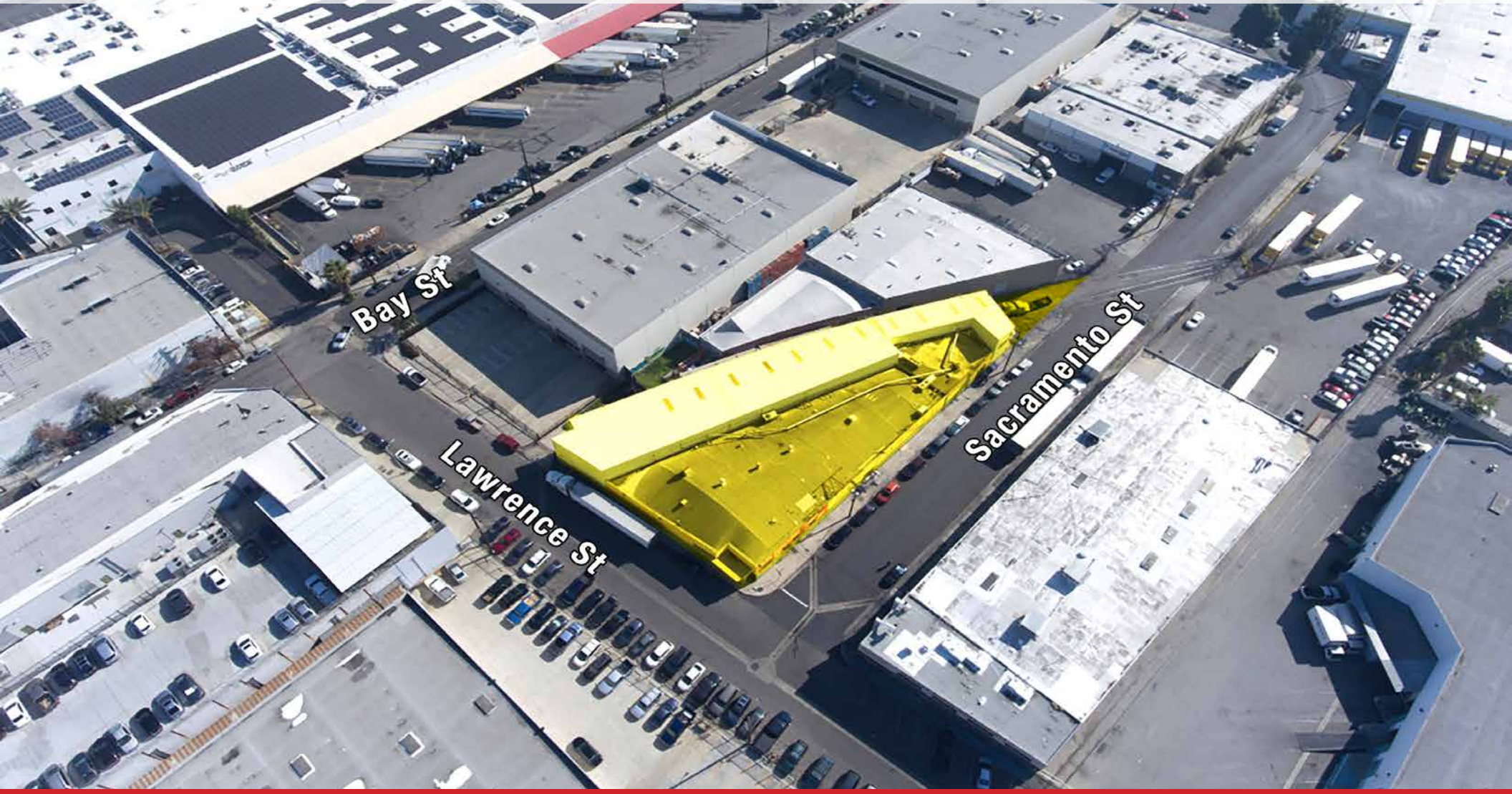
# INDUSTRIAL FACILITY WITH COLD STORAGE
# DTLA Produce District Location




