



3475
UNION PACIFIC

Artist compound featuring two separate studio spaces totaling 4,476 sq ft

3475 UNION PACIFIC BOYLE HEIGHTS

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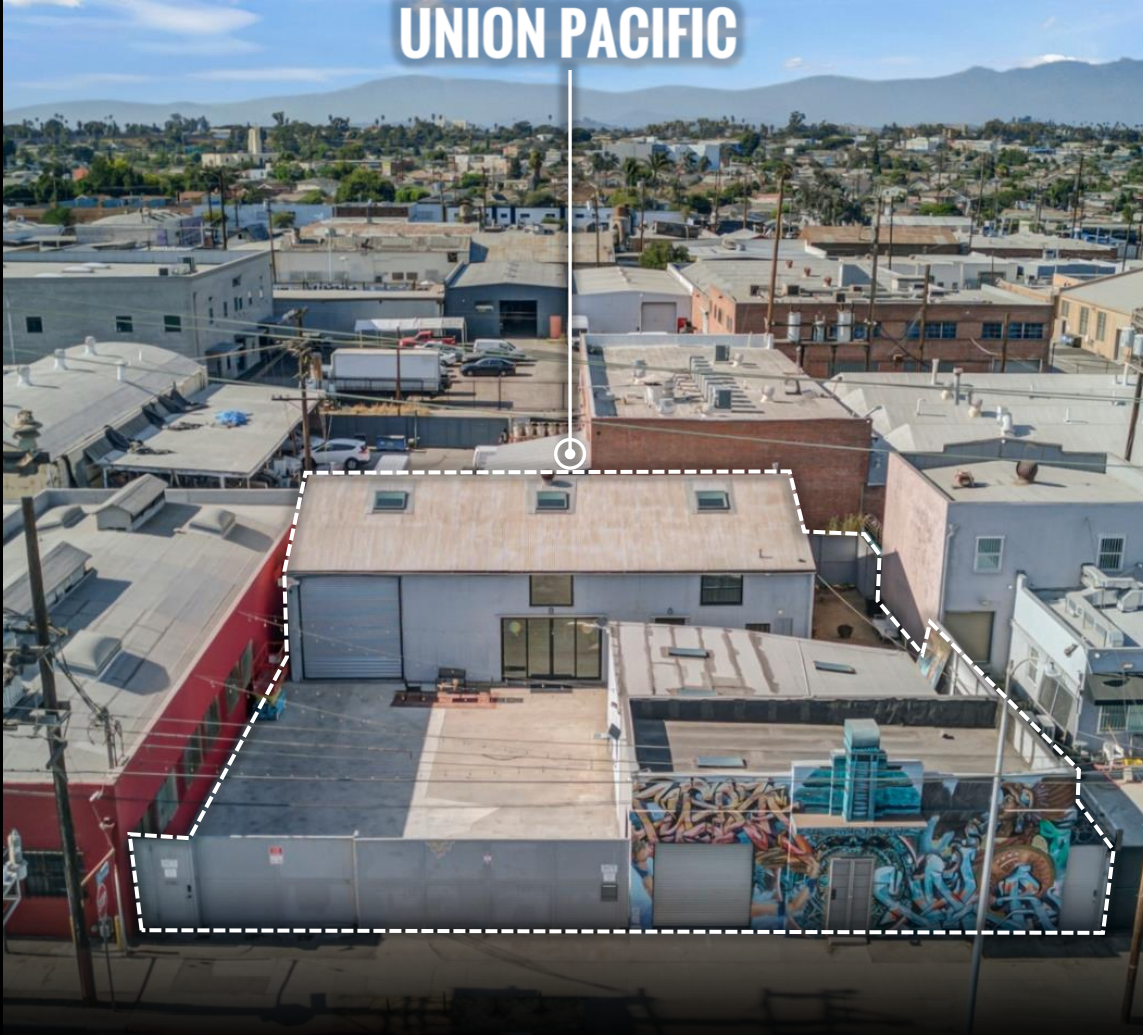


