

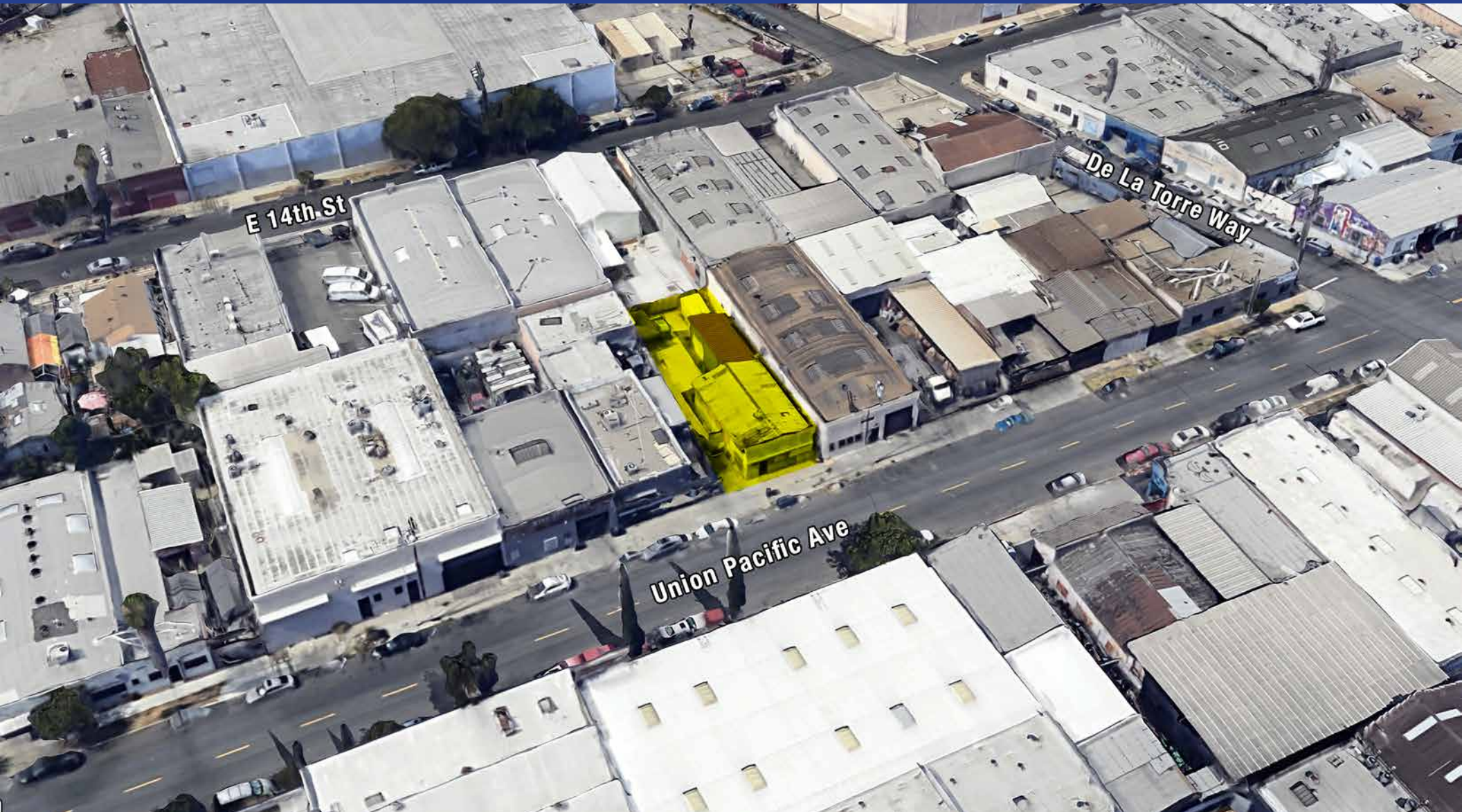
MANUFACTURING/WAREHOUSE/GHOST KITCHEN

Rare, Small Building Close to DTLA and Vernon

3365 UNION PACIFIC AVENUE, LOS ANGELES, CA 90023



Offering Memorandum



For Sale: 1,242± SF Building on 4,200± SF of Land

- Industrial Property Ideal for Owner/User
- Great for Manufacturing, Warehouse or Ghost Kitchen
- Heavy Power Service
- Close to Downtown Los Angeles and Vernon



