

INDUSTRIAL PROPERTY FOR SALE OR LEASE

2 Units For Lease: Divisible to 1,244 and 2,500 SF



Sale Price Reduced!

4,576± SF Building on 4,800± SF of Land

3743-3751 Union Pacific Ave, Los Angeles, CA 90023

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDRUM



**INDUSTRIAL
BUILDING**



**OFFICE
SPACE**



**LOADING
DOOR**



**GATED
PARKING**



RESTROOM



**OPPORTUNITY
ZONE**

| | |
|----------------------------|-----------------------|
| Total Building Area | 4,576± SF |
| Office Area | 282± SF (2) |
| Land Area | 4,800± SF |
| Construction | Frame & Stucco |
| Year Built | 1952 (Renovated 2025) |
| Warehouse Clearance Height | 10' |
| Power | 400A/440V/3Ph |
| Ground Level Loading Doors | 1: 12'6" x 8'10" |
| Sprinkered | No |
| Parking | 2 Surface Spaces |
| Restrooms | 4 |
| Zone | LA MR1-1-CUGU |
| APN | 5191-027-019 |
| Opportunity Zone | Yes |

**3743-3751 UNION PACIFIC AVENUE
LOS ANGELES, CA 90023**

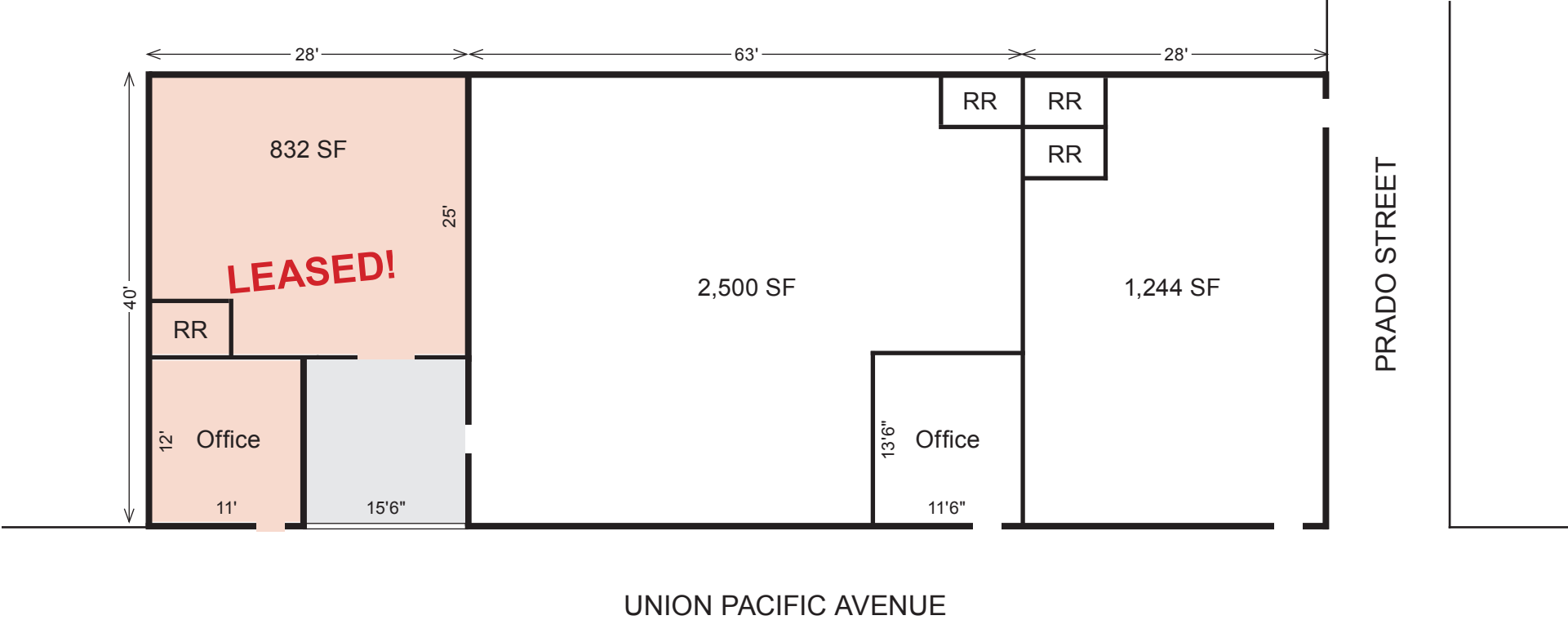
Property Highlights

- Industrial facility with 3 units
- Light manufacturing, assembly or warehouse applications
- Owner-user or investor purchase opportunity
- 3,744 SF for lease: Divisible to 1,244 SF and 2,500 SF — Take all or part!
- Renovated in 2025
- New electrical and plumbing
- Secure, gated parking for 2 vehicles plus abundant street parking
- Ground level loading door
- Great location 1 block south of Olympic Blvd and 2 blocks west of Indiana St
- 2 blocks south of the Santa Ana (I-5) Freeway
- Located in a Designated Qualified Opportunity Zone (tax benefits)