SECTION 1

EXECUTIVE SUMMARY

3475

UNION PACIFIC



PROPERTY SUMMARY

TYPE	▪ Creative Compound
UNITS	▪ 2
OFFERING PRICE	▪ \$2,100,000
BUILT	▪ 1951
BUILDING SF	▪ 4,476 SF
LOT SF	▪ 8,380 SF
ZONING	▪ M2 ▪ ZI-2129 State Enterprise Zone: East Los Angeles

79

WALKSCORE

49

**TRANSIT
SCORE**

55

BIKE SCORE

PROPERTY FEATURES

2,480 SF

MAIN BUILDING

20 FT

CEILINGS

12 FT

ROLL UP GATE

8,380 SF

LOT SIZE

1,574 SF

AUX BUILDING

PROPERTY OVERVIEW

The property offers a generous building-to-land ratio for the area's standards, with 4,476 square feet across two standalone buildings on 8,380 square feet of land. **The main building is a reimagined artist loft with 20-foot ceilings, gorgeous natural lighting, polished concrete floors, a 12-foot roll-up gate, and a custom gourmet kitchen.** It also boasts a beautiful bathroom with a shower and a versatile second-story loft currently used as a sleeping space. This building has been meticulously updated with new drywall, industrial heating and air conditioning, upgraded electrical and plumbing, skylights, and separate storage and laundry rooms. The high-end renovations included new plumbing, HVAC, an alarm system, windows and doors, bathroom and light fixtures, exterior lighting, and a custom kitchen installation.

The second building has also been thoroughly renovated and is currently used as a wood shop with a separate office and full bathroom. It features a new roof, upgraded electrical, concrete floors, wall-mounted mini splits, a separate office space, and a motorized roll-up door. Gated and private, this property offers immense potential for a music studio, gallery space, art studio, creative office space, woodworking studio, and much more.

With its versatile layout, it is ideal for a wide range of artistic owner-users seeking an adaptable workspace. The property features two separate structures, making it a great opportunity for an owner-user to lease out one building and occupy the other. **The property's power capacity ranges from 120V to 480V (2 meters), and it is located within a qualified Opportunity Zone in the East Los Angeles State Enterprise Zone.**

Fixed financing with 10% on SBA loans and 15% down payments is available, with rates starting in the high 5% range with most conventional lenders (for properties with 51% or more SF occupied). Additional features include a custom automatic gate, solar outdoor lights, and an electric vehicle charger.

This property is designed to inspire and support your artistic endeavors with its incredible flow and dynamic energy. Don't miss this unique opportunity to own a fully renovated turnkey creative office/art studio/manufacturing space in LA, zoned M2, with a projected rent for a highly improved building like this at \$2.80 PSF and a 5.8 CAP return for investors.

Welcome to 3475 Union Pacific, an artist compound featuring two separate studio spaces totaling 4,476 sq ft and gated parking for five. This private compound is situated on an 8,380 sq ft lot in the vibrant, creative community of Boyle Heights.





EXTERIOR





INTERIOR LAYOUT





INTERIOR LAYOUT





SECTION 2
LOCATION OVERVIEW

BOYLE HEIGHTS

LOCATION OVERVIEW

A charming, historic, and walkable working-class neighborhood of almost 100,000 residents just a few miles east of downtown Los Angeles. Located just across the river from the arts district, the neighborhood is in a highly dense area of Los Angeles with over 75% of residents being renters.



