

FOR SALE

939 N Vignes St

~~\$2,700,000~~ → \$2,400,000

ASKING PRICE

PRICE PER SF \$269

PRIME LOCATION
OPPORTUNITY ZONE INVESTMENT
Ideal for Owner-User or Investor

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MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

939 N VIGNES ST | LOS ANGELES

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939 N VIGNES ST | LOS ANGELES

EXECUTIVE SUMMARY

Major Properties is pleased to present 939 N Vignes St, an 8,932 sq. ft. industrial warehouse ideally located just off E Cesar E Chavez Ave in downtown Los Angeles. This property offers excellent access to the US 101, I-5, and I-110 highways, providing seamless connectivity to the city's core and the San Gabriel and San Fernando Valleys.

Positioned within an Opportunity Zone, the property presents tax incentive potential for investors and flexibility for a range of industrial uses, from manufacturing to warehousing. With 12'6" clear heights, drive-in access, and zoned LAM3, this property is well-suited for owner-users and investors aiming to capitalize on Los Angeles' competitive industrial market.

This versatile warehouse offers an outstanding opportunity for owner-users and investors alike, providing a strategic, central location in one of the nation's most dynamic industrial markets.

*Buyer to verify any and all accuracy of information.





939 N VIGNES ST | LOS ANGELES, CA

PROPERTY SUMMARY

±10,578 SF
LAND AREA

SINGLE
Tenancy

±8,932 SF
BUILDING AREA

1
STORIES

5409-016-029

LAM3

APN

ZONING

2

10'6"

DRIVE-INS

CLEAR HEIGHT

YES

1958

OPPORTUNITY ZONE

YEAR BUILT

The information provided here is sourced from reliable parties but has not been independently verified, and no guarantee, warranty, or representation, whether express or implied, is made regarding its accuracy. Sale or lease terms and availability are subject to change or withdrawal without notice.

939 N VIGNES ST | LOS ANGELES

PROPERTY HIGHLIGHTS

±8,932 SF Industrial Warehouse in Los Angeles' CBD

Clean Environmental Phase 1 Report.
No Further Action required (Report Completed 5/7/2024)

Flexible Industrial Space with 12'6"
Clear Height and Drive-In Access

Zoned LAM3 | Ideal for Manufacturing,
Warehousing, or Creative Uses

Located within an Opportunity Zone
with Significant Tax Incentive Potential

Close Proximity to Union Station and
Major Freeways for Unparalleled
Accessibility



AREA & MARKET OVERVIEW

Los Angeles, the cultural and commercial heart of Southern California, is the second-most populous city in the U.S. and a leading global hub for entertainment, art, and innovation. With nearly four million residents, L.A. is known for its idyllic weather, over 100 world-class museums, and thriving industries in tech, health, and aerospace.

939 N Vignes St, just north of Downtown Los Angeles, offers exceptional connectivity to Union Station, major freeways, and vibrant neighborhoods like Chinatown and the Arts District. Located in a rapidly revitalizing area with new developments and infrastructure, this property benefits from low vacancy rates and rising demand for industrial and mixed-use spaces. Its central location and flexibility make it a valuable investment in a competitive, dynamic market.

Los Angeles' commercial real estate market is thriving, with strong demand for centrally located industrial and mixed-use properties. 939 N Vignes St is ideally positioned to attract tenants in logistics, creative industries, and distribution, offering lasting appeal and value growth in a dynamic urban environment.



DEMOGRAPHICS

A PLACE TO WORK

350,000+ JOBS

\$86,200
Average Household Income



59%

30 - 54 Years Old

55% Postsecondary Education



21%

Job Growth in "Knowledge Industries"



93%
Expect to Return to Office

A PLACE TO VISIT, SHOP, & DINE

15 million VISITORS
in 2021



\$5 billion in Sales in 2019

743 Retail Businesses per Square Mile



157

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

80,000+ RESIDENTS

\$86,300
Average Household Income



84% Residential Inventory Growth 2000 - 2019



32% Less Income Spent on Housing + Transportation than LA Average

53%
25 - 49 Years Old

60%
Postsecondary Education

37% Population Growth 2010 - 2019

94%
Residential Occupancy

41%

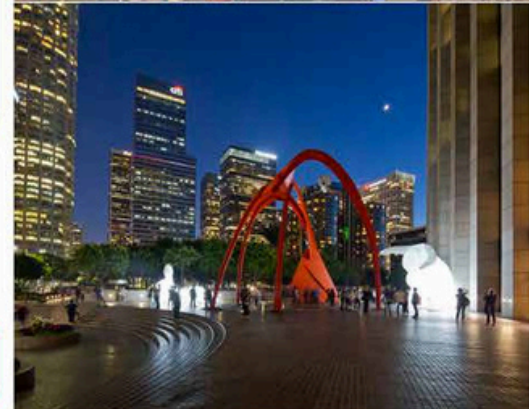
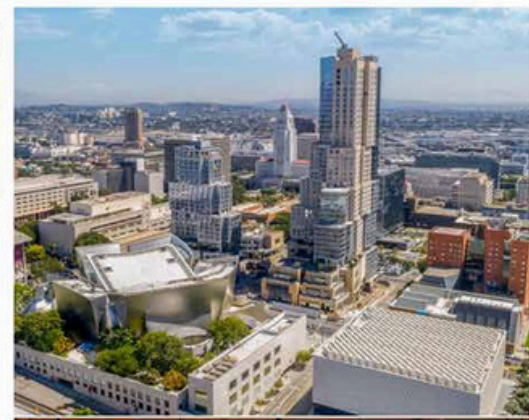
Walk, Bike, or Take Transit to Work



