI UNITS ** WEST VALLEY LOCATION

Rant from \$300 per mo. Space from 700 sq. ft.

Well maintained complexes including 100 amps, 3 phase power, 8 x 8 overhead door. Space heater & bethroom. Call now

THE MAT WEST COMPANY (213) 786-8585

CONCRETE TILT-UP DELUXE BUILDING

15160 Keswick St., Van Nuys 4418 sq. ft., air. cool, heat. 1296 sq. ft. office area in-cludes executive 12X24 off-ice. Available July 1st. 1983

SAF PROPERTIES, INC.

884-PENT

CHATSWORTH

\$550 \$640 \$810

1200 SQ. FT. 1400 SQ. FT. 1800 SQ. FT.

IMMEDIATE OCCUPANCY

Office * Air * Heat * Cooling * Loading * Power

Northwest Industrial Park 9601 OWENSMOUTH ST CHATWORTH 341-4699

TARZANA

Prime units facing a major bivd. Some with deluxa offic-es. Close to Freeway

Units from 1520 to 7500 sa ft

\$81-3304, Eves, Wkind 366-9455

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ERON, REAL ESTATE SERVICE

BEAUTIFUL AREA

18.888 sq. ft. on 40,000 sq. ft. An I zoned land. Near 4 frwys.

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907-4670 VAN NUYS AIRPORT

#HIGH TECH 16.000'-18,000'-34,000' #MANUF ACTURING 4480'-7000'-9200' #WAREHOUSING

McDONALD CO.

MI heart of Reseda, 7112 Cen-by, 5500 ft. Xint warehouse or migr. Reised cohcrete floors, large loading doors, 14' ceiling, 2 washroams, 2 offices with air, heat & pow-er. AM 343-1668 9-12 or PM 322-0911 & 99-0425

★ NORTH HOLLYWOOD ★

2025 - 5625 - 8450 SQ FT

1 Bik. To Hollywood Frwy. 7 Deluxe air conditioned offices. An-2 springlered. \$77-0x71

200 sq ff, Canoge Perk, avail-able immediately, Air & heat 3 phase power. Call 687-6139 M-1-61-530 (SFTICES A/C-HEAVY POWER-13s GR DIVIDE-OWNER 213-894-5005

M2 property, new block building 12x14truck door. 1300 5Q.FT. 747-3666 CHATSWORTH, 1175 & 1875 aq ft. 0ffices, heal, air, good parking 786-7933, 363-7530

GLENDALE 2007, 100% str. power, office, near frwy. Clean unit Owner 108-2424 F-1 AUTO SPACE, 1005 Cano-ga Ave. # E. Chats, 1395 sq ft. 716-6613, nves 709-0663

1800 sq ff 3-phase Van Nuys. 7943 Heskell, 6780 per mo. Cail 765-7005.

2000 SQ. FT. UNITS

EDD GUILD 983-1561 H-2 Sprinkled, 2500 sq. ft.

Chatsworth, \$965, mo. 886-1947

Ind. Prop. under 10,000 Sq. Ft for Sale, Rent or Lease 4100

fer Sole, Rent er Lesse 4100

1 of N. Hollywood's best.
3100+ sey1t.M-2.Nrfwys.Full
eir/heet. Orcs avail or warehouse storage only. Overhead
door, ample prkg, security.
213/506-8532 weekdays 8-5

W 1800 S.F. ANAHEIM. 200 S.F.
Air-cand offc. Close to f91 &
657 Frwys.
Tom Ewing 714/678-1000

MI-A modern Indust! bidg, in
Glendele nr. 2 8 210 fwys.
1500 to 3000 sq. f1. for tse.
Cell wkdys, 8:30-31/249-7810

LEASING in City of Paramount
1540' 2500' M-1, power, good
location, Esy Lb/91 Freeway
access.
213/633-2300

S000 sq. ft Marina del Rey 3
phase pwr, parkg, offices to
sult Avail now 213/391-2913

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(213) 747-4151

DOWNTOWN L.A. Available call Mr. Sanders, Merrill Lynch Com'l Real Estate 623-8400
900 to 2,333 s.q.ft lease by owner Whittler, SFS, Le Hebra. Mr. Gliman 213/696-2316

MRRIMA Dei Rey-ofc/whse 2000
4M sq. ise. 213/642-7724 Paul GARDENA 3,000° Mr. Bidg. eir, nr iwy. Bkr Ok. 213/425-5674

LEASE-Santa Fe Springs, 1200-5300 sq.ft. Agt. 213/945-2921

LEASE 6300 & 7300° units 'er.605-60° wys. Whittler 114/964-6964

FOR LEASE DOWNEY 2000° Owner (213) 633-2553

4700agft M-2 lease Pico/Olive

FOR LEASE DOWNEY 2000'
Owner (213) 633-2553
4700sqft M-2 lease, Pico/Oiive area Owner, 213/475-7910
M-3, 8000 S.F. on V- Ac, 164, aprinkeiered, 213/780-4532
3000-6000-90000' 304-93, gr. 13263 E imp. Hwy 213/947-2402
MCCarter Burke Brokers
714/752-0100
2,200-5,500 ft. East 14th St. CHEAP! Edd 213/873-2979
2000 sq' SANTA FE SPRINGS 354-93 213/723-7391 pp. W NORWALK Lease 2600 sq ft M-2 nr 3A Fwy 213/921-0233
ASHWILL/SCHNEIDER INC 714/978-9000 213/703-1300
184 SQ.FT. dock. Lse/purchase option. Varnon 213/671-8212

Available to share 14,000 sq. TUFOR Art 213/833-2553 warehouse with offices including Art 213/833-2553 utilities, telephone, office furniture, computer and personnel as 25,000 to 50,000 Sq. fr.

Contact Ralph or Joel 213/877-2651

End. Prop. esider 10,000 Sq. It for Sala, Reat or Lease 4100

FOR SALE, 6000 to 10,000 st. Industrial blog. 5% down at close of escrow. Excellent flanancing avail. Xint loc. Call for De bylis. Ron Sheeden i. John Earnhart or Mel Robch. 7,714,978-1000 LET & ASSOCIATES.

LEE & ASSOCIATES

LOT \$1. Hollywood's best.
3100+ sert si-2 kreys. Full sir/hell. Brcs swal or warehouse-storage only. Overhead oor, smoke pring, security.
213/506-5522 wkgyr 8-5.