Exclusively offered by

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**3365 UNION PACIFIC AVENUE
LOS ANGELES, CA 90023**

Property Details

Building Area	1,242± SF
Land Area	4,200± SF
Parking	3-4 Vehicles
Zone	LA M2
Year Built	1947
Construction	Masonry
Ceiling Height	14'
Office Area	TBD
Ground Level Loading Doors	2: 10x12
Power	400A/480V/3-Ph
Sprinklered	No
Restrooms	1 with shower
APN	5190-032-012

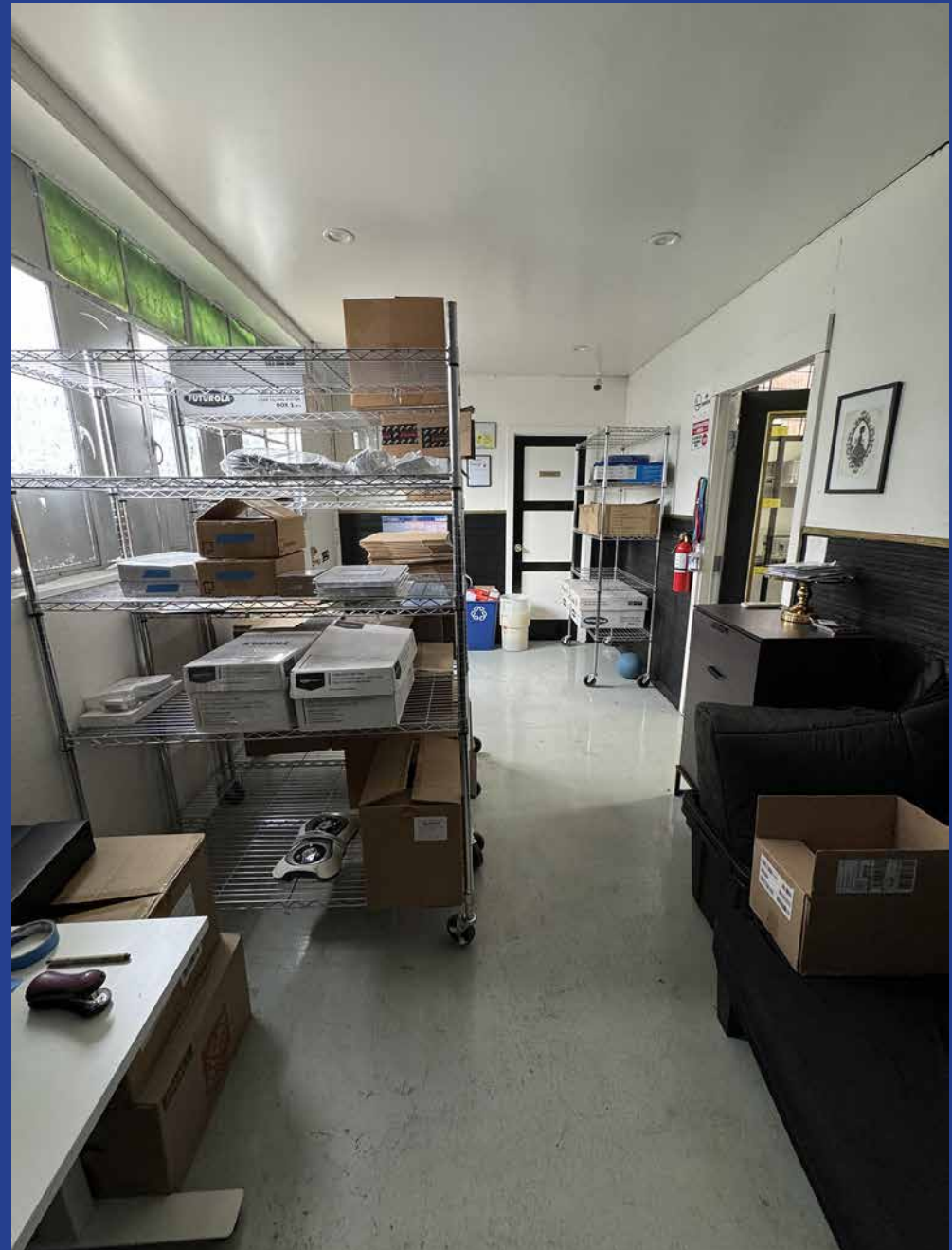
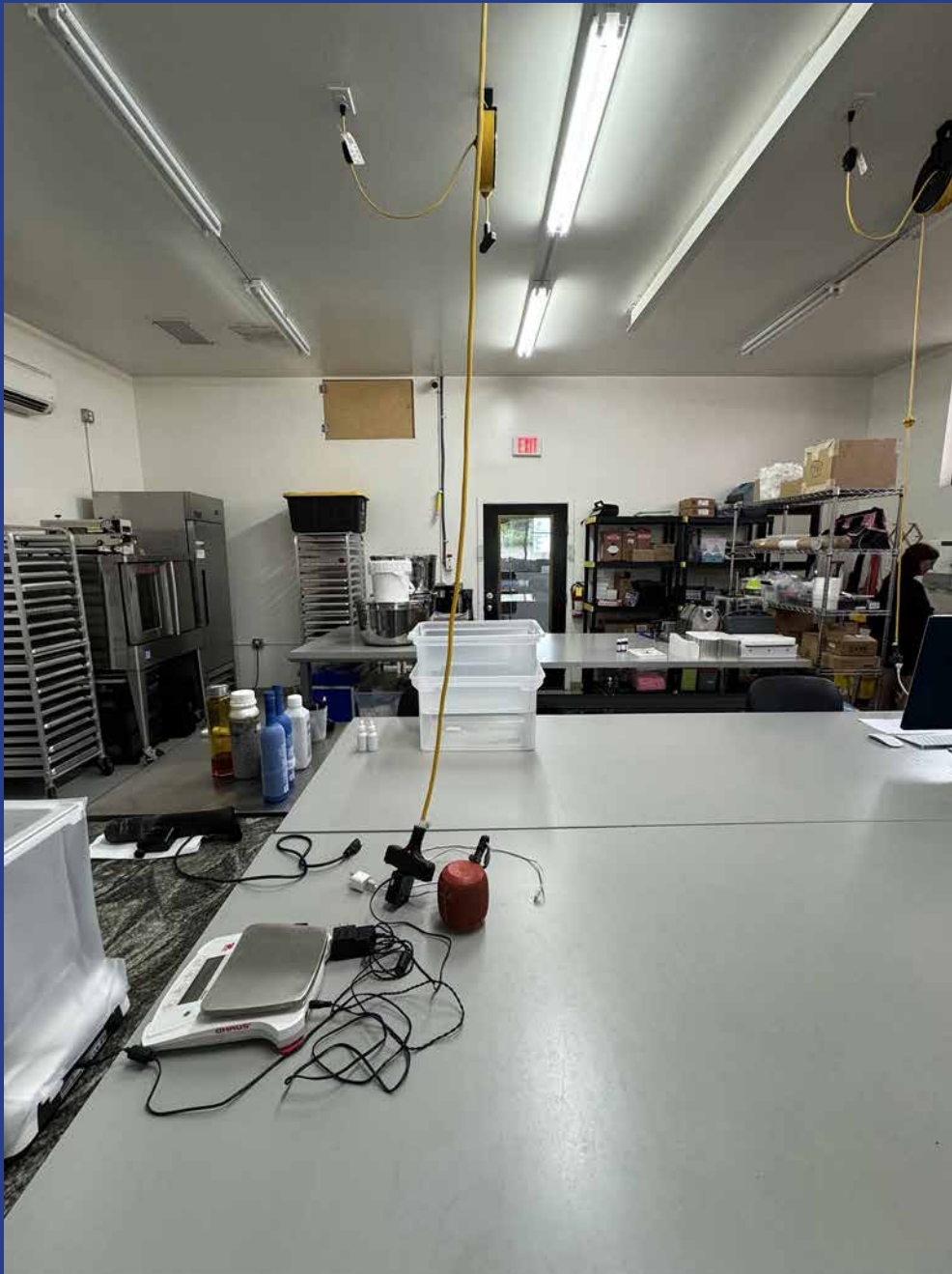
Property Highlights

