



COMMERCIAL PROPERTY **FOR SALE**

462-472

E. 4th St, Los Angeles, CA 90013

Filip Aueyong
Commercial Associate
📞 (626) 227 - 5994
✉️ Filip.aueyong@irnrealty.com

Charles Fann
Commercial Associate
📞 (626) 373 - 7388
✉️ Charlesfann@irnrealty.com

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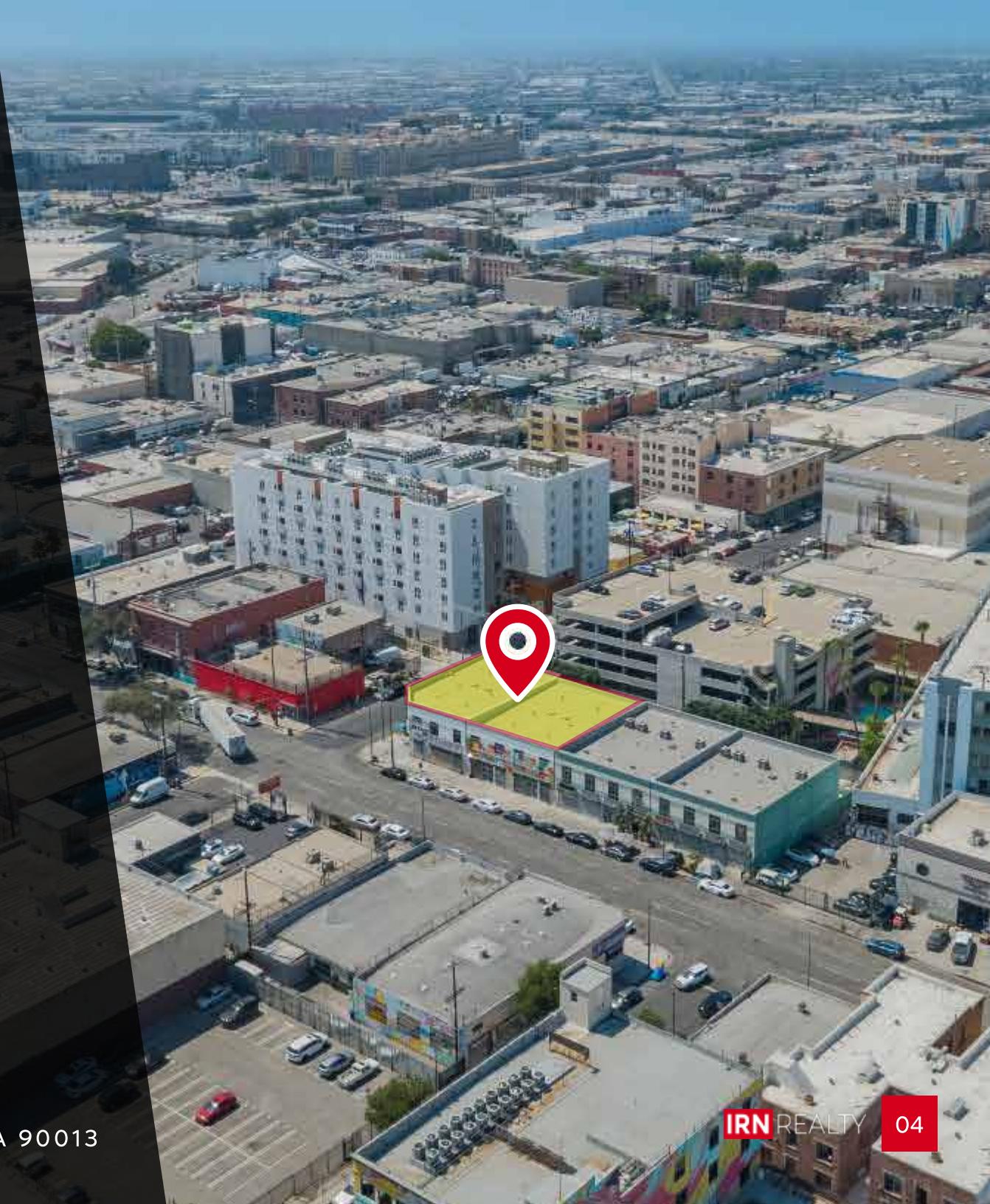


