DTLA INDUSTRIAL PROPERTY

Owner-User Purchase Opportunity

Price Slashed by $300,000!

±5,400 SF Building on ±7,200 SF of Land

794 E 18th St, Los Angeles, CA 90021

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

OFFERING MEMORANDUM

794 E 18TH STREET
LOS ANGELES, CA 90021

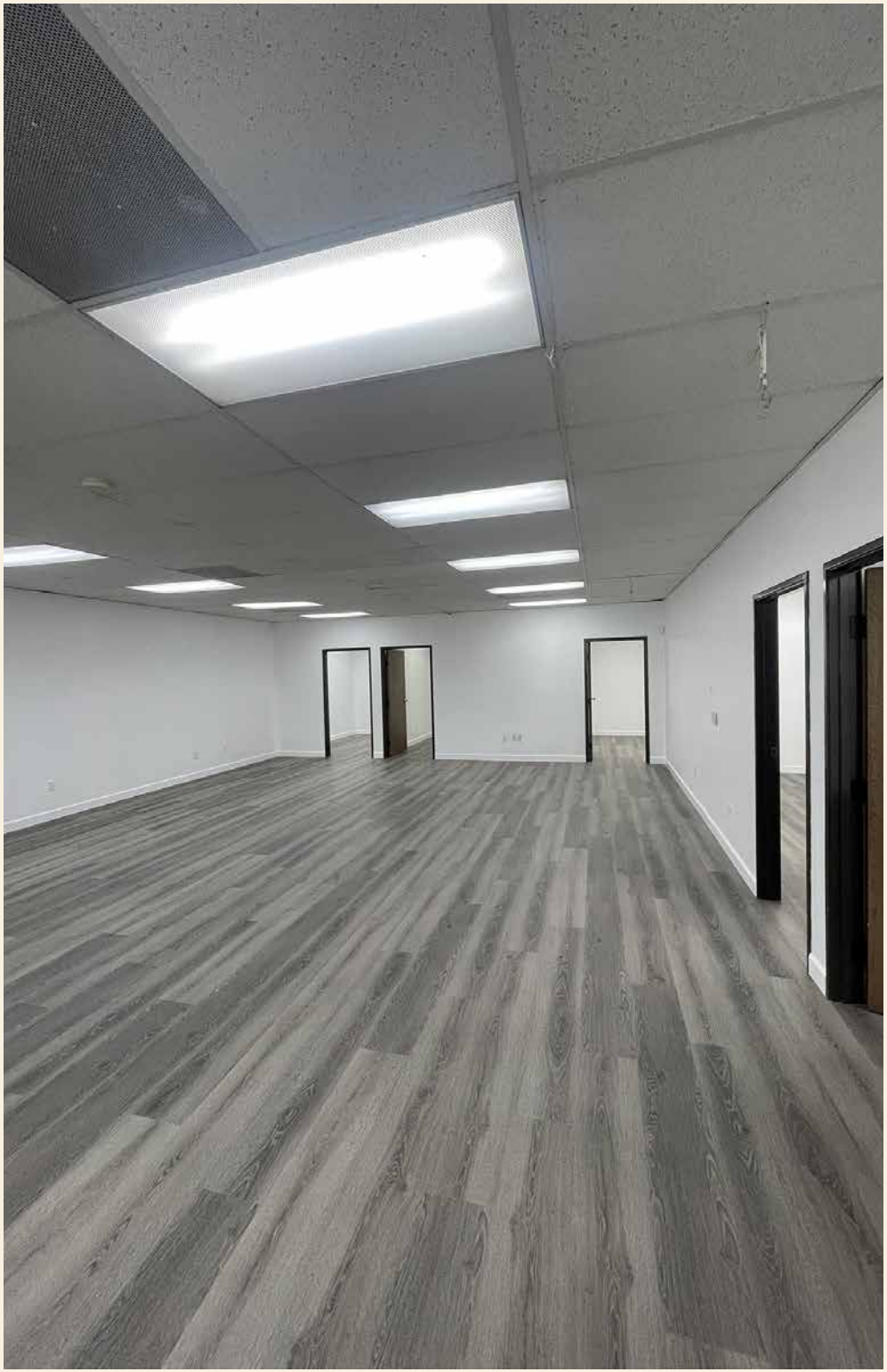
Property Details

Building Area:	±5,400 SF
Warehouse Area:	±3,800 SF
Office Area:	±1,600 SF
Stories:	1
Year Built:	1968
Construction:	Block
Warehouse Clearance Height:	16´
Power:	400A/120-240V 3Ph 4W
Ground Level Loading:	1: 10x12
Sprinklered:	No
Parking:	5 Surface Spaces
Zone:	LA M2
APN:	5131-004-024