## ±19,908 SF Building on ±22,391 SF of Land

## 1000 LAWRENCE ST, LOS ANGELES, CA 90021

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

# 1000 LAWRENCE ST, LOS ANGELES, CA 90021

## Property Details

| | |
|---|---|
| Building Area: | ±19,908 SF |
| Offices: | 5 |
| Restrooms: | 3 |
| Land Area: | ±22,391 SF |
| Year Built: | 1945/1992 |
| Construction: | Reinforced Concrete |
| Power: | TBD |
| Clear Height: | 25´ |
| Docks: | 2 Exterior |
| Cooler Area: | ±3,384 SF |
| Parking: | Street |
| Zoning: | LA M3-1-RIO |
| Parcel: | 5166-030-007 |
| Frontage: | 131´ on Lawrence St<br>297´ frontage on Sacramento St |
| TOC: | Tier 1 |
| Opportunity Zone: | Yes |

**Asking Price: $6,499,000**

**($326.45 Per SF Building)**

## Property Highlights

- ±19,908 SF industrial facility with cold storage
- Configured for active food distribution and logistics use
- Prime DTLA Produce District location
- Two refrigerated storage rooms
- Two loading docks and ±25 foot clear height
- Two mezzanines (ideal for additional storage, light assembly, or office overflow)
- Office/administrative space
- Multiple ingress and egress points
- SBA 504 & 7a eligible
- Located in an Opportunity Zone (tax benefits)
- Potential development site: ED1 designation fast-tracks 100% affordable housing adaptive reuse projects

