

DTLA Multi-Use Facility on 2.3 Acres For Sale or Lease



47,575 SF of Buildings on 99,980 SF of Land
Owner/User, Creative, Open Air Facility, Development, Etc.
307 E JEFFERSON BLVD, LOS ANGELES, CA 90011

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

- Vacant Property Available Now!
- Historic South Central District
- Ideal for Owner/User or Developer
- Frontage on 4 Streets
- Many Possible Uses: Open Air Facility for Brewery, Gym, Food Court, Ghost Kitchen; Creative Campus; Charter School; Artist Community; Industrial Compound; Development Site; Etc.



Exclusively offered by

Samuel P Luster

Sales Associate

213.222.1200 office

818.584.4344 mobile

sam@majorproperties.com

Lic. 02012790

Bradley A Luster

President

213.747.4154 office

213.276.2483 mobile

brad@majorproperties.com

Lic. 00913803

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers or Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer or Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

majorproperties.com



Property Summary

The subject consists of four contiguous parcels located block-to-block along Maple Ave between Jefferson Blvd and 33rd St, and two parking lot parcels on 33rd St that are separated by an industrial building on two additional parcels.

The parcels total approximately 99,980 sq.ft. of land (2.3 acres) and include 47,575 sq.ft. of buildings, which were formerly used as the Los Amigos Retail Outlet/Swap Meet, and are now vacant.

The property is situated in the Historic South Central District of Los Angeles. The property is a short distance south of Downtown Los Angeles, with USC, Banc of California Stadium, Exposition Park and the Natural History Museum just 3/4-mile to the west. The subject is also just minutes away from the South Park District, the Convention Center, Staples Center, and LA LIVE.

Additionally, a Metro Bus Line stop is right in front of the subject on Maple Ave., offering access to all light rail, rail, subway and bus destinations in Los Angeles County. The Harbor (110) and Santa Monica (I-10) Freeways are also within one mile of the subject.

The subject offers an owner/user the opportunity to reposition the site to many possible applications. Possibilities include an open air facility for a brewery, gym, food court or ghost kitchen. Other potential uses are as a creative campus; charter school; artist community; or industrial compound. A developer would find the site very attractive for new commercial, residential, or mixed-use construction.



**307 E JEFFERSON BOULEVARD
LOS ANGELES, CA 90011**

Property Details

Addresses 307-313-317 E Jefferson Blvd; 318 E 33rd St
305-317-319 E 33rd St; 410 E 32nd St

Total Building Area 47,575± SF

Land Area 99,980± SF

Construction **Mixed**

Year Built 1905 to 1992

Zoning LA M1 & LA R2
Transit Priority Area in the City of Los Angeles
Southeast Los Angeles Community Plan Adoption
State Enterprise Zone: Los Angeles

APN 5120-016-004,027,028,034 & 5120-017-001,002,029,030

Parking	33,695± SF
---------	------------

Frontage 173' on Jefferson Blvd and 464' on Maple Ave

Council District **CD 9 - Curren D. Price, Jr.**

Property Highlights

- **Rare purchase or lease opportunity: 2.3 acres of land**
- **8 parcels with fantastic exposure and visibility**
- **Former Los Amigos retail outlet/swap meet site is block-to-block on Maple Avenue between Jefferson Blvd and 33rd Street**
- **Parking lot is almost block-to-block between 32nd Street and 33rd Street**
- **Includes industrial property at 410 E 32nd Street and 317 E 33rd Street**
- **Entire property is vacant**
- **Great location close to USC, Memorial Coliseum, Banc of California Stadium, Los Angeles Convention Center, Staples Center, LA LIVE and DTLA**
- **Easy Harbor (110) freeway access**

Sale Price: \$20,000,000 (\$200 Per SF Land)

Lease Rental: TBD (Call Broker)

Property Details

307 E. Jefferson Boulevard

Land Use: Store Building
Building Area: 22,362± Sq.Ft.
Year Built: 1923
Land Area: 38,743± Sq.Ft.
Zoning: LA M1
Assessor's Parcel Number: 5120-016-034

