

# FOR SALE

## DTLA INDUSTRIAL FACILITY



±10,000 SF of Buildings | \$1,750,000

*Ideal Manufacturing/Warehouse Facility*

1654-1658 TARLETON ST, LOS ANGELES, CA 90021

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists  
OFFERING MEMORANDRUM

# 1654-1658 TARLETON ST, LOS ANGELES 90021

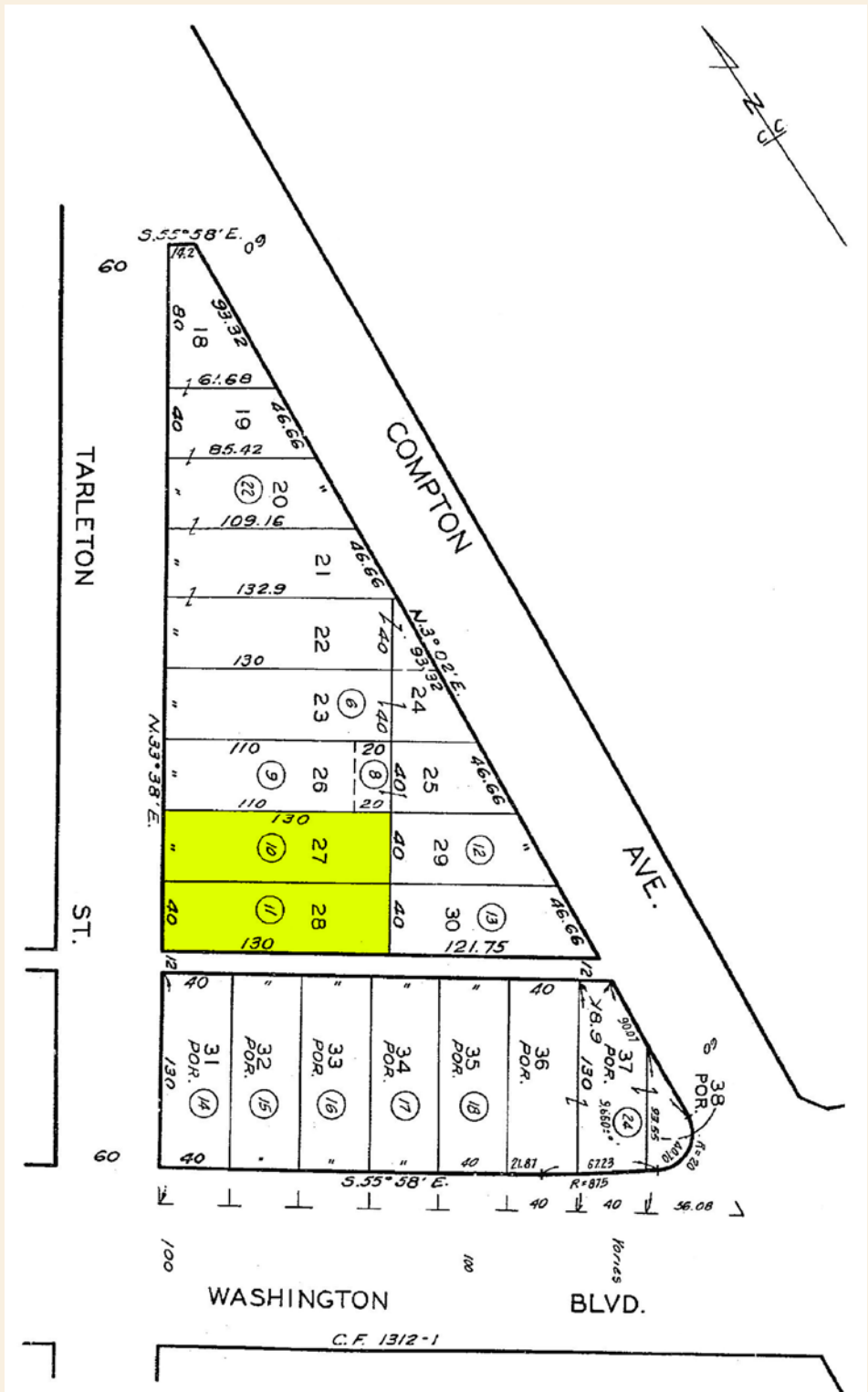
Total Building Area*	±10,000 SF
Office Area	±1,500 SF (3)
Year Built	1926/1948
Construction	Masonry
Warehouse Clearance Height	16' +
Ground Level Loading Doors	1: 10x12
Dock High Loading Doors	1
Power	200A/240V 3Ph 4W
Restrooms	2
Parking	5-6 Surface Spaces
Zone	LA M2-2
APN	5129-010-010,011

