

PURCHASE OPPORTUNITY | MULTI-USE FACILITY ON 2.3 ACRES



47,575 SF of Buildings on 99,980 SF of Land

One-Half Mile East of USC Campus/Coliseum/Exposition Park

307 E JEFFERSON BLVD, LOS ANGELES, CA 90011

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum

- Back on the Market!
- 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; Mixed-Use Development Site; Etc.



Exclusively offered by

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Property Summary

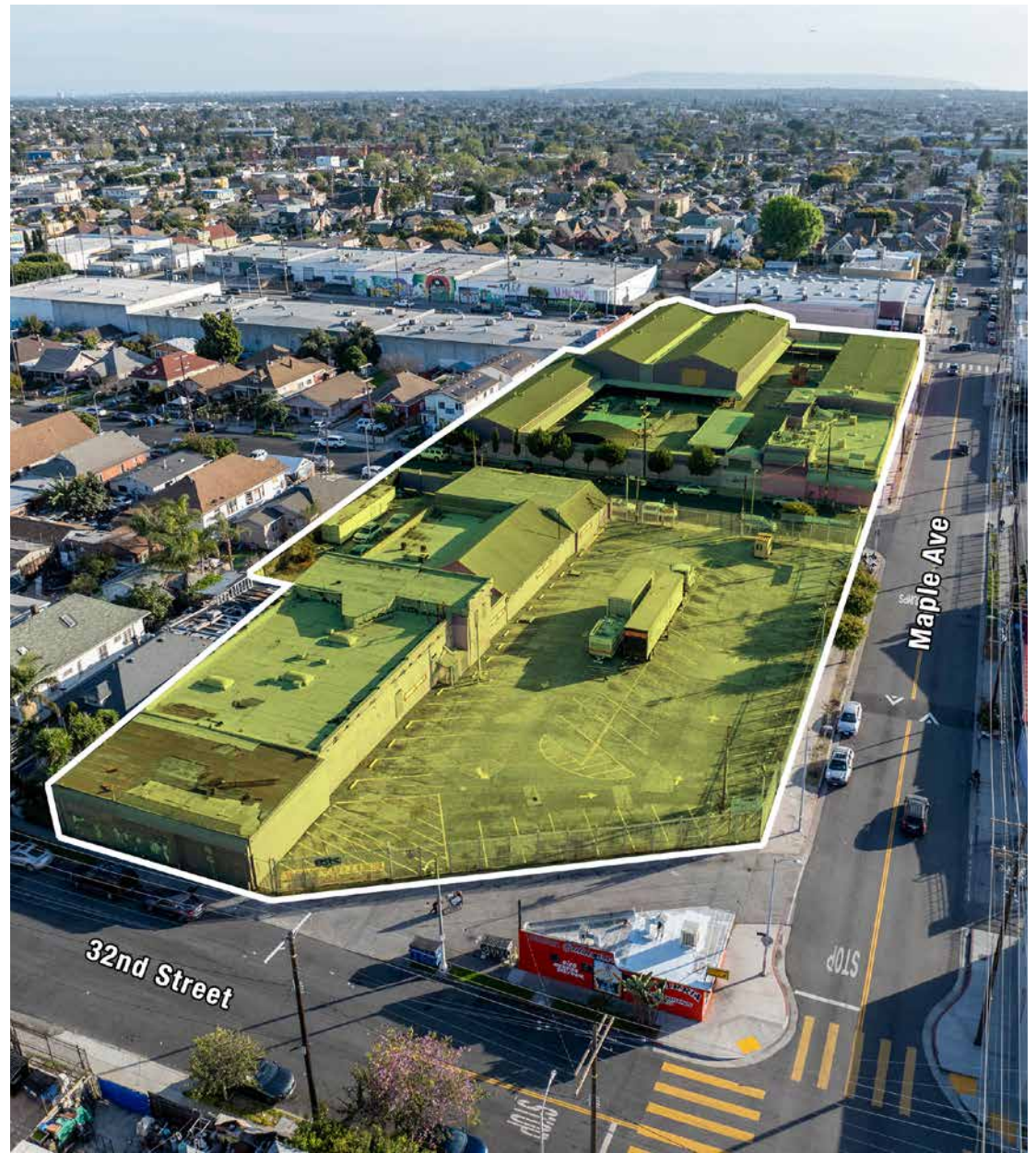
The subject consists of four contiguous parcels located block-to-block along Maple Ave between Jefferson Blvd and 33rd St, and two parking lot parcels on 33rd St that are separated by an industrial building on two additional parcels.