313 E. Jefferson Boulevard

Land Use: Store Building
Building Area: 4,350± Sq.Ft.
Year Built: 1992
Land Area: 5,123± Sq.Ft.
Zoning: LA M1
Assessor's Parcel Number: 5120-016-028

317 E. Jefferson Boulevard

Land Use: Store Building
Building Area: 7,200± Sq.Ft.
Year Built: 1992
Land Area: 7,497± Sq.Ft.
Zoning: LA M1
Assessor's Parcel Number: 5120-016-027

305 E. 33rd Street

Land Use: Industrial Lot
Land Area: 22,995± Sq.Ft.
Zoning: LA M1
Assessor's Parcel Number: 5120-017-001

318 E. 33rd Street

Land Use: Industrial Lot
Land Area: 5,647± Sq.Ft.
Zoning: LA M1
Assessor's Parcel Number: 5120-016-004

319 E. 33rd Street

Land Use: Industrial Lot
Land Area: 5,053± Sq.Ft.
Zoning: LA R2
Assessor's Parcel Number: 5120-017-029

410 E. 32nd Street

Land Use: Store Building
Building Area: 6,430± Sq.Ft.
Year Built: 1905
Land Area: 6,908± Sq.Ft.
Zoning: LA M1
Assessor's Parcel Number: 5120-017-002

317 E. 33rd Street

Land Use: Light Industrial
Building Area: 7,875± Sq.Ft.
Year Built: 1947
Land Area: 8,016± Sq.Ft.
Zoning: LA M1
Assessor's Parcel Number: 5120-017-030

Note: All square footages per Los Angeles County Assessor tax records. Buyer or tenant to verify all measurements.