Filip Aueyong
Commercial Associate
📞 (626) 227 - 5994
✉️ Filip.aueyong@irnrealty.com
CalDRE #02121308



Charles Fann
Commercial Associate
📞 (626) 373 - 7388
✉️ Charlesfann@irnrealty.com
CalDRE #01081256
NMLS ID 241251

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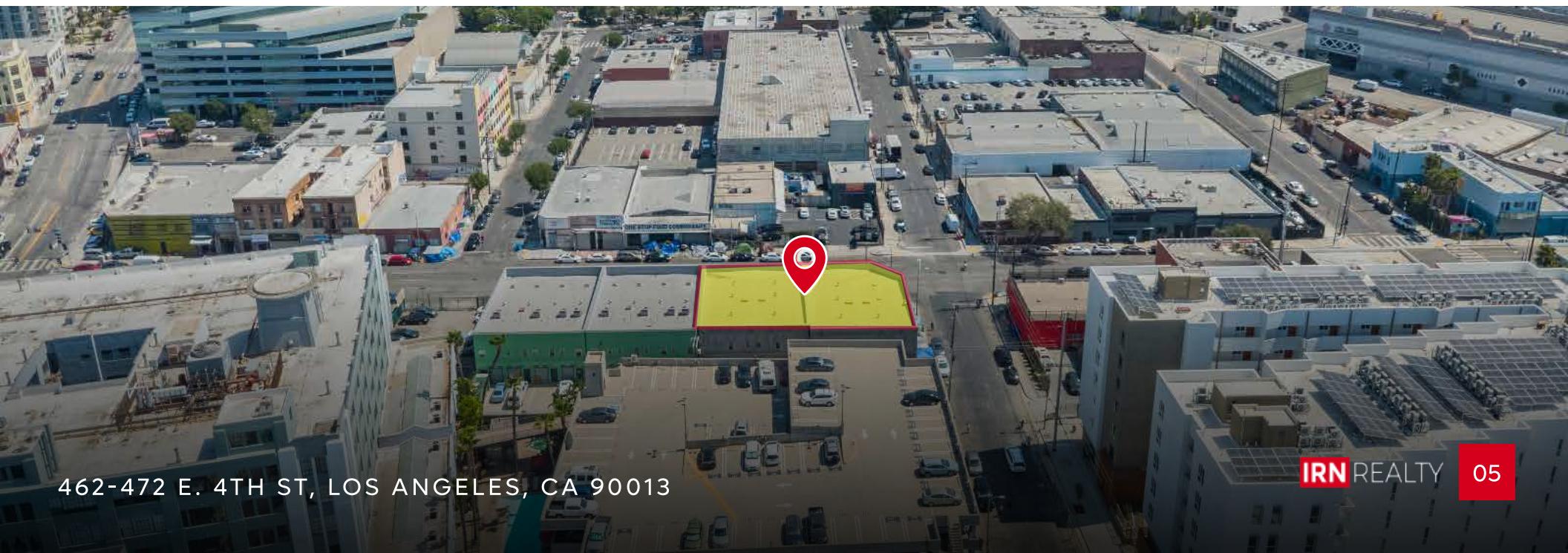


EXECUTIVE SUMMARY

IRN Realty is pleased to present the opportunity to acquire 462 – 472 E 4th St in Los Angeles, CA 90013. This multitenant commercial asset is a two-story commercial building constructed in 2007, featuring approximately 16,800 sq ft of building area on an estimated 0.25-acre lot. Zoned LAM2, this property resides within Los Angeles's Toy District, a densely commercial sub-neighborhood (ZIP 90013) known for extensive wholesale trade in toys, novelties, electronics, decorations and party goods. The location offers unmatched synergy for businesses that benefit from foot traffic, other wholesale suppliers and logistical convenience. Not to mention, the subject property is near major cultural and transit destinations—just minutes from the Arts District, Little Tokyo, Pershing Square, Grand Central Market, and The Broad Museum—positioning it within a vibrant, accessible urban core.

