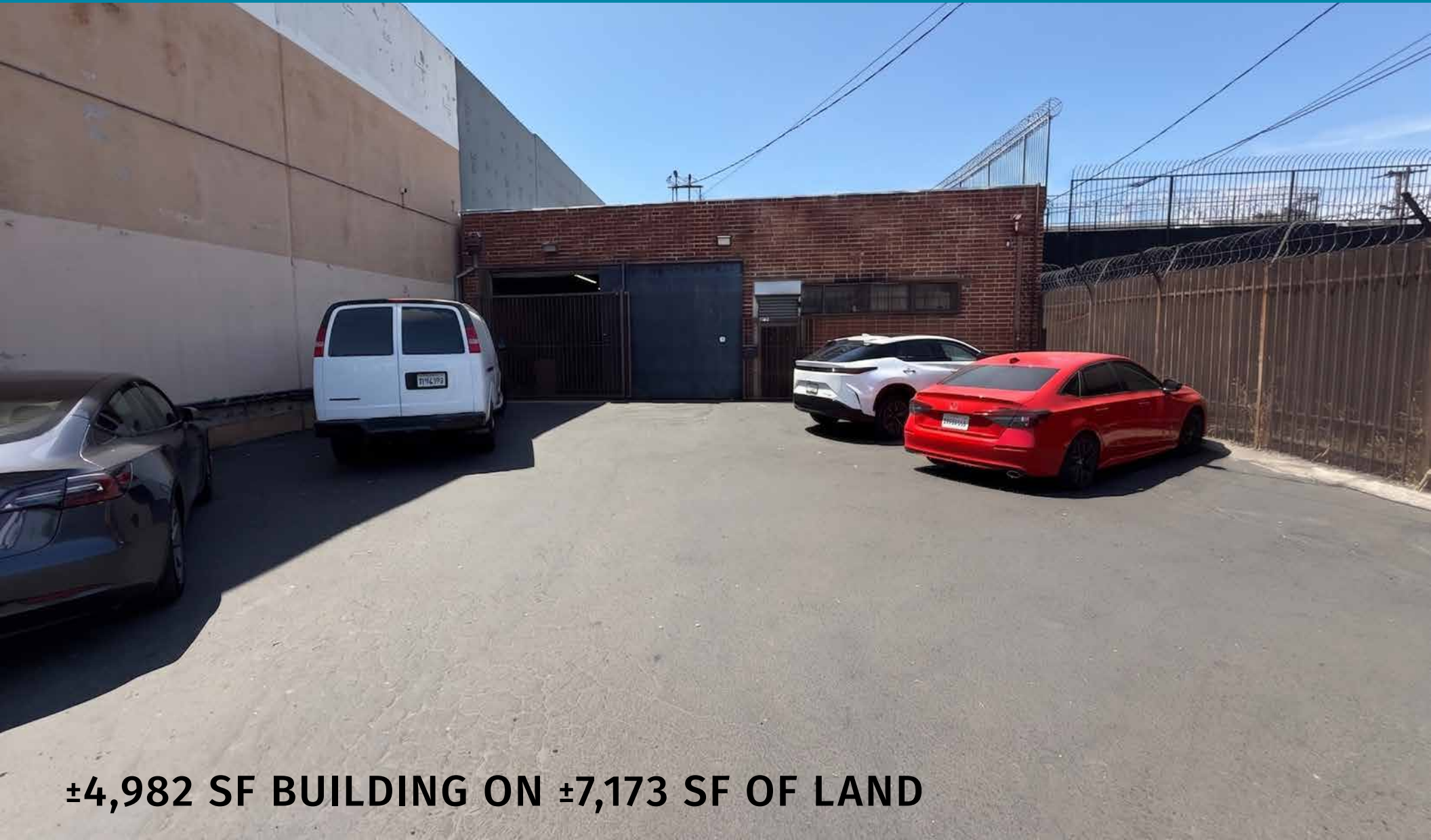


DTLA INDUSTRIAL PROPERTY FOR SALE



±4,982 SF BUILDING ON ±7,173 SF OF LAND

1419 ESSEX ST, LOS ANGELES, CA 90021

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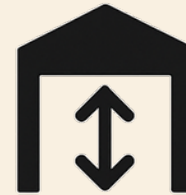
Property Details

