

INDUSTRIAL PROPERTY FOR SALE JUST EAST OF USC

Ideal for Owner/User

4,996± SF Building on 6,500± SF of Land

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum



Price Reduced!

2622 S GRAND AVENUE, LOS ANGELES, CA 90007

- Owner/User Purchase Opportunity
- Great Location Close to USC & DTLA
- Ideal for Garment Manufacturing or General Warehouse Use
- Includes Gated Parking at Front
- Delivered Vacant at Close of Escrow



Exclusively offered by

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2622 S GRAND AVENUE
LOS ANGELES, CA 90007

Property Details

| | |
|-----------------------------|-----------------------------|
| Building Area: | 4,996± SF |
| Land Area: | 6,500± SF |
| Stories: | One |
| Year Built: | 1951 |
| Parking: | 3 Surface Spaces |
| Ground Level Loading Doors: | 1: 13x12 |
| Frontage: | Approx. 43' on Grand Avenue |
| Zoning: | M1-2 (Light industrial) |
| Assessor's Parcel Number: | 5122-013-007 |

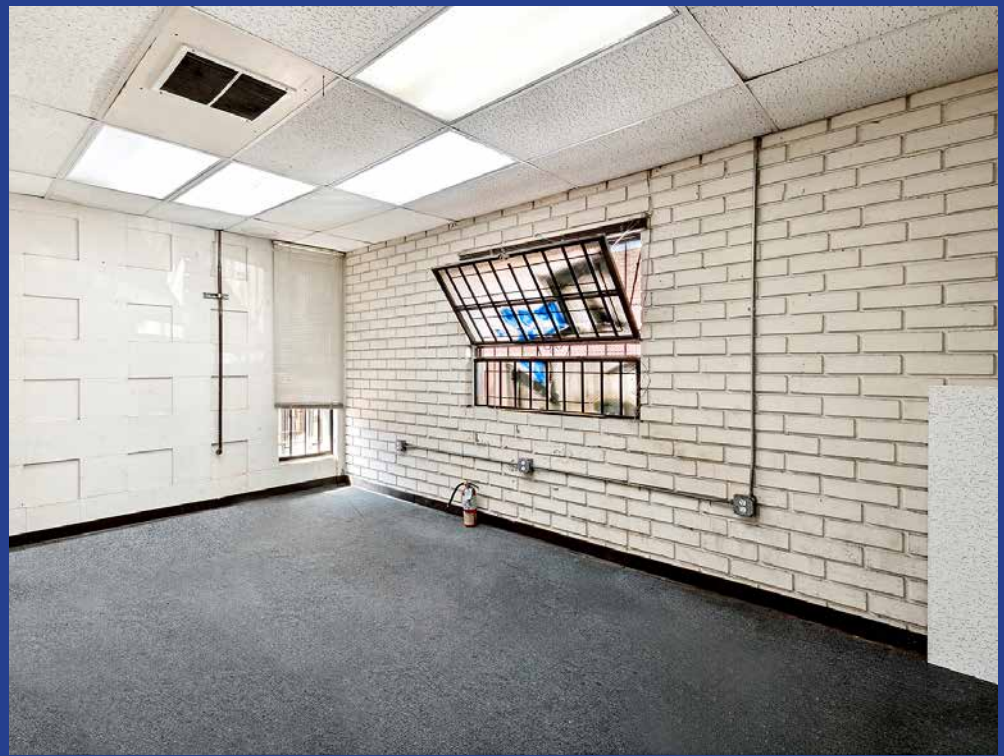
Please do not disturb the occupants; call Broker to show

Buyer to verify any and all information with the City and its licensed third-party experts

