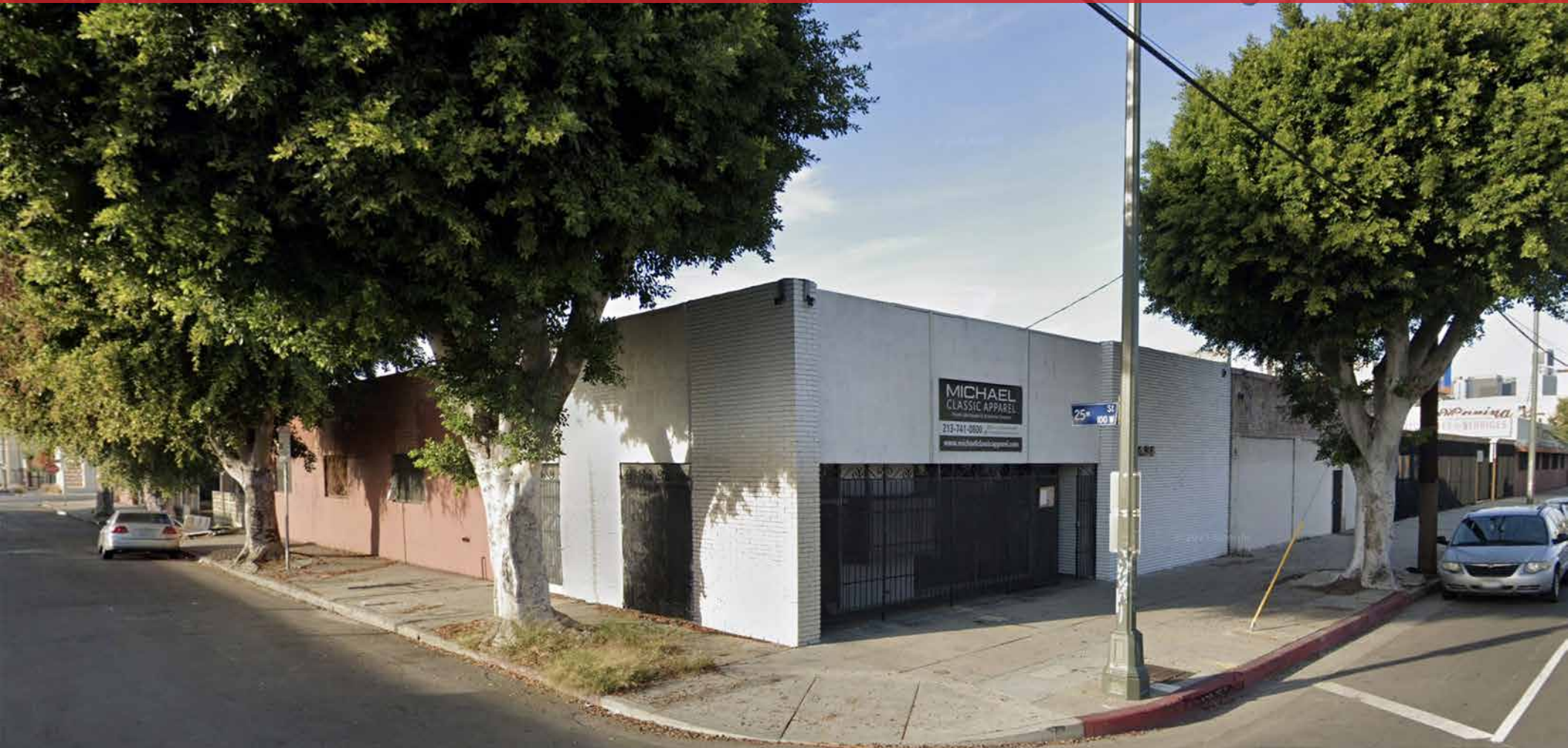


INDUSTRIAL FACILITY FOR SALE



Probate Sale

4,888± SF BUILDING ON 7,000± SF OF LAND
2431 S MAIN STREET, LOS ANGELES, CA 90007

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

FOR SALE

2431 S Main Street, Los Angeles, CA 90007

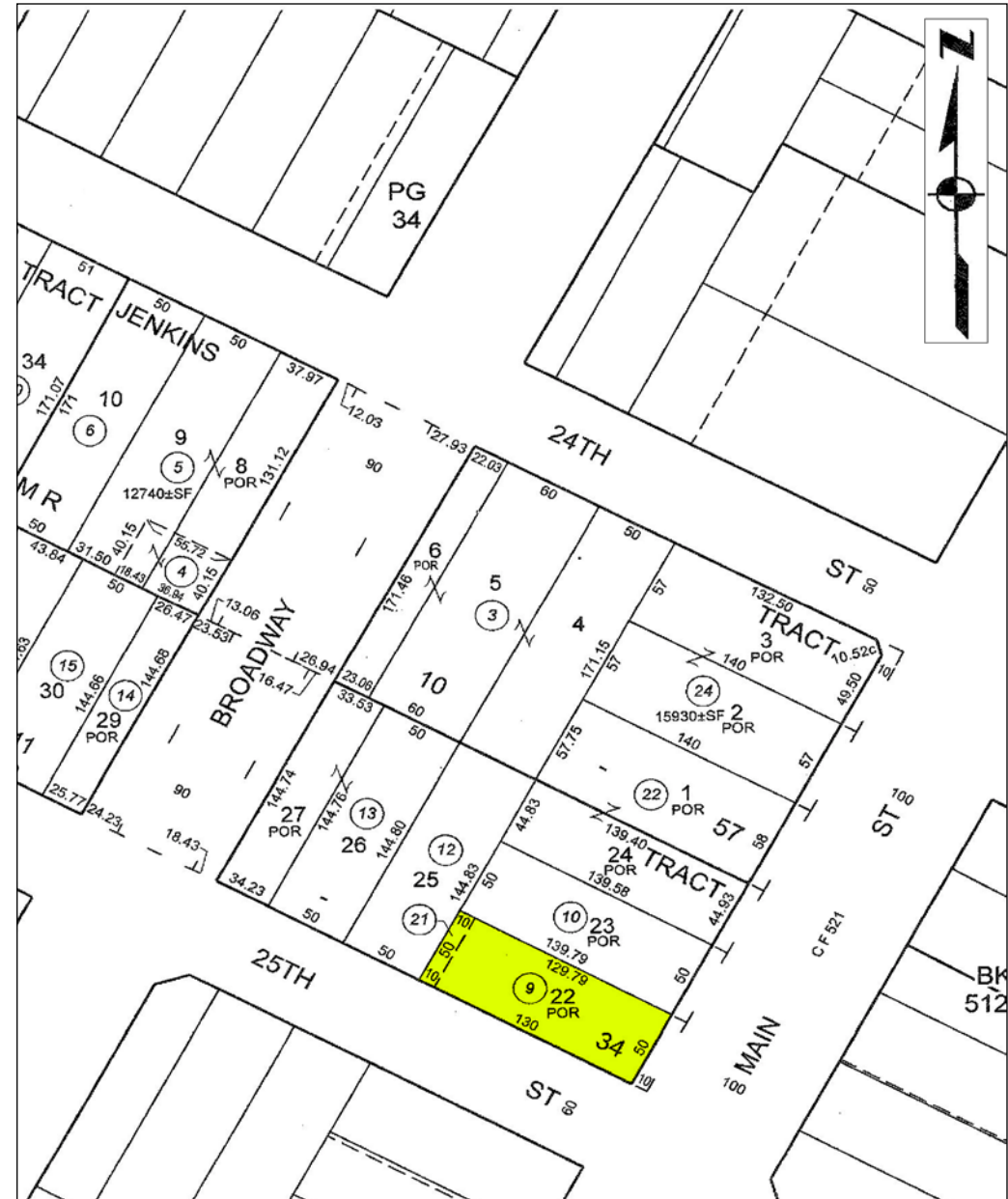
INDUSTRIAL FACILITY

Property Highlights

- Ideal for any manufacturing/warehouse use
- Prime northwest corner location at Main St and 25th St
- Includes secure gated parking lot for 12± vehicles
- 7 blocks south of the I-10 freeway and DTLA
- 4 blocks east of the 110 freeway
- Designated Opportunity Zone location (tax breaks)

Total Building Area	4,888± SF
Total Land Area	7,000± SF
Construction	Masonry
Year Built	1961
Ground Level Loading Doors	1: 10' x 12'
Parking	12± Surface Spaces
Zone	LA M1-2
Assessor's Parcel Number	5126-035-009,021
TOC	Tier 3
Opportunity Zone	Yes
SALE PRICE	\$1,103,000

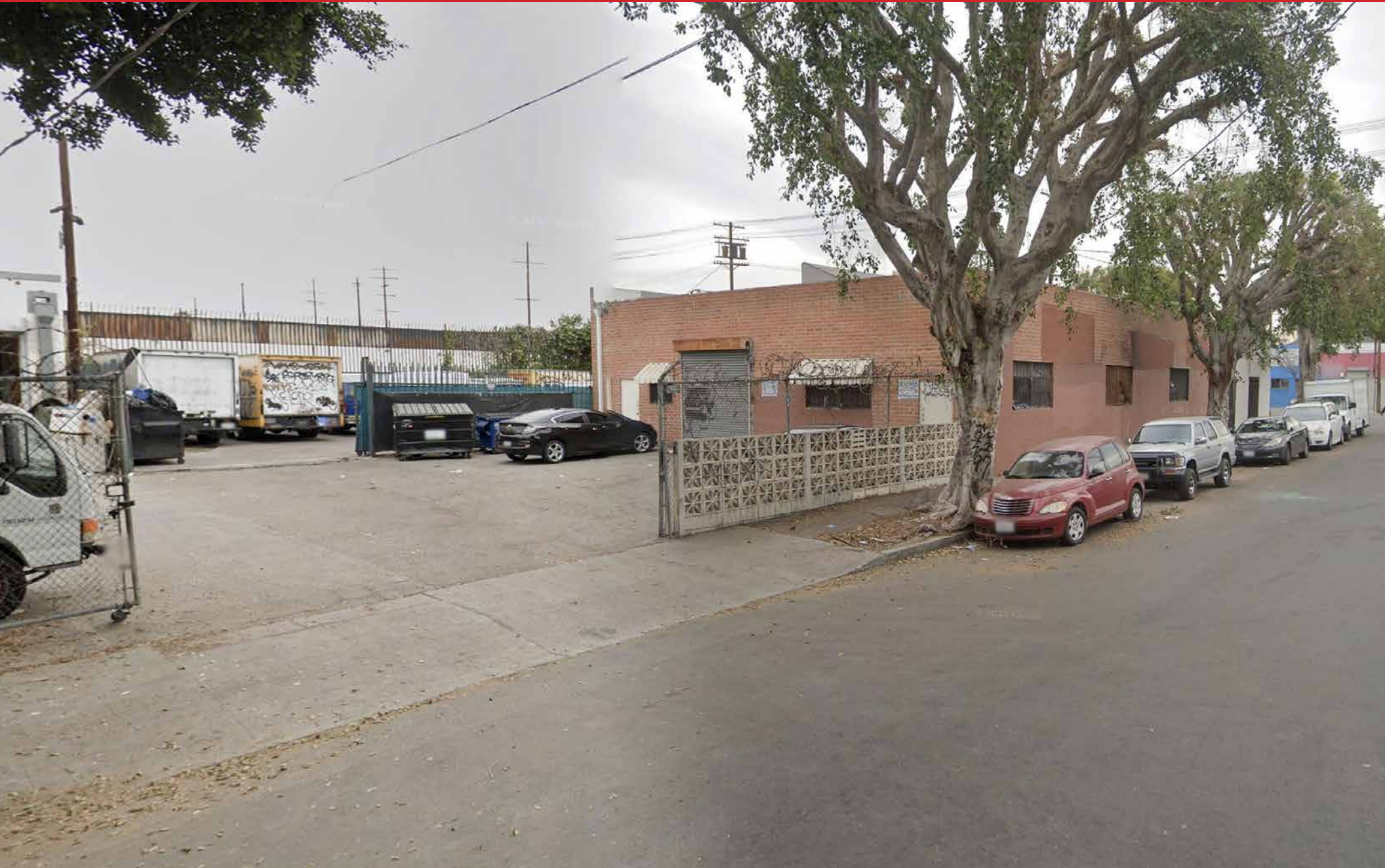
*Probate sale subject to court confirmation and overbid.
Location: 111 N. Hill Street, Dept 67, Los Angeles, CA.
Date: 12/05/2025 at 8:30 AM. Required amount for first
overbid is \$1,103,000. Call agent directly to discuss.*