**ASKING PRICE: ~~\$1,375,000~~ \$1,098,240
(±\$240 PER SF)**

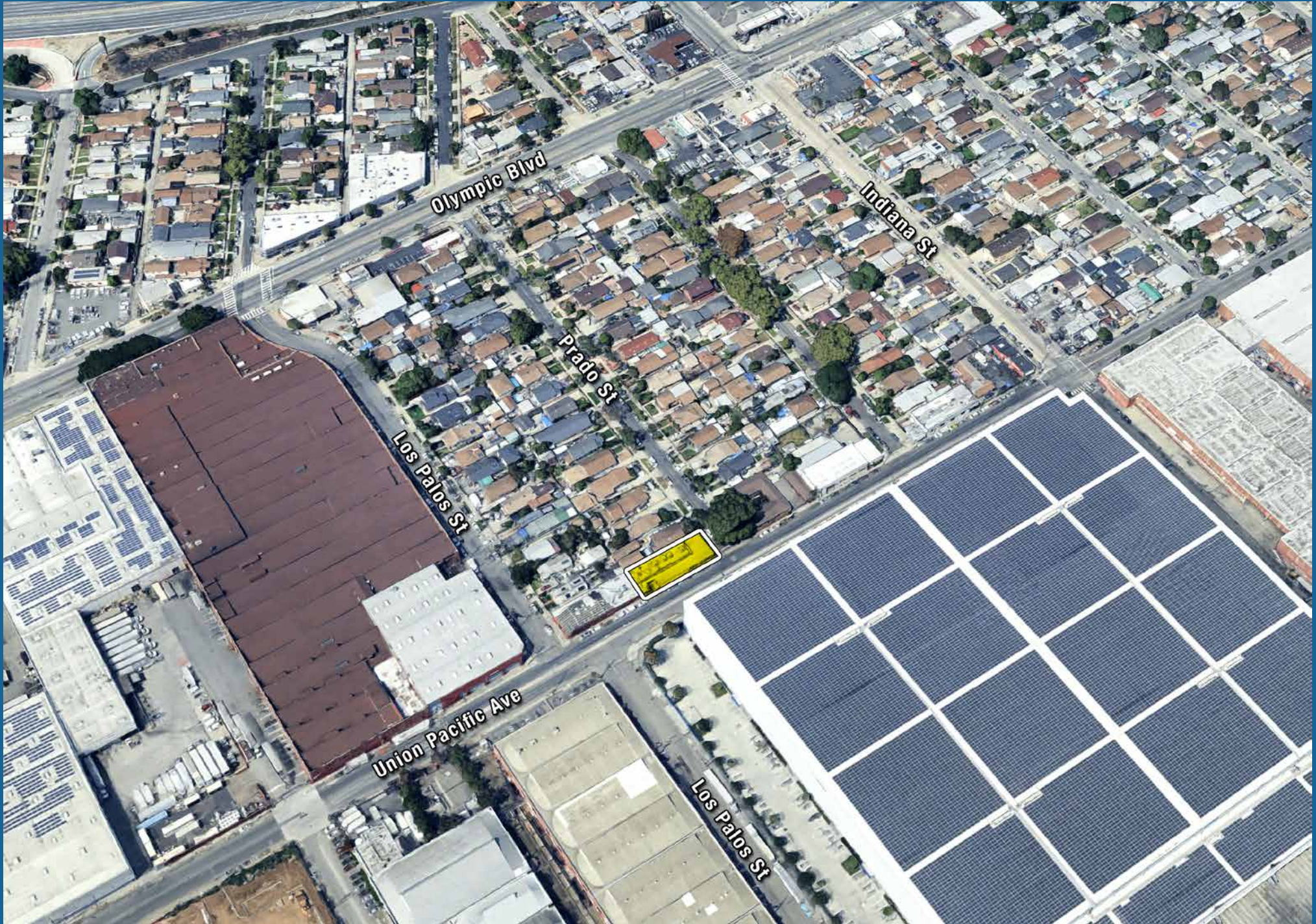
LEASE RENTAL: \$1.00 PER SF GROSS

SITE PLAN