Approx. LAUCOST sake in life, xint lec, access street from Northrap in Pico Bovers. Formerly solve only redemption ctr. 438 sf 213/7980-5328

NELY MOUSTRAL PARK preinded B. 605 Frwy/Arrow Howy Ed/ork spaces from 222004.10300 s/f handle Doherty 213/301-2786, 999-7940
2.500s.f. M-2 last building, Cut-

odd-16300 s./* hande-rocherty 213-709-2796; 990-7940

2,500s.f, M-2 ind. building, Culver City. for lease. Available immediately. Near 3an Diego frey & Jefferson 213/390-4441

100' 2900' 3000' M-2, sower, dix ofcs. Prime loc. EZ UB-91

Frwy access. 213/633-2300

5000' & 10,000' BLDG, GARDENA Dock & grnd, level, A/C, ofc. Pew. Lites. Fenced yard industrial Resity 213/321-3536

M-1,9700',3-Fy-5000' A/C ofcs Meavy power, lagists, 356 GR Cen divide, Own, 213/894-5005

WAUTONOTIVE-2000-2418 in Xin1 SFV locations. The MAT WEST CO. 213/70-6585

Cty of mediatry/720044' --for lease. Nr. 60 Trwy Nvy. pwr.,30

Major Properties Realtors

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213/247-4151
GLENDALE 6850* NEW CENTER
Oct. 83
(213) 856-7001
5.000 ft. w*1.000 ft mezz Pico
bet. LaBre- & Fairfa \$275,000
or 3.000ma ise act (PO-722)
NEW BLOG 5200* Drifta LA. D.H.,
fir drains. 20 ceils, pwy, orcs.
pris, BROTHERS 213/825-2815
Lee Drift LA 8200* 188 Gr ofc.
PWY/el lond/spriktr sevali immd
BROTHERS RE 213/825-2815
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Industrial Property 10,000 to 25,000 Sq.ft.

for sale, rest or lease 4111

For sale, read or lease 4111

MawTHORNE; M-1 12.250xg.
400mmos. 240 votts. 3 Phase
Rossecrans at 405. 25 pt.
213/378-6077 778-557

370-6142 772-6202

12,000 I jesse in city Paramount
Tiff-up 'Didg w/ 20' cellings 1 ds.
20' truck dcs., hvy power. M-2
Owner. 213/633-2300

FOR lease own 15,693 ft. Whittier ind, 6029 ft. off. 600ems.
277/480V siec. Smaller units.
18cw M-1.3.F.V

10,076 5g.Ft-finish to suit
Owner, 213/884-5005

15E 17,000 Warehes, DHTN LA
14-30' celds, 5 D.H drs. sprkir.
680THERS 8,E 213/82-2815

R.A. Rowan & Co. Ritre

R. A. Rowan & Co. Rites.

OOC SQ' SANTA FE SPRINGS
396 Sq' 213/723-7381 pp
F NORWALK Lease 2600 sq ft
M-2 nr SA Fwy 213/821-0233
ASHWILL/SCHRIEDER, INC.
714/978-8000 213/703-1300
84 SQ.FT. dock. Lse/purchese
option. Varnon 213/671-8212

PRIME NO. HOLLYWOOD
Available to share 14,000 sq. ft.

PRIME NO. HOLLYWOOD
Available to share 14,000 sq. ft.
FOR :EASE 11,000 Feremount
Waterhouse with offices including
utilities, telephone, office furnical

For sale, resit or leave 4121 WSFValley-32,505 as ft. 18,000 sq.ft. of improve that st. 6d. tms.lo mese.ldr. 213,767-4515 b. LEASE 37,405 Sprkir-aii-Hvy pw. Hi celi Xint losoling yd. 213,750-473), 213,7785-608

Industrial Preparty moroved for Lease

MR-2 CHATSWORTH 5300 Sq. Ft. High Image 2 Offices 9100 Sq. Ft. 40% Offices

990-5066 872-2580

30c BUIL DINGS AVAILABLE 8000 6000 - 10.000 23,000 Neor Strwys. 3 phase, prices SUKOL 708-2424

NORTHHWD'S BEST 3200+ sq.ft, M-2, near twvs. full air & heat, offices aviiable or warehouse sterage only, everhead door, ample parking, security. Call 506 8637 wkdays 8am-5pm

MEAR NEW STATE BUILDING

Two 5,000 Sq. Ft. Buildings 14531-37 Delano St., V.N. Suitable for warehouse, of-fices, service & sales. Owner/builder, 766-4875

A PRIME NEW M2 N. Holly-wood cerner, 18,600 sq. ft. Finish to suit + 24,000 sq. ft. Chartsworth, fully [mprosection commercial OK Bkr. 349-8143

commercial OK Bar 349-3143
VAN NUYS - Lease by owner.
3000 Sq. Fr. M-1 with air conditioning, offices, 2 bits to freeway on an officemp. Call 8-4, weekdays only, 781-2823
SYLMAR - Prime industrial space on Gladstone. Approx 2840 sq ft, 5950 mo.
Lease 131 & least, 906-0628
NEW HORIZON LTD

-- NO HOLLYWOOD M-1--

New brick bidg., near 2 fwys, Leure: Cy/Sherm. Way-1000 sq'units, aveil now 764-9756

SUN VALLEY M-1

1737 Sq. F1. shop, deluxe office, 3 phase, fruck door. sprinklers, 782-1567

WESTLAKE

7200 - 1880 Sq. F1. Office/Warehouse (213) 899-7882

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Various sizes, 3 phase, heel, cool, Woodshop OK 986-7425

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1800 - 2700', Power, offices, newly returbished. Fabulous location, Bkr. 708-2424

RESEDA

New Automotive from 1000 to 9000 sq. ft -good visability 705-4100

MI-VAN NUYS

1400 - 2800 - 4200

Offices, eir, parking 444-4472 M2 SUN VALLEY APPROX 2100' IDEAL MACHINE SHOP, 12' TRUCK DOOR 3 OFFICES, 3 PHASE, 349-4700 APPROX 1000 sq ft, prime in-dustrial space, Sylmar, \$385, Lease 1st & last 900-0528, NEW HORIZON LTD

APPROXIMATELY 1400 \$q.
47 Power, officer air Cendi-tioning, 14666-14 Titus St.,
Panorama City 881-0900

1,320 to 55,000 - M2 Offices, eir, heat, 3 phase EZREALTY 345-5385

SALE OR LEASE

M-1 approx. 20,000' Van Nuys Deluxa. Owner 984-9492 1800-5100 SQ, 17. E. VALLEY MOUSTRIAL SECURITY R.E. Inc.