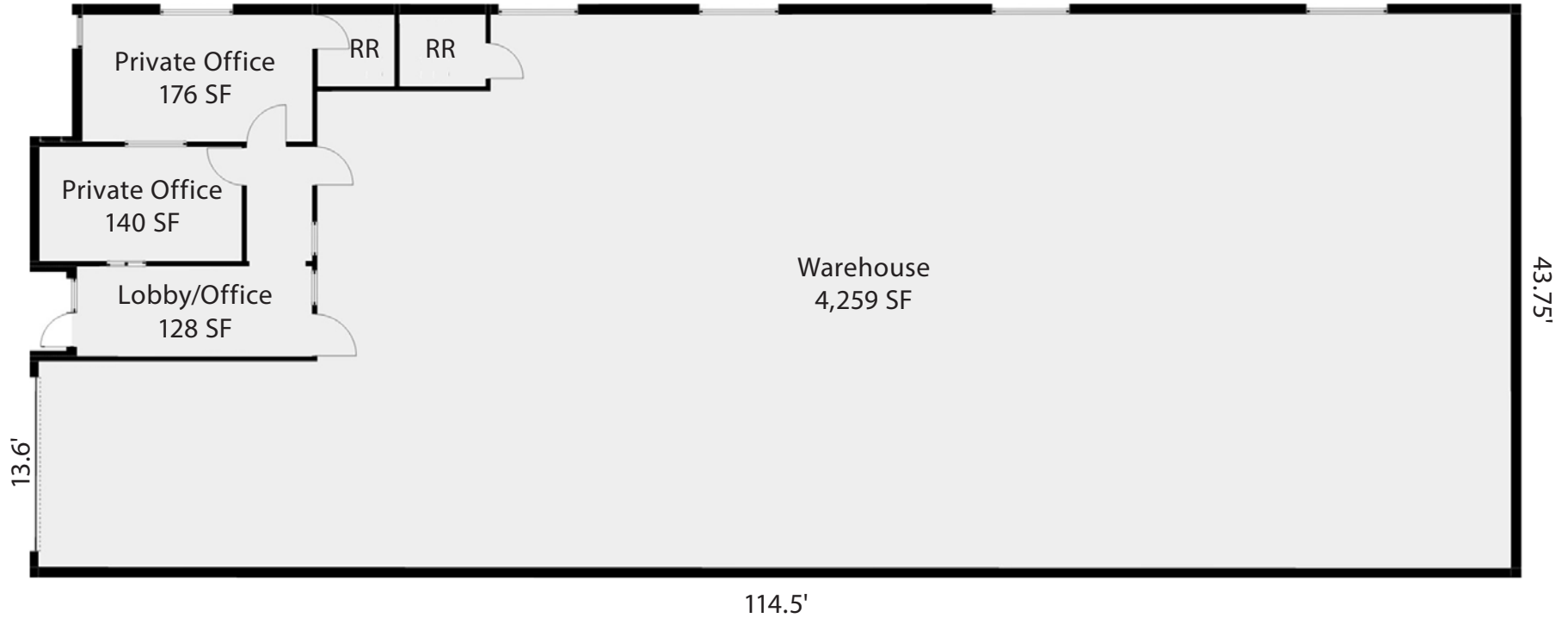
Property Highlights

- One story industrial warehouse building great for garment manufacturing and storage
- Ideal for owner/user to operate business operations
- Showroom, private offices, two restrooms
- 14' warehouse clearance height
- 3 gated surface parking spaces at front of building
- One block east of the Harbor (110) Freeway
- 6 blocks southwest of DTLA and Santa Monica (I-10) Freeway
- 6 blocks northeast of USC campus and Exposition Park
- Delivered vacant at close of escrow

