

SALE

PRIME CENTRAL LA
WAREHOUSE OPPORTUNITY
WITH FREEWAY EXPOSURE

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

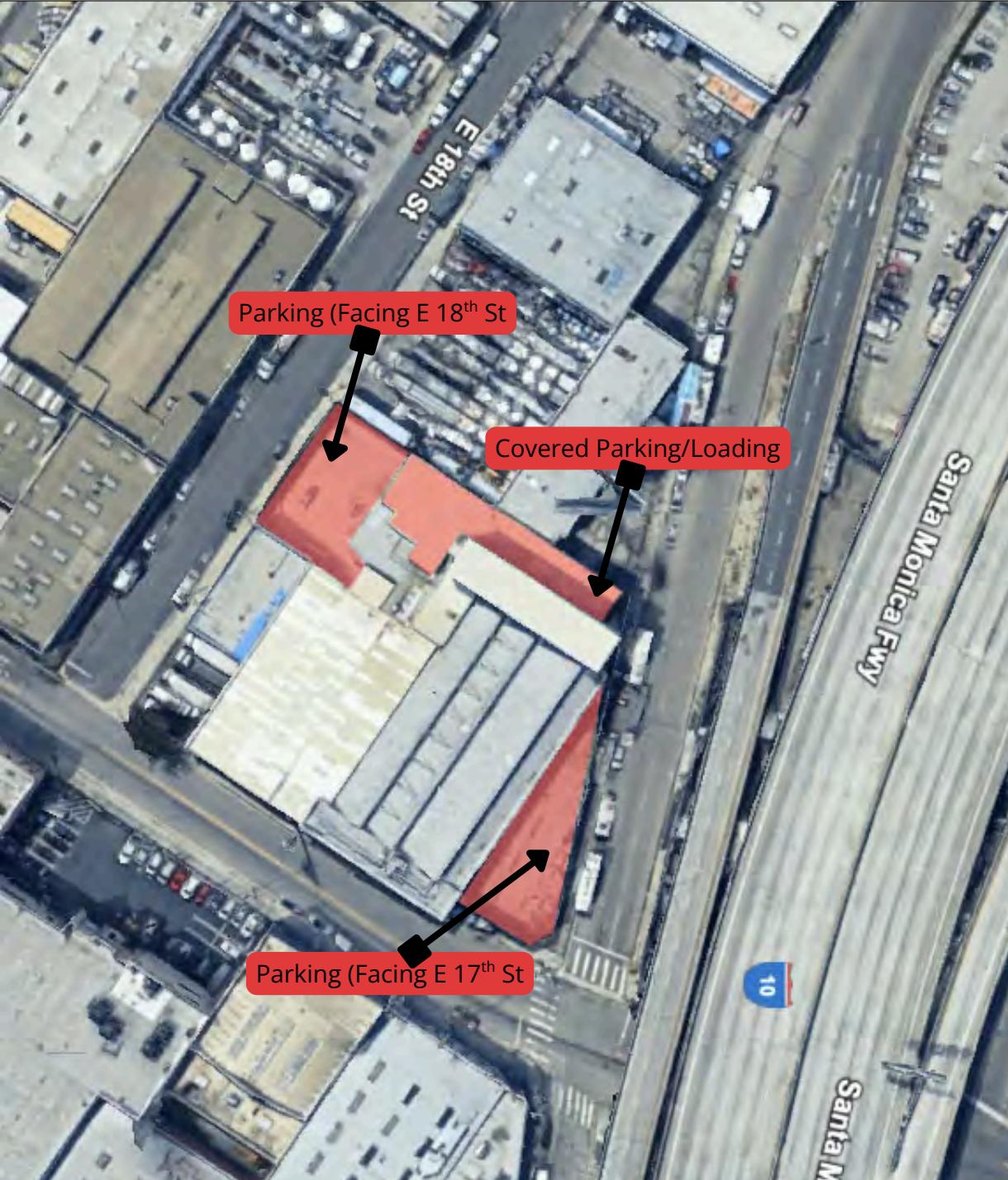
PRICE REDUCED!

