

5836-5850 TOWNE AVE, LOS ANGELES, CA. 90003

EXTREMELY RARE OPPORTUNITY FOR WAREHOUSE WITH PARKING LOT - EAST LA

\$599,000



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ADVANTAGE REAL ESTATE

1021 PICO BLVD
SANTA MONICA, CA 90405





PROPERTY DESCRIPTION

A rare opportunity to acquire two contiguous industrial parcels in one of Los Angeles' most tightly-held manufacturing corridors where commercial properties rarely change hands. This 4,620 SF offering features 184 feet of frontage on Towne Avenue with 25 feet of depth. The 5836 Towne Avenue parcel currently serves as parking and storage with capacity for up to 8 stacked vehicles, while 5850 Towne Avenue features a 2,500 SF one-story cinder block structure currently operating as a furniture manufacturing facility. Most notably, the building is equipped with heavy-duty 440-volt, 3-phase electrical panels, an expensive infrastructure upgrade that's already in place and ready for industrial operations.

Zoned MR1-2D-CPIO (Restricted Industrial), both parcels are ideally suited for light manufacturing, wholesale businesses, creative studios, tech facilities, and professional offices. Whether you're an established manufacturer seeking to own your facility or an investor targeting South LA's growing industrial demand, this rarely-available dual-parcel opportunity delivers immediate functionality with significant upside potential. All information is deemed reliable but not guaranteed; potential buyers are strongly encouraged to consult the City of Los Angeles Building and Planning Departments and their own experts to verify zoning, permits, and allowable uses.

1. 5836-5850 TOWNE AVE, LOS ANGELES, CA. 90003





LOCATION OVERVIEW & USAGE

Strategically positioned in South Los Angeles' established industrial corridor at 5836-5850 Towne Avenue (90003), this property benefits from exceptional freeway connectivity and proximity to the region's major commercial districts. With easy access to the I-110 Harbor Freeway, I-10, and I-105 freeways, the site provides seamless transportation links to downtown LA, the ports, and the thriving industrial centers of Vernon, Commerce, and South Gate.

LOCATION & ACCESS:

Address: 5836-5850 Towne Avenue, Los Angeles, CA 90003

- Minutes from I-110 (Harbor Freeway) for downtown LA and port access
- Close proximity to I-10 and I-105 freeways
- Established industrial and manufacturing corridor
- Easy access to Vernon, Commerce, and South Gate industrial districts
- Public transportation accessible

MR1-2D-CPIO (Restricted Industrial Zone) IDEAL FOR:

- Manufacturing operations (furniture, assembly, light fabrication)
- Creative production (film/media studios, content creation)
- Tech and software companies seeking affordable industrial space
- Medical/research facilities and laboratories
- Wholesale distribution with on-site production
- Equipment repair and service facilities
- Contractor yards and equipment storage
- Warehouse and logistics operations

PROPERTY DETAILS



One-story
Cinder Block



440-volt, 3-
Phase Panels



Up to 8 Spaces
(Stacked) on
5836 Parcel



1 Office Space



2 Bathrooms



Breakroom



5836-5850
Towne

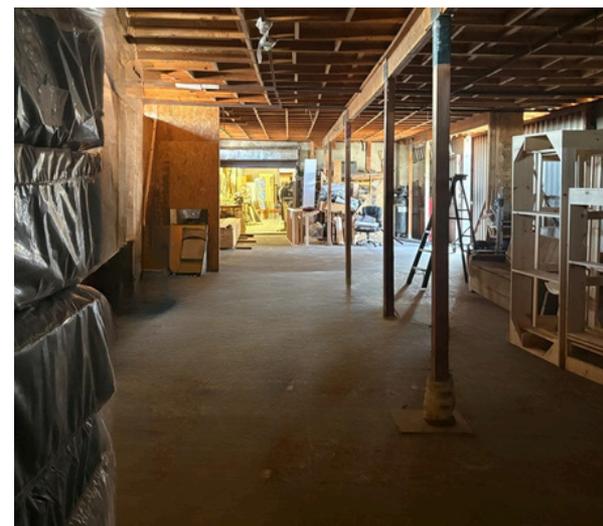
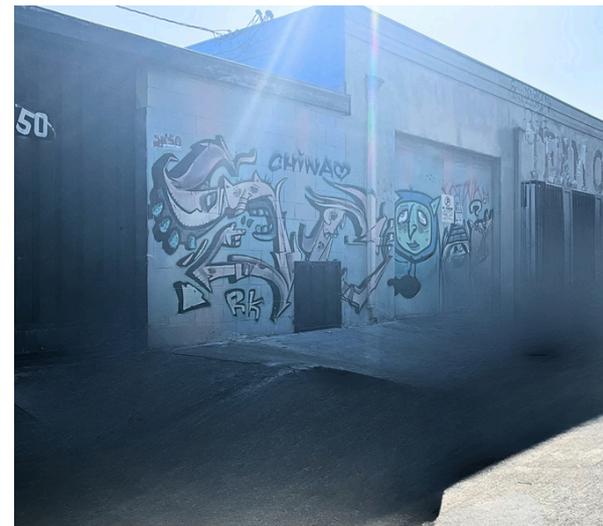
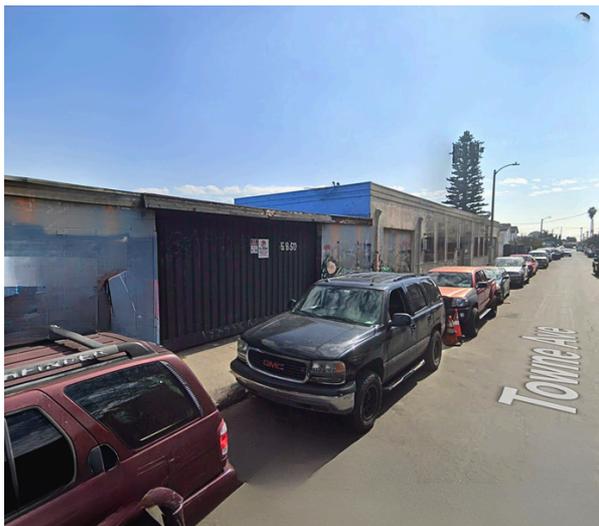
Parcel
Combined
4,620 sf.

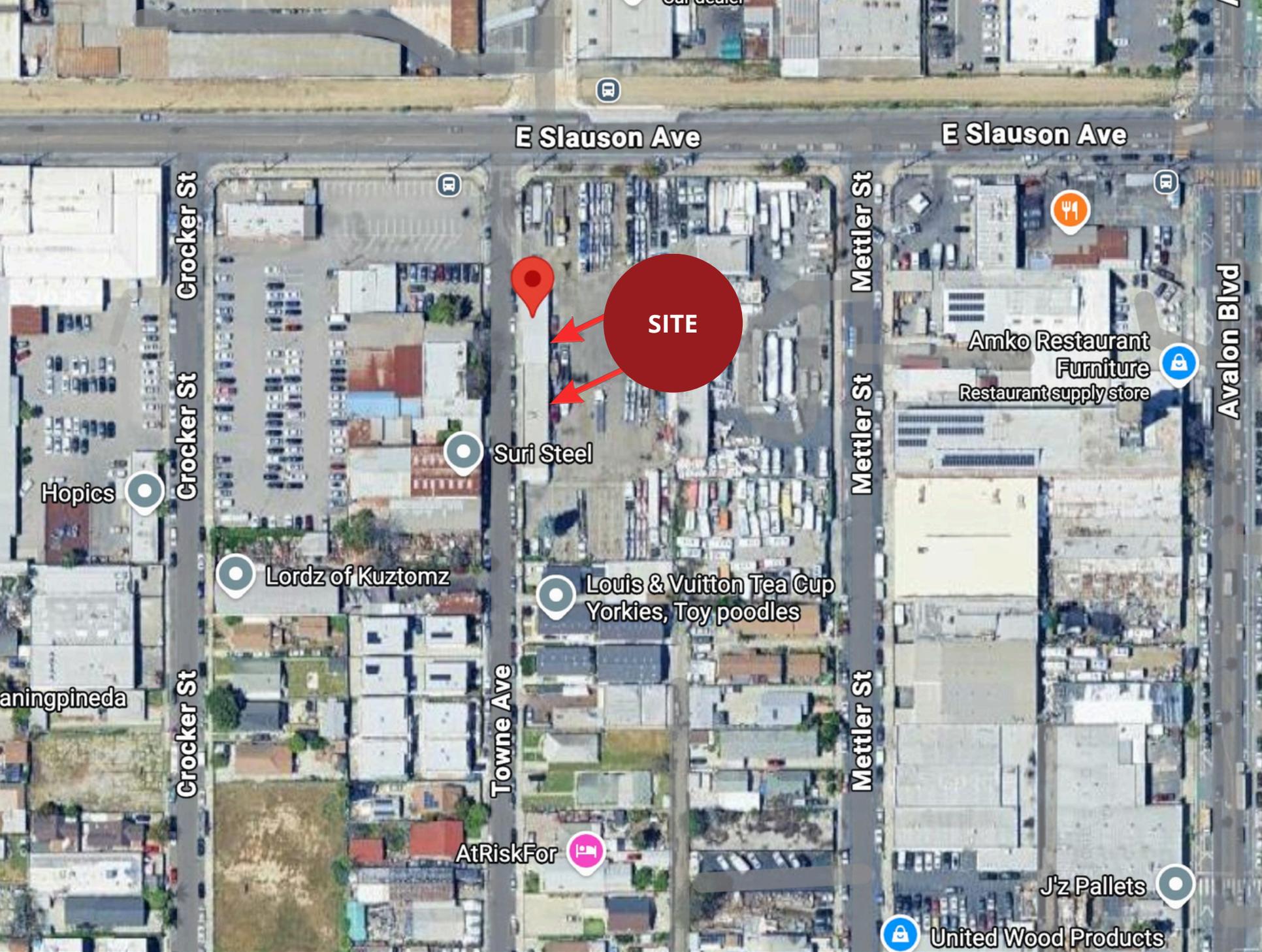
Structure Size
2,500 sf.

2. 5836-5850 TOWNE AVE, LOS ANGELES, CA. 90003



PROPERTY PHOTOS





ARIEL MAP

4. 5836-5850 TOWNE AVE, LOS ANGELES, CA. 90003

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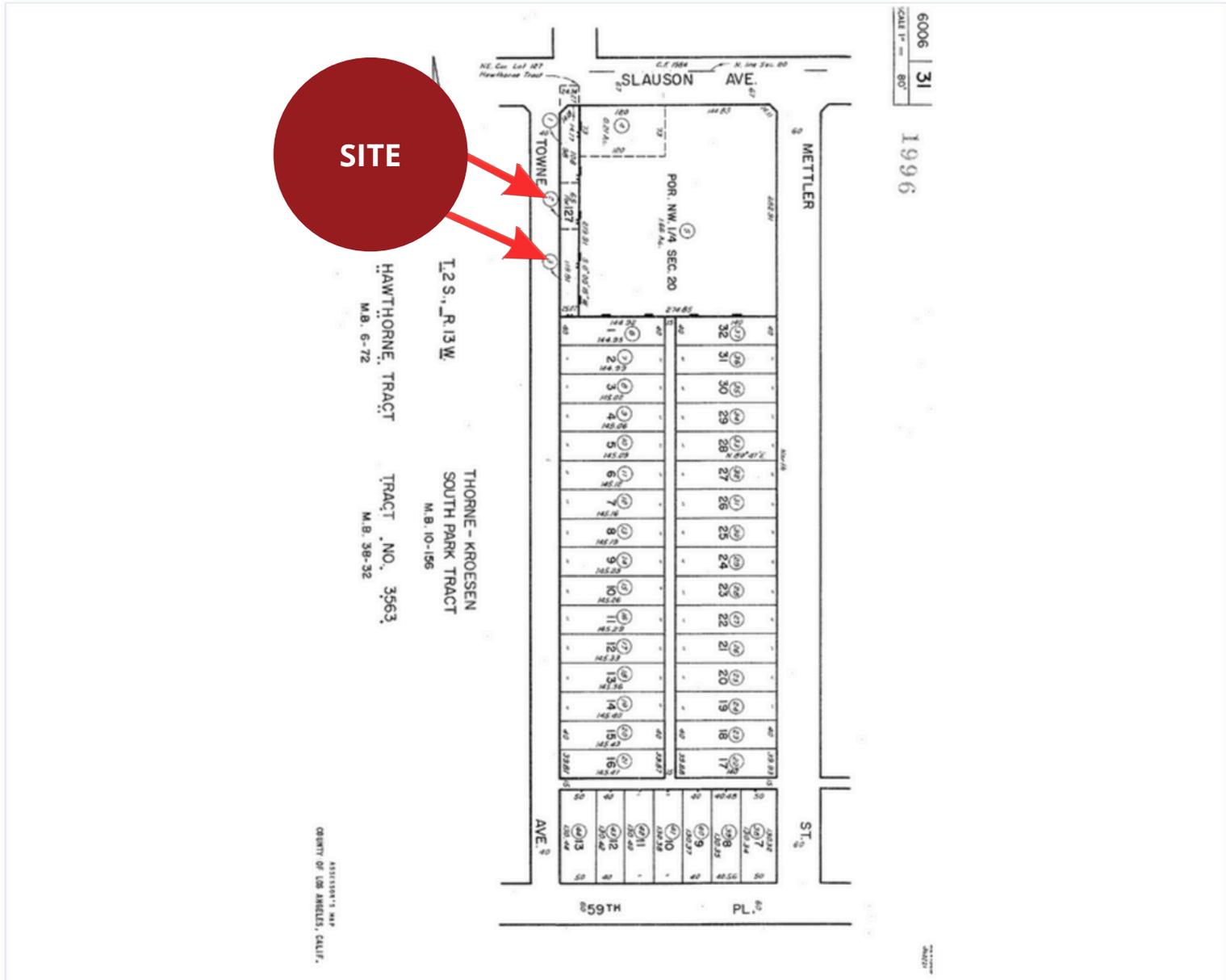


Subject Property Location

Property Address 5836 TOWNE AVE
City, State & Zip LOS ANGELES, CA 90003-1324
County LOS ANGELES COUNTY

Report Date: 10/08/2025
Order ID: R197934479

Parcel Number 6006-031-002



PARCEL MAP

5. 5836-5850 TOWNE AVE, LOS ANGELES, CA. 90003

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