D. De Franco & Sons
CORN • TOMATOES • GREEN BEANS • NUTS

CARBON

KEEP OUT
Authorized PERSONNEL ONLY

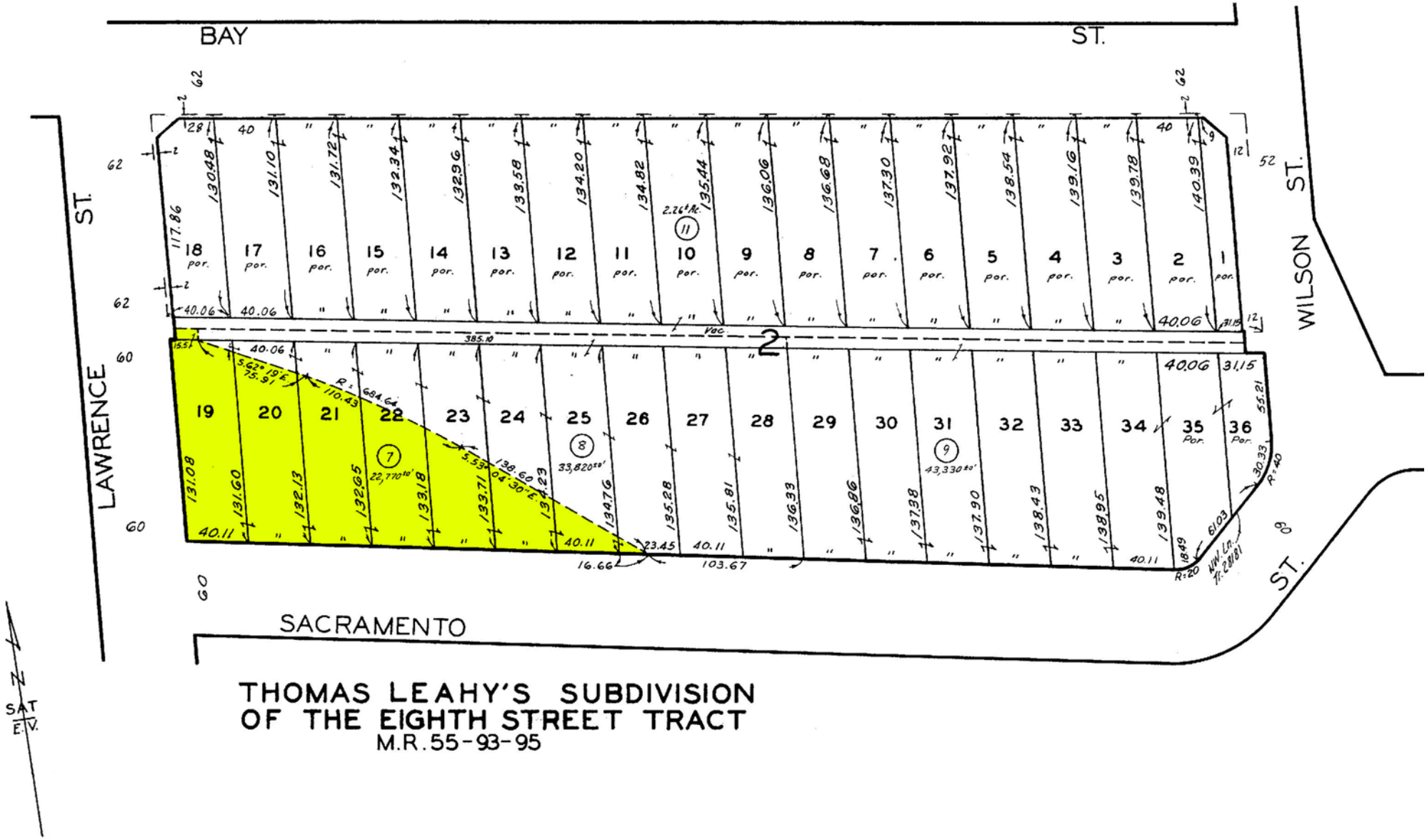
TRASH

PAGOS 2025 O-Z
PAGOS 2025 A-N
PAGOS 2024

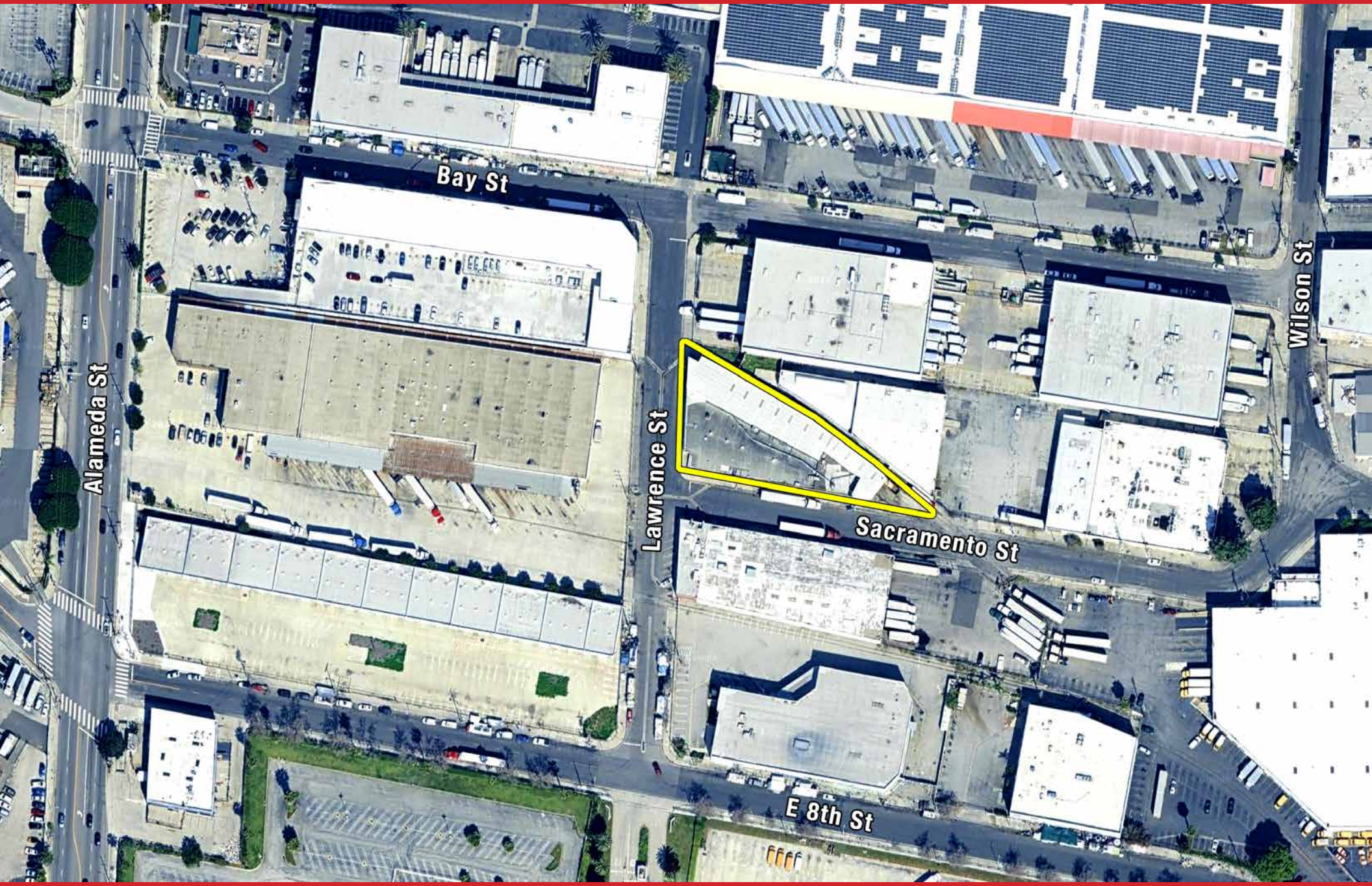
THE PRODUCE NEWS

West Coast Farmer's
Fresh Produce

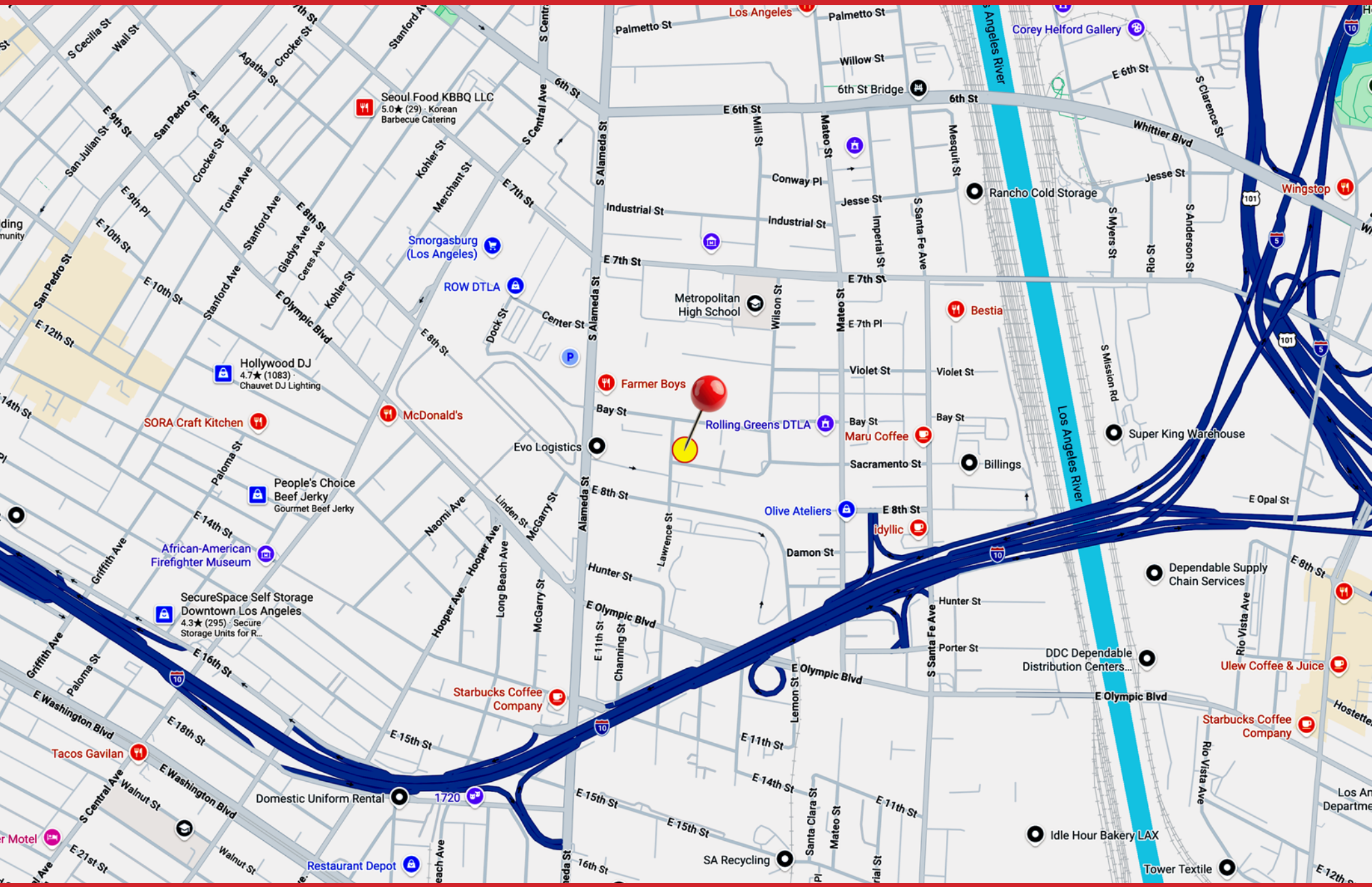
# Plat Map


BAY ST.
LAWRENCE ST.
WILSON ST.
SACRAMENTO ST.
THOMAS LEAHY'S SUBDIVISION
OF THE EIGHTH STREET TRACT
M.R. 55-93-95

# Aerial Photo



# Area Map


Los Angeles
Palmetto St
Willow St
6th St Bridge
6th St
E 6th St
Corey Helford Gallery
Whittier Blvd
Jesse St
Wingstop
Rancho Cold Storage
Seoul Food KBBQ LLC
5.0★ (29) · Korean Barbecue Catering
Smorgasburg (Los Angeles)
ROW DTLA
Industrial St
Conway Pl
Metropolitan High School
E 7th St
E 7th Pl
Bestia
Hollywood DJ
4.7★ (1083) · Chauvet DJ Lighting
Farmer Boys
Violet St
Bay St
Rolling Greens DTLA
Maru Coffee
Super King Warehouse
SORA Craft Kitchen
McDonald's
Evo Logistics
Sacramento St