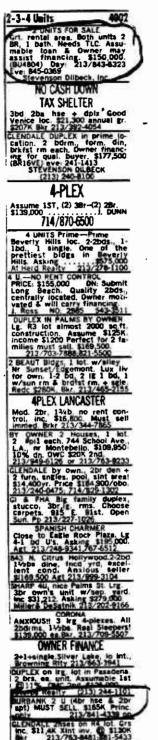
748-2500

M-1 Van Nuys Office & Warehouse 2250 sq ft. Air & heat. Days 780-9102 Eves 363-1045

MORTH HOLLYWOOD M-2

15,500° sprinklers, load dock Helms 849-2401 849-1026 VAN NUYS , 8540 SQ. FT. BRADLEY CONSTRUCTION: \$83-3738

(2-3-4 UNITS)



(2-3-4 UNITS)



1175 APARTMENT UNITS

On 60 + Acres:-East L.A. \$24,000,000 ★ By Owner

\$4,000,000 by Whiter Finc. avail. Call M-F. 9-4pm 213/482-4343 ext 70

LAGUNA BEACH-Multipla Units opportunity for home & income. Great location on the North and with nice petios, yards & matura trees, Walk to beach & fown. \$410,000.

TURNER ASSOC. 714/494-1177

24 UNITS PALMS

24 UNILS PALMS
13-18r's, 7-28r's, 4-Singles
Prime cental area, 9.4 X Gross,
81,218,000. Call Agent,
Acquain Patten 213-782-2059
50 Burbahn,
Alameda & Main, or Pickwick,
3-2's, 2-1's, Immaculate, Great
loc, 240x. Submit offer.
Act Chuck 213/995-7900
9 UNITS INGLEWOOD

9 UNITS INGLE WOUL
2-28r's, 5-18r's, 2-8ech's m/f
8.8 X Gross, \$340,000. Act.
Kendell Patten 213/82-2650
\$ 5 UNITS BURBANK
Great location, 2-story colonial, crtyard, indey & Estages,
1, crtyard, indey & Estages,
213/501-4025
\$ 55 DOWN
130's neat stucco. Mid-CRy LA
160's nec stucco. Dwinten LA

16U's nice stucco, bwntwn LA Call 93 only 213/395-9186 REDUCED 8Y OWNER 24U Hiwd. 4750K/150K. 75 x 47U Hiwd. 31825K/425K 7.85 x Will co-op. Owner 213/578-1735 SU-cash flow m. p.ch. 3260K-860K down, Larry, bar. 213/393-8645 Outside Se. Calif. 4801

Outside Se. Calif. 4001
Th. Units. Ibd. I located quiet rolls in bor hood. Res sonably price. Calif. 212/282.0019Rev/Chrs. Resitor.
GALVES KON, Yx. Diffectity on hay 72 units. Indiana. Per Condo port w/Cash. Resity. 2556. per unit. Cott Resity. Aj 1027-1192. MOUSTON. Auf Reserva à loop 510 332 units. \$24K. per unit. 5 X gross. nicest property in srea. Cott Resity. / 13/827-192. 48.0 km gr. X. Subra. Ricast property in grea. Cott Resity. / 13/827-192. 48.0 km gr. X. Subra. Mostered. policia. \$186.740.8433.675.000. Clare. Miller. Agt. 213/681-7520. 2-3-4 Medis.

2-3-4 Units

★ DUPLEX

FOUNTAIN VALLEY . \$140,000 LARGE DELUX 2BDRM UNITS. Village Invest.

714/964-7783

714/964-7783

*** SUPLEX**
*** Large 2br. units, garage, indry
*** The covery yard 8br.
*** 213/901-4025
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HOLLYWOOD

2 Houses On 1 Lot O.W.C Ioan. 2 bd/ms each, 1 bs. din. rm., newly painted negotiable Copper plumbing, new roots, new foundation. Sec fenced yd. Prking, on premiess 469-4646.

DUPLEX BY OWNER, 2 Borms. each, 1 bath, All around fenced. Good prig. area. Very rice property, \$180,000. Good offer never turned down. 867-2950.



Xint. Home & income 2 stucco units. 1-3 bdm... 1-1 bdm... 5 unit court. Lge. tot. alley. Strategic location. Total price 4 undivided 1/2 impress only. 8110,000

5357 SUNSET BLVD. 465-2155

8 Units. 1 bdrms. Top cond. Inc. \$35,000 e year. \$300,000. Gordon Reany. 655-0865.

WILCOX/SANTA MONICA 8 U 2-2 bdrm. 4-1 bdrm \$275K 5 U 3 bdrm. house + 4-1 br. on 2 lots. \$270K BARRIOS & CO. 387-4561

2 BD. HOUSE & 4 UNITS Income \$28,920, price \$250,000. Eligible for rehab. Loan with 5% Interest. Excellent rental area. Peter Merstan, agt 345-5730

2 Houses on a lot. 1-2 bdrm., 1-3 bdrm, Very Ige, & clean \$184,500. Try \$25,000 down, OWC, Agent 880-4111.

Hollywood 8 units \$152,000, \$40,000 down. Cash flow. \$103,000. Assumable. OWC. Agent 550-4111

11 Units R-5 zona, Over 22,000 sq. ft. Franklin 9675,000.

4 units 3-2 bdrm. + 1 eingle. Gross \$18,480. Price \$159,000.

150 at 100 lot on Melrose near Vermont. 3 duplex, each for \$88,300.

\$86.300.

13 units cm. lot Wilcox & Homewood Inc. \$52.000. saking \$460.000. C-2 zone. Good for offices or retail.

— p.—

N. Wilton PI Wonderful duplex. Lgs. Spenian 2 bdrm. w/rpi. Formal din, plus 1 bdrm. apt + Igs. yard. \$132,500.

lge. yerd. 8132,500.

Hollywood. Like rent. Live in 1 bdrm. + den + 1 bdrm. For inc Xint. loc. \$100,000.

Due to expension, we have 1 position for exper, seles person. Top commission UNIVERSAL R.E. 487-2313 IRES, INC. PROP. SALE 4000 RES. INC. PROP. SALE 4000 RES. INC. PROP. SALE

The Hanes

4U.La Crescenta LIVE-IN \$191,000/\$41,000 DOWN 2 ig. homes on dbi lot w/2 in-come units in reer. Love term finencing, ideal starter for rent control. 213/702-0000 GU. VALLEY 7.9X GROSS

Company,Inc.

