

1ST CLASS INDUSTRIAL FACILITY FOR SALE



13,365± SF Building on 21,980± SF of Land
1375 E WASHINGTON BLVD, LOS ANGELES, CA 90021

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

**1375 E WASHINGTON BOULEVARD
LOS ANGELES, CA 90021**

Property Details

Building Area	13,365± SF
Land Area	21,980± SF
Stories	One
Construction	Concrete Block
Year Built	1978
Office Area	2,200± SF (7 Offices)
Restrooms	3
Ceiling Height	18'
Ground Level Loading	1: 12x16
Dock High Loading	1: 12x16x35
Sprinklered	Yes
Power	400A/240V/3-Phase
Parking	20± Gated Surface Spaces
Zoning	LA M2
Assessor's Parcel Number:	5129-002-039

Property Highlights

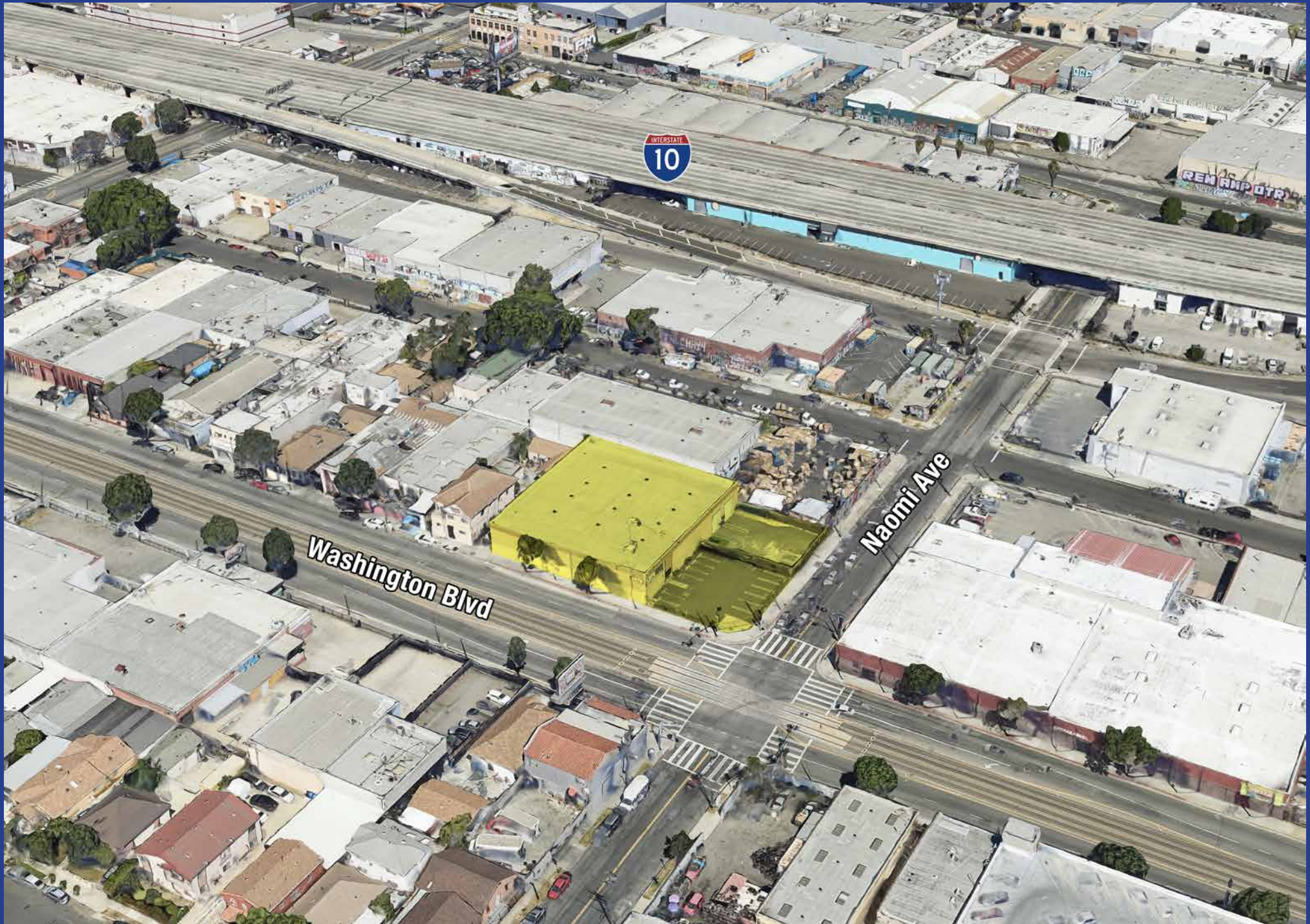
- First class industrial facility built in 1978
- Immaculate condition: Must see!
- Great for fashion, cash & carry, shipping, warehouse, possible retail, etc.
- Beautiful lobby, offices, showroom, and break room
- 3 restrooms
- Dock high and ground level loading
- 18' warehouse clearance height
- Secure parking lot for 20 vehicles (2 electric gates)
- Brand new roof in 2022
- Security camera system
- Northwest corner of Naomi Avenue just one block from Metro Blue Line stop (runs in front of property)
- One block south of I-10 Freeway on/off ramps