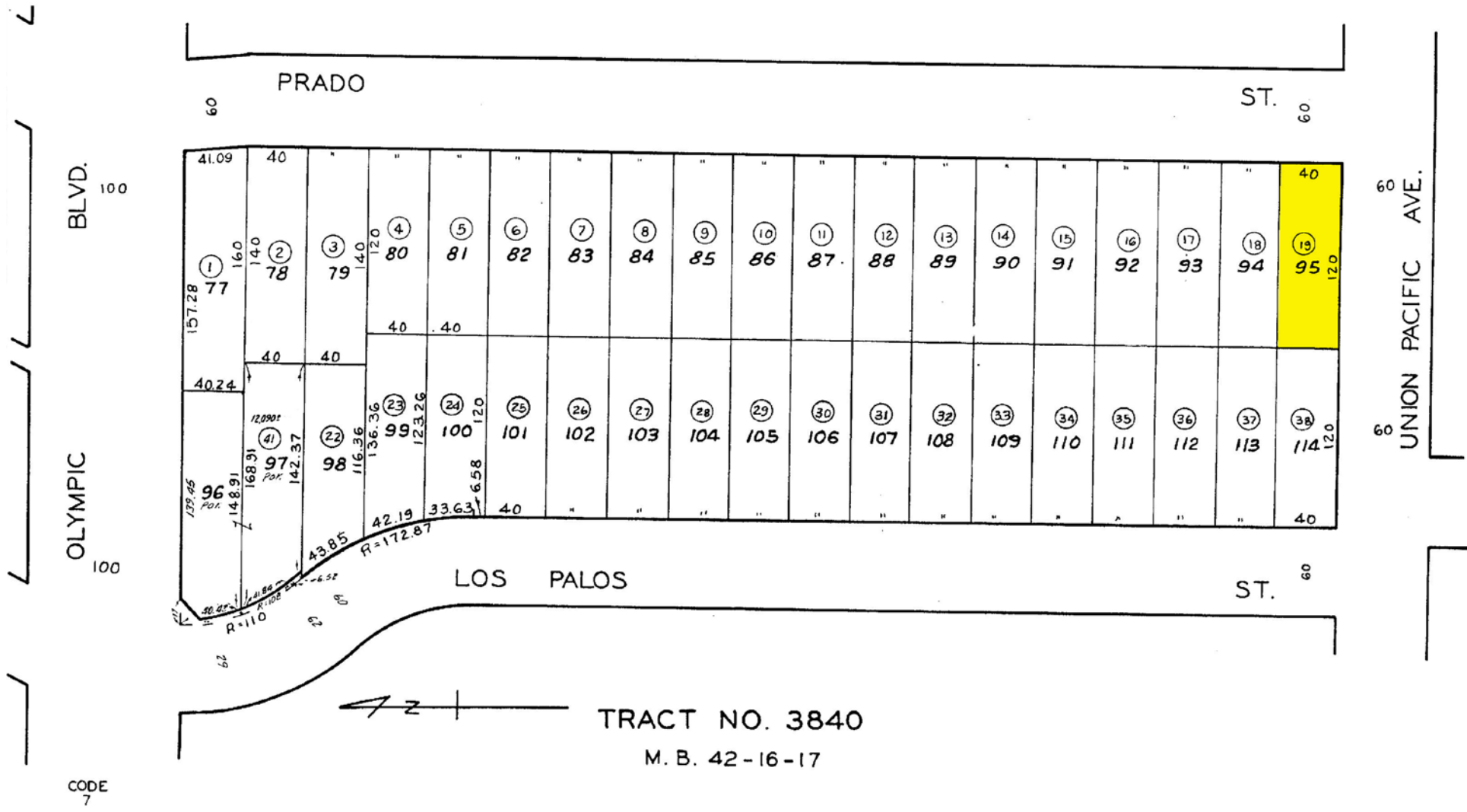


Site Plan Not to Scale | All measurements approximate

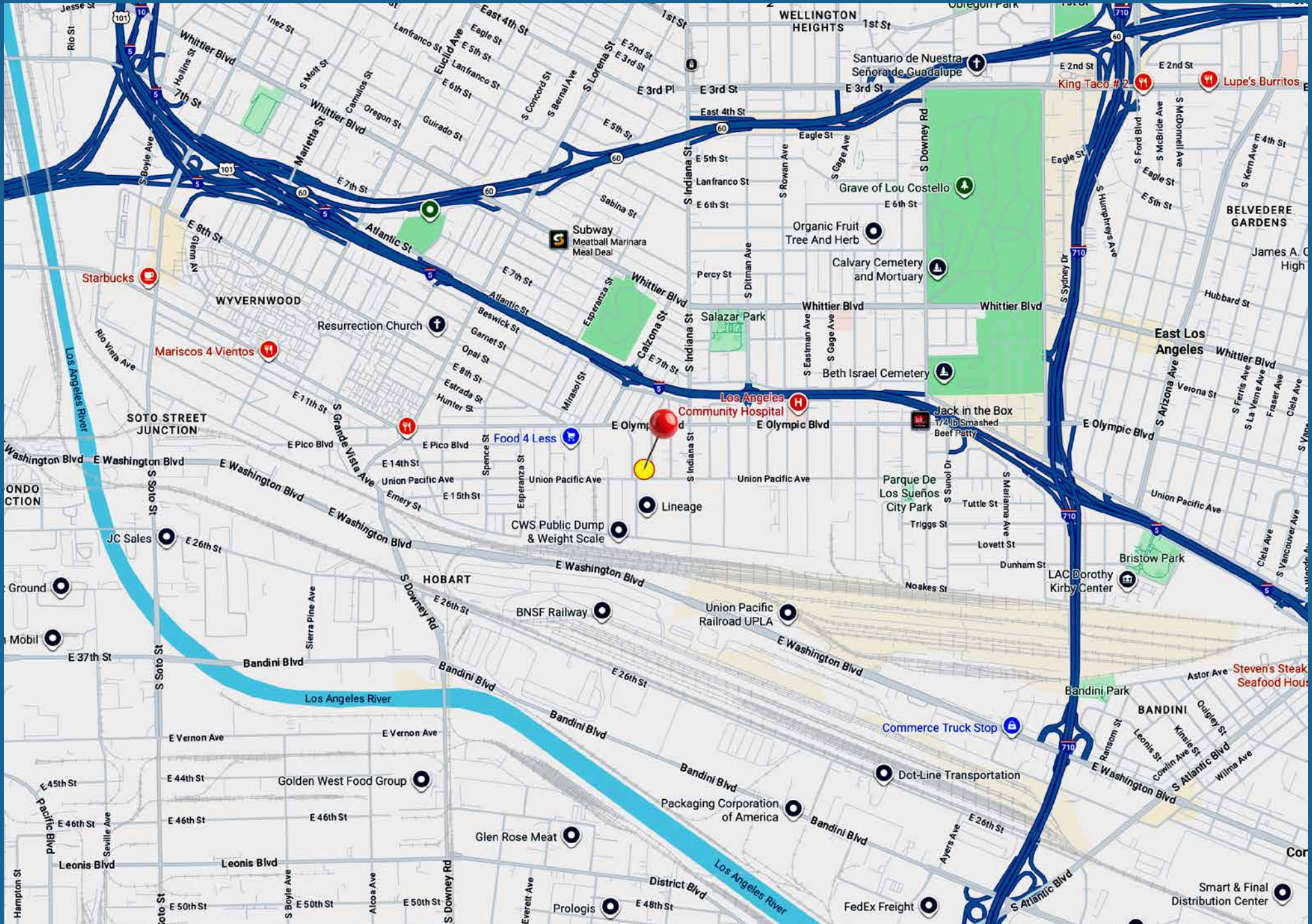
AERIAL PHOTO



PLAT MAP