\$209,000/\$35,000 DOWN 1-br/5-lbr. Long term 1st TD 60 fixed rate. OWC 2nd 65 2ero interest rate. Good 65 shefter 213/702-0200 5U. & OFFICE GLENDALE

\$335,000/\$50,000-15% DN Apt. A sec. Bungalo ofc bide Property is next to Griffith Pk. Ho rent gontrol. High rental demand aris. 213,702,2200 10U. CITY OF SAN FERNANDO \$350,000/\$100,000 DN-7,4GRM Mo rent control. 1st TD 30 yrs Good & pleasant resid" neig Moorkood. Stable tenants.Atti active invest 213/702-0200 hiborhood. Stable tenents.Att active invest 213/702-020 9U. 5 MTHS NEW TUJUNGA

\$398,500/\$100,000 DN, 25% Rapidly developing community M. rental demand. 2529:7-104
44 cash on cash. 18.85 tobs.
74 cash on cash. 18.85 tobs.
50U. N. OF WILSHIRE 6.5X GR.

\$750,000/\$180,000 DOWN CF. flow. 2 sty stucco. West-lake Pt. Apt/ficial. C2-4 zone. AITD 9 yrs.Xint rental srea. increase pot'i. 213.702-020 42U. HANCOCK PARK

\$1,625,000/\$400,000 DOWN Nr.Beverity & Rossmere. - cash flow.\$100K recently spent on refurb.long term ATD dbi lot 1200sc; owner il. 213/702-0200 PEARL OF HERMOSA BEACH \$2,100,000/\$565,000 DOWN

Sh/mail. Beaut. design prime commil corn. 15 show/rests. 1 blk from ocean.Will comider apts in schange 213/702-0200

FOR CAREER OPPORTUNITIES Alam Lavy 213/702-020 See ad class 2500 Sunday

INVESTMENT R.E. SERVICES

The Hanes Company,Inc.

5 UNITS: POMONA \$170,000/\$35,000 DOWN Hr. Hort & Hamilton, Close to shoot, achie, fwy & brans, Gr. \$18.26. Gru: sef-door Lor & 180.Cap rate 6 & 213.786-7860 GU:INGLEWOOD GNLY 21% DN \$245,000/\$52,000 DOWN Xint rental area. Extreemly clean & well kept units.Nr. main shops ctr.2br frm \$460. Gr. \$34,580 213,795-7000

Company,Inc. 14U. NEAR KAISER HOSPITAL \$350,000/\$60,000 DOWN

The Hanes

Recently renoveted, Only 6.0x gr 3pen court, Indiv. stetered. stered. court. Sgr. home \$25. 12U. GARDEN APTS.

\$456,000/\$114,000 DOWN Pride of ownership, low rent & prestigious area. It flurbank &f. EZ to maintain & manage. Rents from \$226.213/278-4406 14U. MID-WILSHIRE

\$500,000/\$115,000 DOWN 5.6% cash flow OWC 10 yrs. Sgls from \$250.1br from \$270. Mr. Normandio & 3rd St. CPU \$35,714 213/278-4406

31 UNITS + L01 \$527,000/\$114,500 DOWN Mid-Witch area 16% cash flow Xint financing 3 story brick singles from \$184-525. G 213/278-446 30 UNITS 9.7% CASH FLOW

\$650,000/\$110,000 DOWN Nr. Tweedy & Long Beach BI. Young good condition w/pool OWC 15 yrs, 19r from \$250. Gross \$82,460 213/278-4406 30U. NEAR DOWNTOWN

\$650,000/\$130,000 DOWN Stone manor sgis & sep meter. Great cash 165w. Only 6.3X Gr. Sgis from \$237 Meet 165w. Fourth St. 213/278-4406 40U. NR. AMBASSADOR HOTEL \$750,000/\$105,000 DOWN

S.7X or Brick bidg. 9.3% cash flow. Only 14% dr. 3ght from 3100;1or transport 2103/278-4400 50U. MAGNIFICENT BRICK \$950,000/\$175,000 DOWN

Nr.Wilcox&Franklin.Many U's renovated.Only 5.5X gr. 13.5 yr.AITD.Greet CF w/low rents. Sgis from \$275 213/278-4406

FOR CAREER OPORTUNITIES ION Philipower 213/278-440 See ad class 2500 Sunday INVESTMENT R.E. SERVICES

The Hanes Company,Inc.

GU. NEARIUSC CAMPUS \$180,000/\$35,000 DOWN Memory Body In Section 10 University Pt. David Section 14 UNITS LOS AMGELES

\$290,000/\$58,000 DOWN

Hettig & Co

5U XLINT HOME & INCOME PRICE: \$285,000 DN: Submit Convenient Senta Monica. Owner's 20d. & den house + 4 rentals. DWC some financing. E. Chavez No. 3087 \$22-2911

7U MONEY MAKER!

PRICE 282,000. DN \$52,000 Destrable Westside 1 blk, E. of Robertson. Large owner's 406, 25a unit +2-3 bds, 3-2 bds. & 1-1 bd. Nicely land-scaped, 7.1 gross! Net 636 Jim Sr. No. 2000 275-5306

7U ADJ. MGM STUDIOS

PRICE \$300,000 DN: \$80,0000 Westside Lot zoned C-2, 1-2 bd. 5-ibds. & 1 angl. Cash flow. Assumable financing. S. Hotzberg No. 3014 B22-2911

711 PRIDE OF OWNERSHIP

PRICE \$372,000 DN: 25%. Quiet street in Inglewood. Full-security bidg. condo ap-proved! Owner's 3bd., 2½bs. unit w/6 2bd-2bs rentals. OWC Mo. 3078 670-6602

7U EXENT INVESTMENT

PRICE \$410,000 DN, \$150,000 LA, \$0035, Pride of owner Me-dellion bdig, Large 1's & 2's, all different Low rents, 5.Rosenberg No.3088 275-5306

8U VENICE BEACH

PRICE: \$330,000 DN. 10%, 3 short blocks to sand. Beach house w/7 rehabed rentals, flexible terms, sasm. 1st. OWC 29d, owner motivated: A. Baber No. 3031 \$22-2911

9U LONG BEACH/NET 6% PRICE \$450,000 DN: \$100,000
Prime entries location. Well
maint, queltly bids, 1-2bd & 81bds. Sullt-ins. OWC 2nd.
1. Ross No. 3062 543-3511

12U Long Beach/7.2X Gross PRICE: \$270,000 DN: \$55,000
Redeveloping area, near new
World Trade Center. Well kept
units. Cash flow. OWC 7 years.
abb C. No. 2999 E22-2911

12U/L.A. COUNTY/6.8XGROSS PRICE: \$320,000 DM: \$65,000 Well kept properly w/most units upgraded, +2bds. & 8-1bds. & 4-2bds. & 8-1bds. \$4-8. \$4-8. \$4-800ABE; OWC Jim Sr. No. 3035 \$22-2911

12U LONG BEACH

Prices \$335,000 DN: \$75,000 Migh demand redevelopment area, Sagts. & 1-10ds. OWC R. GUZMAN NO. 3044 543-3511

20U. ONLY 6.6XGROSS!