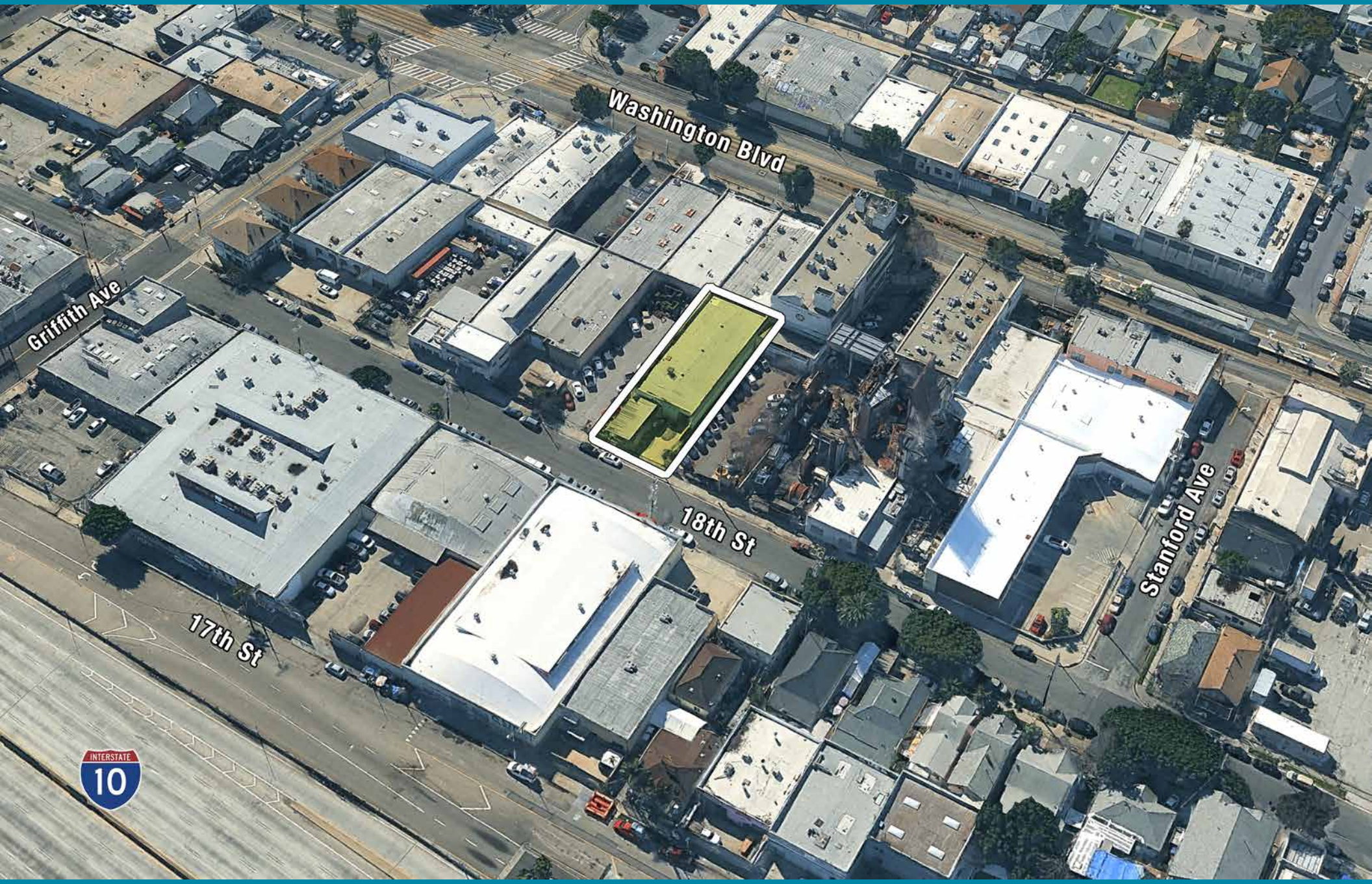
ASKING PRICE: ~~$2,000,000~~ $1,700,000
($314.81 PER SF)

