

151
W. 33rd St.
LOS ANGELES, CA



CONFIDENTIAL OFFERING MEMORANDUM



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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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151
W. 33rd St.





EXECUTIVE SUMMARY


Owner-User or Investment Opportunity Near Downtown Los Angeles and USC

151 West 33rd Street, Los Angeles, CA 90007


CBRE is pleased to present an exceptional opportunity to acquire an 8,250 square foot industrial warehouse located at 151 W. 33rd St., Los Angeles, CA 90007. Situated on a 14,830 square foot lot, this property includes a 1,500 square foot office space and was originally built in 1984, with comprehensive renovations completed in 2021 to ensure modern amenities and infrastructure.

Key features include a secured and fenced parking lot with twenty two (22) spaces, strategic proximity to the University of Southern California (USC), and location within an Opportunity Zone, offering potential tax benefits for investors. The property is zoned LAM1, suitable for light manufacturing and industrial uses, making it ideal for various industrial and commercial applications.

This industrial warehouse represents a prime investment opportunity in a sought-after Los Angeles location.



INDUSTRIAL
WAREHOUSE



LOCATED NEAR
DOWNTOWN LA



LAM1
ZONING

PROPERTY DESCRIPTION

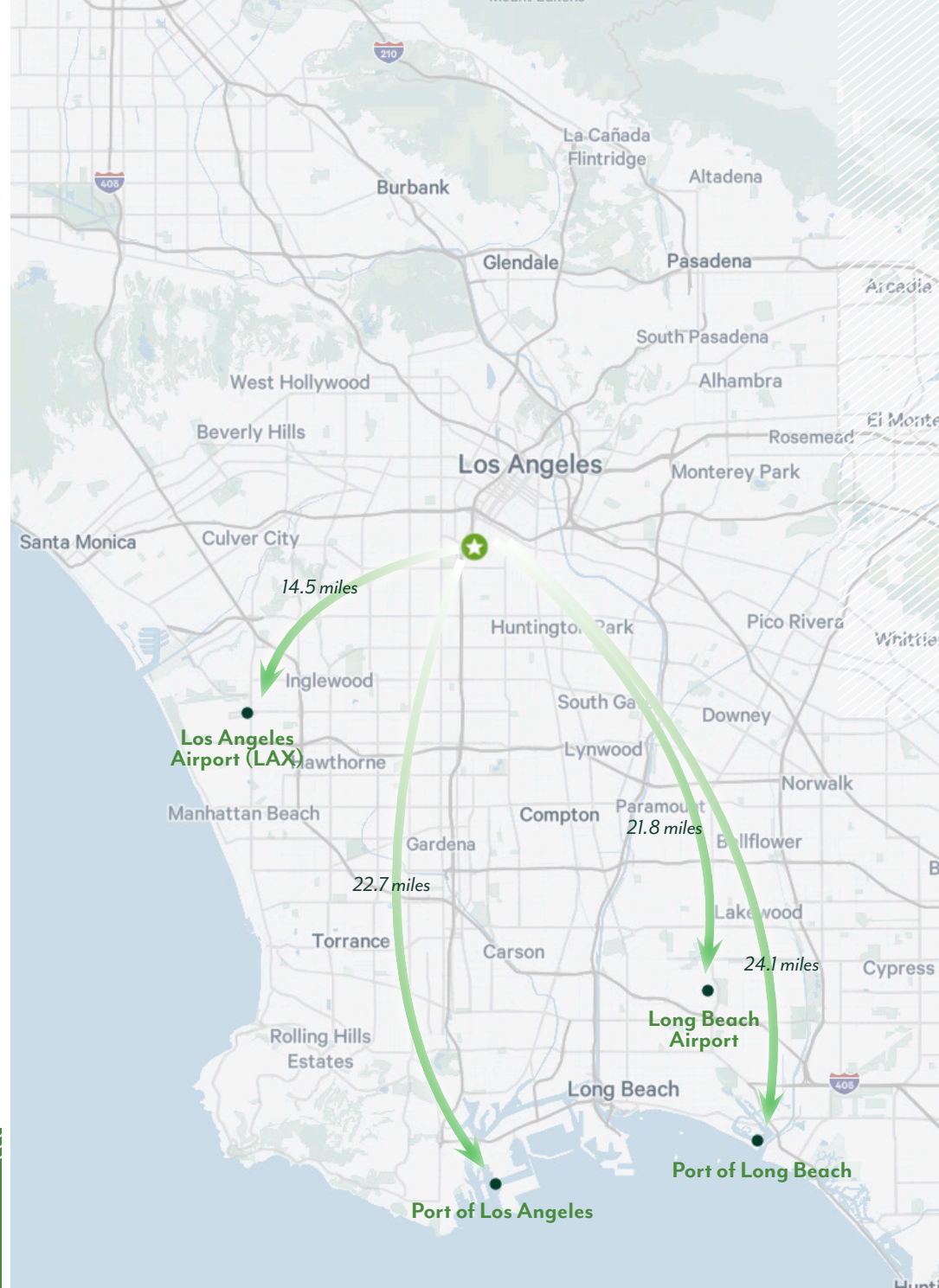
PRICE: \$3,135,000

Property Type	Industrial Warehouse
Building Size	8,250 SF
Office	1,500 SF
Lot Size	14,830 SF
Year Built/Renovated	1984 / 2021
Clear Height	17 Ft.
Drive Ins	2 tot / 10'w x 12'h
Truck Wells	None
Parking Spaces	22
Sprinklers	Yes
Power	200a / 240v 3p
Zoning	LAMI
Walk Score	Very Walkable (84)
Transit Score	Excellent Transit (79)
APN	5122-006-027
Opportunity Zone	Yes
Existing Rent (North side of premises has a tenant.)	
Size	2,300 SF
Base Rent	\$4,000 MG/Mo.
Expiration	03/31/2026

8,250
BUILDING SF

14,830
LOT SF

1984/2021
YEAR BUILT
RENOVATED



PROPERTY HIGHLIGHTS



MANUFACTURING & DISTRIBUTION BUILDING

The versatile property is ideal for both manufacturing and distribution operations.



FULLY RENOVATED

The building underwent comprehensive renovations in 2021



FLEXIBLE SPACE

The property can be divided into two separate units of 6,050 SF and 2,200 SF



HIGH CLEAR SPAN WAREHOUSE

The warehouse features a high clear span, maximizing usable space.



AMPLE PARKING

There is plenty of parking available, with two streets loading and parking areas. (32nd St. and 33rd St.)



SECURED AND FENCED

The property is fully fenced, offering added security.



PRIME LOCATION

Located close to the USC, the property benefits from a vibrant and dynamic neighborhood.



