



FOR SALE

Prime Industrial Investment / Owner-User Opportunity near USC & DTLA

3900-3912 Broadway Place,
Los Angeles, CA 90037

Building Size

± 24,005 SF (Incl. ± 8,000 SF office)

Price

Contact Broker

Lot Size

± 33,119 SF

Year Built

1924

Zoning

LAM1 (Light Industrial)

of Buildings

3

Parking

± 26 spaces

APN

5122-043-019, 020, 021

Property Type

Industrial

Property Highlights

- **Strategic Location:** Only 1 mile from USC and 2.5 miles from Downtown Los Angeles
- **Excellent Connectivity:** Immediate access to the 110 Freeway with high visibility along Broadway Pl.
- **Opportunity Zone Advantage:** Located within a designated Opportunity Zone, offering significant potential tax benefits
- **Versatile Use:** Perfect for an Investment or Owner-User Opportunity.

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Property Description

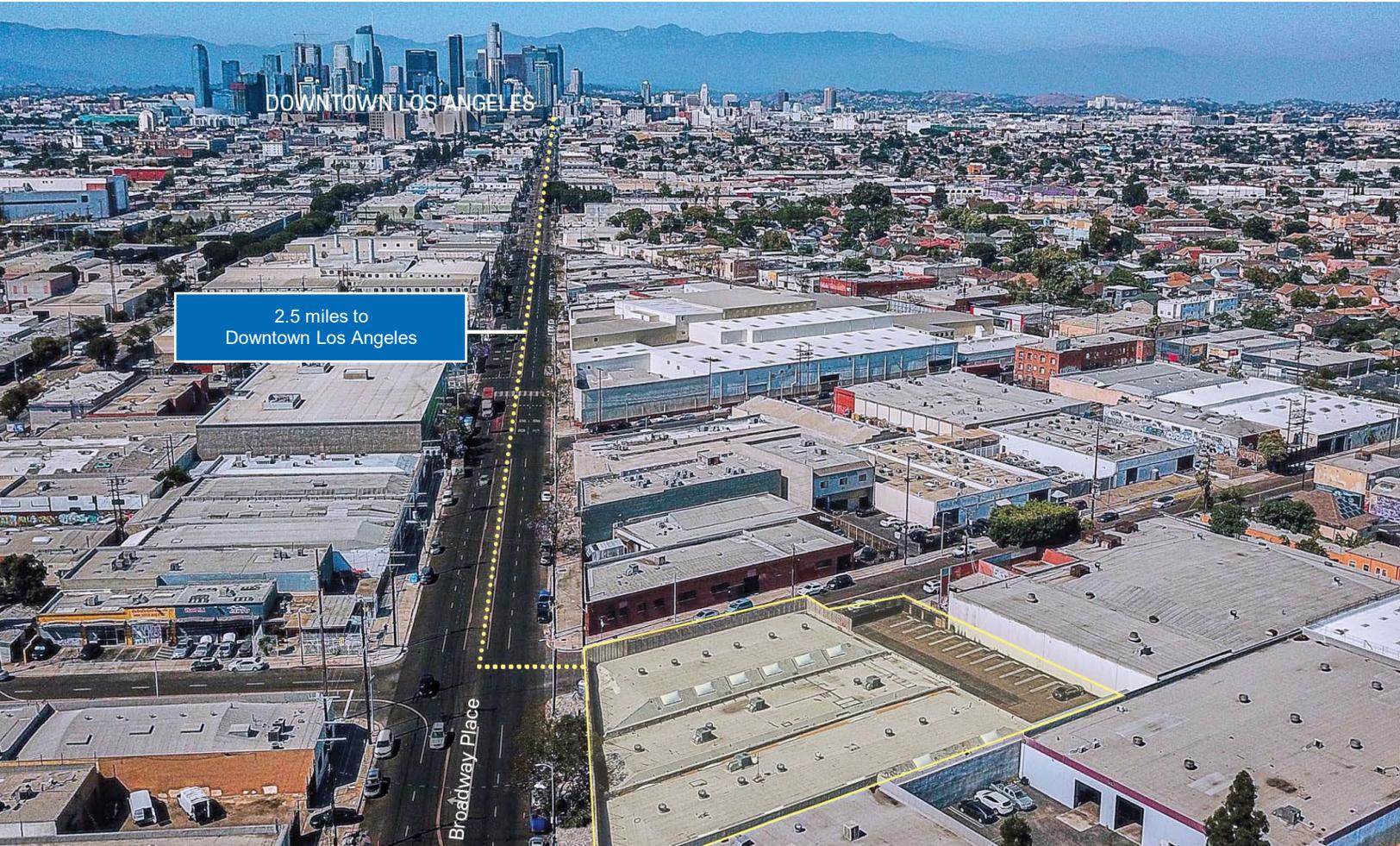
Newmark is pleased to present a premier acquisition opportunity located at 3900-3912 Broadway Place, Los Angeles, CA.

This versatile industrial campus consists of three functional buildings totaling approximately 24,005 SF on a generous 33,119 SF lot.