79% love DTLA



65% expect to live in DTLA for at least 3 more years



AERIAL MAP



GLORIA MOLINA
GRAND PARK

Los Angeles State
Historic Park

DTLA



El Pueblo de Los Angeles

CHINATOWN



939

N Vignes St

LITTLE TOKYO

LOS ANGELES ST

N MAIN ST

ARCADIA ST

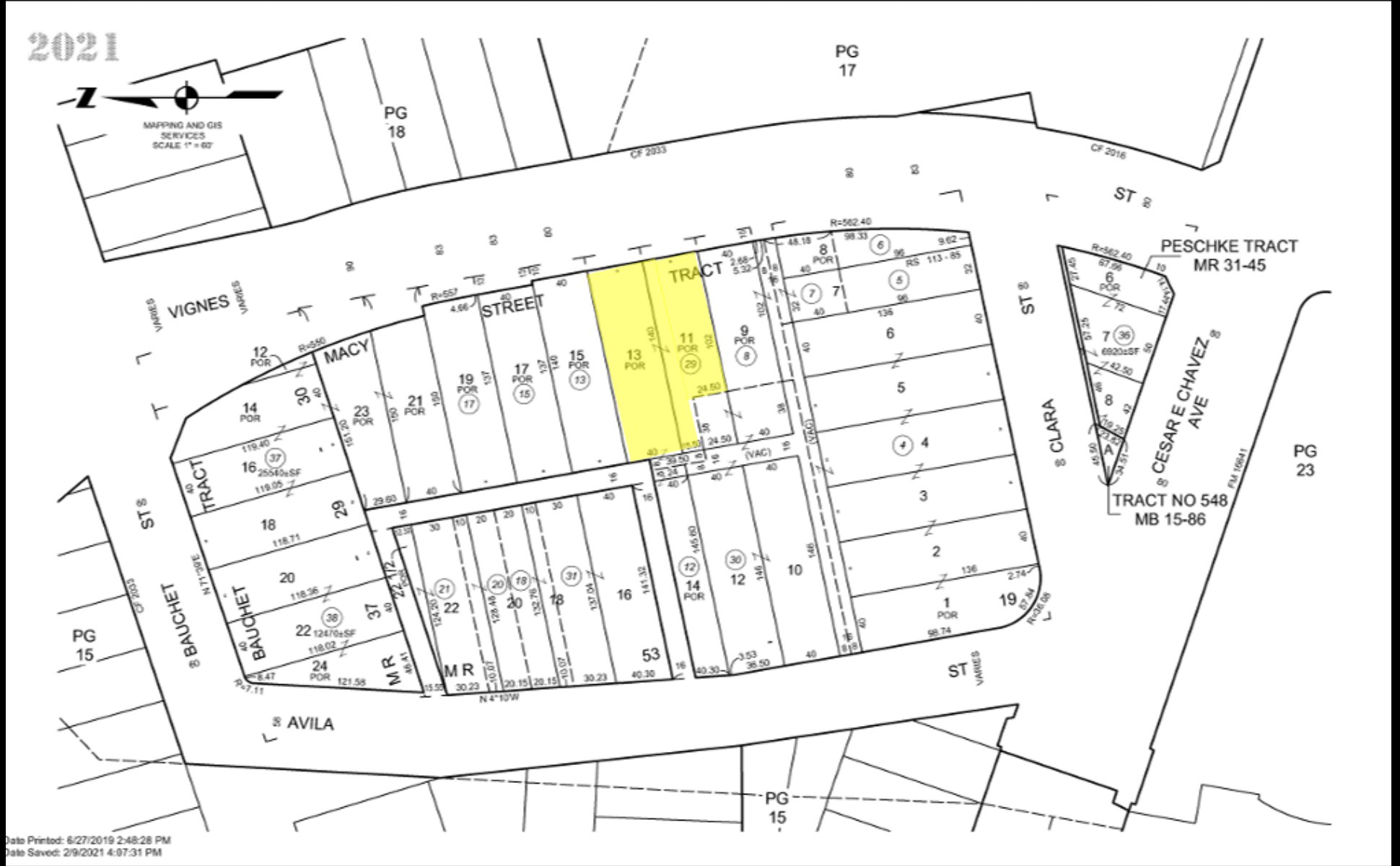
E CESAR E CHAVEZ AVE

N ALAMEDA ST



PLAT MAP

5409	16 SHEET	P. A. 5409-10	TRA 4	REVISED 761229307 780301808	91041602004004-27 940210 2019070173009001-27	2021021628002001-27	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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FOR MORE INFORMATION REGARDING
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MAJOR PROPERTIES

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