Property Aerial



Property Photos



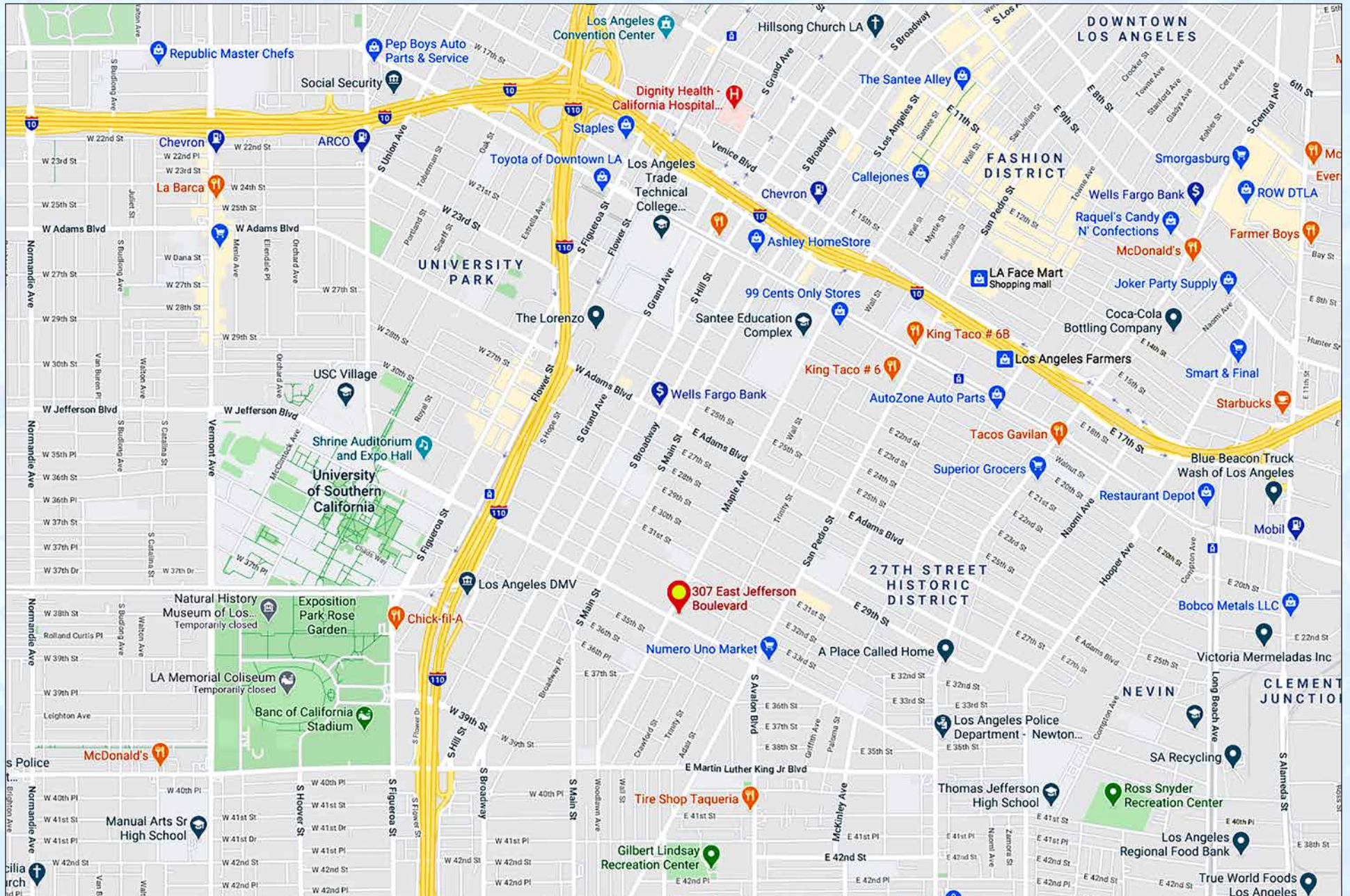
Property Photos



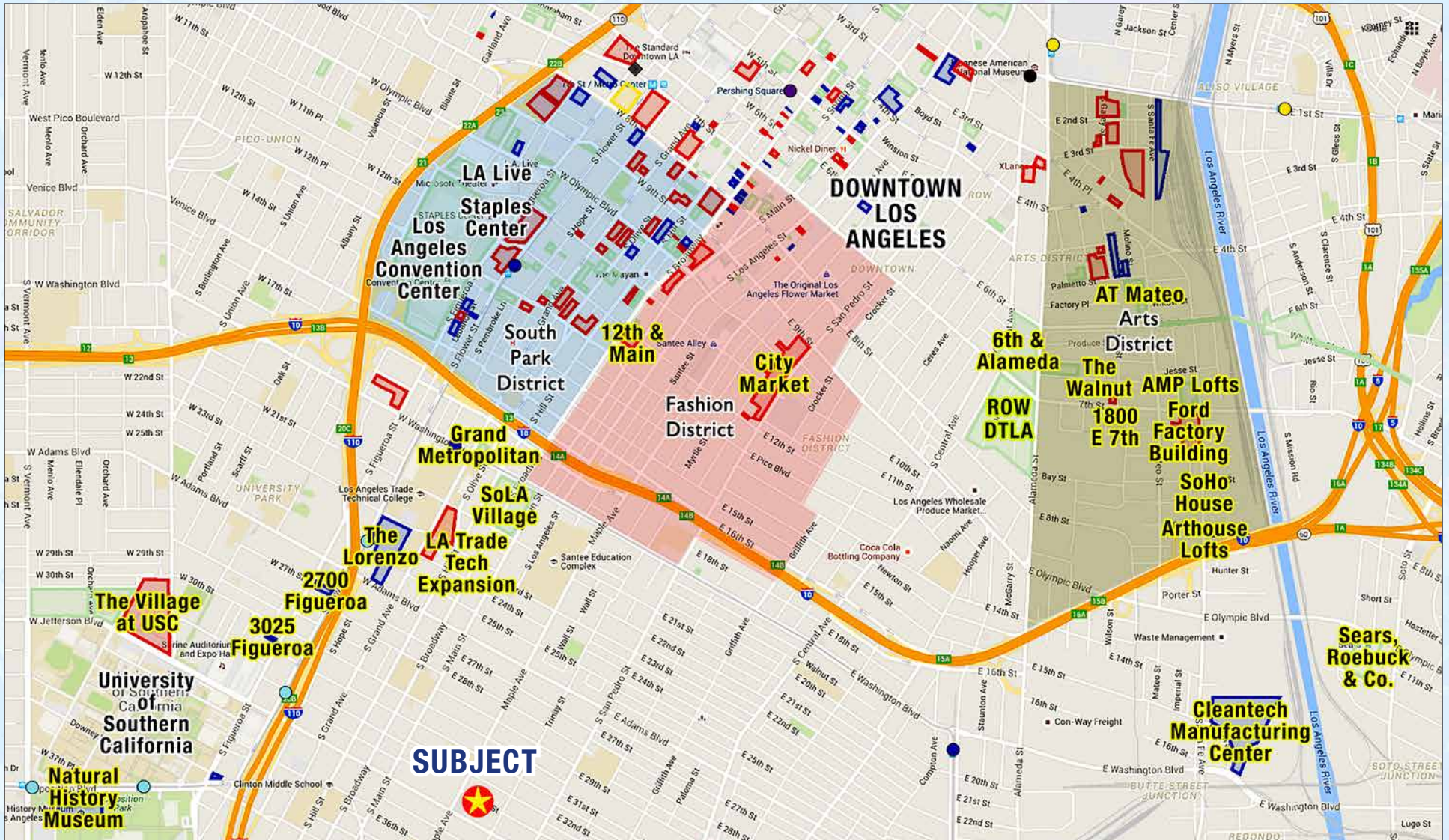
majorproperties.com



Area Map



New & Existing DTLA Development Projects



Downtown Los Angeles Demographics



2016

65,043

1999

18,700



2016

37,840

1999

11,626



2016

\$653

1999

\$169



\$14.6 billion

2016

\$4.8 billion

1999

OPEN FOR BUSINESS

800+

New restaurants, bars, retail, nightlife,
and amenities 2008–2016

A VIBRANT COMMUNITY

\$98,000 average median household income of residents

66% of residents are between the ages of 23–44

79% of residents have earned a college degree or higher

500,000+ weekday population

19 million annual visitors

CONTINUED GROWTH

Hotel Rooms

8,177 Current Inventory

2,756 Under Construction

4,515 Pipeline

Residential Units

37,840 Current Inventory

11,467 Under Construction

26,907 Pipeline

Downtown Los Angeles Market Survey

LIVE

65,000 Residents



\$98,900
MEDIAN INCOME



38
MEDIAN AGE



47%
MARRIED/PARTNERED



59%