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 1/2-mile to the west. The subject is also just minutes away from the South Park District, the Convention Center, Crypto.com Arena, 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 M1-1-CPIO; LA R2-1
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 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 1/2-mile east of USC campus, Memorial Coliseum, Exposition Park, Banc of California Stadium
- One mile south of Downtown Los Angeles, Convention Center, Crypto.com Arena, LA LIVE
- Easy Harbor (110) freeway access

Sale Price: \$11,500,000 (\$115 Per SF Land)

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

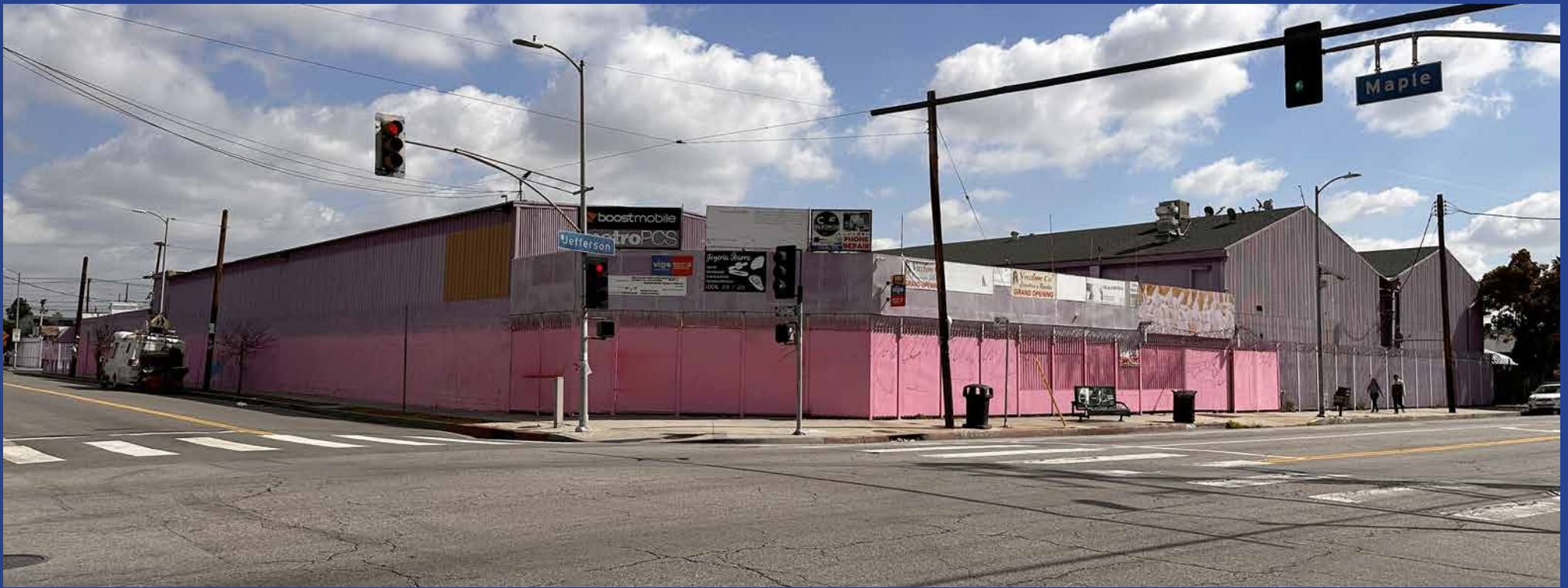
317 E. 33rd Street

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 to verify all measurements.