Building Area:	±4,982 SF
Stories:	1
Construction:	Masonry
Year Built:	1963
Offices:	4
Land Area (Per Assessor):	±7,173 SF
Clear Height:	14'
Ground Level Loading Doors:	1: 12x12
Restrooms:	1
Parking:	8 surface spaces
Zone:	LA M2
APN:	5132-022-006

Asking Price: \$1,350,000 (\$270.97 Per SF)



INDUSTRIAL
BUILDING



HIGH
CLEARANCE



AC



LOADING
DOOR



OFFICE
SPACE



GATED
PARKING



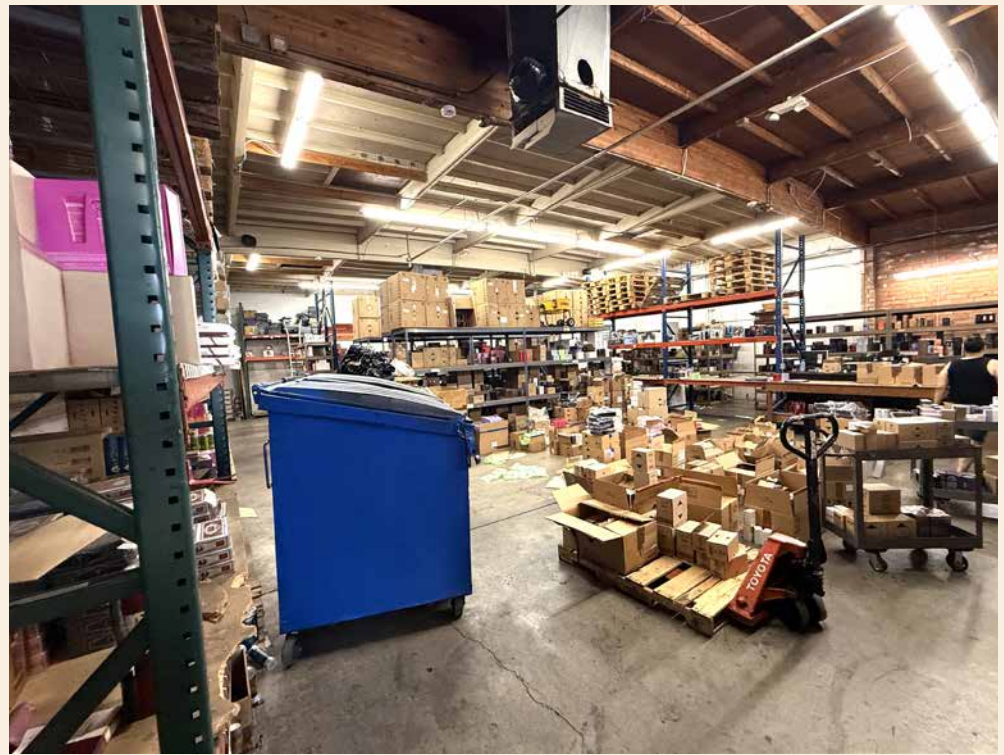
RESTROOM



OPPORTUNITY
ZONE