For investors, this property offers stable income potential and long-term value preservation through its prime location, functional layout, and modern construction. While LAM2 zoning limits high-density residential redevelopment under current entitlements, the site may benefit from future rezoning opportunities under Downtown LA's evolving 2040 Community Plan, offering upside potential for a mixed-use or higher-density commercial project. In the meantime, investors can capitalize on the area's sustained wholesale demand and limited supply of high-quality space.

For owner users, this property offers a rare, move-in ready facility in a market dominated by older, less efficient structures. The location provides unmatched access to suppliers, clients, and cultural destinations that elevate your brand presence. Ample building size, modern infrastructure, and a strategic location give your business the operational edge it needs to thrive in Los Angeles's competitive market. This is a ready-to-use headquarters for your enterprise. Control your space, eliminate landlord uncertainty, and secure a long-term operational base in one of Downtown LA's most active wholesale districts.



PROPERTY OVERVIEW

PROPERTY FEATURES

Address	462-472 E 4th St, Los Angeles, CA 90013
Building Size	16,800 SF (Buyer to verify)
Price / SF	\$327.38
Land Size	11,049 SF, 0.253 AC (Buyer to verify)
APN	5147-008-012, 5147-008-013, 5147-008-014
Zoning	LAM2 (Buyer to verify)
Year Built	2007
Number of Tenants	3
Occupied	100%

