

3766

S. MAIN ST

LOS ANGELES, CA 90007

FULLY RENOVATED

Major Price Reduction

~~Sale Price: \$2,740,000 (\$256.07 PSF)~~

Price Reduction \$2,500,000 (\$233.64 PSF)

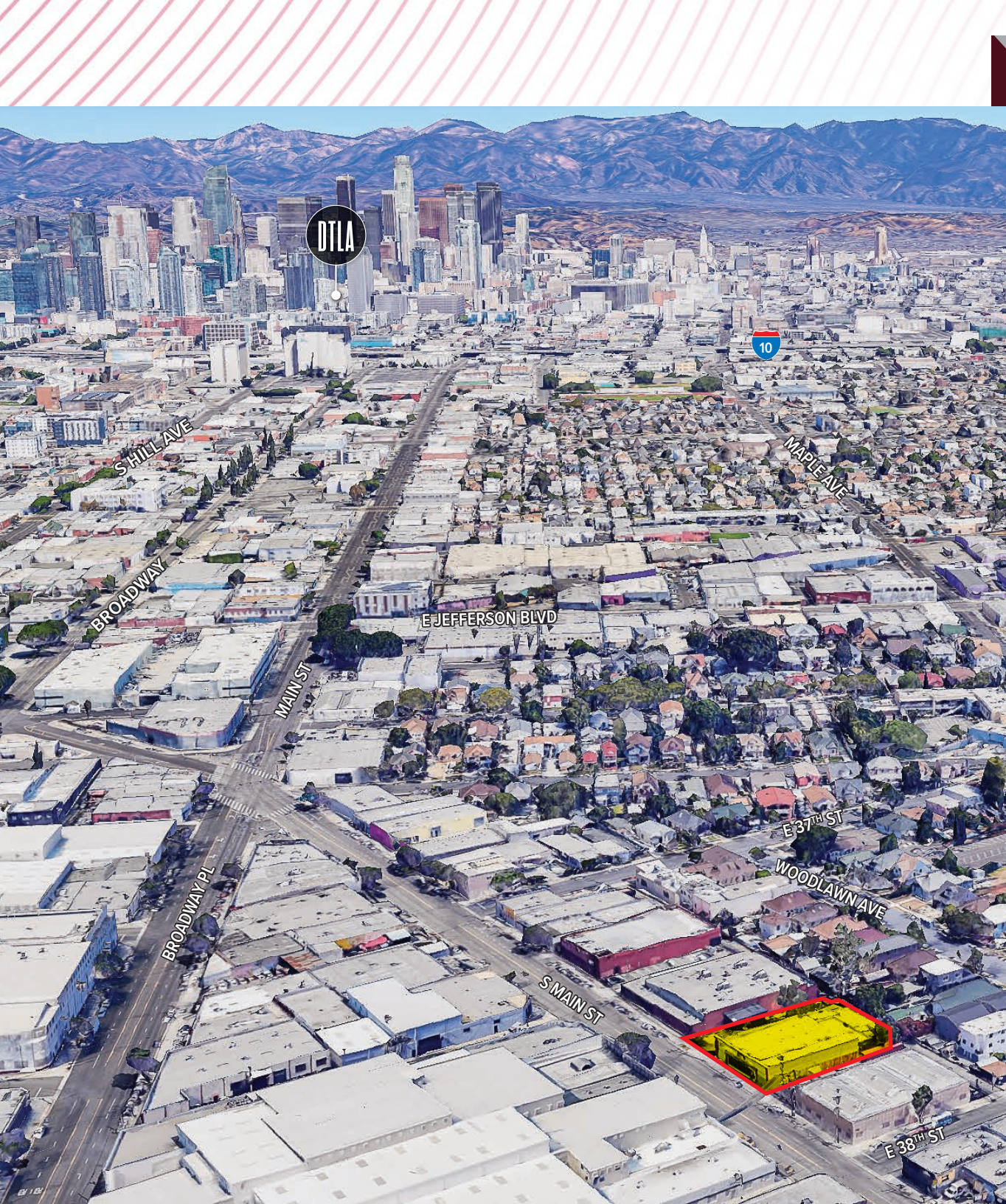


For Sale

± 10,700 SQ. FT. INDUSTRIAL BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