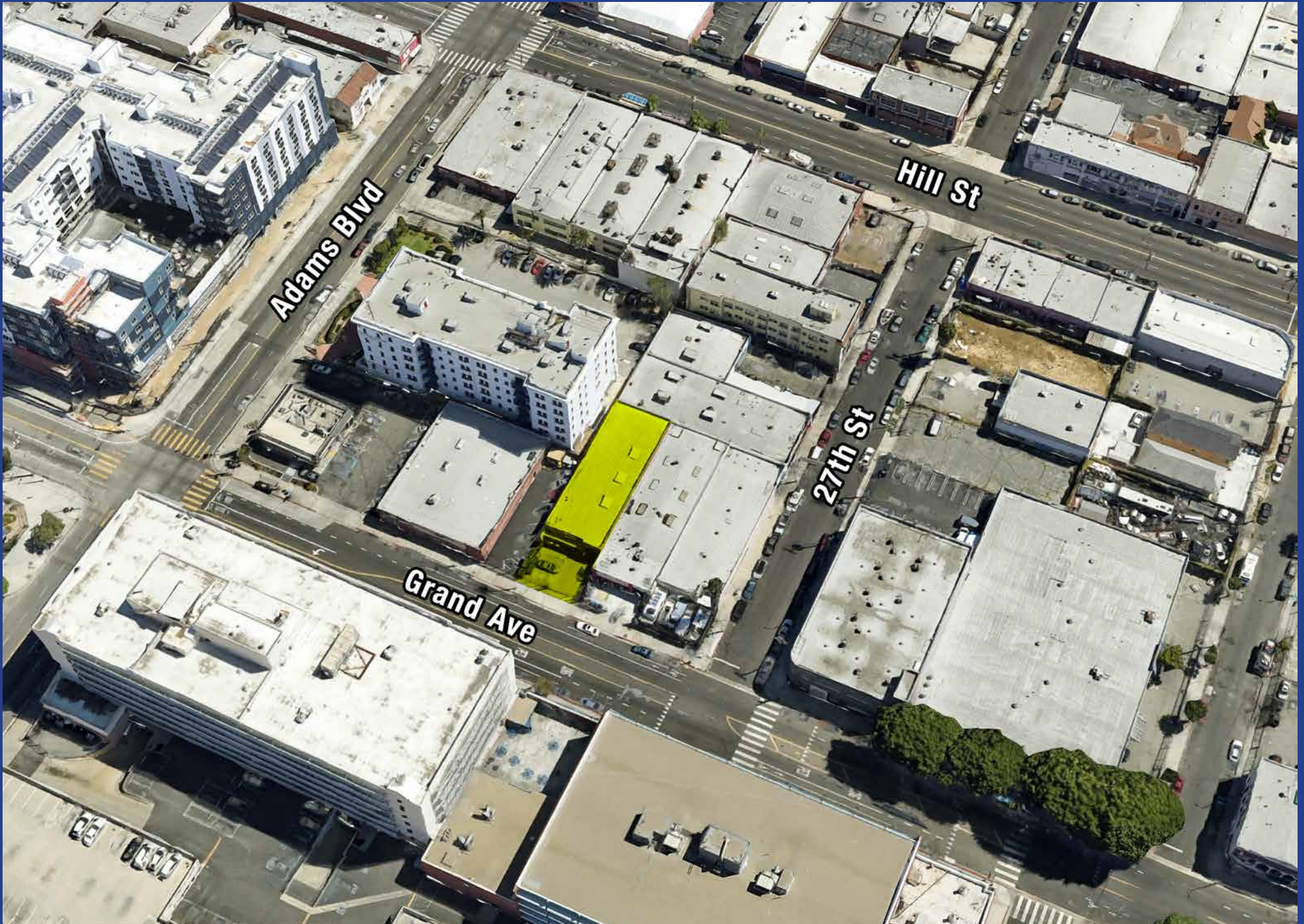
Price: ~~\$1,649,000~~ \$1,530,000
(\$306.25 Per SF Building)