(ALL SIZES)

L. A. TIMES

4000 RES. INC. PROP. SALE 4000 RES. INC. PROP. SALE RES. INC. PROP. SALE

Wagner Jacobson 70 VENICE BARGAIN Brokerage, Inc.

REAL ESTATIC INVESTMENTS

29 U-AN INVESTORS OREAM \$1,225,000-\$300,000 DN! \$1147 28-2's & 1-3 bdrm, 1% ba. w/ frpic. Loc im most desirable res area in El Monte. 34° yrs new. OwC 2nd. 1.0. Starting © 8% for 15 yrs. Only 7.68 x gr Shows \$16.112 CF 8ft V&M Days see below. Eve 995-1201

B U NORTH FOLLYWOOD \$280,000 \$85,000 Det \$13.7
Assumable 1st T.D. & 13% fixed rate. OWC 2nd T.D. staining 6 6%. Good unit mix good fental area. Bldg in XL Days see below.

4 U PRESTICIOUS STUDIO CITY \$350,000-\$110,000 DNI #1153 Each unit like a private home 2-2's 6-2-3's. All 2 ba. w/bit-ins., dishwashers, frplices, wet bars, central A/C & more. Gays see below. Eve. 766-650

TWIN 4 II MIRACLE MICE AREA EA \$225,000-\$75,000 DNI 81150-Buy 1 or both. All 1 bdrm, 1 ba. Renting from \$315 to \$255. Spacious units w/formal dring rooms. Days see below. Eve 367-7820

8 U NR. L.A. COLISEUM \$125,000-\$25,000 DN: \$1152 Great starter investment. Lung term fixed financing. Shows 11.2% return on cash

see below. Eve 271-2049

3 U NR LA GREA & EFFERSON \$90,000-\$18,000 DN! #131 Cute property, 1-1 bdr & 2 sgis Assume 1st T.D. DWC 2nd Days see below. Eve

6 U VAN NUYS 1248,000-\$65,000 DN! #1145 Duplexes ali 2 bdrm, 1 bet, indiv fenced yards, 1 bet, Medical Center, 3hows \$3, 5 CF before V & M yys see below. Eve 271-2049

70,000-\$117,000 DNI \$1260 of Wilshire. 7.4x gross at chern & curb appeal!! one like new. Shows \$12/ yr CF before Y & M is see below. Eve \$56-723

3+1 U GREAT PALMS AREA. \$160,000-345,000 DN: \$1144 3-1's & 1 Sg! w/14's ba. Two have trpics & high arched ceilings. Great potential Days see below. Eve 701-7789

WAGNER JACOBSON BROKERAGE INC.

213/937-3731

872-1636

Fred Sands Commercial Division

7U MID-WILSHIRE

Strong rental area attracts good tenants to this well maintained property. Current gross \$34,800, Can be bot w/only 48M dr! \$239,900 213/820-8855

Nr. beach & well maintained Current gross 33.516 w/gd. 89x 213/663-8161 225-000 213/820-6855 110 HOLLYWOOD

Sold for lot value! Prop sets on Ig R-4 double for. Current income 41.20. Reg. only 80M dn. \$400.000. 213/656-8881 12U PALMS

Loc in strong Westside rental area at 7.9% SGI, Current gross \$47,540. Can be bot w/only \$100M dn.

JUNITS STUDIO CITY

Pride of ownership twinhse spits w/sec. phg. Current inc. 108,455 w/sint upside pot. Willis show cash flow w/350M dn. \$1,100,000 213/820-6855

Breed & butter prop nr El Camino College. Gross \$81,-960. Reg \$135M dn. \$565,000 213/820-6855 18U PANORAMA CITY

Newer units in strong rental area.Current income 91,520. Will show 4,61% cash on cash w/3210M dn 3750,000 213/820-6855

200 L.A. CASH FLOW

Price reduced for fast sale. Bread & butter prop.w/70824 gross inc. Will show 10% cash on cash w/112,250 dn. \$449,000 213/820-6855 200 LOS ANGELES

Well maintained 2-sty stucco on large R-4 lot, current gross 36,083. Shows over 7% cash on cash w/145M dn. \$595,000 213/820-6855 21 CONDOS W. HOLLYWOOD

Approved conversion w/bink slip in top location. Current gross wc \$127,188. Xint profit potential on sale of units \$1,850,000 213/820-6855

BÚ VÁN NUYS

Nr Civic Center, Features pool, secured entry & parking. Current grossd 92,796, Req gnly 150M dn. Will show 5.2% cash as cash?

30 U VAN NUYS

Well meintained prop in xint rental area Current ross 121:175° Red. 100M Gn. Tive-financing per 1740 LOS ANGECES

Get ready for '84 Olympics! Hi return botel/sPt complex w/ restaurant, Low down pay-ment on this brick beauty, \$2,300,000 213/856-8861

REANDRA

BRUCE GEORGE

ASSOCIATES 11U USC, \$190,000/20% dn.,

5.2x, 25 yrs. old, 12% cash flow213/654-7970

16U LOS FELIZ ADJ. \$348.000 7.9x 213/663-8161

12U MID WILSHIRE, \$360,000. 7.7x, 4% return 213/654-7970

20U MID WILSHIRE, \$395,000. **178**3x/9% return 213/654-7970

8U HLYWD, \$320,000, 8.4x213/654-7970

26U LOS FELIZ ADJ \$925,000. 8.4x, OWC 10% 213/663-8161

BU ON THE BEACH, Venics \$400,000 \$x ... 213/654-7970 8U N SAN DIEGO Behfrnt \$440 \$38,880 Inc. 213/654-79

4U 7.25x, all 2s, 20 yr 9% fin.213/654 8U, 6.3x, 10% fin, 21%, 213/654

CAMBIO (

REALTY & INVESTMENTS

4 PLEX

6 PLEX TUSTIN \$325,000

6 PLEX ANAHEM \$275,000

21 UNITS ANAHEM 9075.000

OFFICE- -MEDICAL 15% DOWN TO NEW LOANS EAST FULLERTON 8630,000

CALL FOR INDIVIDUAL COUNSELING ON INDIVIDUAL INVESTMENTS

4000 RES. INC. PROP. SALE

National Consolidated Investment Realty. Inc

Reduced \$20,000. Beautiful 16 U -Montclair. 1 8d., pool, \$575,000. Pride units, anxious will trade up.