- Rare, small manufacturing/warehouse or ghost kitchen facility
- Built-out commercial kitchen included
- Includes 3-4 car parking lot plus ample street parking
- Heavy power service and 2 ground level loading doors
- High ceiling clearance
- Nice size office space
- Located less than one block east of Lorena St and three blocks south of Olympic Blvd
- One mile southeast of the I-5/60/I-10/101 freeway interchange
- One mile east of the Los Angeles River
- Just minutes from Downtown Los Angeles and Vernon

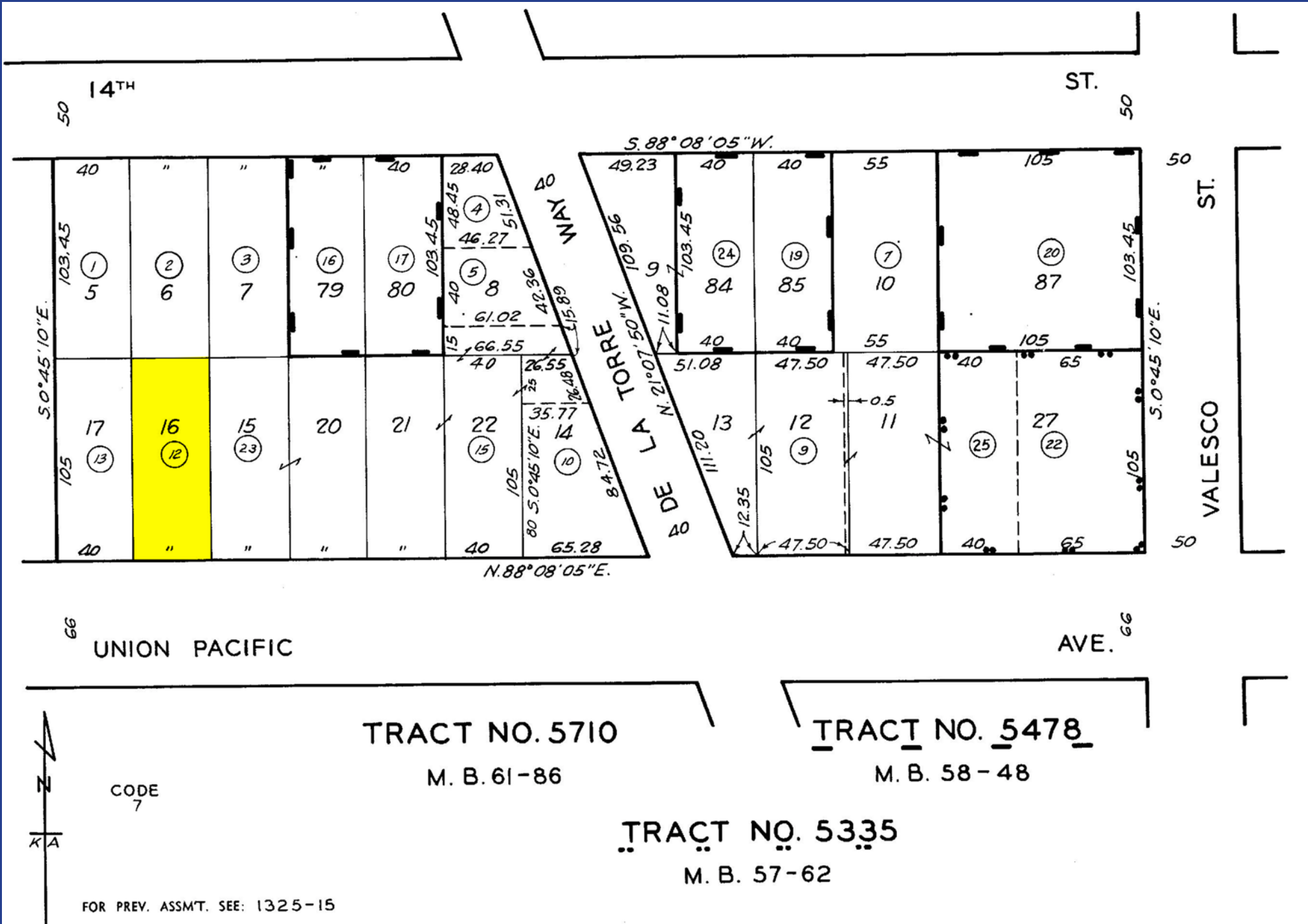
Asking Price: \$895,000







Plat Map



14TH

ST.