79,029

POPULATION



\$665,000

MEDIAN HOME PRICE



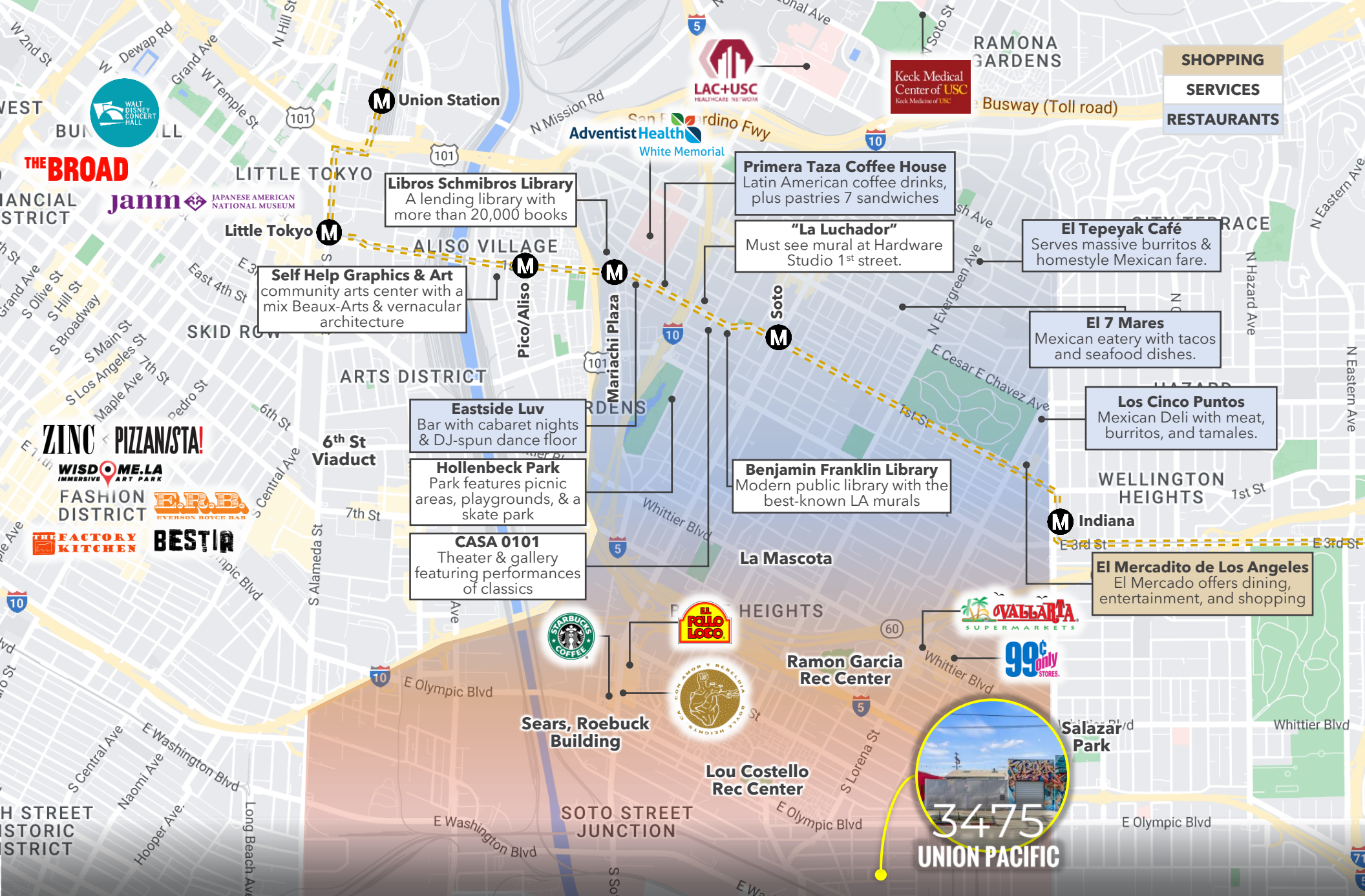
\$41,783

AVG HH INCOME

HISTORIC
NEIGHBORHOOD



The community is undergoing a renaissance due to its proximity to Downtown and accessibility to public transportation. Future residents will benefit from outstanding access to retail, entertainment, and cultural venues within the immediate submarket as well as nearby neighborhoods like Downtown LA, Silverlake, Echo Park, and Hollywood. The Metro Gold Line now extends through Boyle Heights, providing light rail transit service in the Eastside.