12 U -Pomons -\$329,000, enjoy positive cash flow with seller carry © 8% interest, income 42,500.

House + 4 U Pasadena - \$220, 000. 3 Bd. house + 4 U, in-come 23,000, in good location Pasadena, 10% down & as-sume financing.

House + 7 U -Pasadens -8365,-000. Sest location S. Slerra Madre, Income 37,200, pride of ownership.

281 N. Altadena Dr. 213/449-0073 Pasadena

"ASSOCIA"

10% DOWN for qualified buyer who Pays escrow, termite report for well Appt 230 s. Browy, LA for \$400K, SX Gr. SU et 10413 Browy, LA for \$400K, SX Gr. SU et 10413 Browy, LA for \$15K, 5.4K gr. 141 at 458 w. Alondra, Compton for \$300K, S.Z.K gr. 4510K, 5.ZX gr. 4510K, 5.ZX gr. 4510K, 5.ZX gr. 451 at: 1447 tendance of the Compton for \$300K at: 1447 tendance of the Compton for \$300K at: 1447 tendance of the Compton for \$200K at: 1447 tendance of the Compton for \$200K at: 1447 tendance of the Compton for \$200K at: 1447 tendance of the Compton for the Compton for \$200K at: 1447 tendance of the Compton for the C

p) sold at it to principall only 213 21 466 Owner 100/Hiywa 6.6xgr, 18 0 093-213/361-8889 200-213/361-8889

AND LIES. ART. 7147845-7651

det. Tool Lies. ART. 7147845-7651

PAN Nuys 3218 868, Fer. Ums.
W. Ryden Co. 213/553-1763

(ALL SIZES)

★ 10 U NO. HOLLYWOOD LOOK! 10 UNITS \$245K Pride of ownership. Pool, many stres-gd area. OWC 5-7 yrs. 5% Dn. Ask \$525,000 R. Bryan VISTAR F. 213/122-8733 Turn around for \$\$\$. 1's & 2's Must see. Richard Agent 213/858-8000 TAR 31 213/122-5 SharD crin: loc. Xint terms. Best P.S. loc. Price \$4,500,000 PIERSON REALTY 213,454-728]. 3 Stores + 35 U's. 4 Sty brick. C-2 inc.aprx \$143,700.3125,000 down. Asking \$880,000.302 No. Alexandria Ave Do not disturb. Syd 213/656-5161 Poud Co. MANED APTS 15-25U in San Dago or Org Counties. Want gd cd/loc. Have \$125K-2nd 128 due 33/2yrs & \$100K CASN MANED APTS 15-25U in San Dago or Org Counties. Want gd cd/loc. Have \$125K-2nd 128 due 33/2yrs & \$100K CASN MANED APTS 15-25U in San Dago or Org Counties. Want gd cd/loc. Have \$125K-2nd 128 due 33/2yrs & \$100K CASN Dago or Org Counties. Want gd cd/loc. Have \$125K-2nd 128 due 33/2yrs & \$100K CASN Dago or Org Counties. Want gd cd/loc. Have \$125K-2nd 128 february \$125K-2nd 129 due 33/2yrs & \$100K CASN Dago or Org Counties. Want Gd Cd/loc. Have \$125K-2nd 128 february \$125K-2nd 1 213/656-8040 14 ig apts + ised pre-schi on Florence nr 605, Santa Fe Springs. Inc. \$7690 munth. \$725K, \$145K Dn. Call Mon VISTA RLTY 213/434-3427 MID-Wilshire 20U stuco, very clean. OWC. \$430,000 w/\$110. 000 dn. Net cash flow of 9% after 123/ 53-4827, Adrian Realty 5U SHERMAN DAKS OWN/USER All 2 bdr. \$275,000, \$75,000 dn. Owc 10% \$28,500 income Princ onl. Agt. 213/87 6 UNIT FAIRFAX DISTRICT \$480,000 Xint loc. just No. of CBS studios.All ing Twinhim apt JOE PENICH CO 213/704-6400 ★ BURBANK ★ 11u. w/terms Principals only Eerl, Bkr 213/991-0400 INVESTORS-Sacramento Ca. Duy \$241,000 ang! fam home for \$83,500. \$20K ave dn. Prins BY OWNER-12 UNITS NO.HIJWH, 7.7GF058, OWC 2nd TD, Duyer to get new 1st TD. Message, 213/981-4467 ★ SUPER DEAL HILLYWU 1601 + 6 stores, Pkg, 4.7 x 1. PFSI,550K ME, HITH, 123-858-8000 2801 PANORAMA CITY 8 5X-\$300,000 DOWN 7 YEAR OWNER FINANCING, BYORET, "Neil" 213/991-85/77 ATTENTION SYNDICATORS 1004-UNITS, prime loc. OWC 5 Shows cash flow \$1,600.000 read down, Bkr 213/274-614) WEST HOLLYWOOD COMPOUND 5 Unique Units — Xint Income \$259,000 Bkr 213/650-8530 140 loc 1222 N. New Hampshire Ava. \$495,000 \$150K fm. Rent \$4750/mo. 213/931-7177 ★ INGLEWOOD 11U w/pool 9X gr. \$495,000 (MBDS6) 100.65/326R, \$250K1.55% dwn,TD 0K,10.9% ret,iong term losins, Crenshaw ShD CUT Bkr, \$82-3272 5-2 bdf Un, Xint cond.9 gar. Oble 10 100.13 R.A. Good.9 gar. Oble 10 100.13 R.A. Good.9 gar. * SUPER DEAL HILLYWOL SANTA MENICA 31 URDS \$1,480,000, OWC. Schreiber Realty 213/652-9954 \$8 LG SGLS 30th/NORMANDY \$130K/\$26K dn. 6,38gross. TRY OFFER \$120K/\$18K down Agt., Marriet 213/939-4241 9 100 N. Hiwd. 7.5x gr. Xint cond. Submil on Principals only. Bkr. 213/761-2605 CONG. SUDITHI Only. Bkr. 213/761-2605 20 UNITS. + 2 stores \$520,000 3215 Beverly Blv. \$150,000 dn. inc. \$74,800. 213/931-7177 LONG BCH-4-1bdrms, newly re-modeled. Garages. Assum. \$90K.0WC \$137K.213/325-6426 3500.0WC \$137.213/22-8476 10 U, \$480,000 1441 Euclid, Santa Monice. Gross inc. \$48K New loan 213/931-7177 P/p 11U 5.2X. 19yrs. \$10,000 cash filow \$45K Dn. \$220K FP. 7-2br, 4-Ibr Owner 213/860-0039 5-2 bdr Un. XInt cond.9 gar. Oble 10t. 100x134 R-4. Good Hilywd loc Bkr 213/462-2096 # 30 Units or Figueros/Adams. S.P.3470,000 5.7x gross.Good terms. 213/244-727 Mo-Fri. MID-WILSHIRE beaut 20 units 18/bachelor 2/single \$595K HOOVER (213) 565-5841 terms. 213/244-7271 Mo-Fri. MALIBU OC VU 5yr dplx(3+3ea). Prime 150:300 F-2ac. OWC 151.1142% 25yr 213.457-7102 # 8U WILSH. W. 4-2bd. 4-1bd. 300K/grs. OFFER: OWC 1st 0/8 Fran 213/553-6915. 559-9565. HODVER (213) 665-5841 IERMOSA BEACH-28 U Dn The Strand, Inc \$144K/yr, OWC w/ \$500k dn. 8kr 213/434-4424 3U, pool. 7x, Wr. Inglwd. \$55K Dn. \$300K F.P. \$10,000 Cesh Flow. Owner 213/86400339