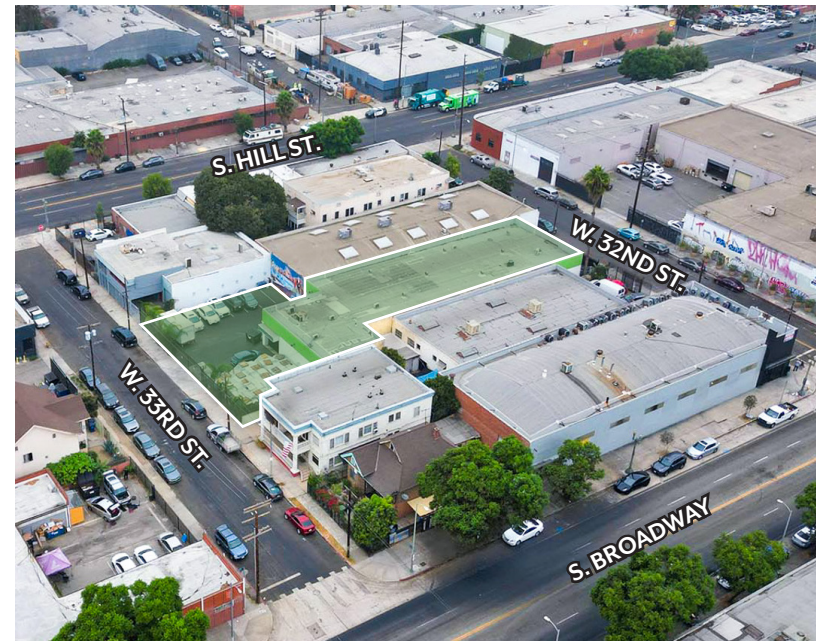
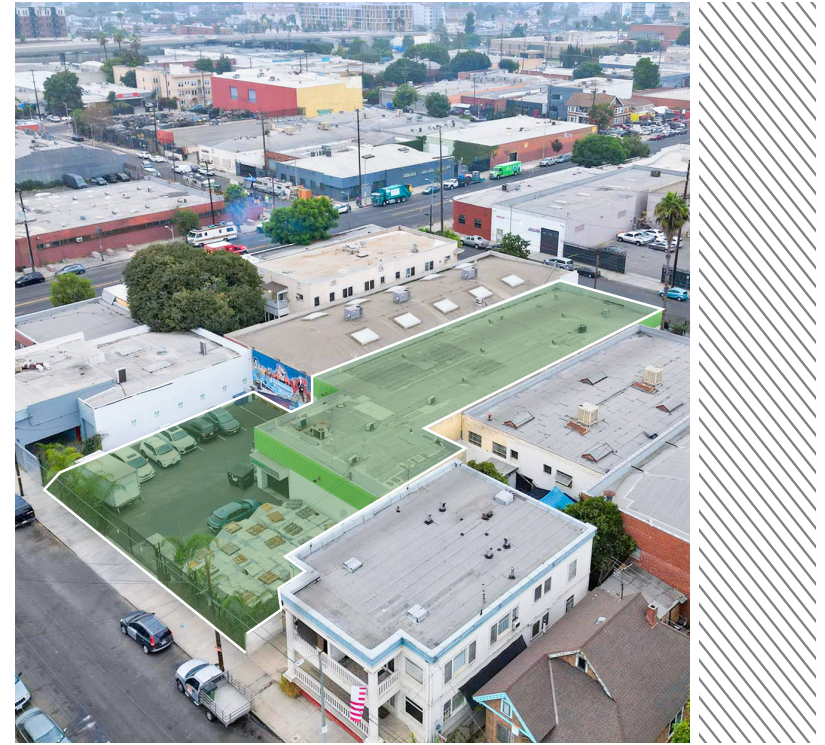
EXCELLENT ACCESSIBILITY

Easy access to major freeways, including the 10 and 110 freeways.

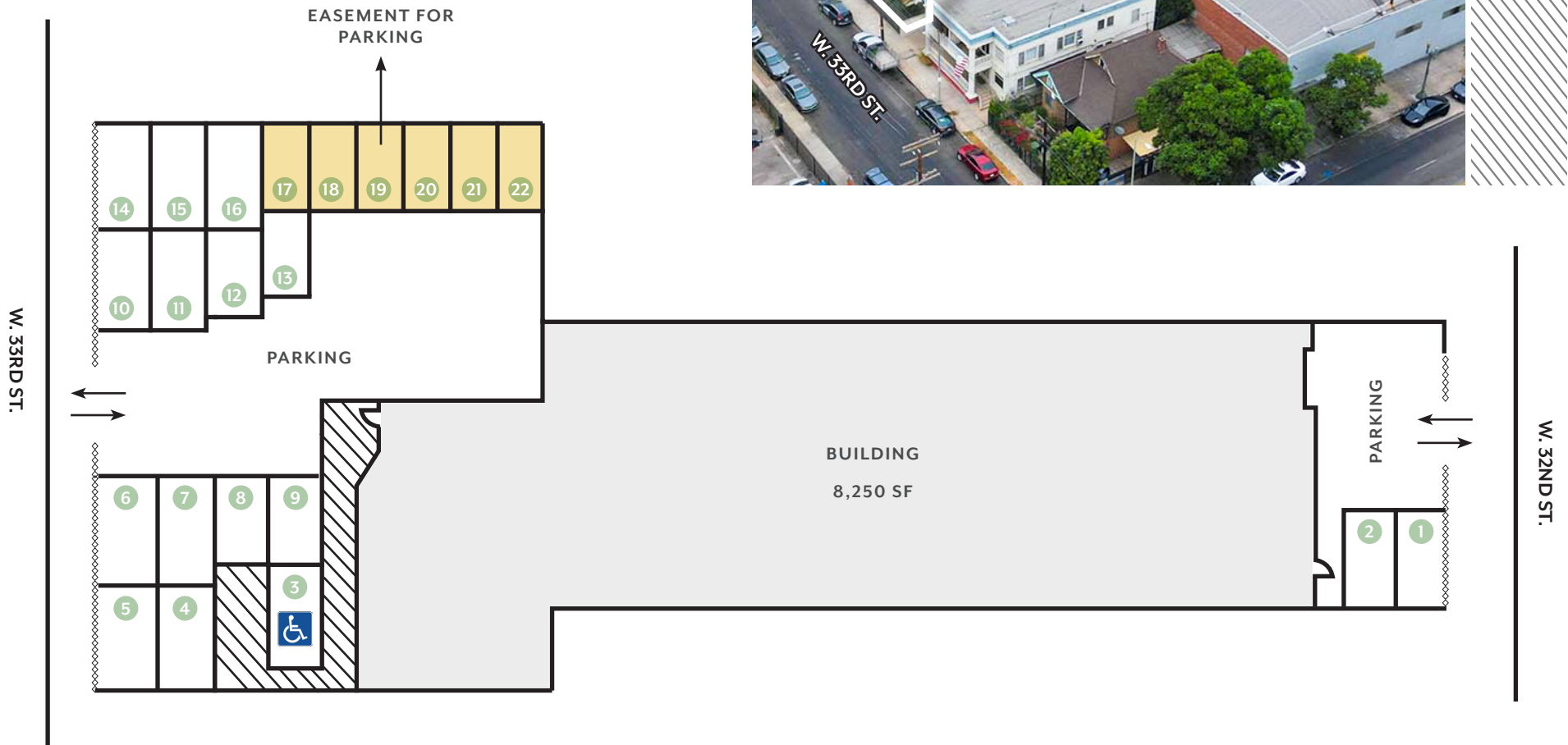


NEARBY AMENITIES

The property is conveniently located near dining, shopping, and other essential services