Ideally situated in a high-visibility corridor, the property offers unparalleled connectivity, located just 1 mile from the University of Southern California (USC) and a mere 2.5 miles from the heart of Downtown Los Angeles (DTLA). With immediate access to the 110 Freeway, this site ensures seamless logistics and brand exposure for any business.

This property is a rare find in today's market, positioned within a designated Opportunity Zone, providing potential investors with significant long-term tax advantages. Featuring ±8,000 SF of dedicated office space, M1 zoning, and a fully fenced and paved secure lot with abundant parking (±26 spaces), the campus is perfectly suited for a wide range of industrial, creative, or specialized uses.

Whether you are looking for a strategic investment in a rapidly developing area or a prime owner-user facility to elevate your business operations, 3900-3912 Broadway Place stands as a centerpiece of opportunity in the Los Angeles industrial landscape.

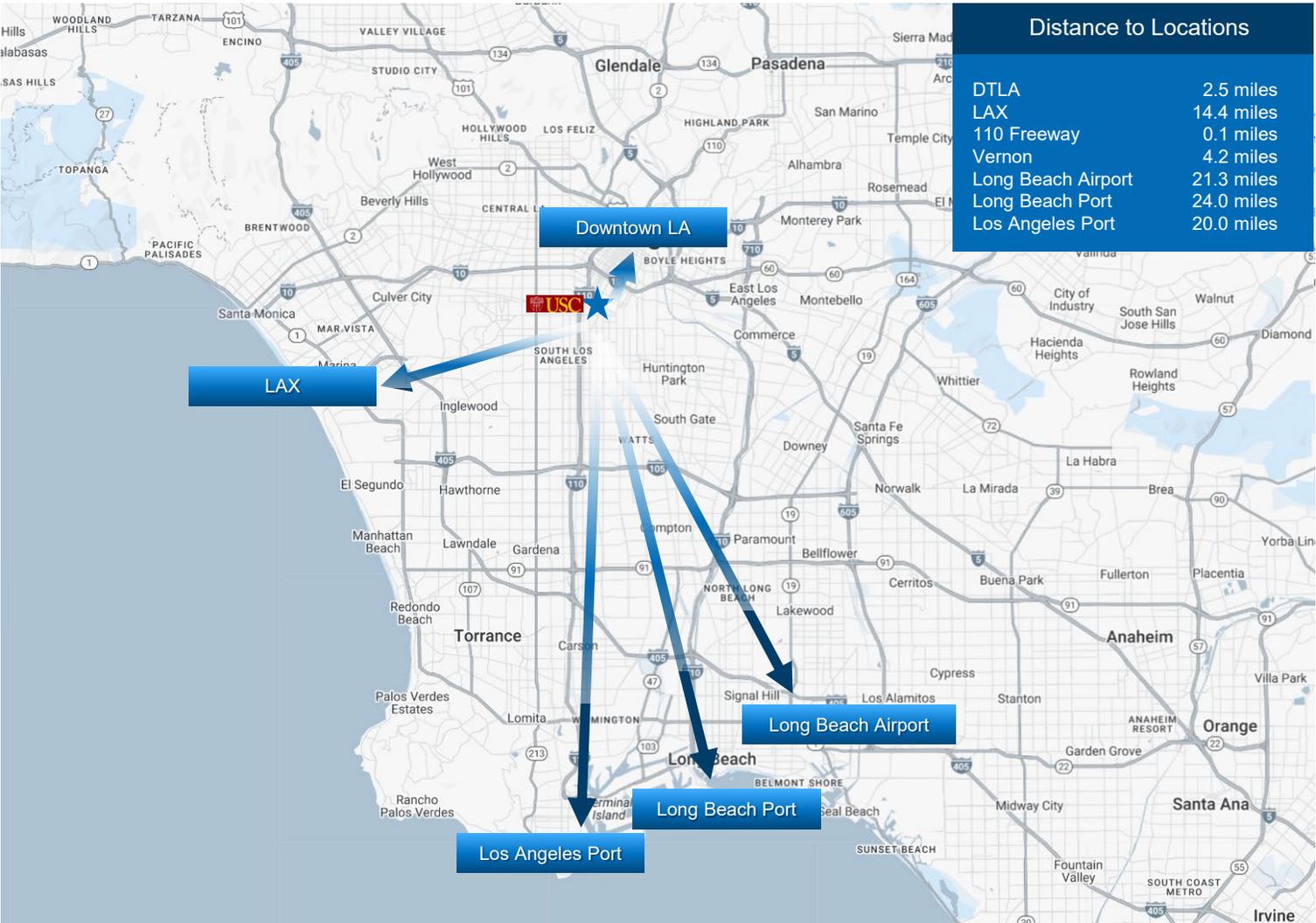


West 39th Street



* The floor plan is for reference only. Actual layout and dimensions may vary.





	1 Mile	3 Miles
Population	53,505	462,179
Households	12,509	143,273
Median Age	31.20	34.60
Median HH Income	\$41,635	\$46,972
Daytime Employees	19,542	234,364
Population Growth 2024-2029	-5.95%	-3.99%
Household Growth 2024-2029	-6.64%	-3.68%