WILSHIRE BLVD/B.H. ADJ. Great for owner, Attn. Doctors adjacent bldgs. \$1.3M. OWC-Chris, Bkr w/Merrill Lynch (213) \$20-5777 5U B.H. ADJ. H. of Burton Way, Grt. fin. & prin, Senjamin/Agt 213/858-8000 * 16 UNITS HOLLYWOOD Fice 375,000-20% Dn. 7X gr. 1bd.-4 singles. Martha Bennett VISTAR FIN 213,7822-8733 * 20 CLEAN Units Belmont Shores Long Beach: B CLEAN Units Good area, inglewood only USX gr. Agt. 213,7833-3446, Eves 8 UNITS BEST HOLLYWD \$205,000K w/\$30,000K dn. Richard Agt 213/856-8000 * 10U. WEST LA-\$350,000 WC, prig. Bur 213/988-520 PRIME ALVERADO 16U.Stucco.Sharpfincome \$47K. Mr. Hirth, art 213/858-8000 17 500K. \$25 down, C-zone, Was motel, No rent control, Agent Ernie, da, 213/487-2313; Ev.467-2319 EXCELLENT POMONA LOC. BU. & huge storace Dwner anxious, 714/840-1373, Bkr.

100 Mid-Wilshire; gd. cond., gross \$55,000 ennusily, ask \$495,000 featible price.

Agent 2137-47-4151

BU, gross \$33,000, motivated, reduced to \$239,000

C-21 First 213/660-1833 C-21 First 213/560-1833 19U El Segundo nr. LAX job mit 393,600 annual gr. 3775,000. Prins Ohly. Bkr. 213/883-5133 30U V.N. 3 yr. old 1.1 mil. C/E/ L of 730K Prin. enly. Owner 213/706-0900 73U-Hawthorne 11 yr. old sec. bidg. 82.9 mil 8x gross, 10% financing. Agt. 213/540-4257 Bt. L Cond Stacter bros. 328.740. financing. Agt. 233/540-4257

6 U. Good Starter prop. \$28,740
Inc. Asking \$222,000 Real cash
flow. Baum Co. 213/878-4444

\$ PRIME BEACH PROPERTY I
BELMONT SHORE PENN. 160 8
Store. \$1,3841 213/438-3257 pp

\$ 280 GLENDALE-GI \$138,500
Discount for new fin. 8y own.
\$-10am 213/799-7957

110 Canoga Ph. \$435K, Assume
15 OWC Dart,Bar213/344-9599

8U 5.9X gr asking \$145,000
OWC. Agt. 213/575-7106
TO BUY, SELL, Trade Apts. Cail

9 UNITS LONG BEACH \$320,000/\$31,000 DOWN Rint leverage position less than 10% dn. On clean, young easy to run well meint blidg. w/security gate 213/542-3583 10 UNITS GARDENA \$\$20,000/\$125,000 DOWN OWC 8% 10 yrs. Positive cash flow. 11,000 sq.ft. 2br/11/sbs 2 sty trake style w/subter priz. Sec. 20 yrs.old 213/542-3583 47 UNIT BRICK BUILDING \$685,000/\$130,000 DOWN High rental demand driven LA. OWC 10% 5.2X gr. Low rents.4 story money maker nr. redev-tax shit.851.215 213/542-3583 51U. SAN FERNANDO VALLEY \$1,500,000/\$350,000 DOWN 5.9X gr. 5.2 cash on cash. CPU \$29,400. No rent control 1 & 2 br units. Pool, courtyd. BBQ. Principals only 213/542-3583 FOR CAREER OPPORTUNITIES
Keith Kottha 213/542-3583 See ad class 2500 Sonday INVESTMENT R.E. SERVICES BARTON REALTY Linda Sendowski, Agent 213/934-8181 28U. SHERMAN OAKS

27U-No.Hollywood All 288, Pool

170 Hollywood \$550,000, 25% down, Redevelopment area. 7U Palms-\$379K.Owner anxious

16-1's and 12-2's for \$1,300,000 w/\$400,000 down, only 8.3X gr. for prime bidg. 1 block north of Vestura Bivd. Fantastic new 70% loan NOW available at 11% for only 2 points. DON'T WAIT! JOHN FONTAINE 8kr.

JUNIN FUNI AMIL, BKF.

213/501-7100

JUST LISTED

1801 Hiywd Hills Inc. \$85,100

Pr. \$725,000 OWC 9% 10 yrs.

70 West LA Inc. \$42,017 Pr.

200 Hiywd Pr.\$1,025,000.Inc.

80 Hiywd Pr.\$1,025,000.Inc.

80 Hiywd Hills 88k \$335K nu
1007, plumb, solar syst. OWC

ROOLE & MARK 213/829-4757

42 UNITS. LA JOLLA

42-1 Right solits on Fads Ave.

42-1 Born units on Each Ave \$2,250,000, GSI \$178,740. Owner carry back to break even with approx. 30% down. Contact: Michael Collins & Watter Hovick Grubb & Elils 619/297-5500 WEST LA. 5 UNIT BLDG.