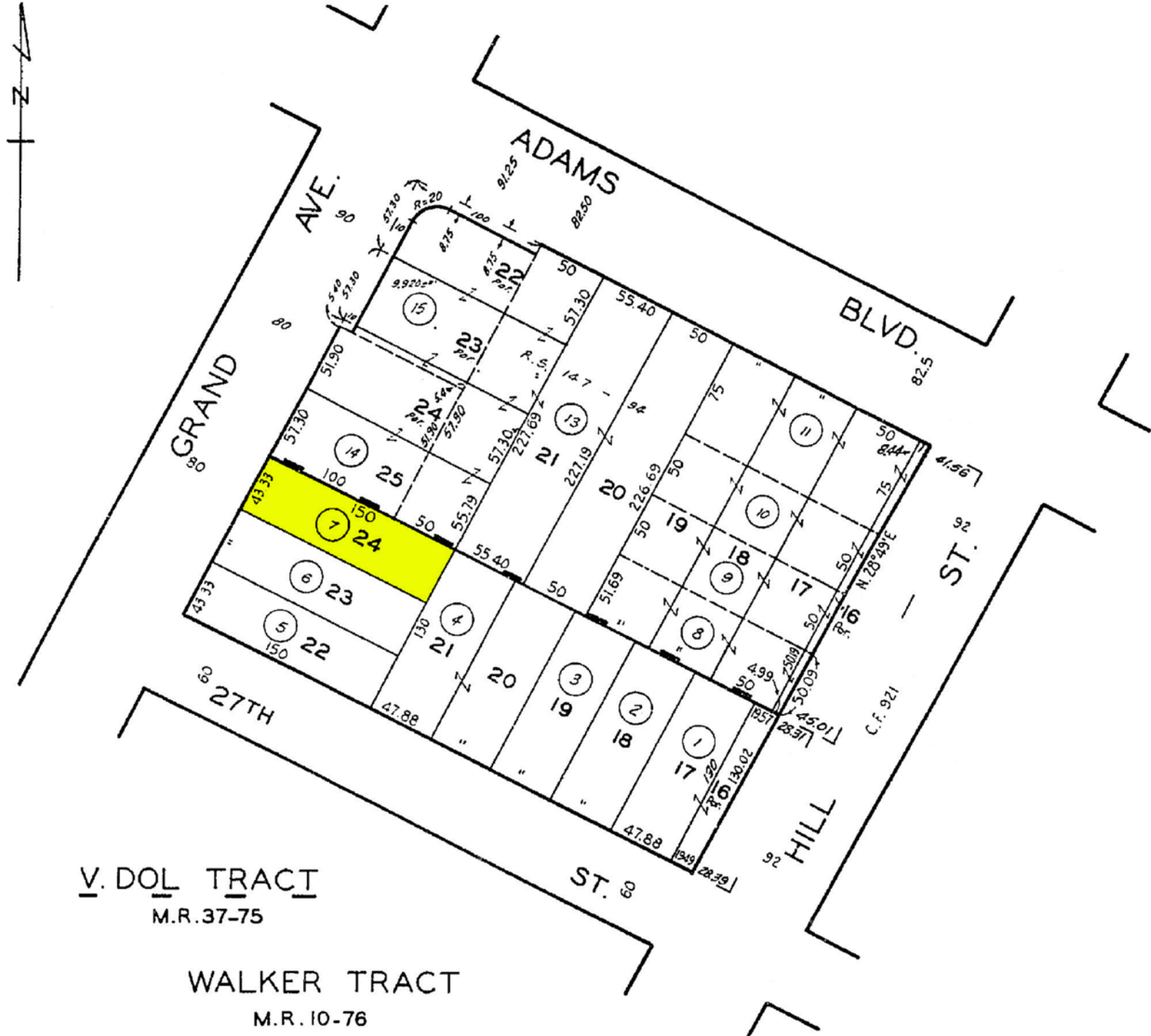
Site Plan



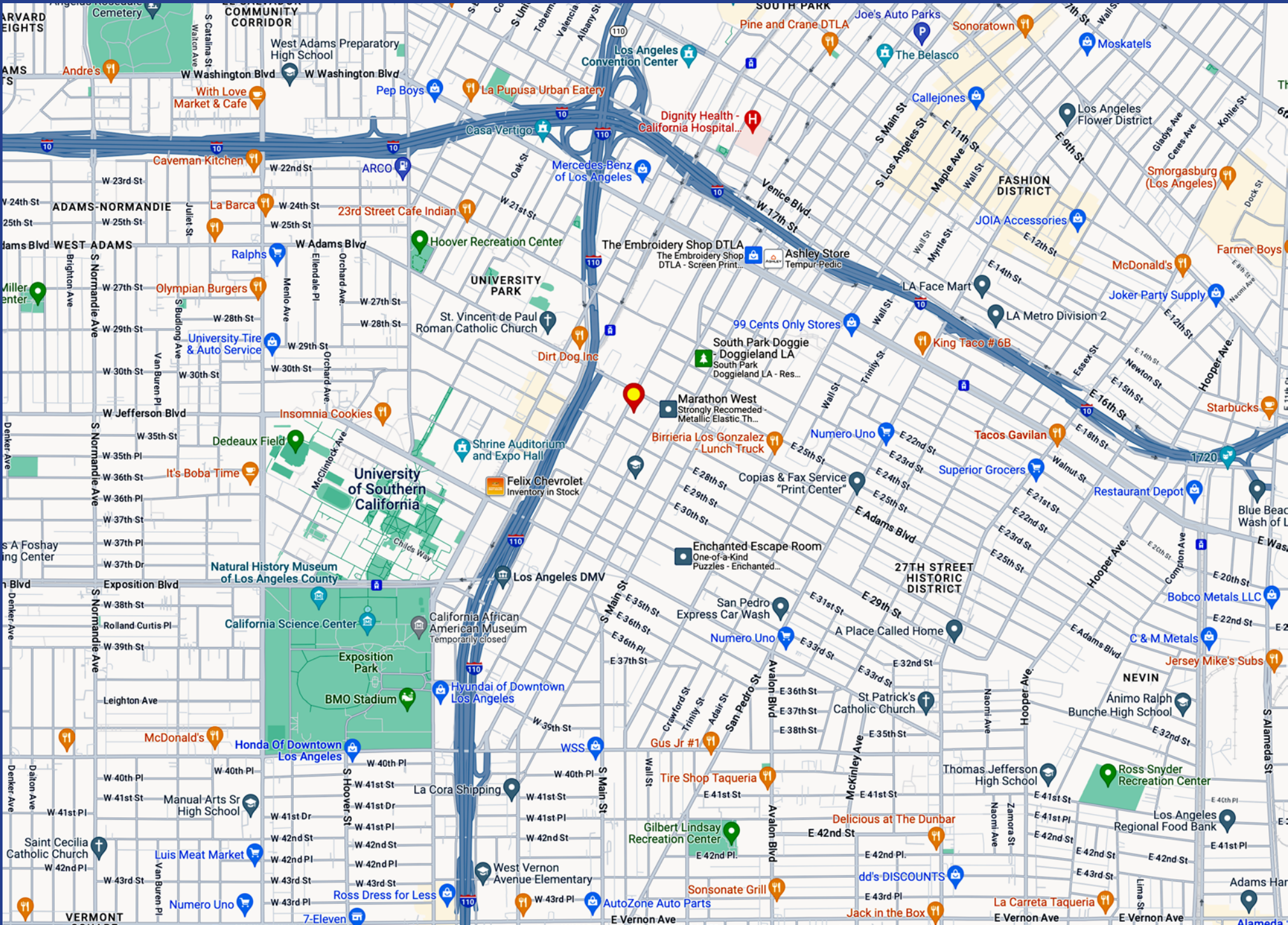
Aerial Photo



Plat Map



Area Map



Downtown Los Angeles Demographics

A PLACE TO WORK

350,000+ JOBS

\$86,200

Average Household Income



59%

30 - 54 Years Old

55% Postsecondary Education



21%

Job Growth in "Knowledge Industries"