- SHOPPING**
- SERVICES**
- RESTAURANTS**

Self Help Graphics & Art
community arts center with a mix Beaux-Arts & vernacular architecture

Libros Schimibros Library
A lending library with more than 20,000 books

Primera Taza Coffee House
Latin American coffee drinks, plus pastries 7 sandwiches

"La Luchador"
Must see mural at Hardware Studio 1st street.

El Tepeyak Café
Serves massive burritos & homestyle Mexican fare.

El 7 Mares
Mexican eatery with tacos and seafood dishes.

Los Cinco Puntos
Mexican Deli with meat, burritos, and tamales.

El Mercado de Los Angeles
El Mercado offers dining, entertainment, and shopping

Eastside Luv
Bar with cabaret nights & DJ-spun dance floor

Hollenbeck Park
Park features picnic areas, playgrounds, & a skate park

CASA 0101
Theater & gallery featuring performances of classics

Benjamin Franklin Library
Modern public library with the best-known LA murals

Ramon Garcia Rec Center

Lou Costello Rec Center



Boyle Heights has seen significant growth and development in recent years. It is a bustling area with a rich history, diverse population, and a range of amenities that make it an attractive place to live, work, and visit. One of the key strengths of Boyle Heights is its transportation hub. The neighborhood is home to several major transportation arteries, including major highways, light rail lines, and bus routes. This makes it easy to get around the city and access other areas of Los Angeles. For example, the Metro Gold Line, which runs through the heart of Boyle Heights, provides easy access to downtown LA and other neighborhoods.



LOS ANGELES CONSERVANCY

1 EL MERCADO

El Mercado represents a traditional Latin American marketplace providing a space in Boyle Heights for the sale of traditional Mexican goods, religious relics, live mariachi music, and authentic Mexican food.

2 LOS CINCO PUNTOS

The southern side of the intersection contains a butcher shop, or *carnicería*, and its Memorial contains two plots honoring Mexican American veterans of World War II, the Korean War, and the Vietnam War.

3 EL TEPEYAC CAFE

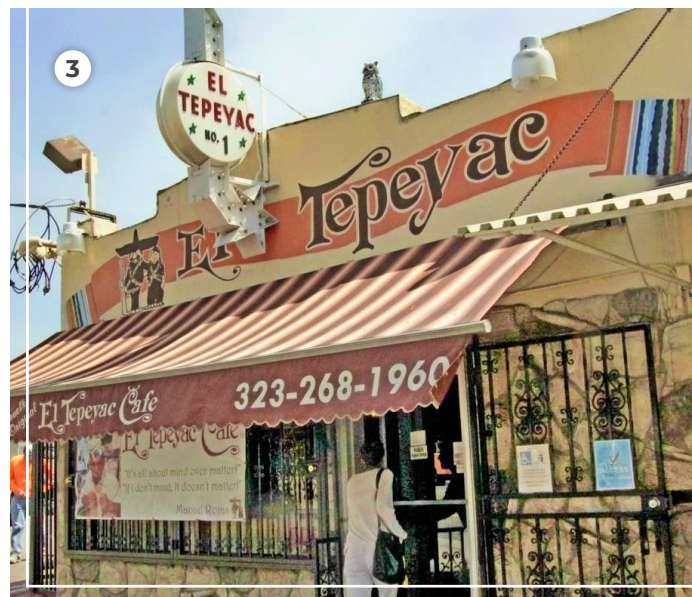
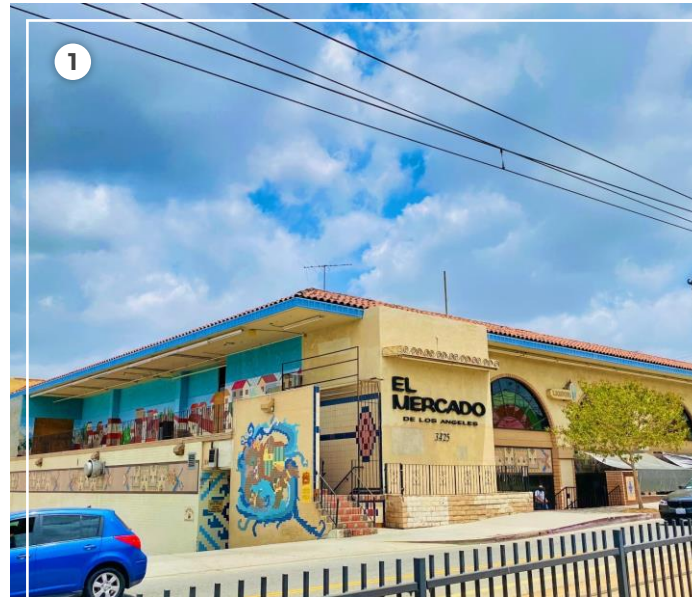
El Tepeyac Cafe has become a Boyle Heights staple in the years since its original conception in 1952. Home to authentic Mexican dishes including chile verde, fajitas, tacos, rice, beans, and many more.