**1705
HOOPER
AVENUE**

**±35,100 SF
OF BUILDING**

PRICE

EXECUTIVE SUMMARY



Parking (Facing E 18th St)

Covered Parking/Loading

Parking (Facing E 17th St)

1705 Hooper Ave, Los Angeles, CA 90021
For Sale | ±35,100 SF of Building & ±46,200 SF of Land

1705 E Hooper Avenue presents a rare opportunity to acquire a ±35,100 SF freestanding warehouse on ±46,200 SF in the highly sought-after Central Los Angeles industrial submarket. The property features well-appointed offices, gated parking with 16 surface spaces, multiple ground-level loading doors, heavy power, and two-street frontage with freeway visibility, offering both functionality and prominent exposure.

Located just minutes from Downtown Los Angeles, with immediate access to the I-10, I-5, and I-60 Freeways, the site provides excellent connectivity to the Ports of Los Angeles & Long Beach and major regional transit corridors. This prime location makes it ideally suited for distribution, logistics, e-commerce, and manufacturing operations.

With demand for functional warehouse space in Central LA consistently outpacing supply, and vacancy rates among the lowest in the nation, 1705 E Hooper Ave represents a rare chance to secure a well-located, large-scale industrial asset in one of Los Angeles' most competitive markets.

\$6,750,000

PRICE

±\$192

PER SF

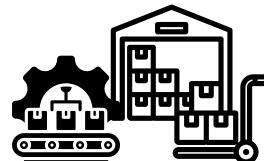
*Buyer to verify all information



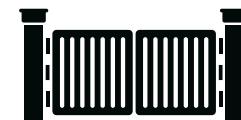
PROPERTY HIGHLIGHTS

- ±35,100 SF of Freestanding Warehouse Building
- ±46,200 SF of Land providing functional site layout and truck access
- Strong freeway visibility with two-street frontage
- Rare opportunity to acquire a large-scale warehouse in core Los Angeles
- Excellent access to I-10, I-5, and I-60 Freeways
- Great access to port of Long Beach
- Flexible industrial zoning supporting distribution, logistics, e-commerce, and manufacturing uses

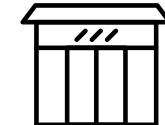
PROPERTY DETAILS



Manufacturing
or Warehousing
uses allowed



Gated Parking



Two-
street
frontage



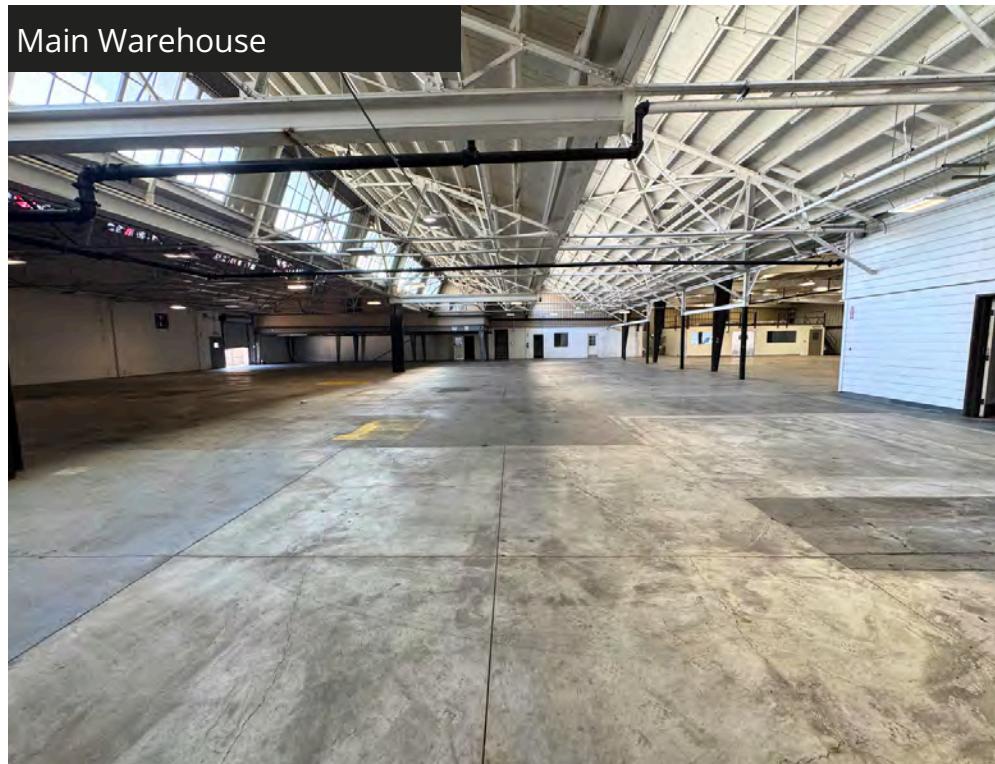
Freeway
visibility

Building Size	±35,1000 SF 2 nd floor: ±2,650 SF
Lot Size	±46,200 SF
Asking Price	\$6,750,000.00 / ±\$192 per SF
Frontage	E 17 th St & Hooper Ave.
Parking	16 - Surface
Stories	1
Clear Height	14'
Power	1,600 amps, 240 V, 3-phase, 4W
Docks	Ground Level
Year Built	1984
Zoning	M2
Construction	Masonry
APN	5129-008-040

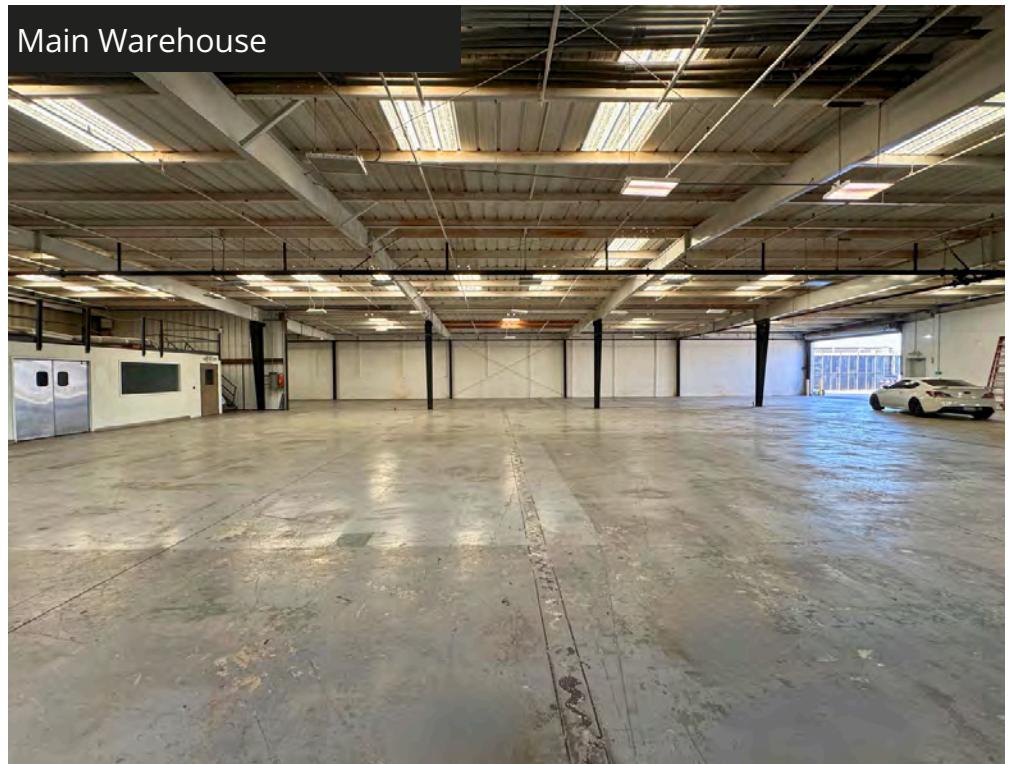
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Main Warehouse