Property Highlights

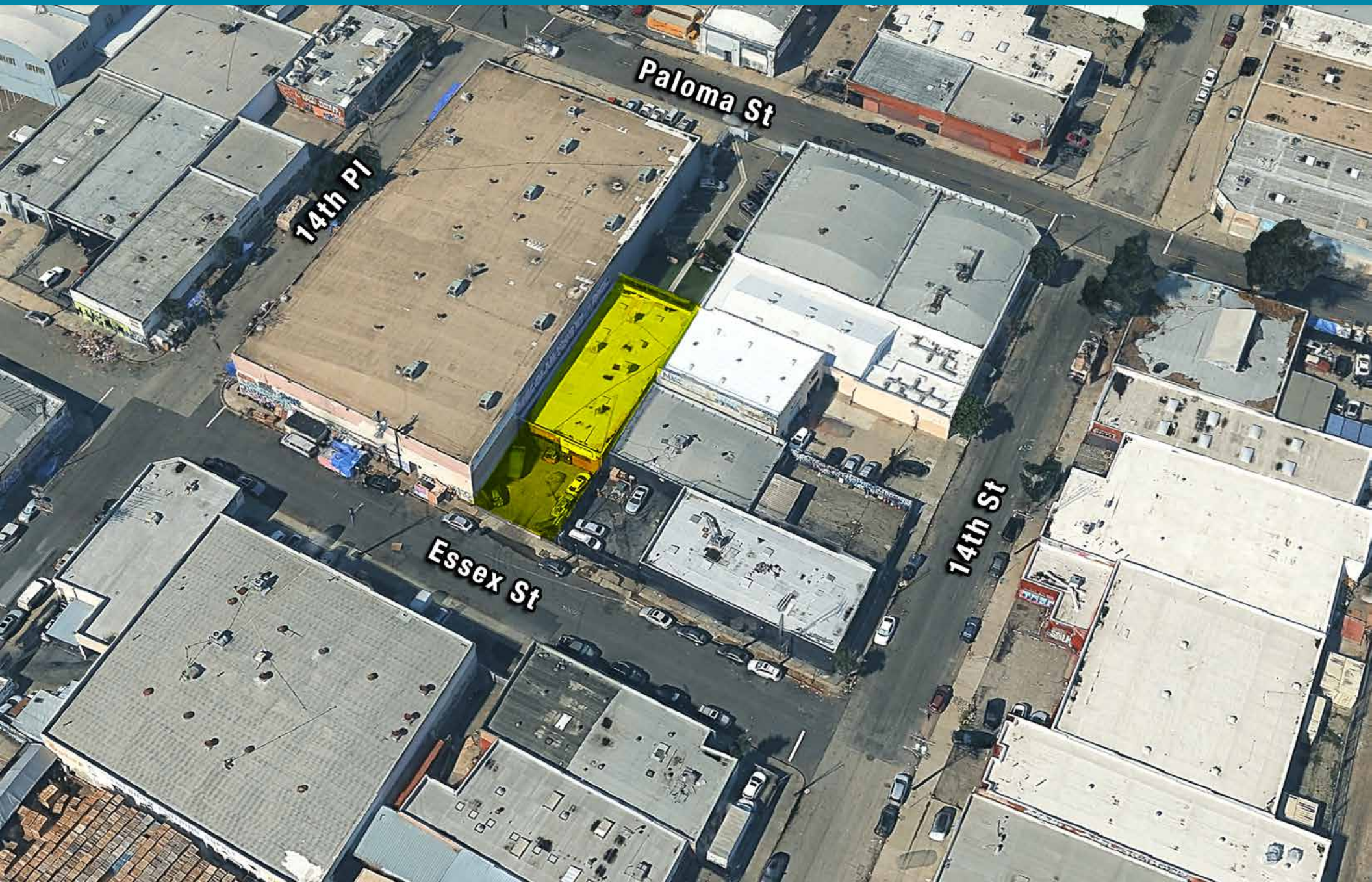
- Downtown Los Angeles industrial facility
- Prime owner-user purchase opportunity
- Ideal for warehouse, distribution, light manufacturing, etc.
- 14' warehouse clearance height
- Ground level drive-in loading door
- Secure, fenced yard with ±8 surface parking spaces
- 3 blocks north of the Santa Monica (I-10) Freeway and one block west of Central Ave
- Located in a Qualified Designated Opportunity Zone