SITE PLAN



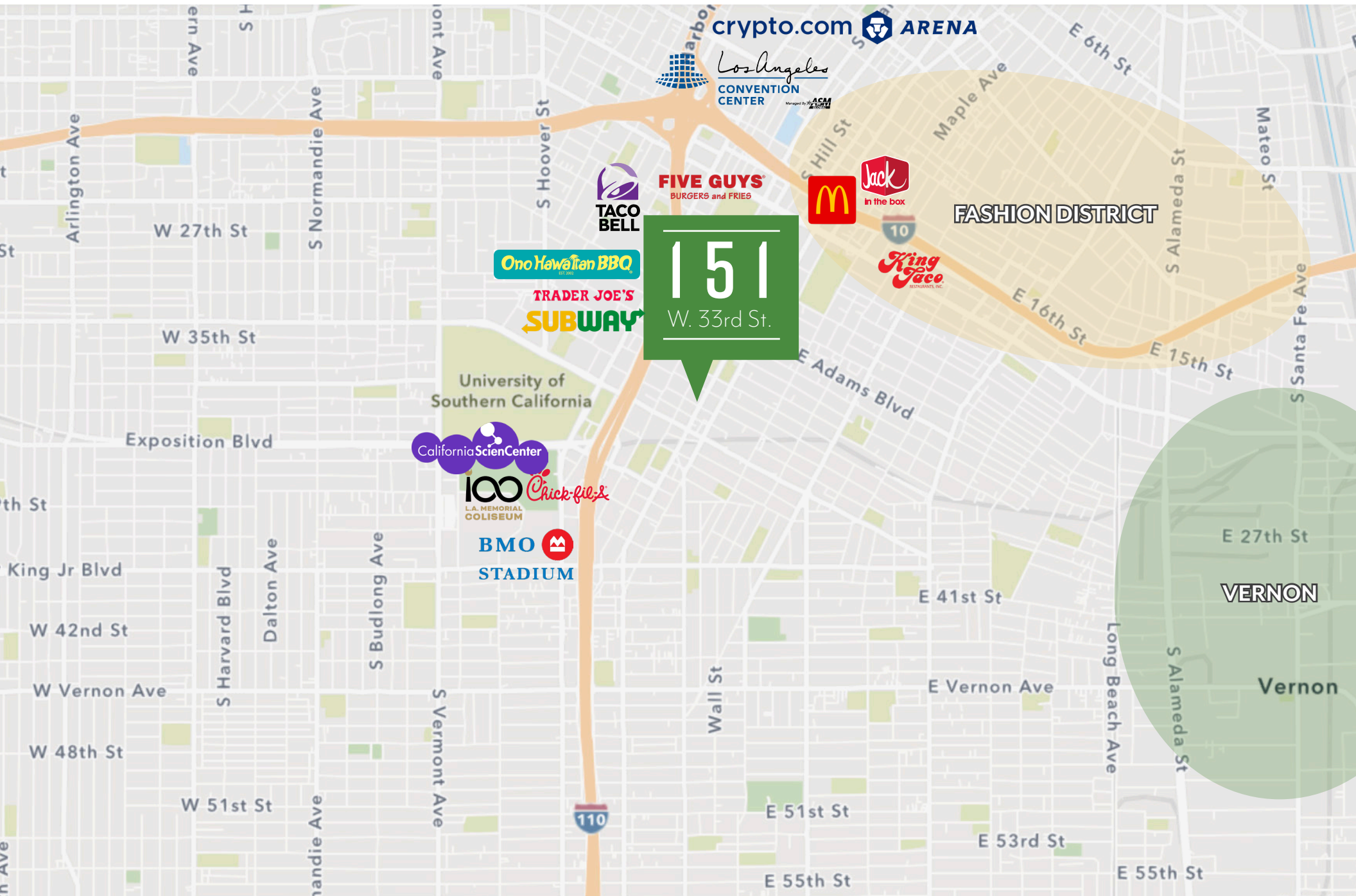
AREA OVERVIEW

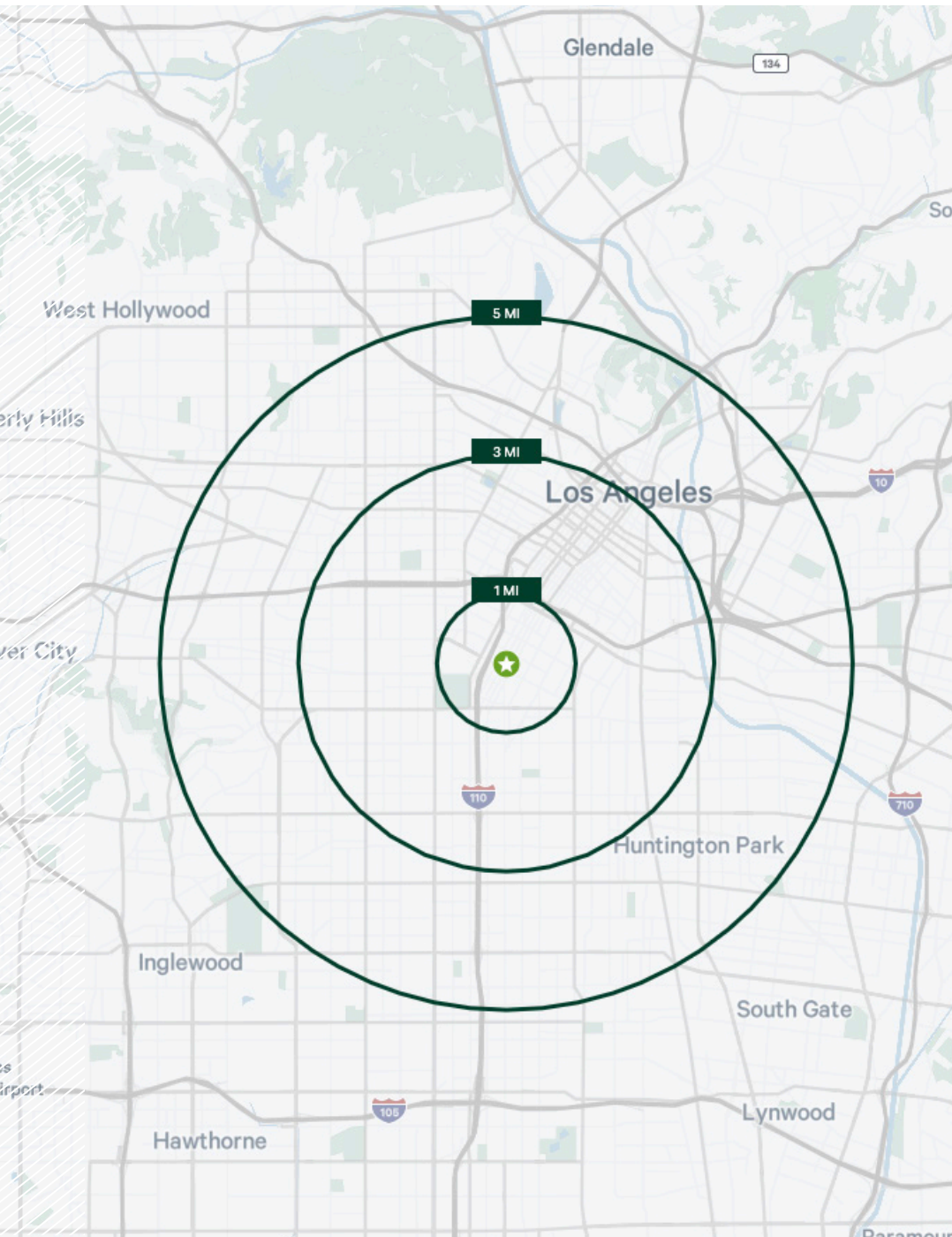
151 W. 33rd St. is located in the vibrant and historically rich neighborhood of Historic South-Central Los Angeles, known for its diverse community and proximity to key landmarks such as the University of Southern California (USC). The area offers a mix of residential, commercial, and industrial properties, making it a dynamic part of the city. The property benefits from excellent transportation links, including nearby major highways like the 10 and 110 Freeways, abundant public transportation options, and close proximity to Los Angeles International Airport (LAX).

151 W. 33rd St. is situated in a prime location within Historic South-Central Los Angeles, offering excellent accessibility, a rich array of local amenities, and significant economic potential.



Local amenities include a variety of dining options, shopping centers, and essential services, with USC adding cultural, educational, and recreational opportunities. The neighborhood is undergoing significant revitalization, with new developments and investments contributing to its growth, and the property's location within an Opportunity Zone offers potential tax benefits. Overall, 151 W. 33rd St. is situated in a prime location that combines excellent accessibility, a rich array of local amenities, and significant economic potential, making it an attractive option for businesses looking to establish or expand their presence in Los Angeles.





AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	51,832	535,080	1,279,860
2029 Population - Projection	51,978	538,163	1,282,465
2020-2024 Annual Population	-0.37%	-0.12%	-0.39%
GENERATIONS			
Generation Alpha	4,171	44,438	105,582
Generation Z	19,414	137,893	309,747
Millennial	14,500	167,380	396,630
Generation X	8,309	100,951	247,625
Baby Boomers	4,584	69,067	179,841
Greatest Generations	854	15,352	40,435
HOUSEHOLD INCOME			
Average Household Income	\$62,546	\$79,549	\$86,248
Median Household Income	\$41,079	\$51,961	\$57,392
HOUSING VALUE			
Median Home Price	\$648,729	\$742,637	\$790,171
Average Home Price	\$724,570	\$856,792	\$920,786
PLACE OF WORK			
Businesses	2,720	34,018	62,641
Employees	48,780	339,977	575,341

151

W. 33rd St.



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