PURCHASE PRICE: \$5,499,998.00

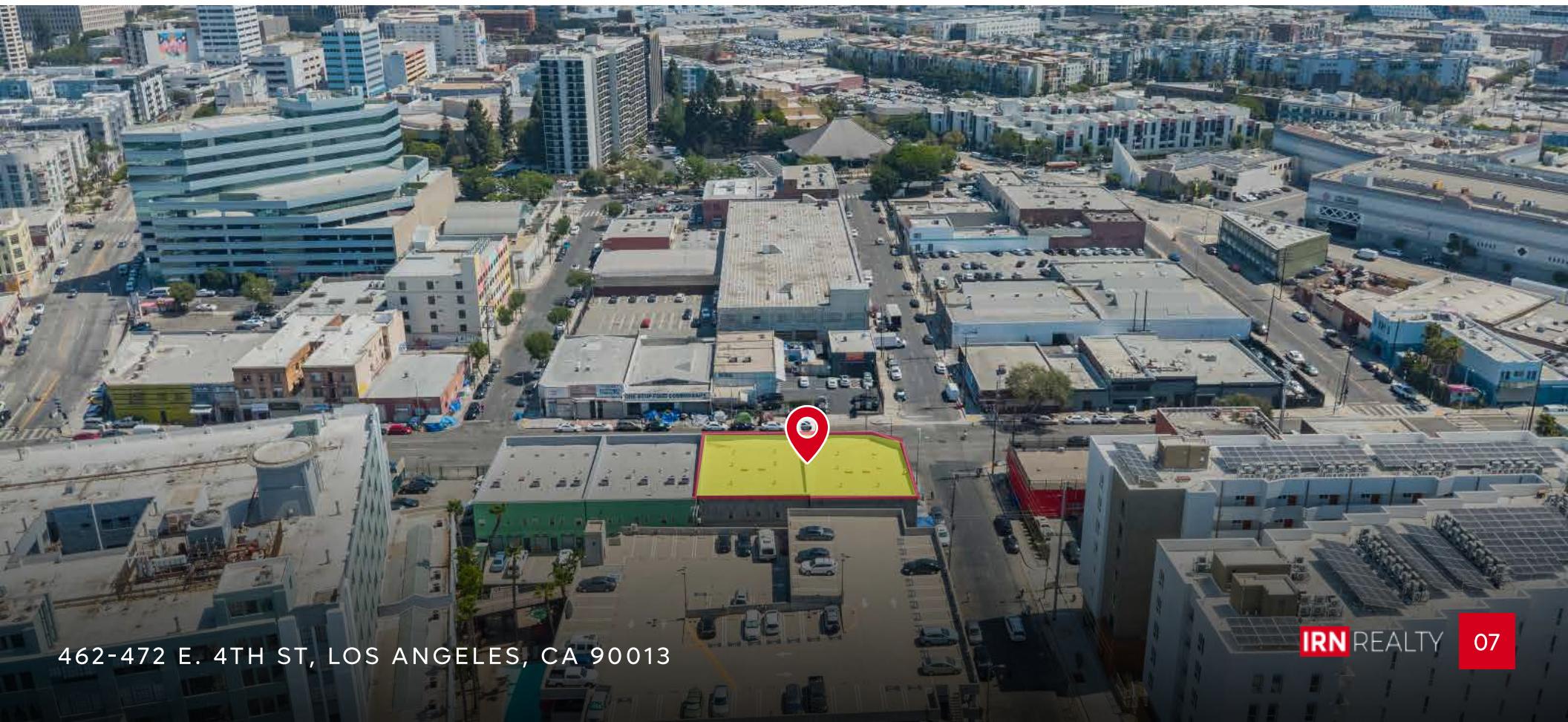
INVESTMENT HIGHLIGHTS

- Prime Location – Convenient travel times as subject property is minutes away from the Arts District, Little Tokyo, Pershing Square, Grand Central Market, The Broad Museum, Grand Park, and Doubletree by Hilton Hotel
- Qualified opportunity zone. Located in one of 8,764 opportunity zones in the United States, this property may be eligible for preferential tax treatment if used as a new investment under certain conditions.
- Ideal Owner-User Investment or 1031 Exchange Asset with High Upside
- High Traffic Location Along 4th St – Approximately 40,000 vehicles per day
- Strong Visibility with Large Frontage of 107'