\* ±3,000 SF structure added to rear of 1658 is unpermitted

## Property Highlights

- Industrial facility ideal for manufacturing/warehouse use
- 3 structures on ±10,400 SF of land
- Abundant natural light from many skylights
- Includes onsite parking + free street parking (no meters)
- Just south of the I-10 Freeway; north of Washington Blvd
- 5 blocks west of Alameda Street
- Adjacent to the DTLA Arts District and Fashion District

**Asking Price: \$1,750,000 (\$175 Per SF)**



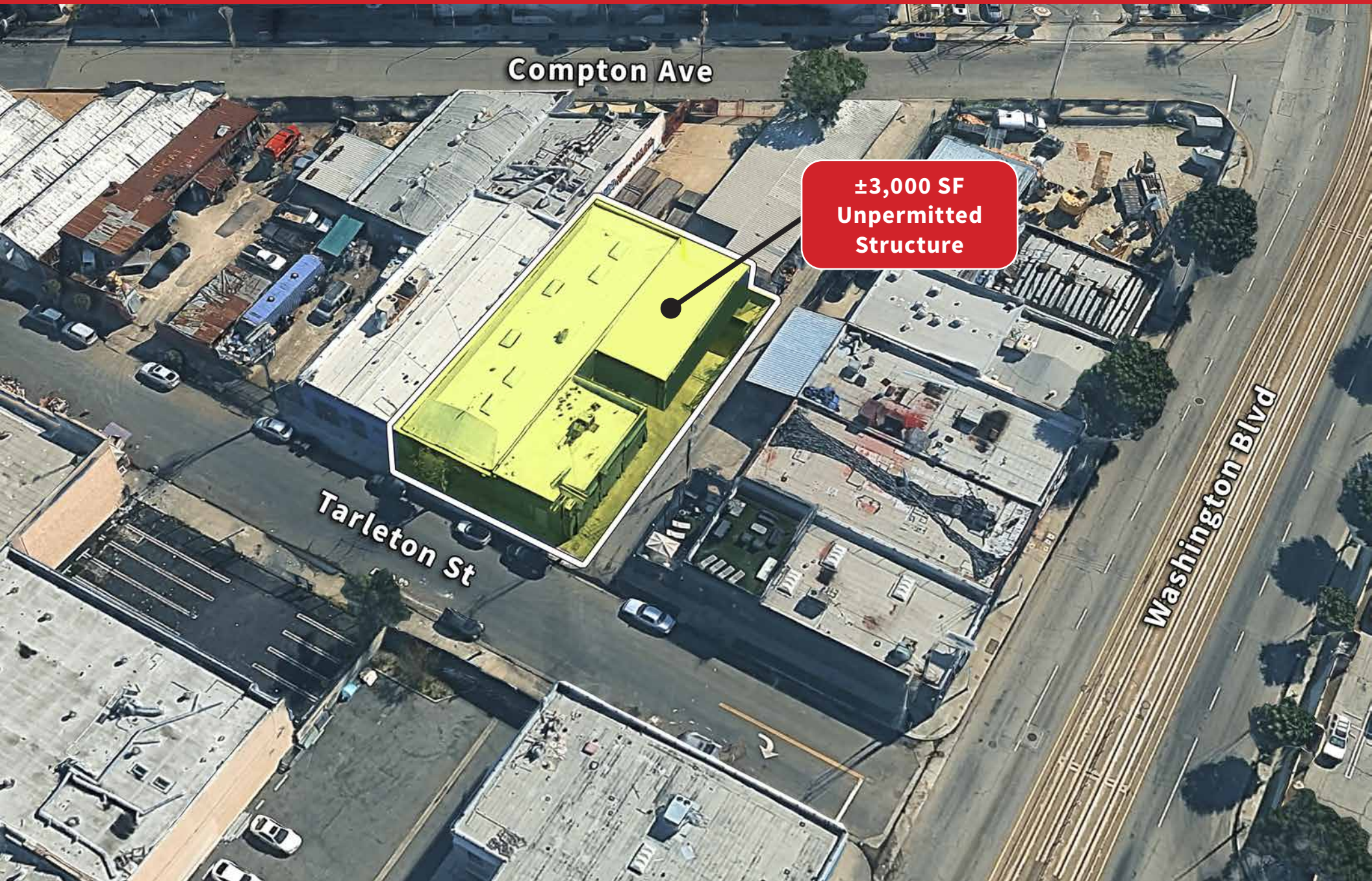
# PROPERTY PHOTO







# AERIAL PHOTO



Compton Ave

Tarleton St

Washington Blvd

±3,000 SF  
Unpermitted  
Structure

# 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

# FOR SALE

1654-1658 TARLETON ST, LOS ANGELES, CA 90021

## DTLA Industrial Facility

### ±10,000 SF Building on ±10,400 SF of Land

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