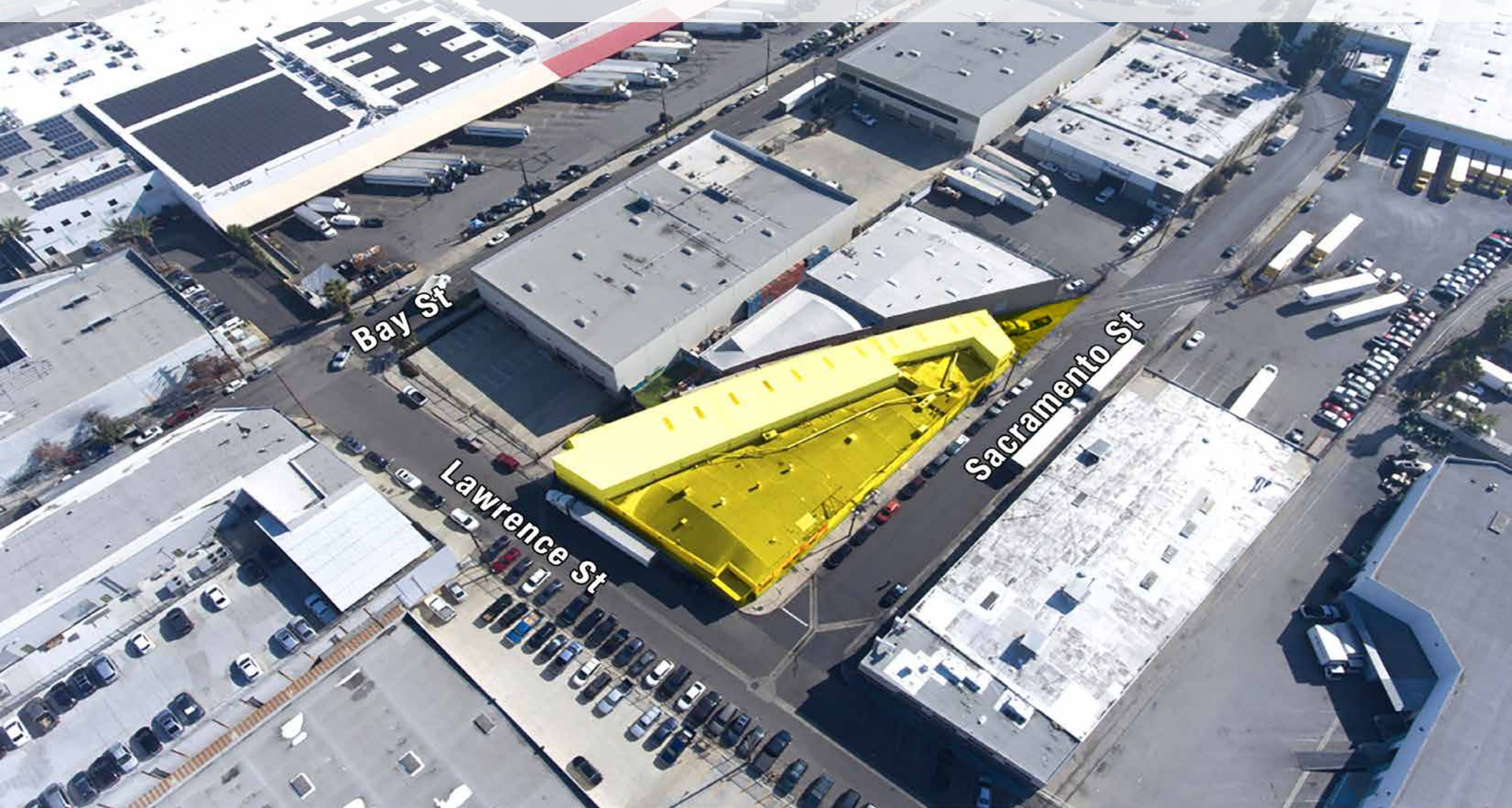


INDUSTRIAL COLD STORAGE FACILITY

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 297' frontage on Sacramento St
TOC:	Tier 1
Opportunity Zone:	Yes

Asking Price: \$9,999,999 (\$502.31 Per SF)



