

# FOR SALE

## Industrial Property

BUILDING SQ.FT.: **6,600±**

LAND SQ.FT.: **3,615±**



**3511 S AVALON BLVD, LOS ANGELES, CA 90011**

- Multi-use industrial property with refurbished interior — Light and bright with skylight
- Great location just south of intersection of Avalon Blvd, San Pedro St and Jefferson Blvd
- One mile east of Exposition Park and the Los Angeles Memorial Coliseum
- Easy access to all Downtown Los Angeles freeways
- 2-story masonry building with 14' ceiling height — Built in 1905/1913
- No onsite parking lot (parking possible inside loading door plus street parking)
- Zoned LA CM-1 — Assessor's parcel number 5121-010-005
- Asking price: \$1,199,000 (\$181.67 per sq.ft.)
- *Note: Interior photos are from 5 years ago and alterations have been made since then  
Call broker for details and touring instructions*

*For More Information, Please Contact:*

**JESSE McKENZIE**  
(213) 747-4156  
jesse@majorproperties.com  
CA BRE LIC. # 01939062

**BRADLEY A LUSTER**  
(213) 747-4154  
brad@majorproperties.com  
CA BRE LIC. # 00913803

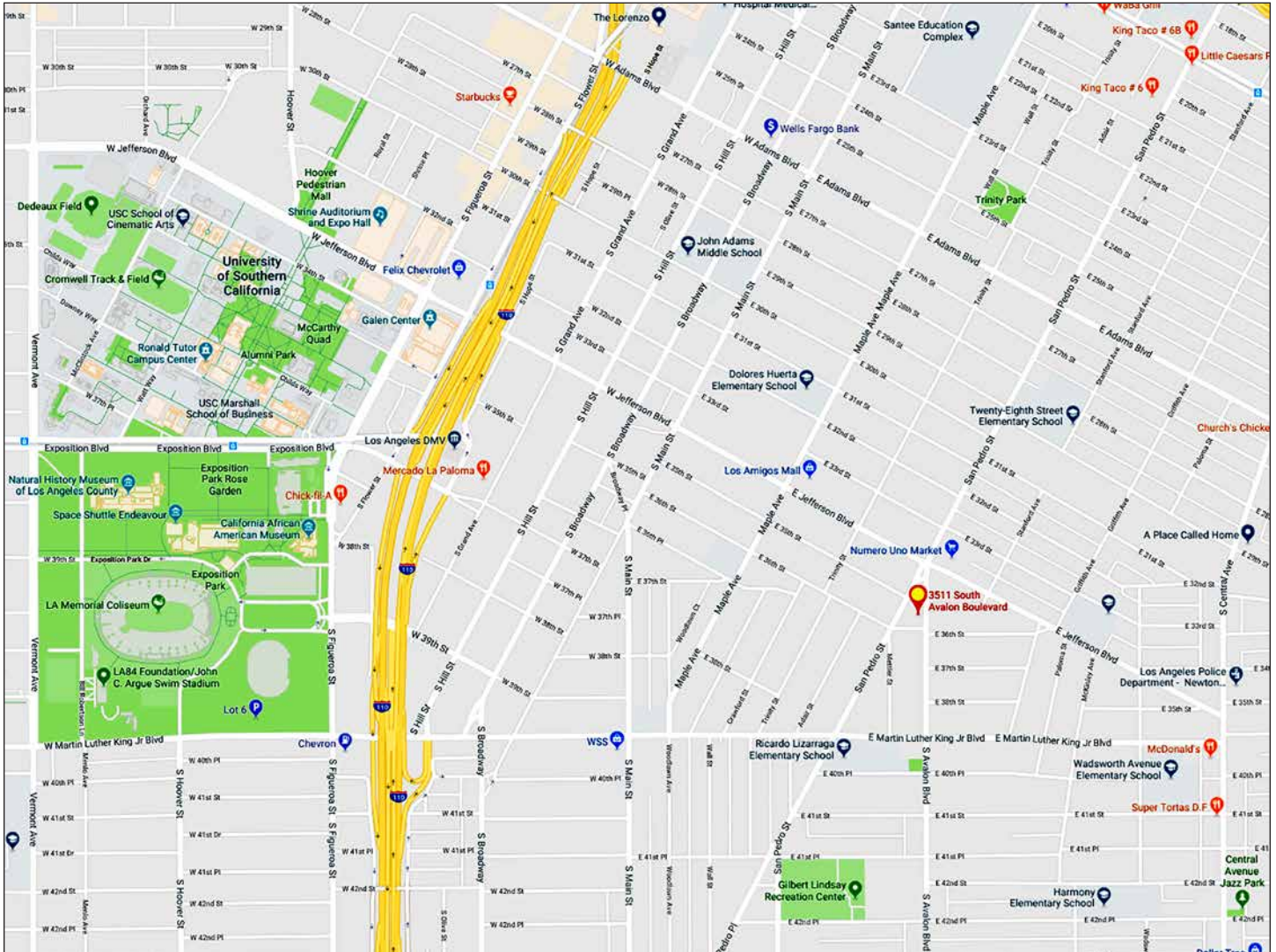
The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.





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**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential

1200 West Olympic Boulevard, Los Angeles, California 90015  
213.747.4151 • fax 213.749.7972 • [www.majorproperties.com](http://www.majorproperties.com)