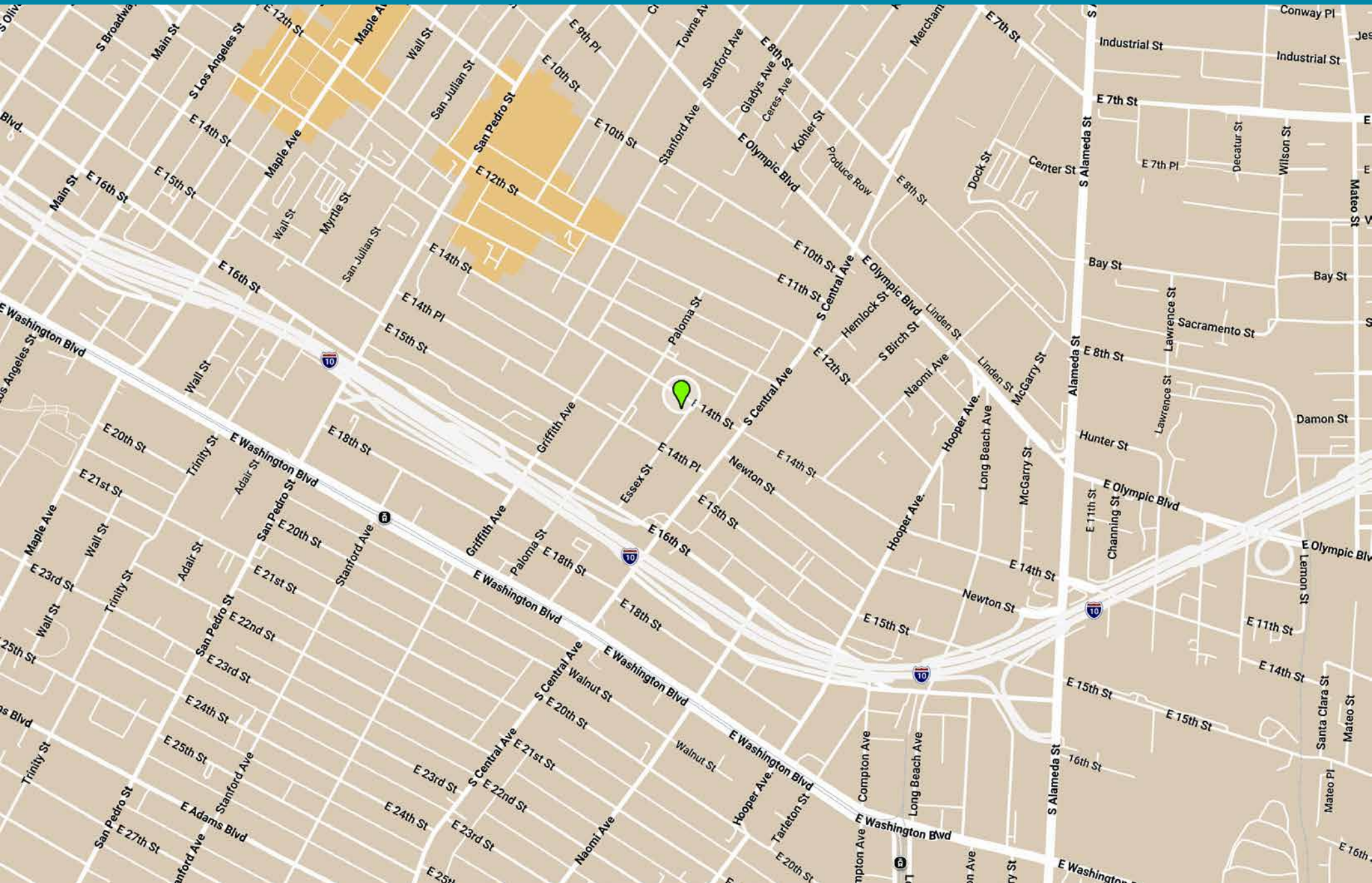
PLAT MAP



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

90%

Residential Occupancy



46%

Walk/Bike/Transit
or Work from Home

61%

25 - 54 Years Old



67%

Postsecondary
Education

FOR SALE

DTLA INDUSTRIAL PROPERTY

±4,982 SF Building on ±7,173 SF of Land

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