Property Highlights

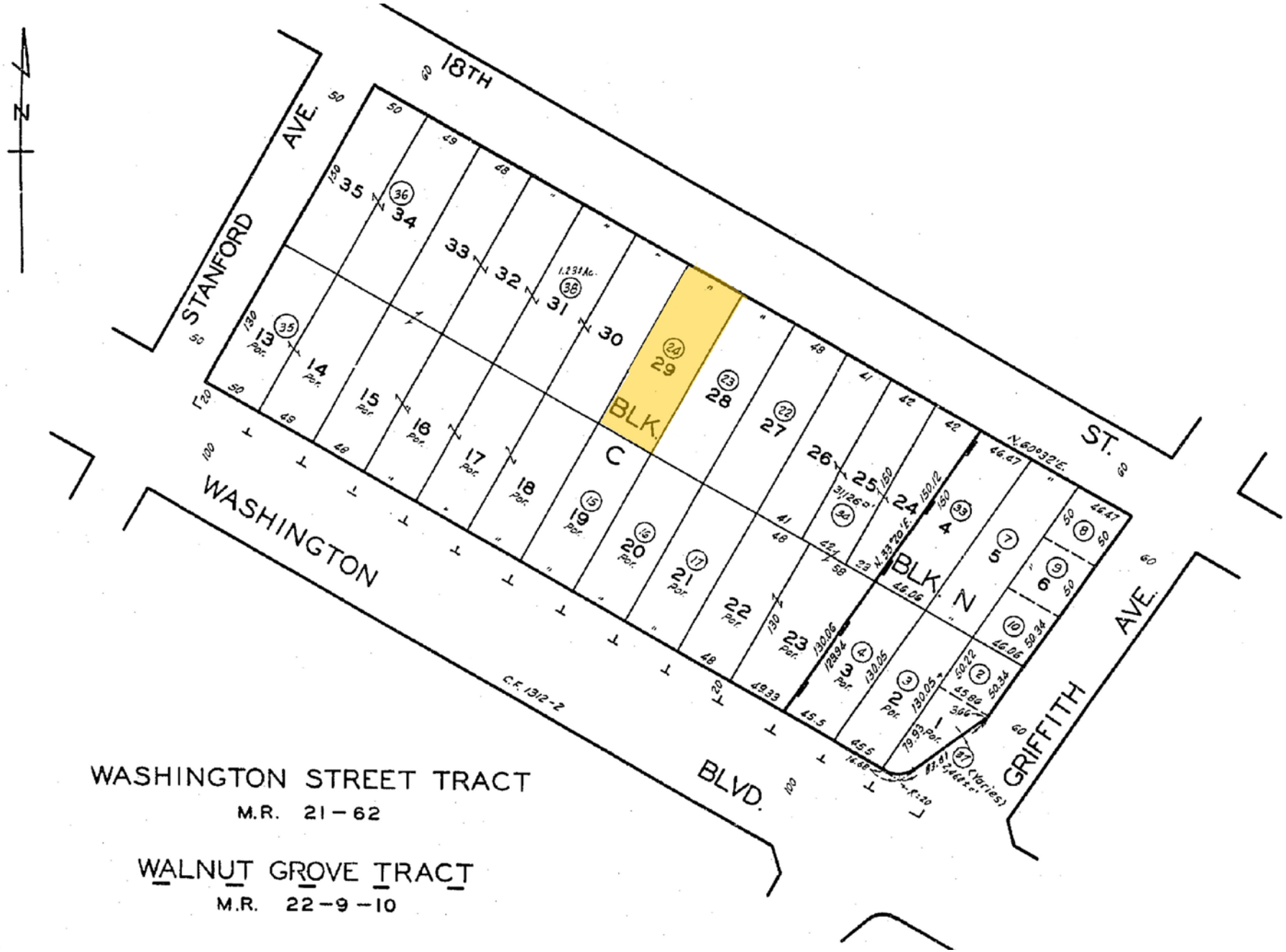
- DTLA manufacturing/warehouse facility
- Owner-user purchase opportunity
- Includes abundant office space
- 400 amps power service
- Secure, gated on-site parking
- Ground level loading door
- Situated one block north of Washington Blvd and Metro A Line San Pedro Street Station
- One block south of the Santa Monica (I-10) Freeway
- Adjacent to DTLA Fashion District
- Property will be delivered vacant