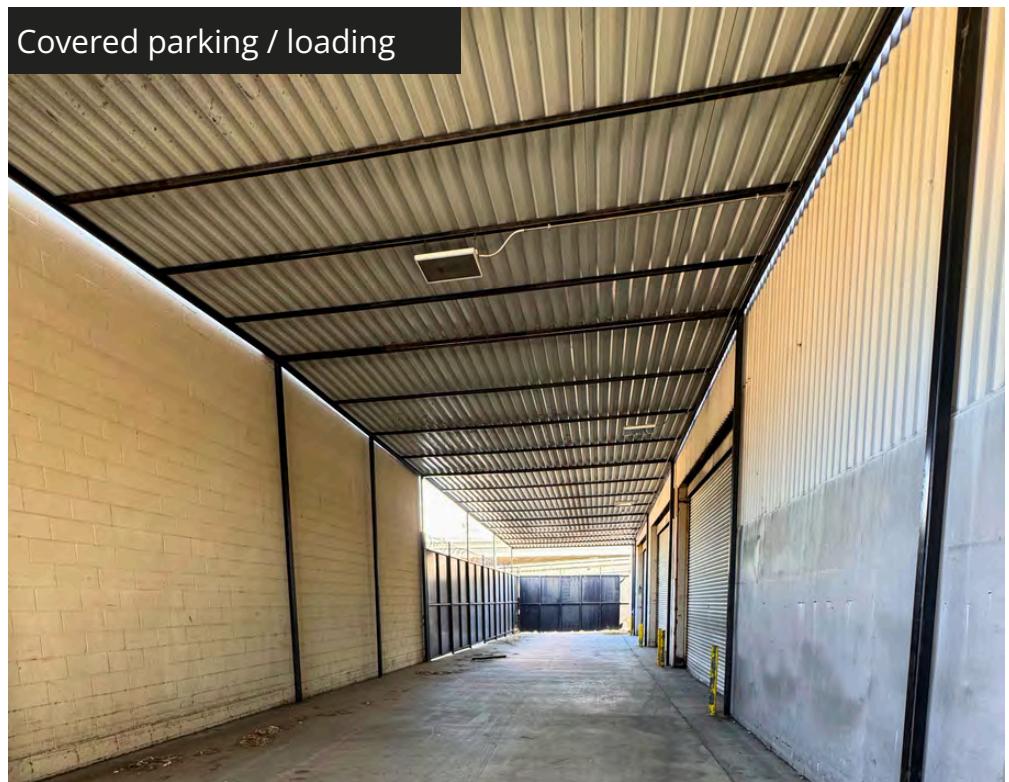
Main Warehouse



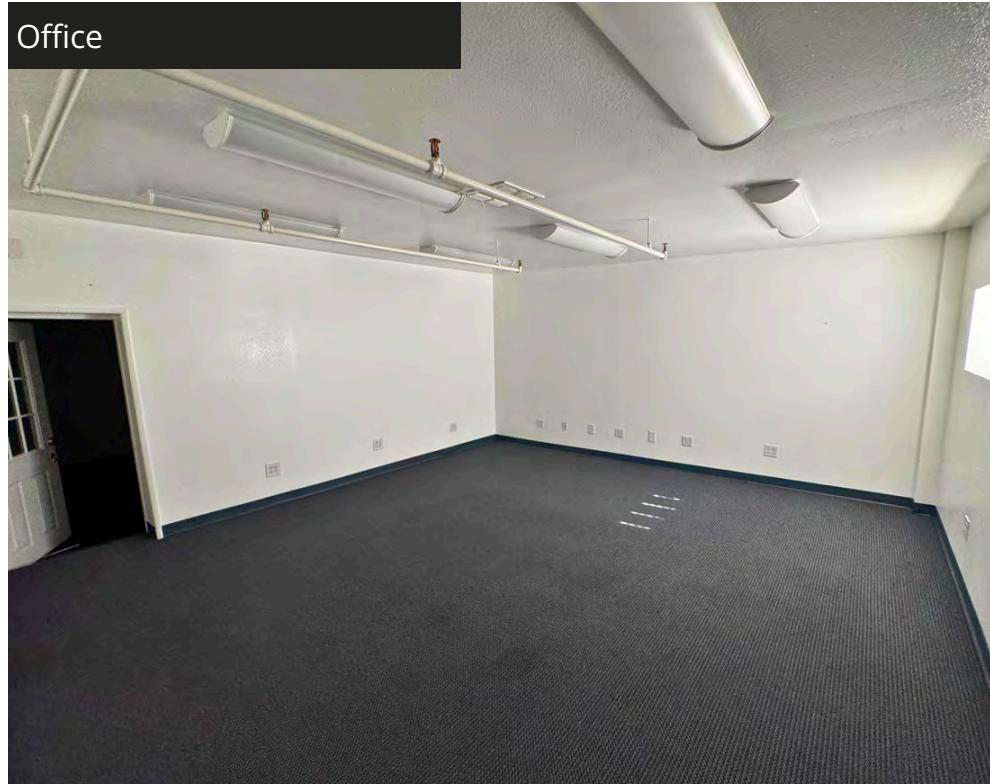
2nd Floor Warehouse



Covered parking / loading



Office



Office