Property Highlights

- ±19,908 SF cold storage facility on approx. half an acre
- Configured for active food distribution and logistics use
- Prime DTLA Produce District location
- SBA 504 & 7a eligible
- Located in an Opportunity Zone (tax benefits)
- Potential development site: ED1 designation fast-tracks 100% affordable housing adaptive reuse projects
- 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

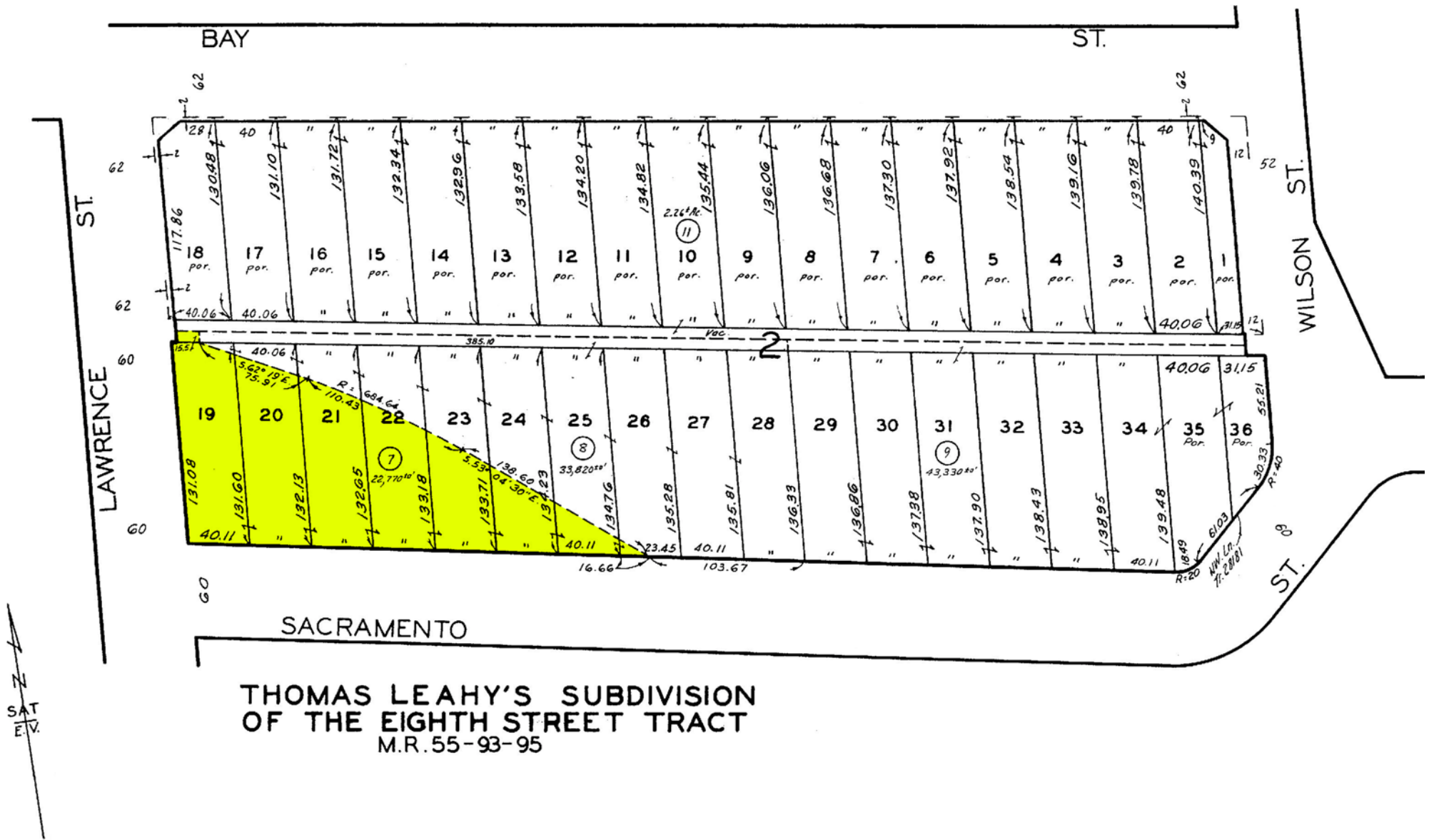






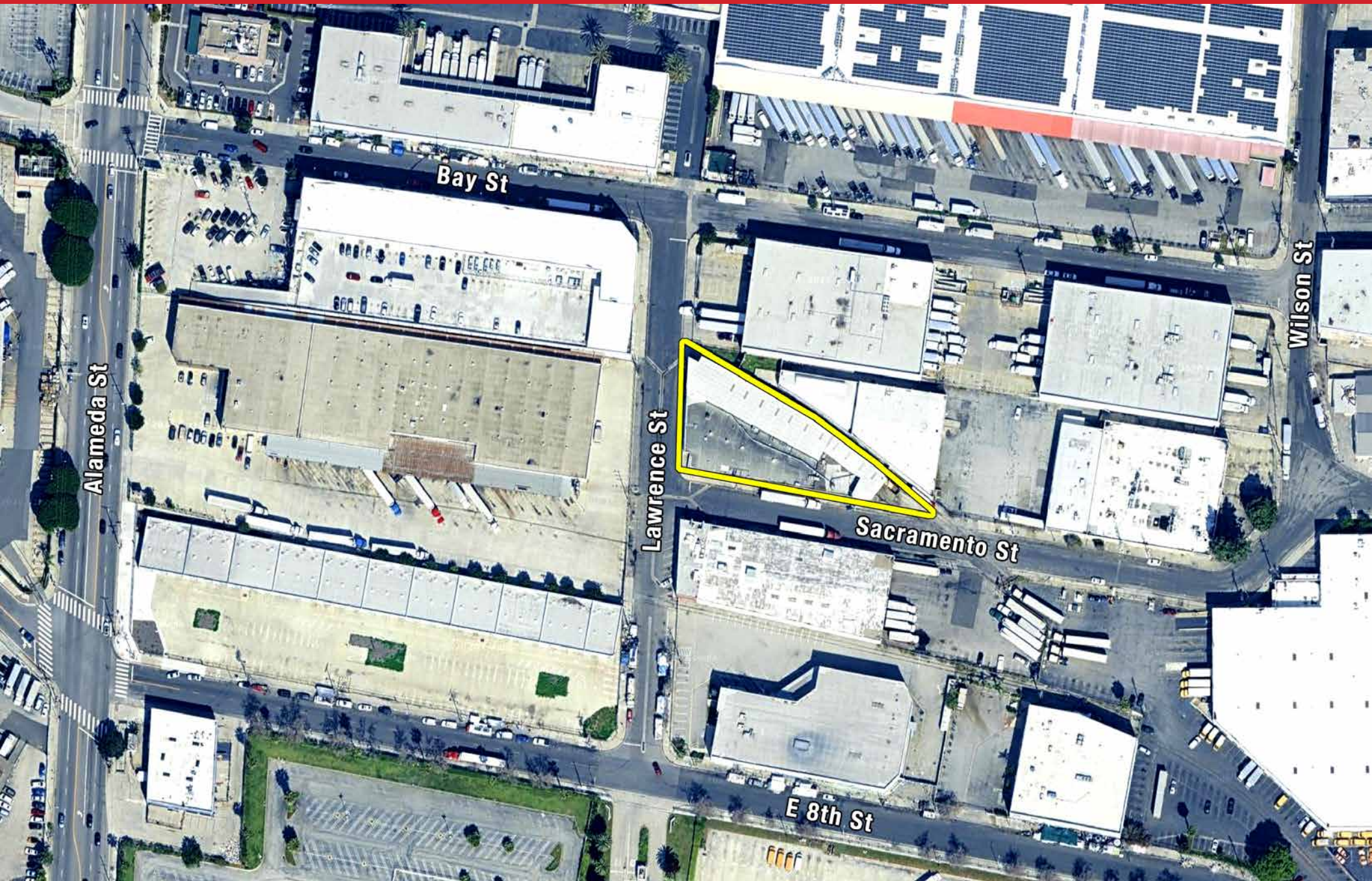


Plat Map



THOMAS LEAHY'S SUBDIVISION
OF THE EIGHTH STREET TRACT
M.R. 55-93-95

Aerial Photo



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

1000 LAWRENCE STREET, LOS ANGELES, CA 90021

DTLA Cold Storage Facility

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

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