50

50

S. 0° 45' 10" E.

S. 88° 08' 05" W.

LA TORRE

N. 21° 07' 50" W.

ST.

S. 0° 45' 10" E.

VALESCO

66

UNION PACIFIC

AVE. 66

TRACT NO. 5710

M. B. 61-86

TRACT NO. 5478

M. B. 58-48

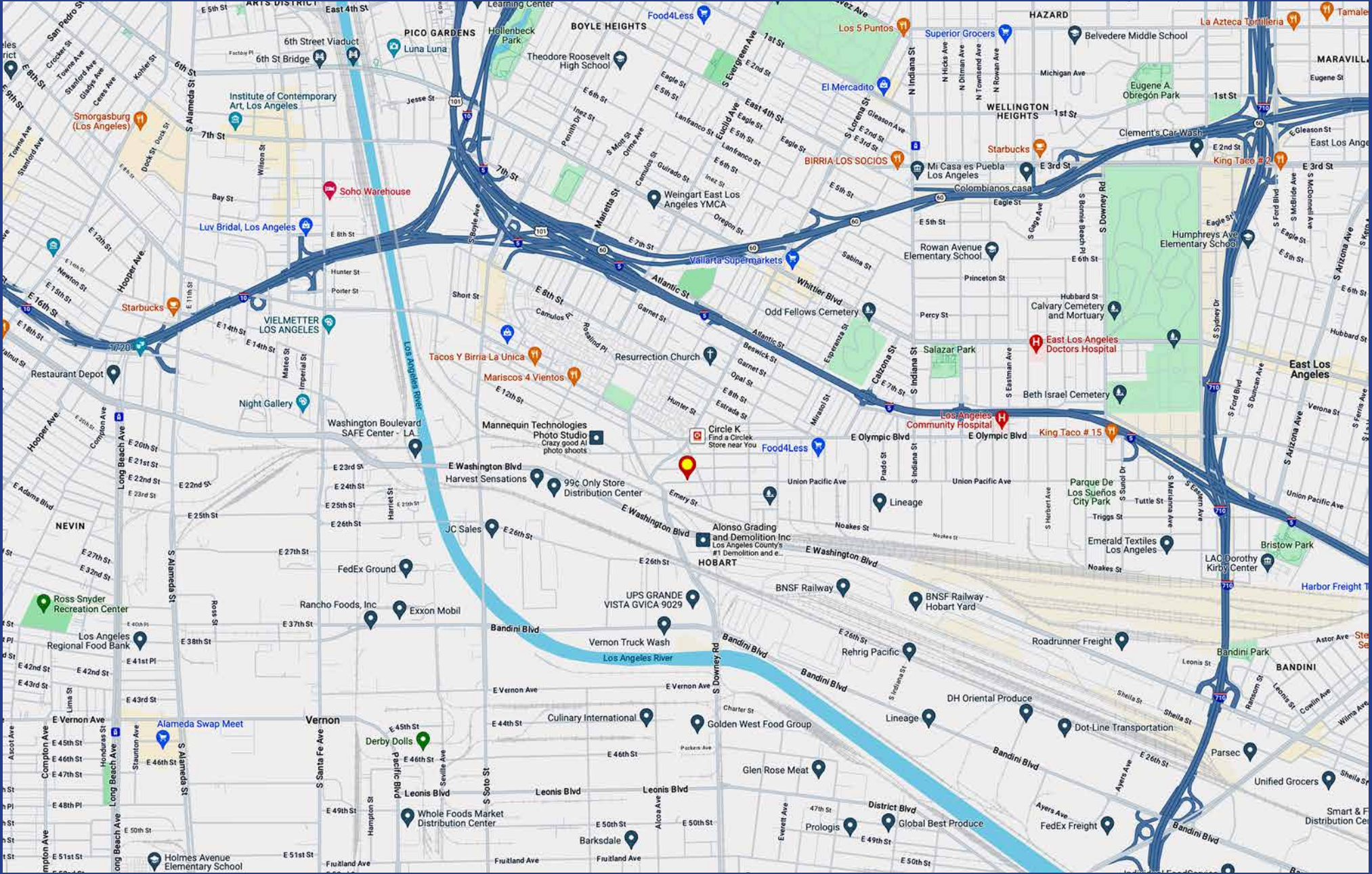
TRACT NO. 5335

M. B. 57-62

CODE