Parking Lot on the E 17th St



Parking Lot on the E 18th St



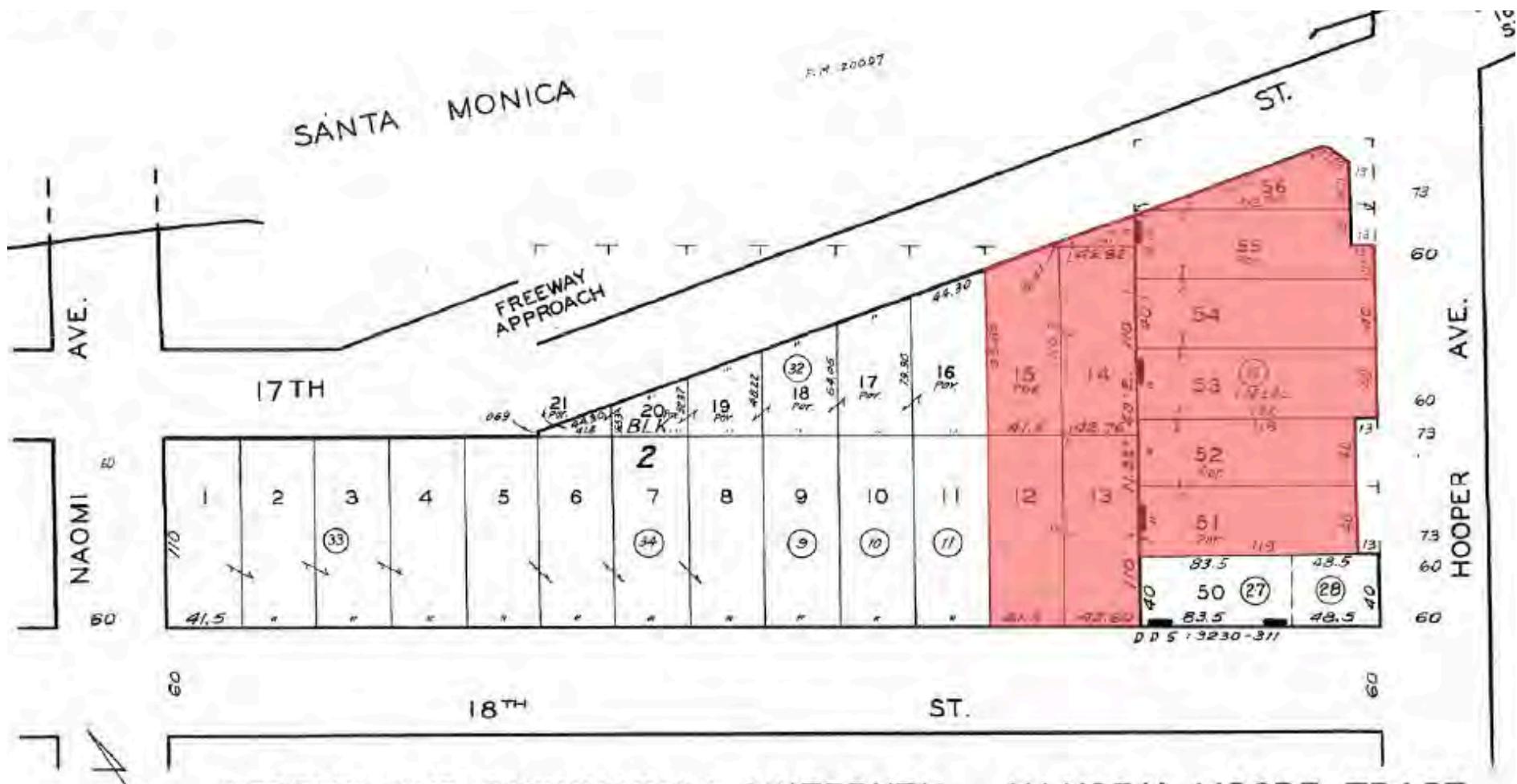


GREAT FREEWAY EXPOSURE



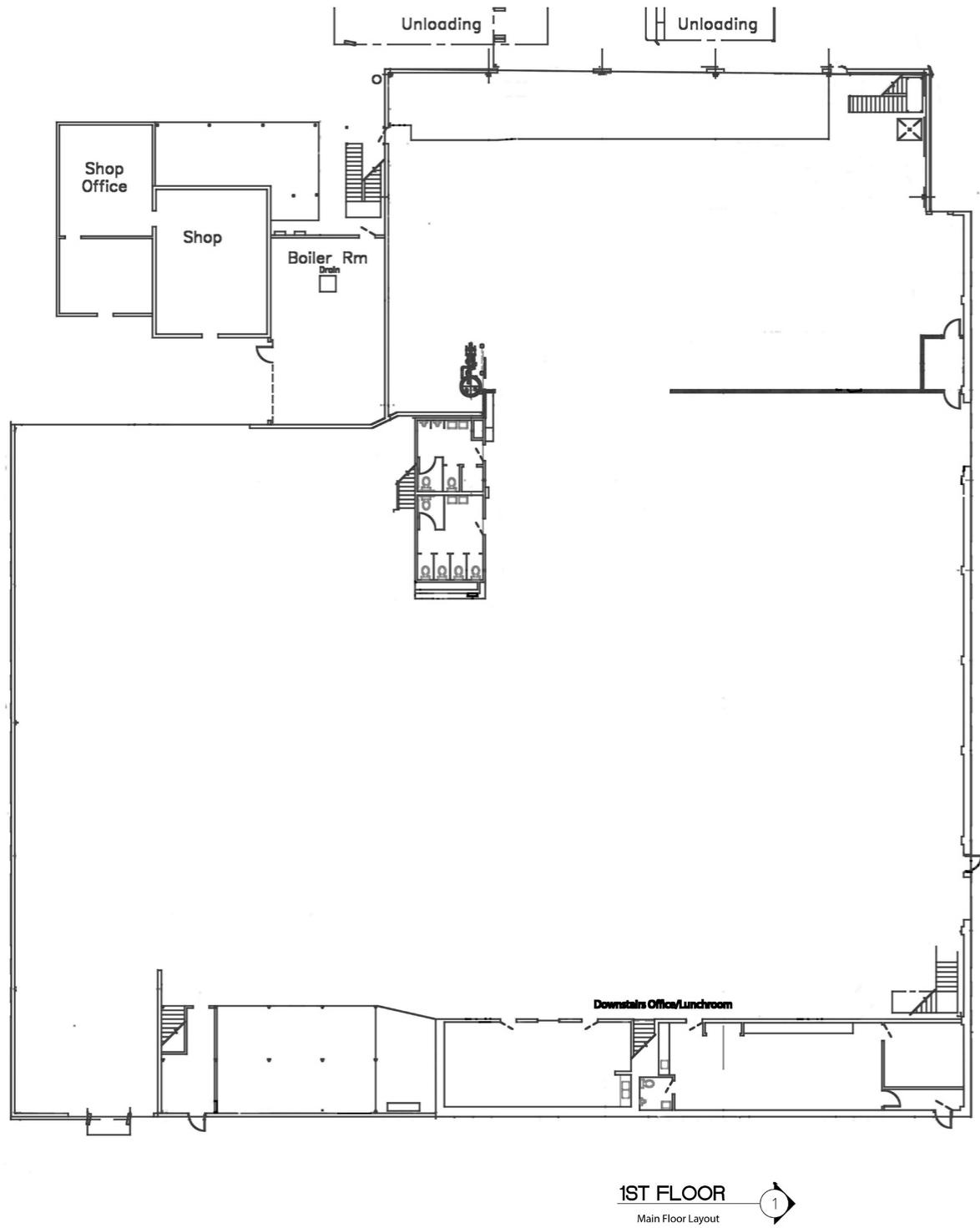
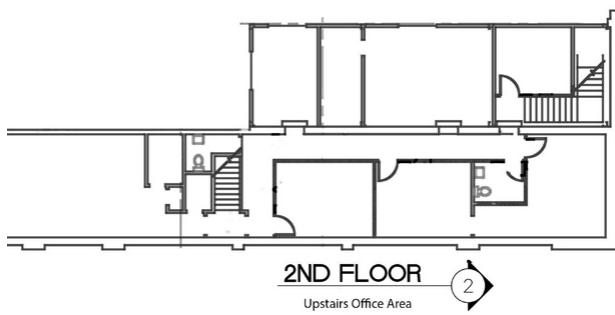
Collection Street	Cross Street	Traffic Volume (VPD)	DISTANCE FROM THE PROPERTY
I-10 Freeway	S Central Ave NW	291,300	0.23 mi