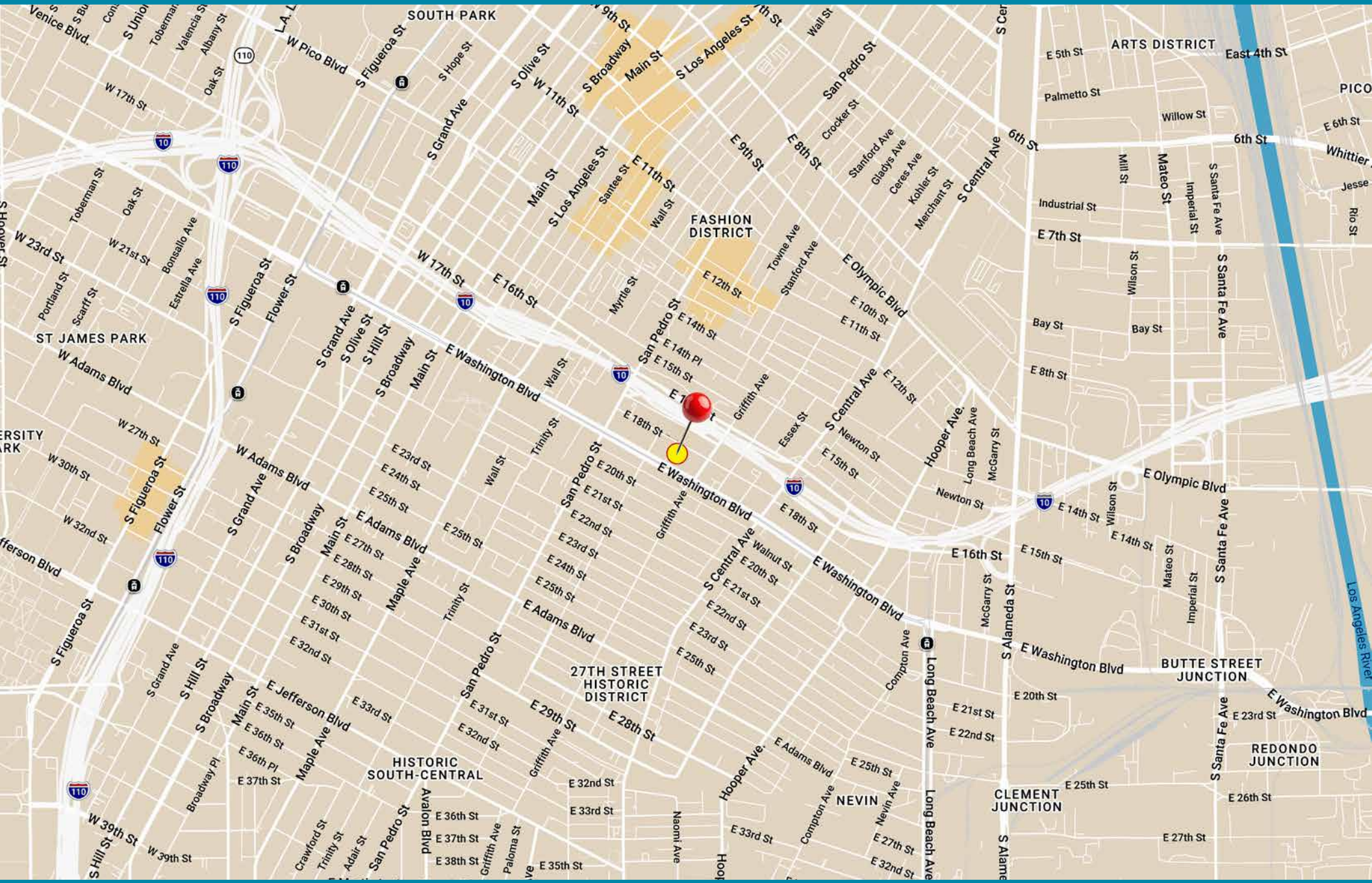
AERIAL PHOTO



PLAT MAP


18TH
ST.
STANFORD
AVE.
WASHINGTON
BLVD.
GRIFFITH
AVE.
BLK. C
BLK. N
WASHINGTON STREET TRACT
M.R. 21 – 62
WALNUT GROVE TRACT
M.R. 22 – 9 – 10

AREA MAP


SOUTH PARK
ARTS DISTRICT
East 4th St
PICO
FASHION DISTRICT
ST JAMES PARK
27TH STREET HISTORIC DISTRICT
HISTORIC SOUTH-CENTRAL
NEVIN
CLEMENT JUNCTION
BUTTE STREET JUNCTION
REDONDO JUNCTION
Los Angeles River
W Pico Blvd
S Figueroa St
S Grand Ave
S Olive St
S Broadway
Main St
S Los Angeles St
San Pedro St
S Central Ave
6th St
E 7th St
E Olympic Blvd
E Washington Blvd
W 17th St
E 16th St
W Adams Blvd
E Adams Blvd
E Jefferson Blvd
W 39th St
E 29th St
E 28th St
Long Beach Ave
S Alameda St
S Santa Fe Ave
Industrial St
Bay St
E 8th St
E 16th St
E 26th St
E 27th St

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

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

41% Population Growth 2010 - 2022

90% Residential Occupancy

46% Walk/Bike/Transit or Work from Home

Major Properties | Ryan Kirschner | Jamie Kennedy | Anthony S Behar

FOR SALE

794 E 18TH ST, LOS ANGELES, CA 90021

DTLA INDUSTRIAL PROPERTY

±5,400 SF Building on ±7,200 SF of Land

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively offered by:

Ryan Kirschner
Sales Associate
323.538.2882
ryan@majorproperties.com
DRE LIC. 02317290

Jamie Kennedy
Sales Associate
412.589.2751
jamie@majorproperties.com
DRE LIC. 02426913

Anthony S Behar
Executive Vice President
310.880.2329
anthony@majorproperties.com
DRE LIC. 01368565

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists