

1155 N MISSION RD

LOS ANGELES, CA 90033

Freestanding Commercial Property

Positioned Near a Major Healthcare & Medical Hub



FOR
SALE/LEASE

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

Offered at:

\$1,050,000
SALE PRICE

±\$536
PER BLDG SF / SALE PRICE

\$5,000
PER MO. MG / LEASE RATE

\$2.55
PER SQ.FT. MG / LEASE RATE

EXECUTIVE SUMMARY



1155 N Mission Rd, Los Angeles, CA 90033
For Sale/Lease | ±1,958 SF of Building & ±5,024 SF of Land

1155 N Mission Rd is a 1,958 SF freestanding commercial building situated on approximately 5,000–5,227 SF of land in Los Angeles. Built in 1946, the single-story property features LA M2 industrial zoning, five surface parking spaces, and a highly accessible urban location with strong transit connectivity and exposure along Mission Road.

The property is strategically positioned adjacent to the County USC Medical Center and related institutions, with the USC Health Sciences Campus and Keck Hospital of USC just a few blocks away, creating a strong location advantage for medical, healthcare-related, professional, or service-oriented users. The property also benefits from proximity to Downtown Los Angeles and major transportation infrastructure, including LA Union Station approximately 1.4 miles away, along with nearby traffic counts exceeding 20,000–34,000 vehicles per day. The asset last sold for \$1.0 million in 2018 and is located within an Opportunity Zone.

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***Buyer to verify all information**

PROPERTY HIGHLIGHTS

Versatile Commercial Asset on N Mission Road



**Freestanding
Commercial
Building**



**Flexible Office /
Retail / Use
Potential**



**Minutes from LA
Union Station**



**High-Visibility
Mission Road
Frontage**



**Strong Transit
Accessibility**



**Opportunity Zone
Location**



PROPERTY DETAILS

Address	1155 N Mission Rd, Los Angeles, CA 90033
Property Type	Commercial / Store Building
Sale Price/SF	\$1,050,000 ±\$536/bldg SF
Lease Price/SF	\$5,000/mo MG ±\$2.55/SF/Mo MG
Building SF	±1,958 SF
Lot SF	±5,024 SF
Stories	1
Restroom	1
Sprinklered	No
Parking	6-8 Spaces
Frontage	N Mission Rd
Year Built	1946
Zoning	LAM2
APN	5210-007-001

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Positioned along N Mission Road in a well-connected Los Angeles infill location, the property offers strong visibility, convenient access, and proximity to major employment and transportation hubs. Nearby traffic counts range from approximately 20,000 to more than 34,000 vehicles per day, supporting consistent exposure along the surrounding corridor. The location also provides quick access to LA Union Station, regional freeways, and Downtown Los Angeles, making it well positioned for users seeking a centrally located commercial property with strong connectivity.