7

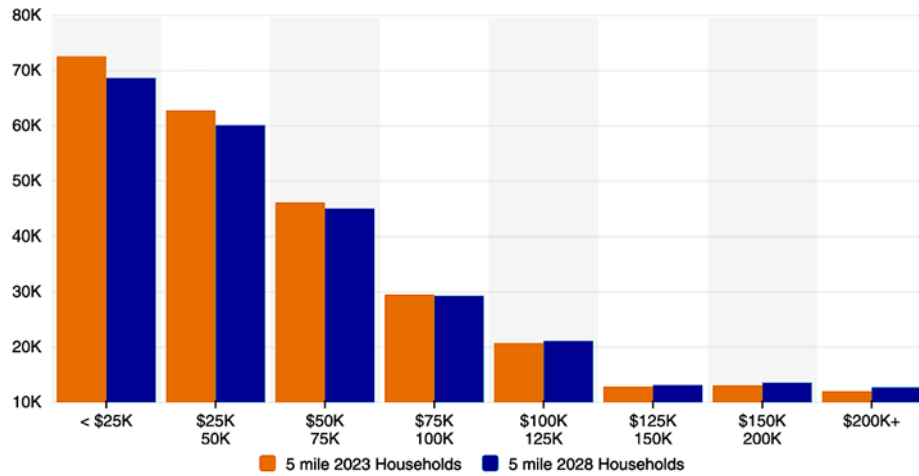
FOR PREV. ASSMT. SEE: 1325-15

Area Map

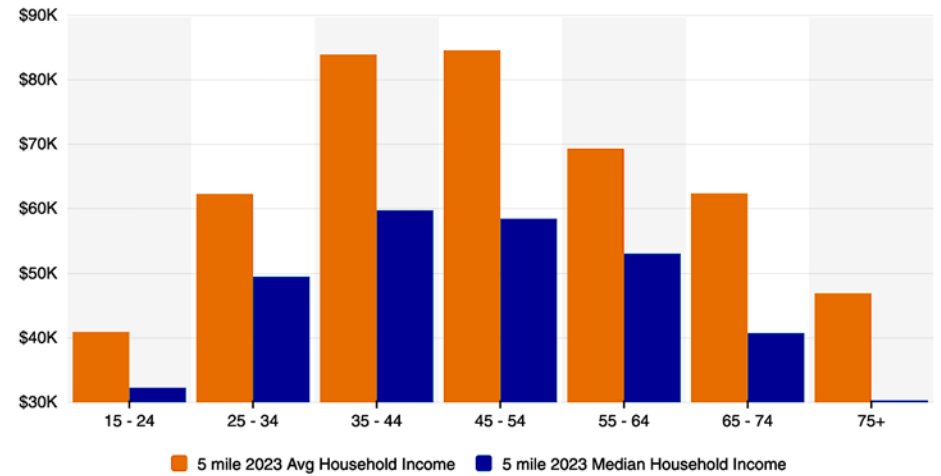


Area Demographics

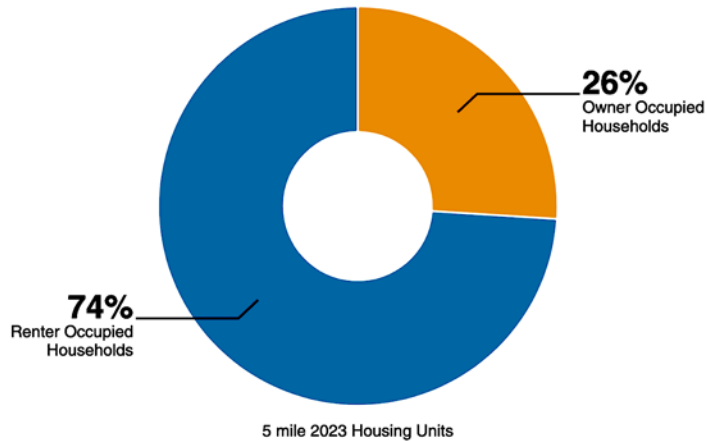
Household Income



Household Income By Age



Housing Occupancy



Home Values