Billings
People's Choice Beef Jerky
Gourmet Beef Jerky
E 8th St
Olive Ateliers
Idyllic
E Opal St
African-American Firefighter Museum
Damon St
Dependable Supply Chain Services
SecureSpace Self Storage Downtown Los Angeles
4.3★ (295) · Secure Storage Units for R...
Hunter St
E Olympic Blvd
Porter St
DDC Dependable Distribution Centers...
Ulew Coffee & Juice
E 16th St
Starbucks Coffee Company
E Washington Blvd
E 18th St
E 15th St
E 11th St
E 14th St
Tacos Gavilan
Domestic Uniform Rental
1720
Restaurant Depot
SA Recycling
Idle Hour Bakery LAX
Tower Textile
Los Angeles River
S Alameda St
S Central Ave
S Santa Fe Ave
Mateo St
Mill St
Mesquit St
Imperial St
Wilson St
S Clarence St
S Myers St
Rio St
S Anderson St
S Mission Rd
Rio Vista Ave
Santa Clara St
Lemon St
Channing St
Lawrence St
Linden St
McGarry St
Long Beach Ave
Hooper Ave
Naomi Ave
Paloma St
Griffith Ave
Walnut St
E 21st St
E 12th St
E 10th St
E 9th St
E 9th Pl
San Pedro St
San Julian St
S Cecilia St
Wall St
Crocker St
Agatha St
Towne Ave
Stanford Ave
Gladys Ave
Ceres Ave
Kohler St
Merchant St
E 7th St
E 8th St
Dock St
Center St
E Olympic Blvd
E 14th St
Palmetto St
Mill St
Mesquit St
Imperial St
S Santa Fe Ave
Wilson St
Lemon St
Santa Clara St
Mateo St
E 11th St
E 14th St
E 15th St
E 16th St
Hunter St
Porter St
Damon St
Sacramento St
Bay St
Violet St
E 7th Pl
E 8th St
E Opal St
Rio Vista Ave
Hostette
Los Angeles River
101
5
10

# 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

**61%** 25 - 54 Years Old

**67%** Postsecondary Education

**26%** All new residential in the City of LA since 2010

**41%** Population Growth 2010 - 2022

**90%** Residential Occupancy

**24%** Less Income Spent on Housing + Transportation than LA Average

**46%** Walk/Bike/Transit or Work from Home

# FOR SALE

## 1000 LAWRENCE STREET, LOS ANGELES, CA 90021

# DTLA Industrial Facility With Cold Storage

# ±19,908 SF Building on ±22,391 SF of Land

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