- Robust retail and wholesale corridor –Toy District spans approximately 12 city blocks, hosting approximately 1,000 wholesale retailers selling a wide array of items from toys, electronics, party goods, decorations, and more. This exposure creates endless opportunities for networking and transacting with neighboring businesses and the DTLA community



RENT ROLL

UNIT #	TENANT	SF APPROXIMATELY	LEASE TYPE	LEASE TO	MONTHLY RENT	ANNUAL RENT
462	Pyramids Wholesale Inc.	4,200	MG	MTM	\$4,480.00	\$53,760.00
464	Pyramids Wholesale Inc.	4,200	MG	MTM	\$4,480.00	\$53,760.00
468	FLT Collectibles (Owner occupied)	4,317				
472	Storage	4,072	MG	MTM	\$4,100.00	\$49,200.00

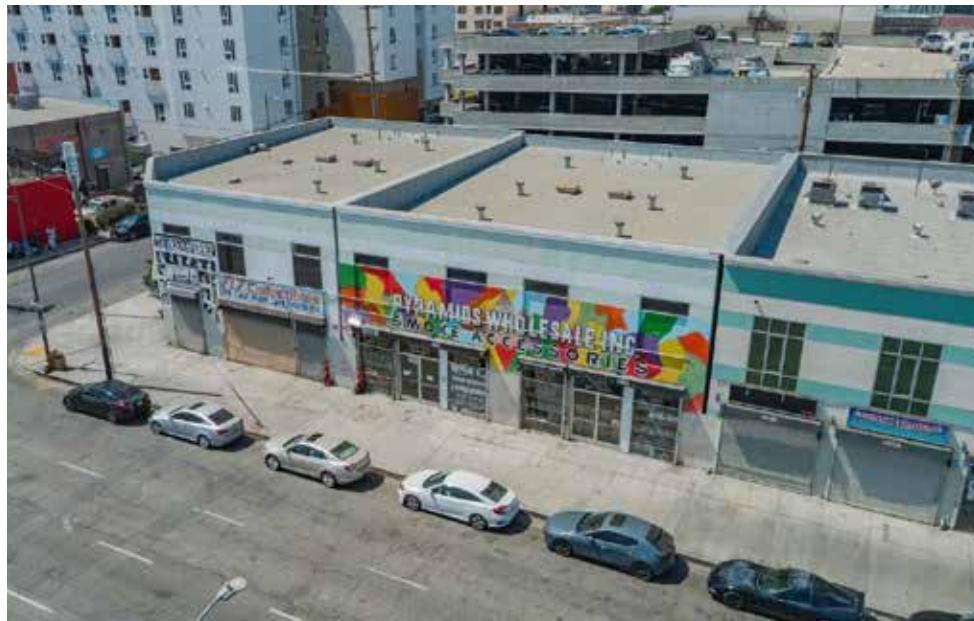


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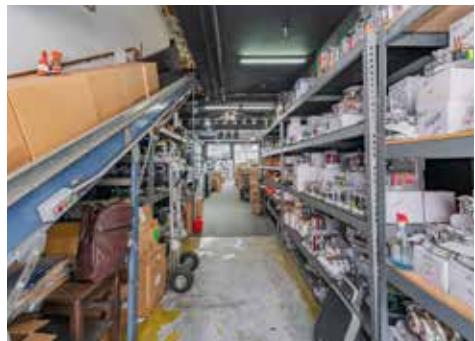
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PROPERTY PHOTOS