FEMALE



41%
MALE

86%

REGULARLY VISIT FIGAT7TH

66%

ARE PASSIONATE ABOUT DTLA

60%

HAVE LIVED IN DTLA FOR LESS THAN 5 YEARS



80% COMPLETED 4 YEARS
OF COLLEGE OR HIGHER



72%
WANT MORE
SUPERMARKETS



54%
WANT MORE
CLOTHING/APPAREL

WORK

500,000 Weekday Population



\$97,800
MEDIAN INCOME



39
MEDIAN AGE



52%
MARRIED/PARTNERED



65%
FEMALE



35%
MALE

68%

REGULARLY VISIT GRAND CENTRAL MARKET

54%

ARE AT TOP, SENIOR, OR PROFESSIONAL STAFF LEVELS

36%

WOULD CONSIDER LIVING IN DTLA IN THE FUTURE



76% COMPLETED 4 YEARS
OF COLLEGE OR HIGHER



64%
WANT MORE
SUPERMARKETS



52%
WANT MORE
CLOTHING/APPAREL

**307 E Jefferson Blvd
Los Angeles, CA 90011**

**47,575± SF of Buildings
99,980± SF of Land**

**Rare DTLA Purchase or
Lease Opportunity**



Exclusively offered by

Samuel P Luster

Sales Associate

213.222.1200 office

818.584.4344 mobile

sam@majorproperties.com

Lic. 02012790

Bradley A Luster

President

213.747.4154 office

213.276.2483 mobile

brad@majorproperties.com

Lic. 00913803

majorproperties.com