4 yrs. old. Lg townhse; owners 13% Down, Martha Bennett **VISTAR FIN. . . 213/822-8733**

BU 5.3XGross/20% NNN! PRICE: \$300,000 DN: \$60,000 Exint invest . . . near proposed Century Frwy. Older \$88 units on % ac lot. DWC & Guzman No. 3100 543-3511

62U NORTHRIDGE

PRICE: \$2.20,000 DN: \$510,000 5 seperate contiguous bidgs w/seperate ceds. Cal State & Northridge Plaze area. Own-ers wrap 10 11½%, 5½% speridable. No. 3103. 6. Champion \$22-2911

WE HAVE MORE: CALL TODAY!
OPEN 7 DAYS
MARINA DEL REY SOUTH BAY
213/822-2911 213/543-3511

BEVERLY HILLS WESTCHESTER 213/275-5306 213/670-6602

Realton Realium JON DOUGLAS COMMERCIAL BROKERAGE COMPANY

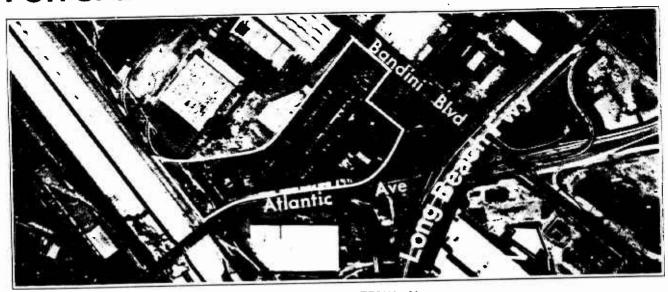
9 UNITS BRENTWOOD 4-2's & 5-1's on Irg. lot. Gross 967,700. Price 9650,000. SLL FIRMIN GU—PARK LA BREA

6 specious units sep. dining rms—well cared for Traditional bidg. No. of Wilshire—Good financing. 9.2X Gr. \$335,000. BOB TULL

A JON DOUGLAS CO. 213/820-7731

94 UNIT APT, COMPLEX Morth County San Diego. Car-den style complex w/pool, ja-cuzzi, rec rm, laundry & office. Separate meters. Extremely low rents. 73% financed. \$3,475,000 w/22% down. Cail Mr. Redlich 213/207-1380 \$3,475,000 w/22% down. Ceil Mr. Redlich 213/207-1380. Cell us now for additional information about these 19 deluxe units on the Olympic Corridor. Owner will carry financing at 5% plus a large assumable 1st. Fositive cash flow at closer of escroyl \$1,200,000 3-510 Serio,8kr. 213/823-6363

FOR SALE



TIME DC TRUCK TERMINAL 4500 Bandini Boulevard, Vernon

- mile to Santa Ana Freeway
- * 19,266 sq.ft. two story office bldg. * 16.37 acres (713,077 sq.ft.) of land * 53,000 sq.ft. truck dock with 124 * Large truck yard paved and fenced
- truck positions
- * 20,938 sq.ft. Metal Truck Garage
- Immediate access to Long Beach Frwy. * 240,000 gal. underground fuel storage

 - Excellent location for corporation headquarters
 - Soils Report Available

SALE PRICE: \$ 6,690,000 Pr	RICE/SQ. FT: \$	
Terms Cash or Submit		
BLDG. & LAND DATA	PLANT DATA Power 200 A 440 V 3 C	
Bldg. 17 53,000 Dim. 80' x662.5'	Power 200 A 440 V 3 (Heat 0 Cooling 0
712 077 Irrogular	- n. IN JUNCLION PUSSIONE _	Dock X Well No
Motal I_Ream/ Metal	Trk Hi Drs. 124 TTUCK TUSTED	Dock A Well AS
Sprkd. Yes Min. Cir. Hgt. 14'-1	6 Grd Lev. Drs	
Foil No Skits Yes Yr. Bit. 1958; 197	72	Toriets MW
Amala - Yes	OCCICE DATA	
Thomas Bk Pg. No. 53 D3 Zone M2	19.266 No. Mess 77	Toilets: M1w _1
Thomas Bk Pg. No. 53 D3 Zone M2 Key Call Agent	Ves Yes	
Key_Call Agent	A.C. LE2 Heat 162	- 11700 (020507
Avtukovich Burger Sizem	$_{\text{pore}}$ (213) $481-1800_{\text{red}}$	CENTRAL _Listing No_ B-11799/830527
LISTED BY The Culture Terry But get & The	. 10.11	

THIS IS AN EXCLUSIVE LISTING OF "THE INDUSTRIAL MULTIPLE" AND IS SUBJECT TO ALL ITS RULES AND REGULATIONS.

This information has been furnished from sources which we deem reliable but for which we assume no liability. The information contained herein is given, in Christophila to the submitting office. All measurements are approximate, confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate, American Industrial Real Estate Association



CHARLES DUNN COMPANY · REALTORS

1200 Wilshire Boulevard Los Angeles, California 90017 213 481-1800

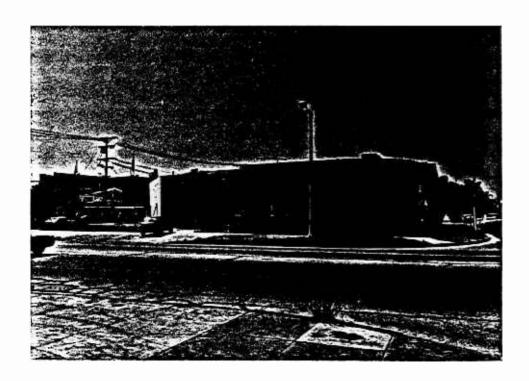
Charles Dunn

481-1800

SAMPLE LISTING

FORMERLY HOLMES TUTTLE, A LARGE FORD DEALERSHIP







J. S. SMALL BUSINESS ADMINISTRATION LOS ANGELES DISTRICT OFFICE 350 SOUTH FIGUEROA LOS ANGELES CALIFORNIA 90071

July 25, 1983

Mr. John A. Dyer, General Manager RID - Southern California Rapid Transit District 425 South Main Street Los Angeles, California 90013

Dear Mr. Dyer:

Thank you for your letter of July 11, 1983, requesting our agency's cooperation in assisting businesses displaced by construction of the Metro Rail.

Regarding financial assistance, the Small Business Administration no longer makes Displaced Business Loans; however, any small business is eligible to apply for a business loan. The enclosed brochure on business loans outlines our application procedure.

I am pleased to inform you that we can be of definite technical and management help. We have several programs in our Management Assistance Division that would be of value to displaced businesses. All of our management assistance services are described in the enclosed brochure entitled, "Your Business and the SBA."

If you desire additional information, please contact our Public Information Officer, John R. Tumpak, at (213)-688-4892. He will be happy to assist you.

Sincerely,

Gerold Y. Morita District Director

Enclosure