93%

Expect to Return to Office

A PLACE TO VISIT, SHOP, & DINE

15 million VISITORS
in 2021



\$5 billion in Sales in 2019

743 Retail Businesses
per Square Mile



157

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

80,000+ RESIDENTS

84% Residential
Inventory Growth
2000 - 2019



32% Less
Income Spent
on Housing +
Transportation
than LA Average

\$86,300

Average Household Income



37% Population
Growth 2010 - 2019

94%
Residential Occupancy

41%

Walk, Bike,
or Take Transit to Work

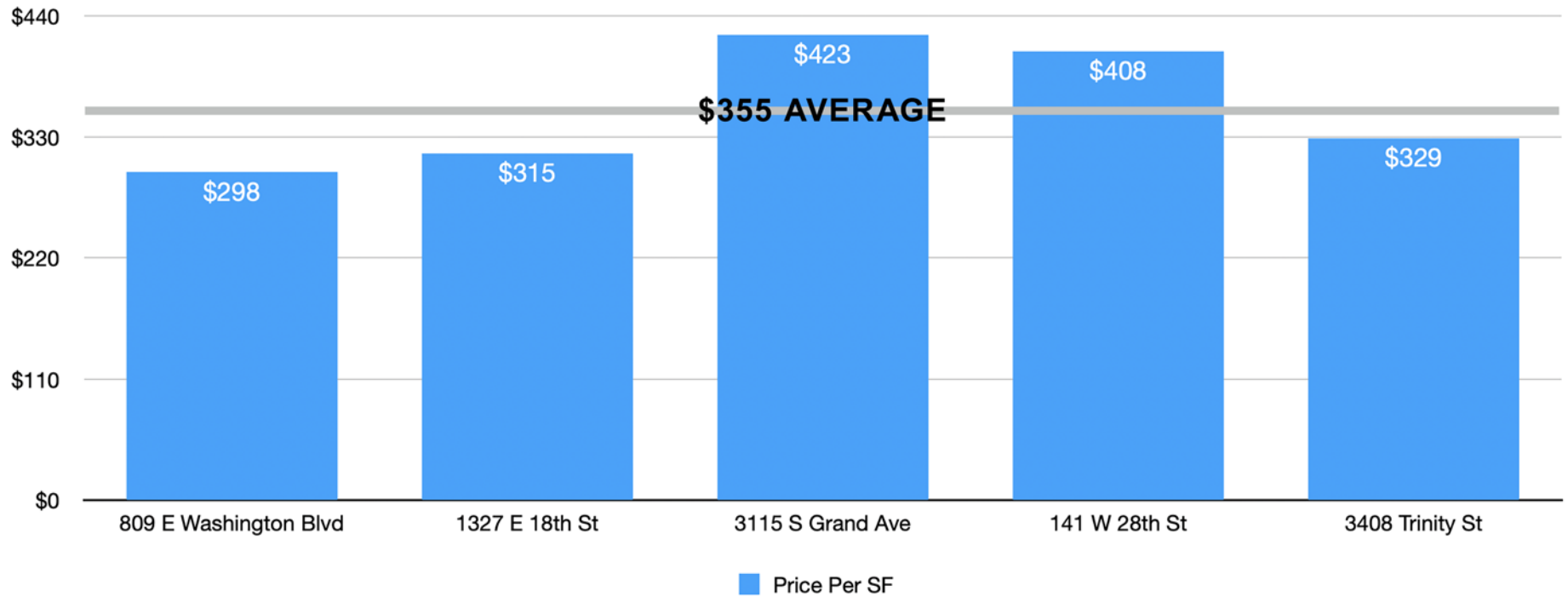


79% love DTLA



65% expect to live in DTLA for at least 3 more years

Comparable Area Building Sale Prices



Comparable Sale Prices

| Address | Type | Building SF | Land SF | Price Per SF | Date Sold |
|--|-----------|-------------|---------|--------------|-------------|
| 809 E Washington Blvd, Los Angeles 90021 | Warehouse | 4,935 | 6,098 | \$298 | July 2023 |
| 1327 E 18th St, Los Angeles 90021 | Warehouse | 4,500 | 5,663 | \$315 | June 2023 |
| 3115 S Grand Ave, Los Angeles 90007 | Warehouse | 5,184 | 8,098 | \$423 | April 2023 |
| 141 W 28th St, Los Angeles 90007 | Warehouse | 4,876 | 6,098 | \$408 | August 2022 |
| 3408 Trinity St, Los Angeles 90011 | Warehouse | 4,710 | 6,970 | \$329 | May 2022 |
| Average Price Per SF Building Value | | | | \$355 | |

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Tony Kim or Major Properties does not provide legal, tax or accounting advice, and recommends that you obtain such advice before entering into a real estate or financial transaction.

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