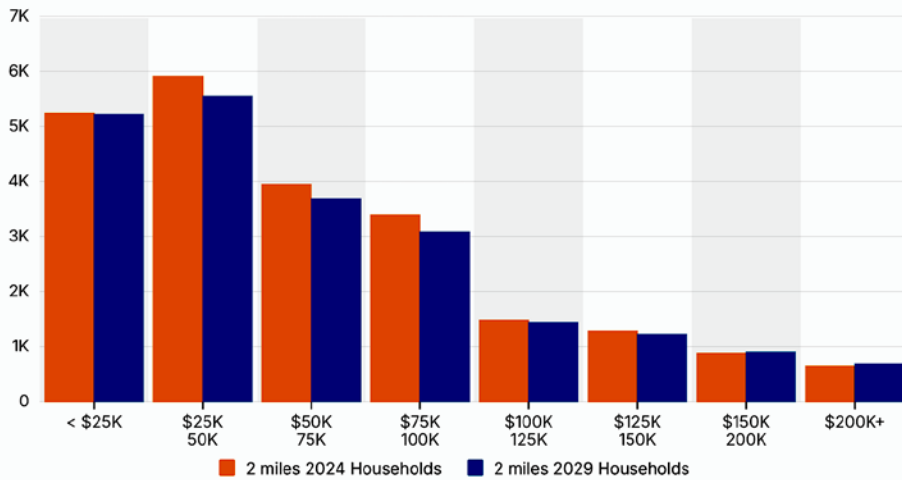


AREA MAP

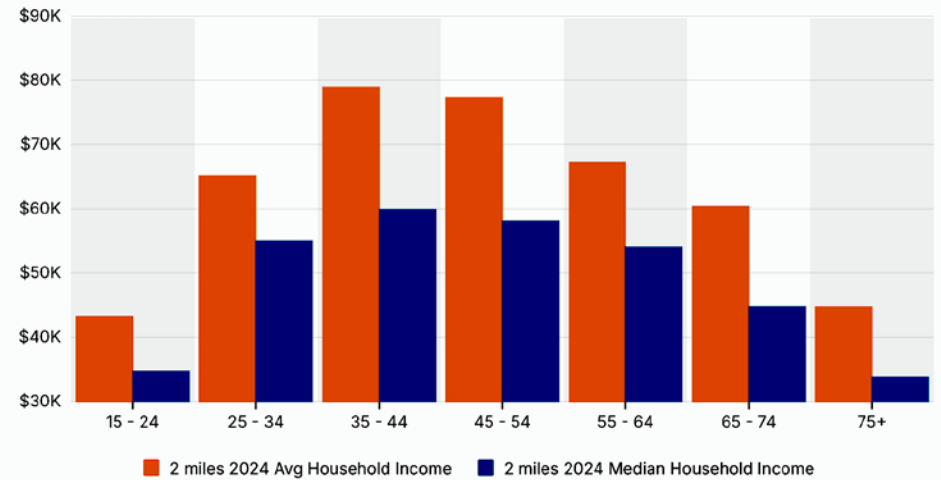


NEIGHBORHOOD DEMOGRAPHICS

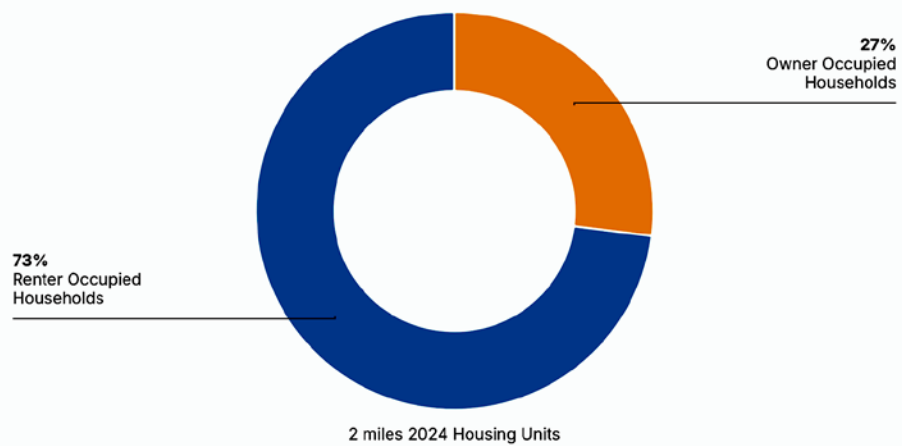