FOR SALE

2431 S Main Street, Los Angeles, CA 90007

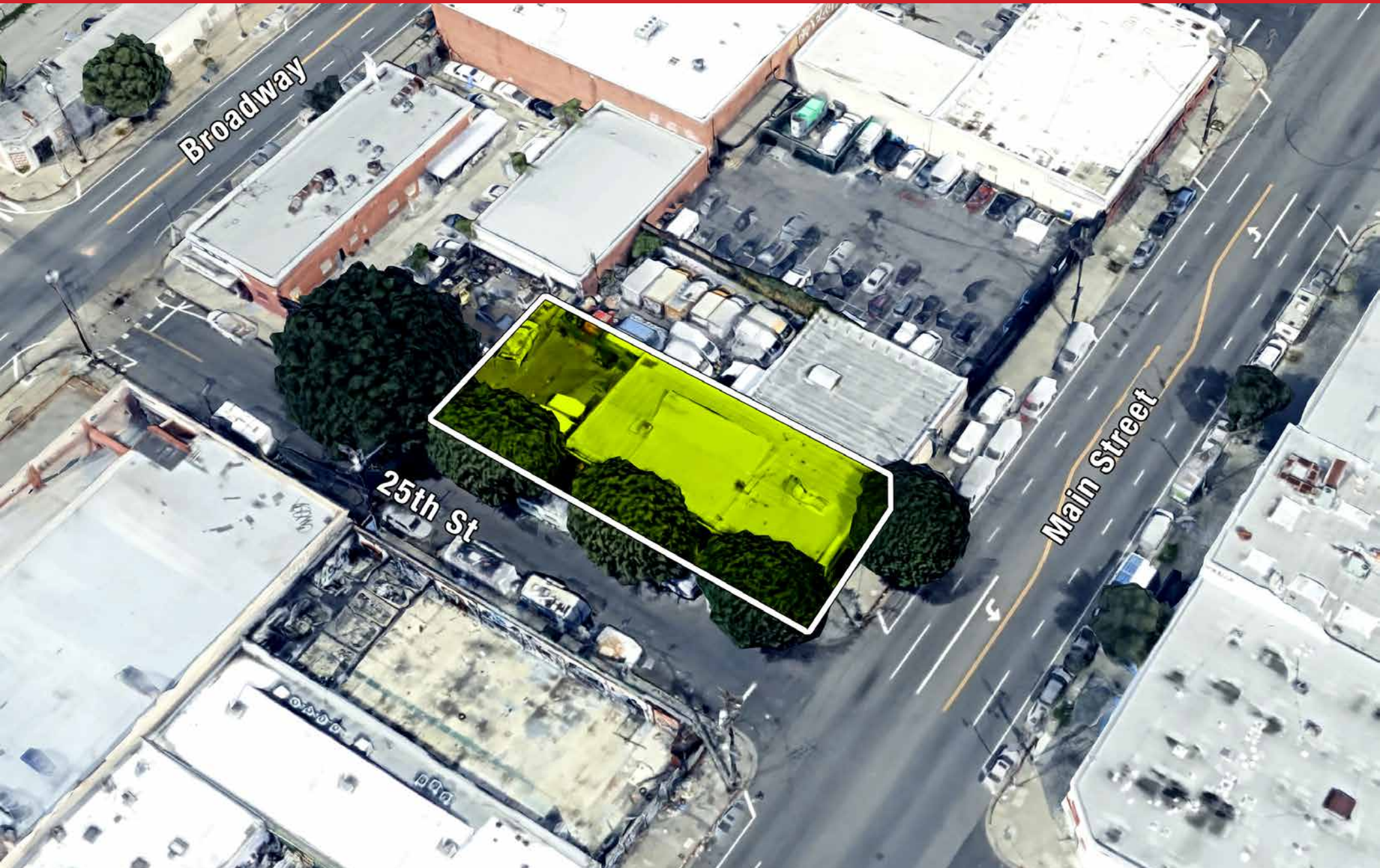
INDUSTRIAL FACILITY



FOR SALE

2431 S Main Street, Los Angeles, CA 90007

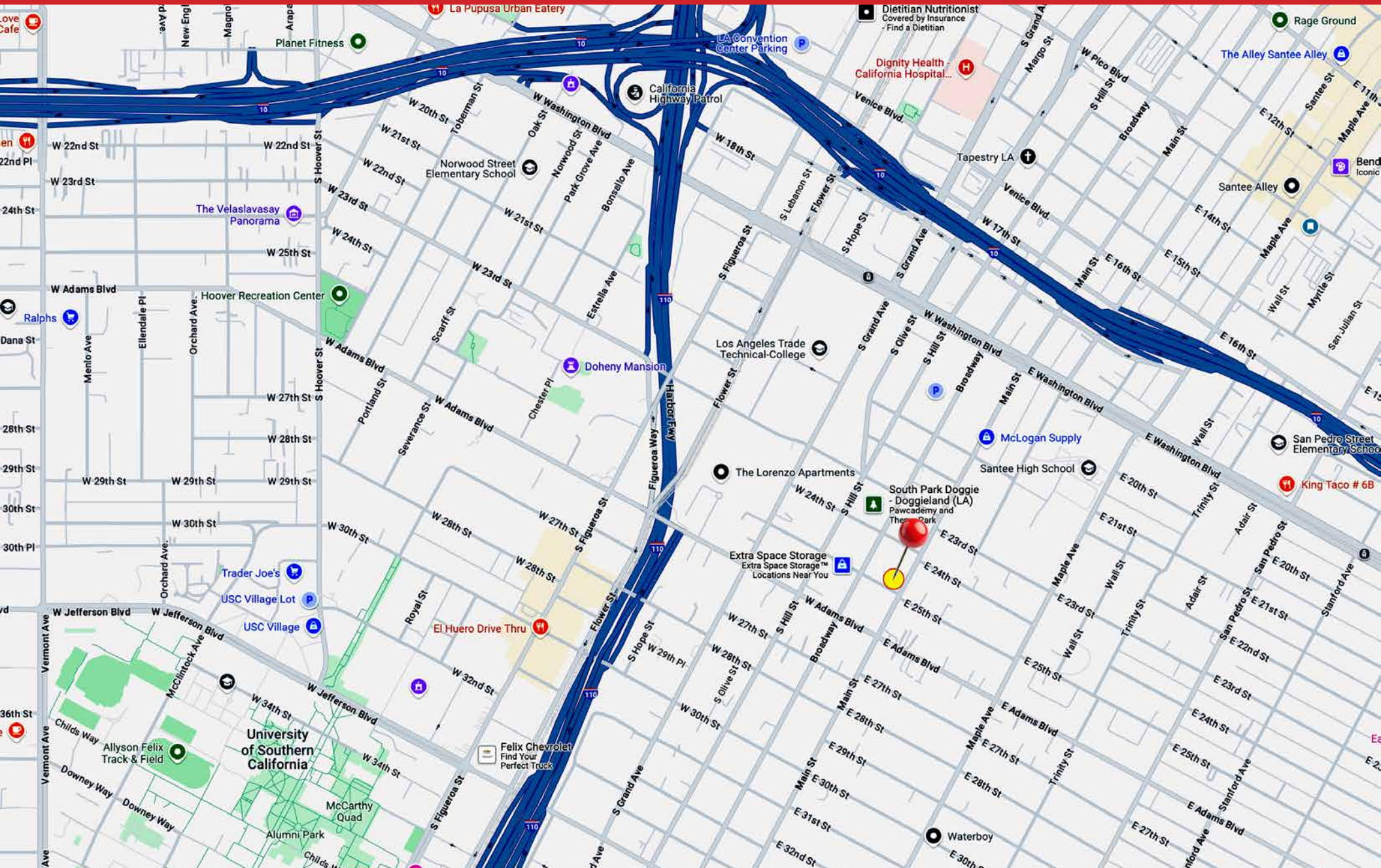
INDUSTRIAL FACILITY



FOR SALE

2431 S Main Street, Los Angeles, CA 90007

INDUSTRIAL FACILITY



DOWNTOWN LOS ANGELES DEMOGRAPHICS

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average
Household
Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work
3-5 days in DTLA



79%

Expect to be in
the office at least
half the time

A PLACE TO VISIT, SHOP, & DINE

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



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average
Household Income



26% All new
residential in the
City of LA
since 2010



24% Less
Income Spent
on Housing +
Transportation
than LA Average

41% Population
Growth 2010 - 2022

90%
Residential Occupancy



46%

Walk/Bike/Transit
or Work from Home

61%

25 - 54 Years Old



67%

Postsecondary
Education



FOR SALE

2431 S MAIN STREET, LOS ANGELES, CA 90007

Probate Sale | Industrial Facility

4,888± SF Building on 7,000± SF of Land

Corner Location Wlth Secure, Gated Parking

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