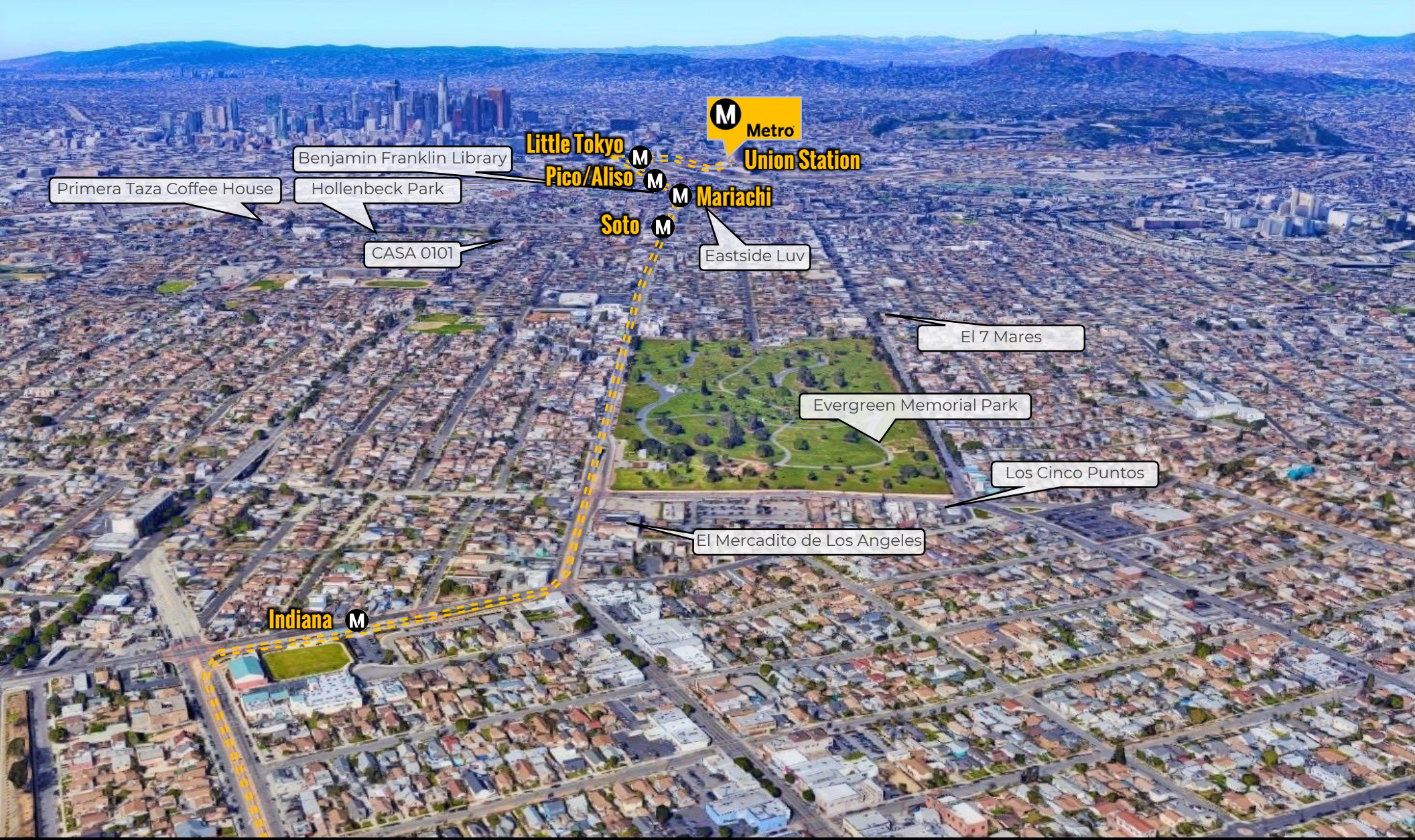
4 7 MARES

Famed seafood restaurant and walk-up shack in the heart of Boyle Heights, 7 Mares has been serving delicious zesty seafood in a relaxed safe atmosphere since 1968

Historical Landmarks

Dedicated to the preservation of postwar architecture as well as a Historic Theaters Committee that produces the annual "Last Remaining Seats" film series of classic films in the historic movie palaces in downtown Los Angeles. The Conservancy hosts an annual preservation awards ceremony at the Millennium Biltmore