Asking Price: 4,250,000 (\$318 Per SF)

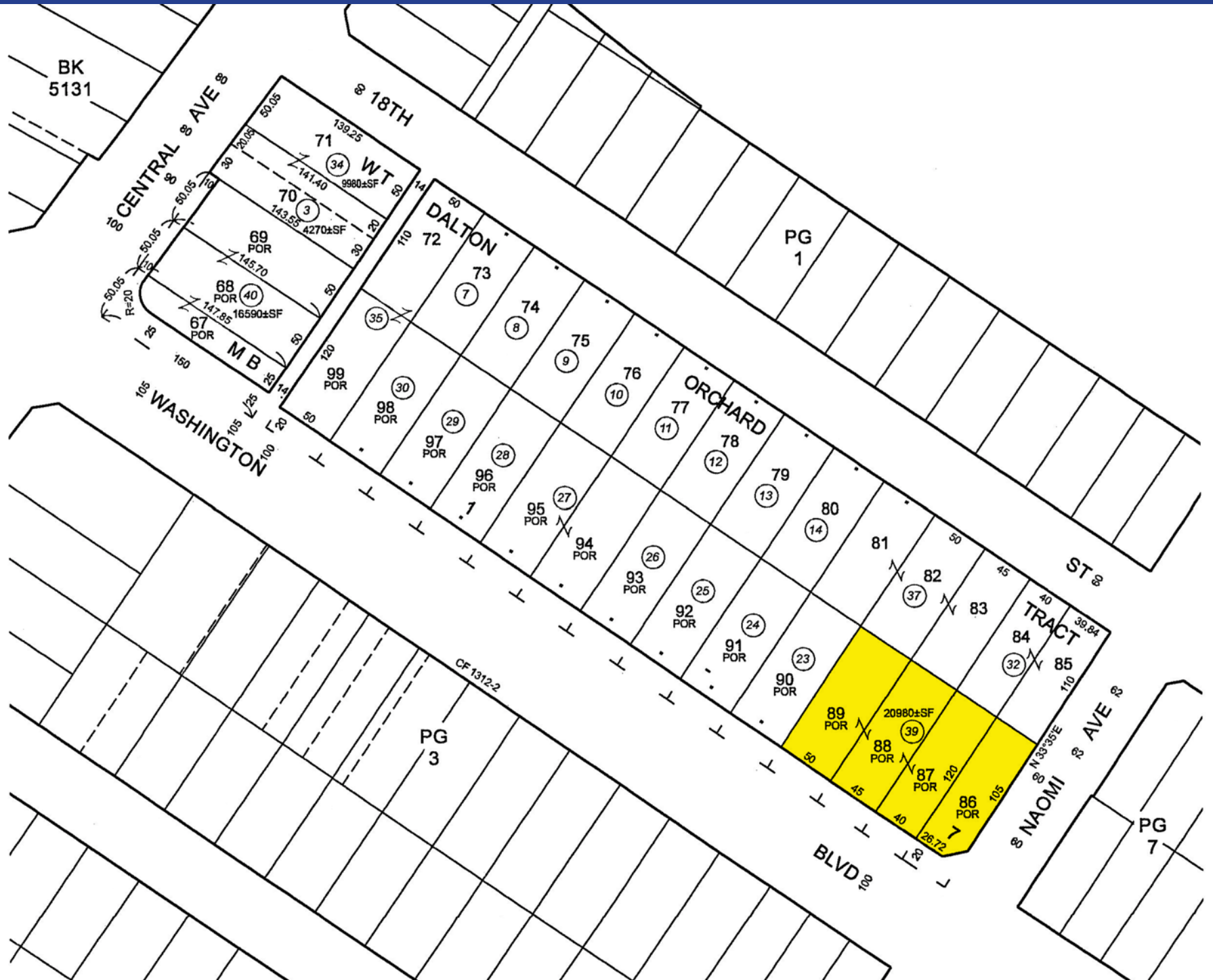




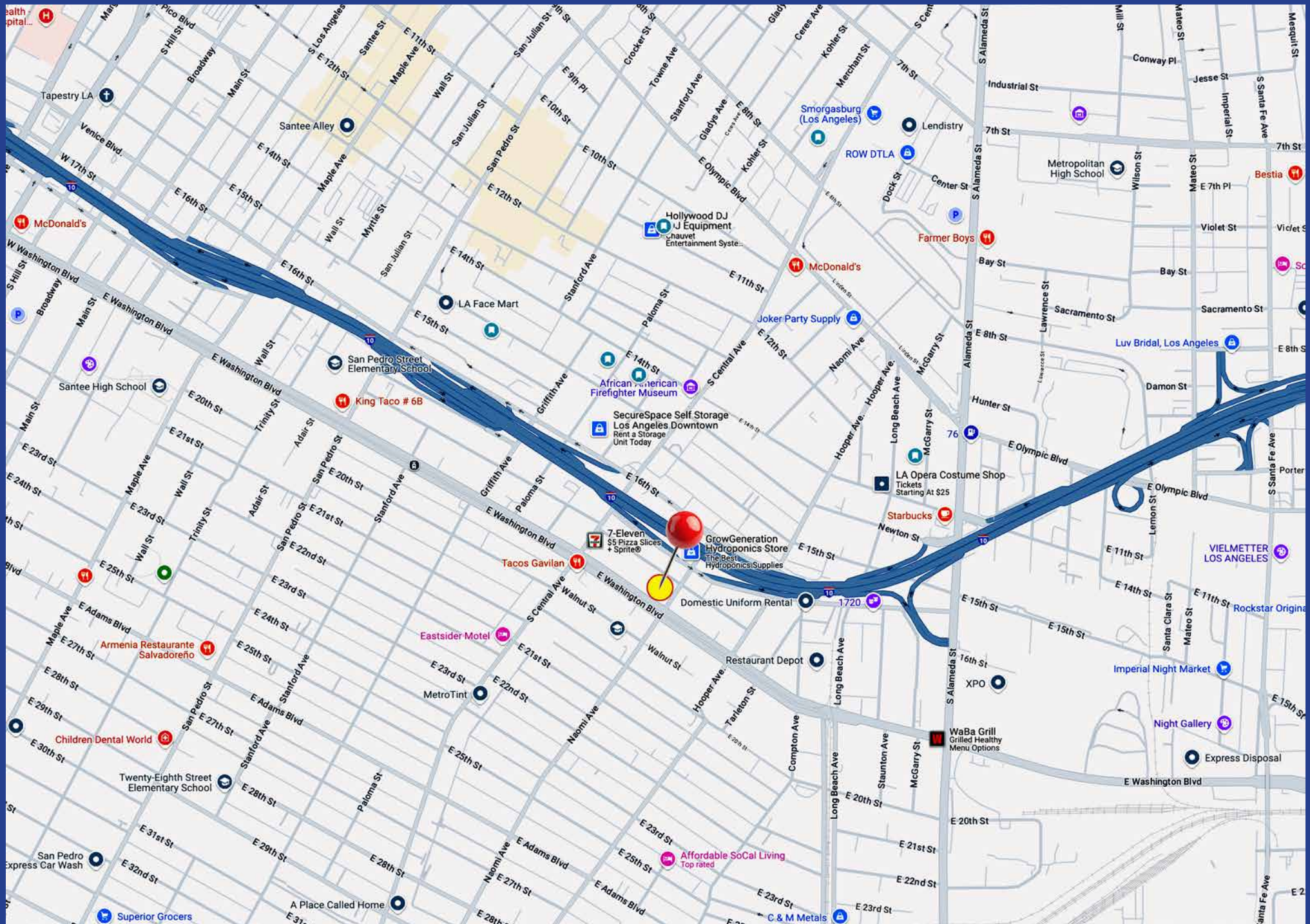
Aerial Photo



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

41% Population
Growth 2010 - 2022



61%

25 - 54 Years Old



67%

Postsecondary
Education

90%

Residential Occupancy

46%

Walk/Bike/Transit
or Work from Home



1375 E Washington Boulevard
Los Angeles, CA 90021

13,365± SF Building
21,980± SF of Land

Prime Purchase Opportunity!
1st Class Industrial Facility



Exclusively offered by



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