Property Aerial





307-313-317 E Jefferson Blvd & 318 E 33rd St



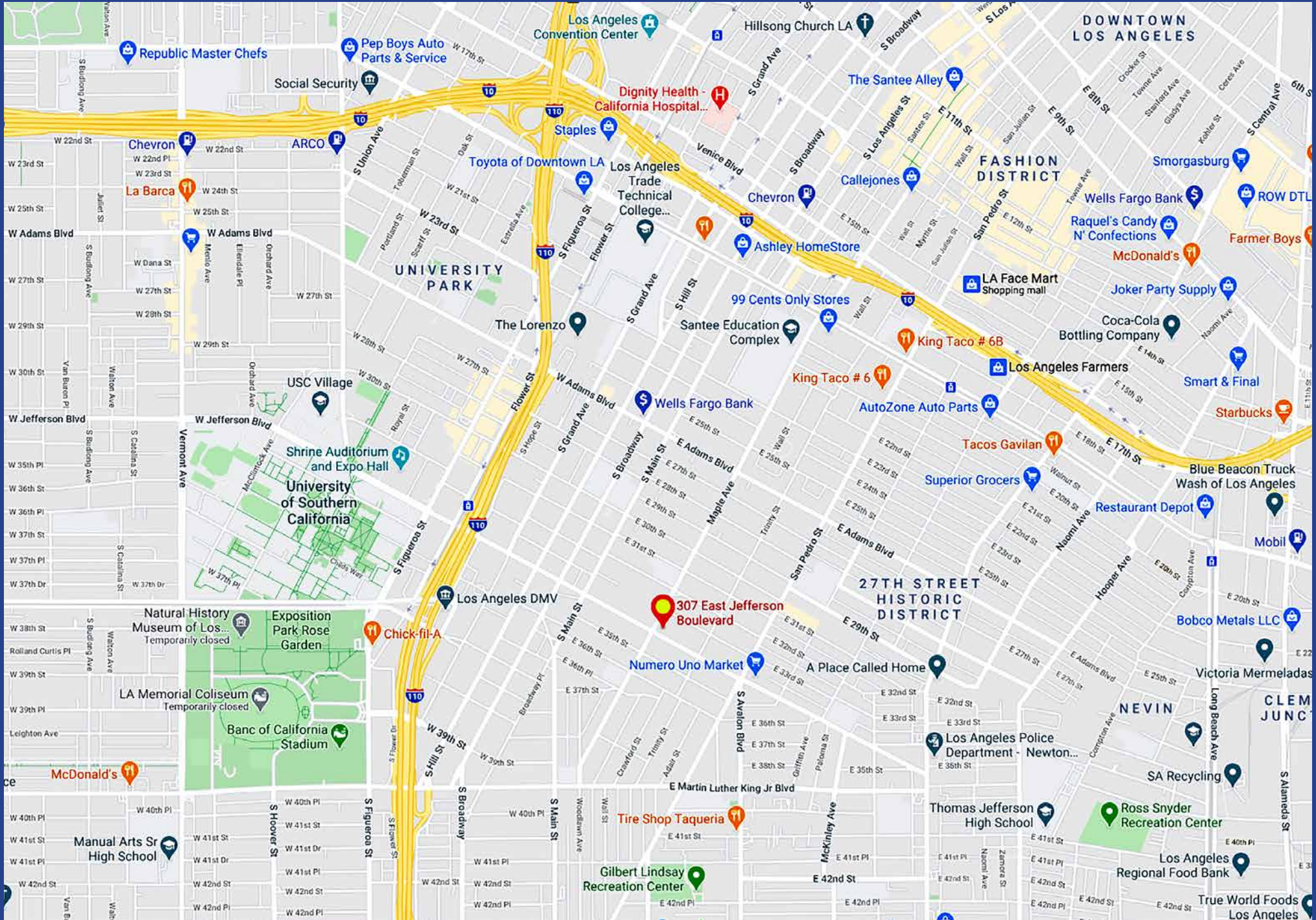
307-313-317 E Jefferson Blvd & 318 E 33rd St



Plat Map



Area Map



Downtown Los Angeles Demographics

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average Household Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work 3-5 days in DTLA



79%

Expect to be in the office at least half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745

Retail+F&B Businesses per Square Mile



171

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average Household Income



26% All new residential in the City of LA since 2010



24% Less Income Spent on Housing + Transportation than LA Average

61%

25 - 54 Years Old



67%

Postsecondary Education

41% Population Growth 2010 - 2022

90%

Residential Occupancy



46%

Walk/Bike/Transit or Work from Home

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Los Angeles, CA 90011

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

Rare Purchase Opportunity
1/2-Mile East of USC and 1-Mile
South of Downtown Los Angeles



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