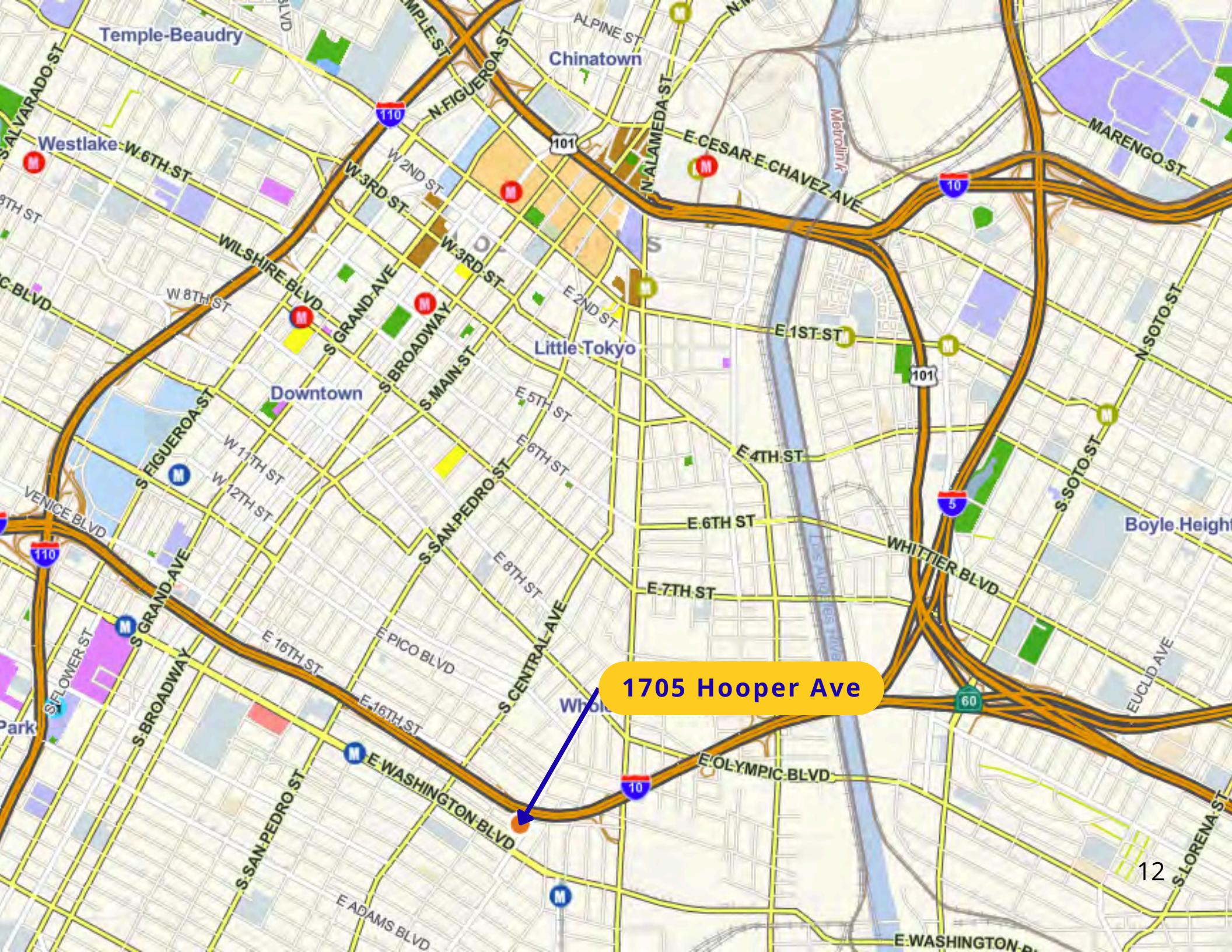
PARCEL MAP



FLOOR PLAN

Note: Posts not illustrated in this layout.





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