Hotel and works closely with the business, political and development communities to find preservation solutions for historic buildings.





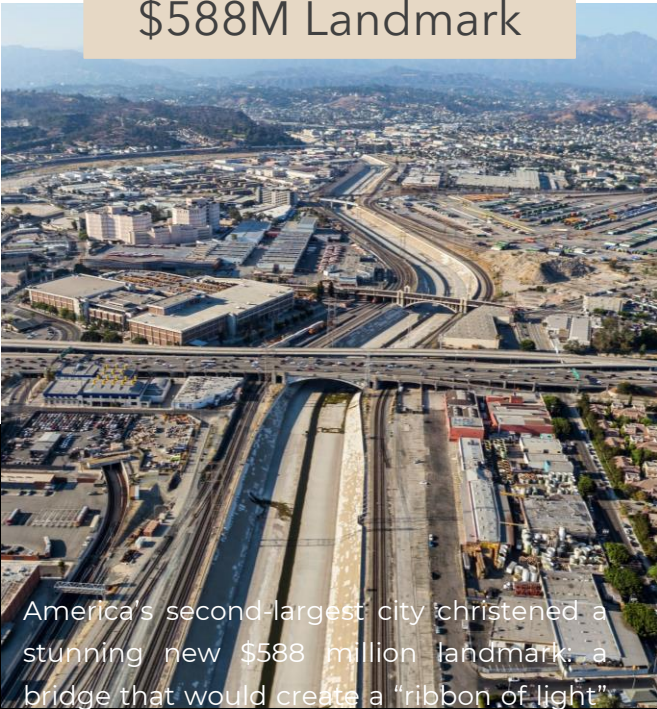
BOYLE HEIGHTS

GOLD LINE



The Metro Gold Line now extends through Boyle Heights, providing light rail transit service in the Eastside. Four stations on the extension are in Boyle Heights: Pico/Aliso, Mariachi Plaza, Soto and Indiana. Immediately adjacent to or within close proximity of these stations are six sites that were acquired by Metro for station construction.