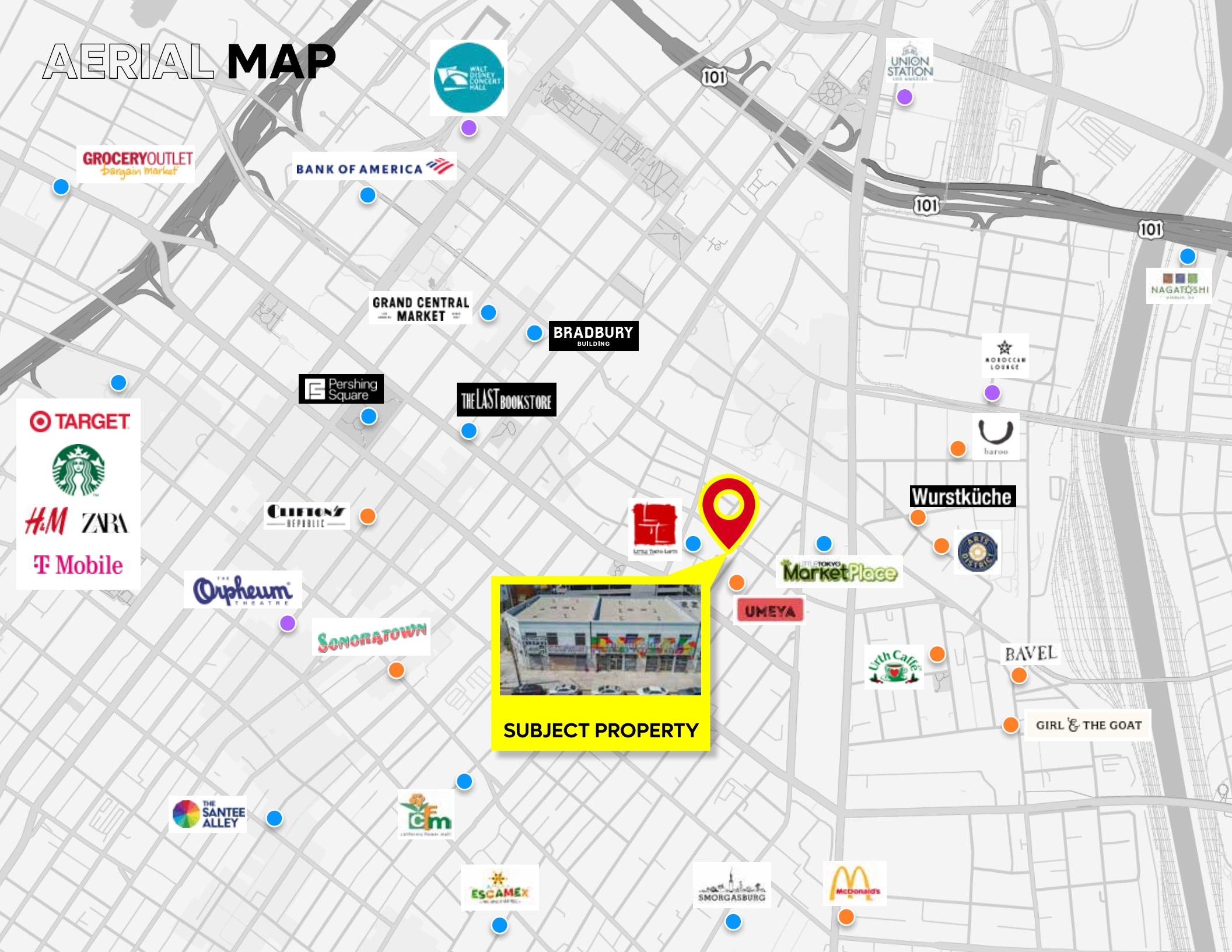
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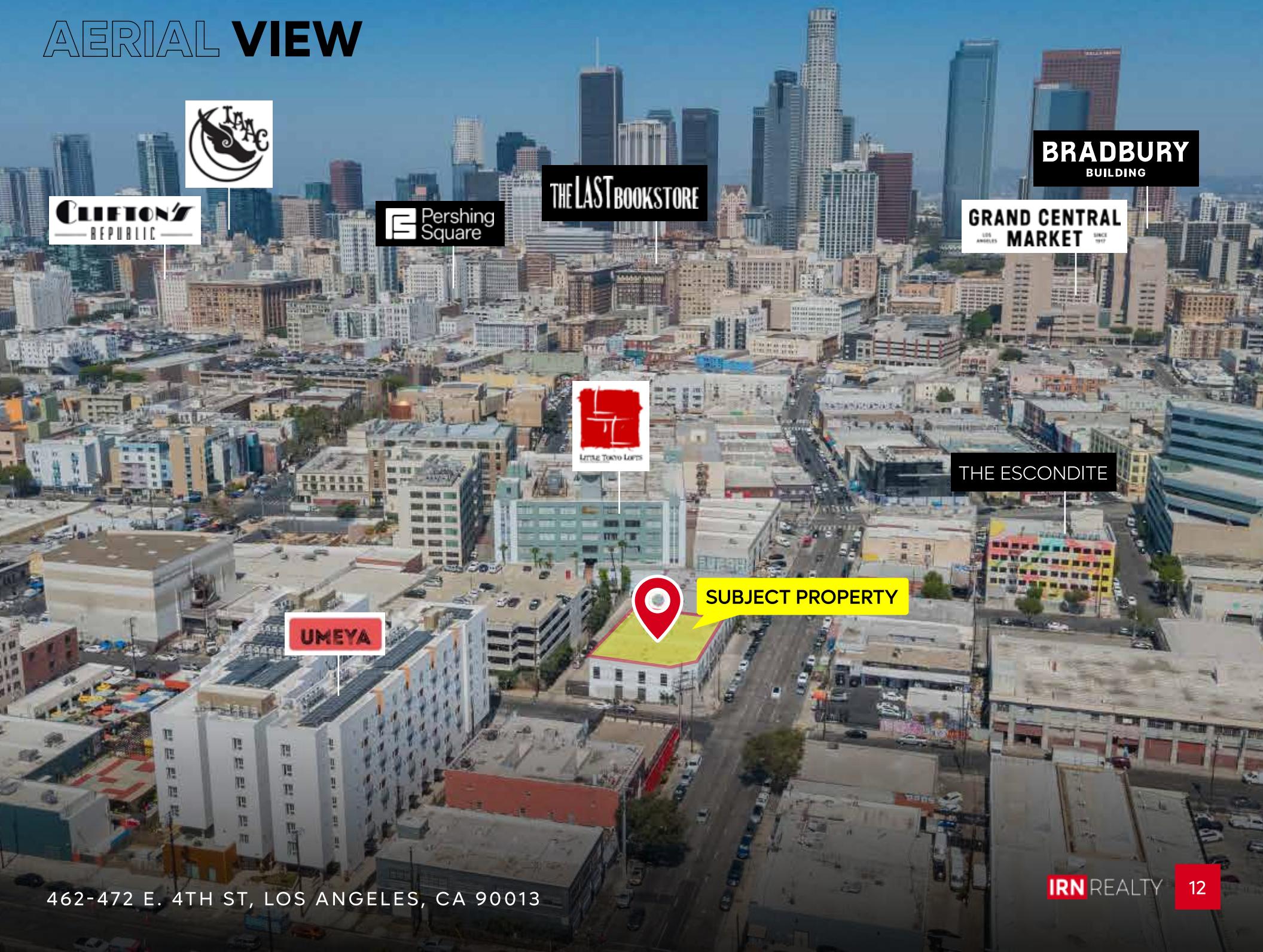
PROPERTY PHOTOS