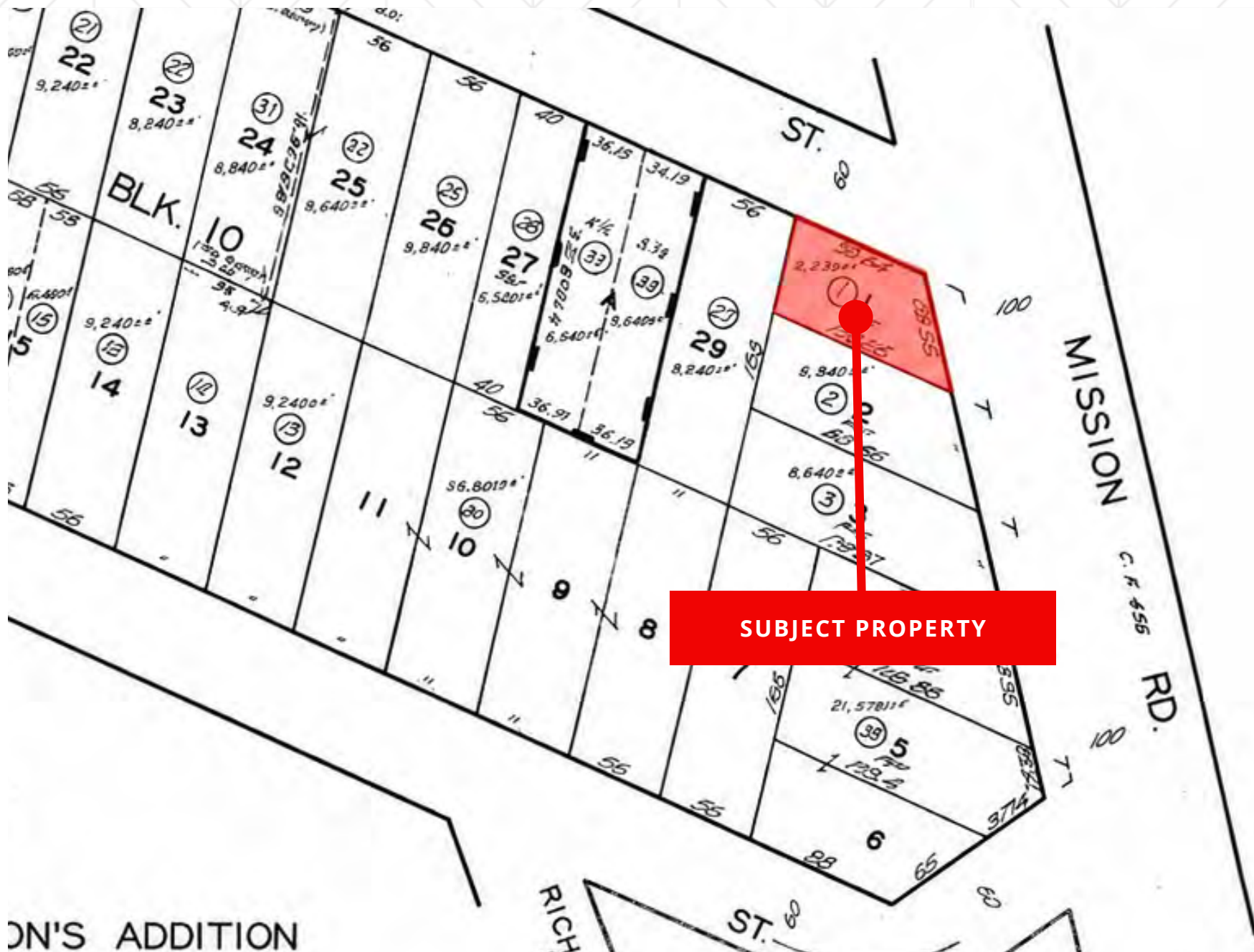




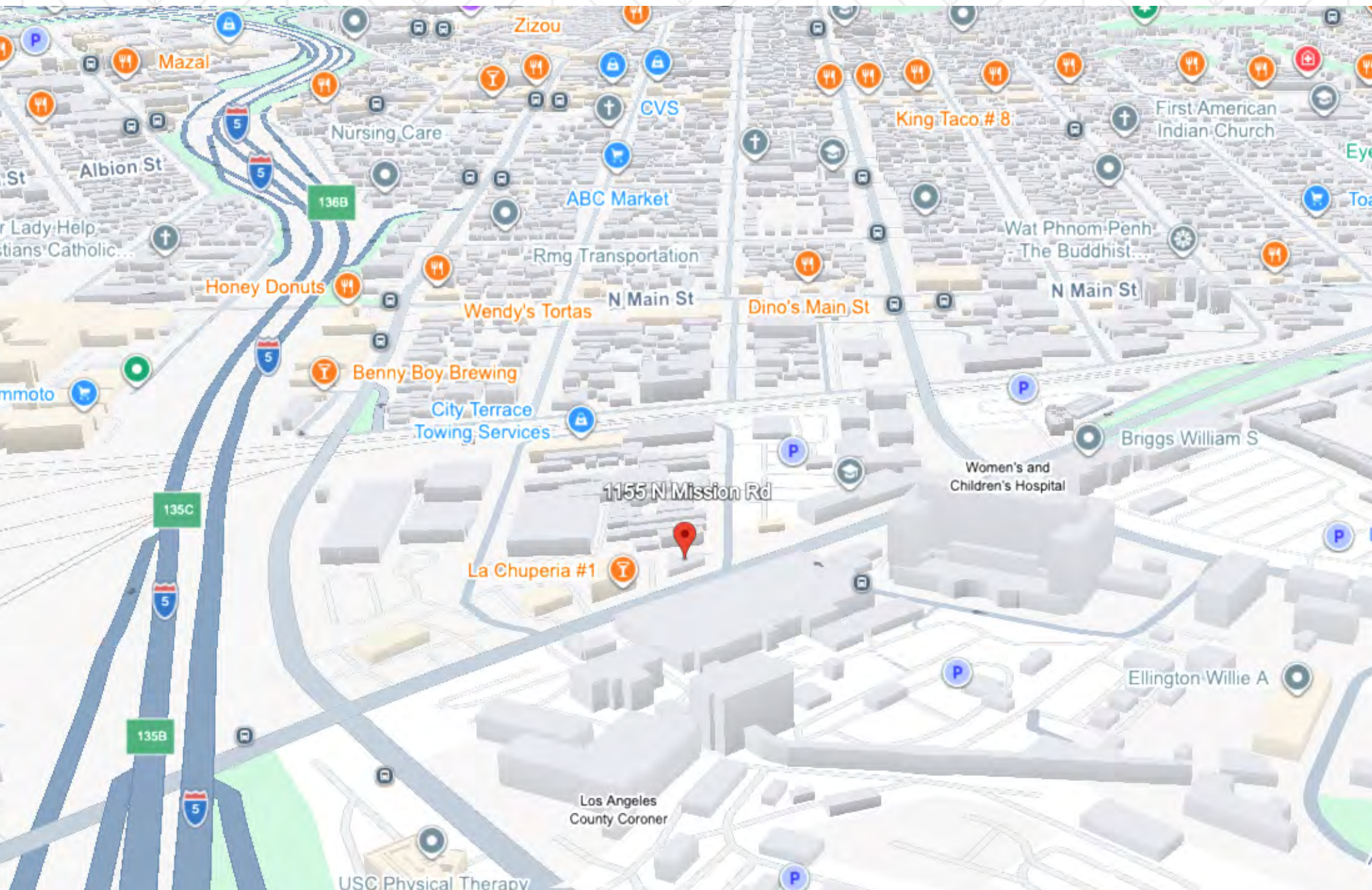




PARCEL MAP



THE AREA



THE MAP



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MAJOR PROPERTIES

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Los Angeles, CA 90015