\$588M Landmark



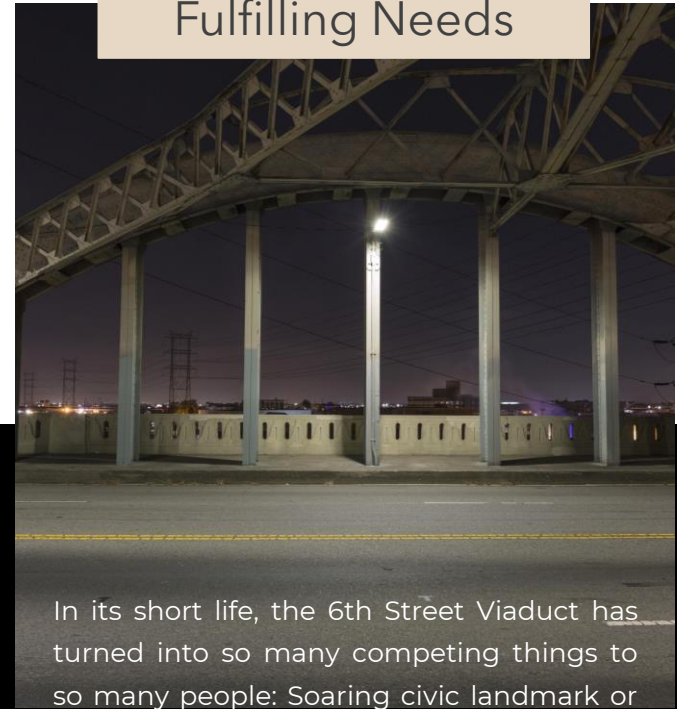
America's second-largest city christened a stunning new \$588 million landmark: a bridge that would create a "ribbon of light" between the downtown arts district and the historic bungalows of East Los Angeles.

Vital Link



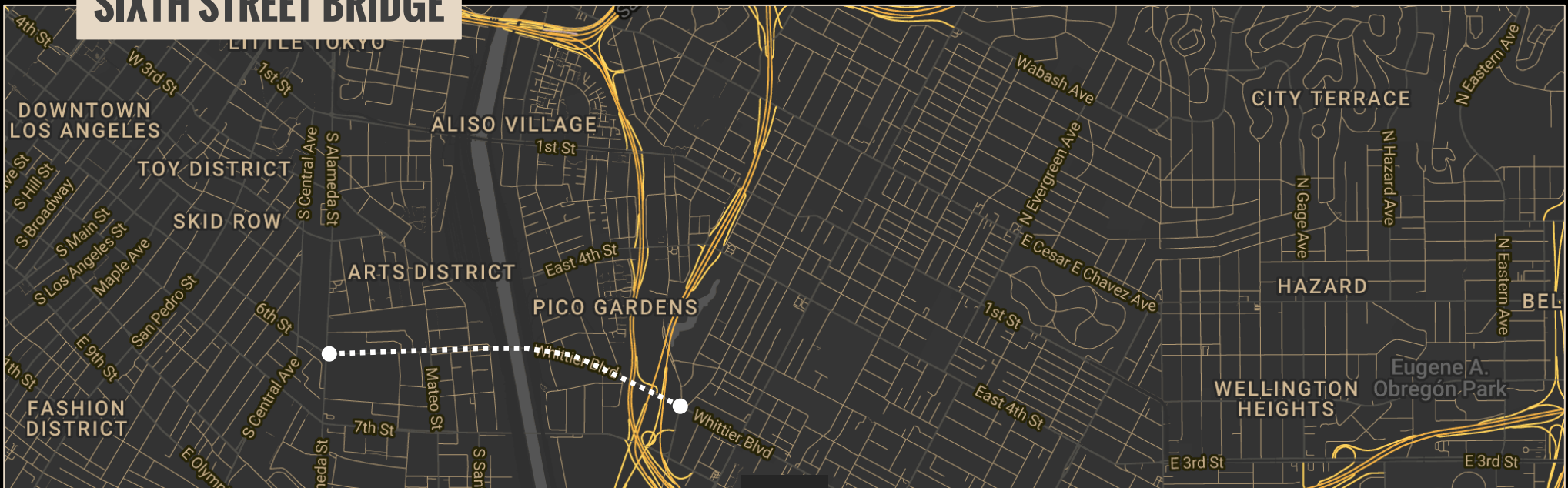
The 3,500-foot long Sixth Street Viaduct, a vital transportation link through Central Los Angeles, connecting the neighborhoods of Boyle Heights and the Arts District, across the Los Angeles River.

Fulfilling Needs



In its short life, the 6th Street Viaduct has turned into so many competing things to so many people: Soaring civic landmark or roadway to decongestion. Altar to the city's car culture and a playground for the social media generation.

SIXTH STREET BRIDGE



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