AERIAL MAP



AERIAL VIEW



DEMOGRAPHICS DOWNTOWN LOS ANGELES (2025)

WORKING

 **288,000+** Jobs

 **57%** Postsecondary Education

 **\$95,000** Average Household Income

 **65%** Currently work 3-5 days in DTLA

 **61%** 30 - 54 Years Old

 **79%** Expect to be in the office at least half the time

TOURING & DINING

 **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

LIVING

 **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



LOS ANGELES TOY DISTRICT

ABOUT

The Toy District is a compact 12 block enclave in eastern Downtown L.A., full of pastel-painted, low-rise buildings housing approximately 500–1,000 toy, novelty, and party-goods wholesalers and retailers. Approximately ninety percent of these stores operate at wholesale price levels. The area is bustling, budget-friendly, and teeming with small vendors and bargain hunters.

Amid this eclectic and vibrant area that captures the energetic wholesale atmosphere of the neighborhood, the streets are extremely walkable and transit-friendly (Transit Score: 100), offering seamless connectivity throughout the city. Grand Central Market, the Fashion District, and the Historic Core are nearby, while the Old Bank District—with its adaptive reuse lofts and cultural flair—is a short distance away. Cultural destinations like Little Tokyo (known for its iconic eateries and cultural institutions), the Arts District, Pershing Square, and The Broad Museum sit within minutes, adding major urban amenities and identity to the locale.

HISTORY

The Toy District began its transformation in the early 1980s, when diverse groups of entrepreneurs started opening toy wholesale shops in eastern Downtown Los Angeles. By the 1990s and 2000s, the district had blossomed into a dense wholesale hub of over 500 businesses, employing thousands and generating between \$500 million to over a billion dollars in annual sales. It became the gateway for much of the United States' toy imports from the Pacific Rim. A Business Improvement District (BID) was established around 1998 to manage sanitation and security—but by 2009 its vigor had subsided amid economic pressures. As larger wholesale operations moved to more spacious and accessible areas (such as Vernon and Commerce), the Toy District's makeup shifted. Today, the district is more boutique, serving smaller operations, niche retailers, and bargain hunters, even as it retains its identity as a rooted commercial district.

ZONING

The Toy District falls largely under LAM2 (Light Manufacturing) zoning—optimized for wholesale, light industrial, warehouse, and showroom uses. This zoning reflects its legacy as a functional industrial-commercial enclave.

In 2023, the City Council adopted the DTLA 2040 plan, which reimagines zoning and land use across downtown—including areas adjacent to the Toy District. It proposes new form-and-function districts, incentivizes increased density, and removes parking mandates in many zones. These policies aim to modernize zoning, encourage development flexibility, and possibly pave the way for future rezoning of parcels such as those in the Toy District. While the City Center Redevelopment Plan remains in effect through 2033, its overlapping policies are subordinate to the newer Downtown Community Plan. This alignment positions the Toy District within a planning regime increasingly favorable to adaptive reuse, mixed-use transition, and urban growth. The area continues to support a dense network of smaller-scale wholesalers and niche retailers, maintaining steady leasing activity.

NEIGHBORING MARKETS

Nearby submarkets such as the Arts District and South Park have seen rapid residential and mixed-use development, drawing interest from institutional developers and investors. Projects like Toy Factory Lofts (converted in early 2000s), Barker Block, and Biscuit Company Lofts exemplify this trend of warehouse reimaging. South Park, especially, is undergoing major redevelopment with projects like Metropolis and Circa LA, heralding high-density residential growth and luxury amenities.

Given its industrial character and robust proximity to cultural and employment centers, the Toy District holds strategic appeal for adaptive reuse—particularly as live/work, creative office, or niche manufacturing. The success of neighboring neighborhoods supports the feasibility of such conversions. The DTLA 2040 plan's zoning flexibility (e.g., relaxed height, reduced parking) sets the door ajar for eventual intra-district rezoning. This could unlock redevelopment avenues for mixed-use or higher-density commercial buildings—especially under incentive programs or affordable housing triggers.

All in all, the Toy District's historical industrial roots are being recontextualized in a rapidly shifting Downtown LA landscape. While zoning and structural constraints remain, adjacent neighborhood trends—combined with evolving planning strategies—offer a tangible path toward adaptive reuse, value-add investment, and future mixed-use redevelopment.



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FOR MORE
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