Household Income



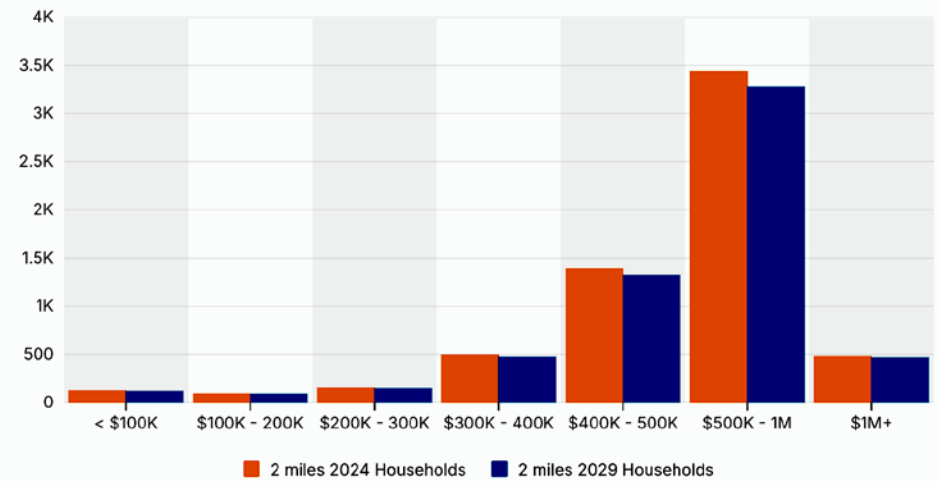
Household Income By Age



Housing Occupancy



Home Values



FOR SALE OR LEASE

3743-3751 UNION PACIFIC AVE

4,576± SF Industrial Building
4,800± SF of Land

2 Units For Lease: Divisible to 1,244 and 2,500 SF

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