IA BACCI • TSAPARIAN • GORMLY
IG INDUSTRIAL GROUP



Property HIGHLIGHTS



Industrial Building
Close to DTLA



Fenced Yard with
14 Car Parking



600 Amps Power



±1,000 SF Offices



Immediate Occupancy



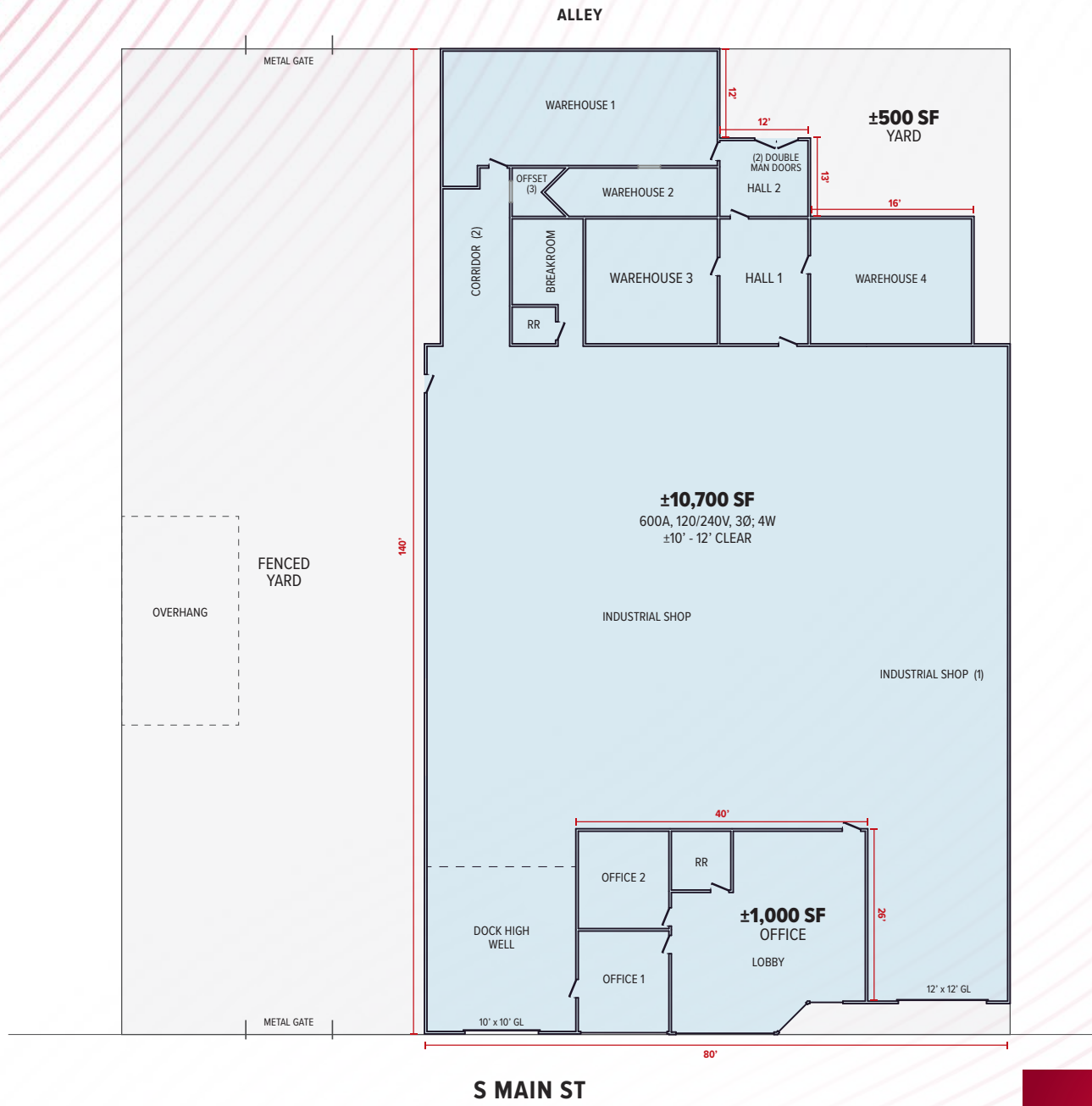
Manufacturing or
Warehouse



Dock High and Ground
Level Loading

Pricing SUMMARY

Sale Price: \$2,500,000 (\$233.64 PSF)



SITE PLAN

NOTE: Drawing not to scale. All measurements and sizes are approximate.

3766

S. MAIN STREET

AVAILABLE SF

±10,700 SF

LAND SIZE

±13,700 SF / ±0.31 Ac

PARCEL NO

5121-030-010

USE

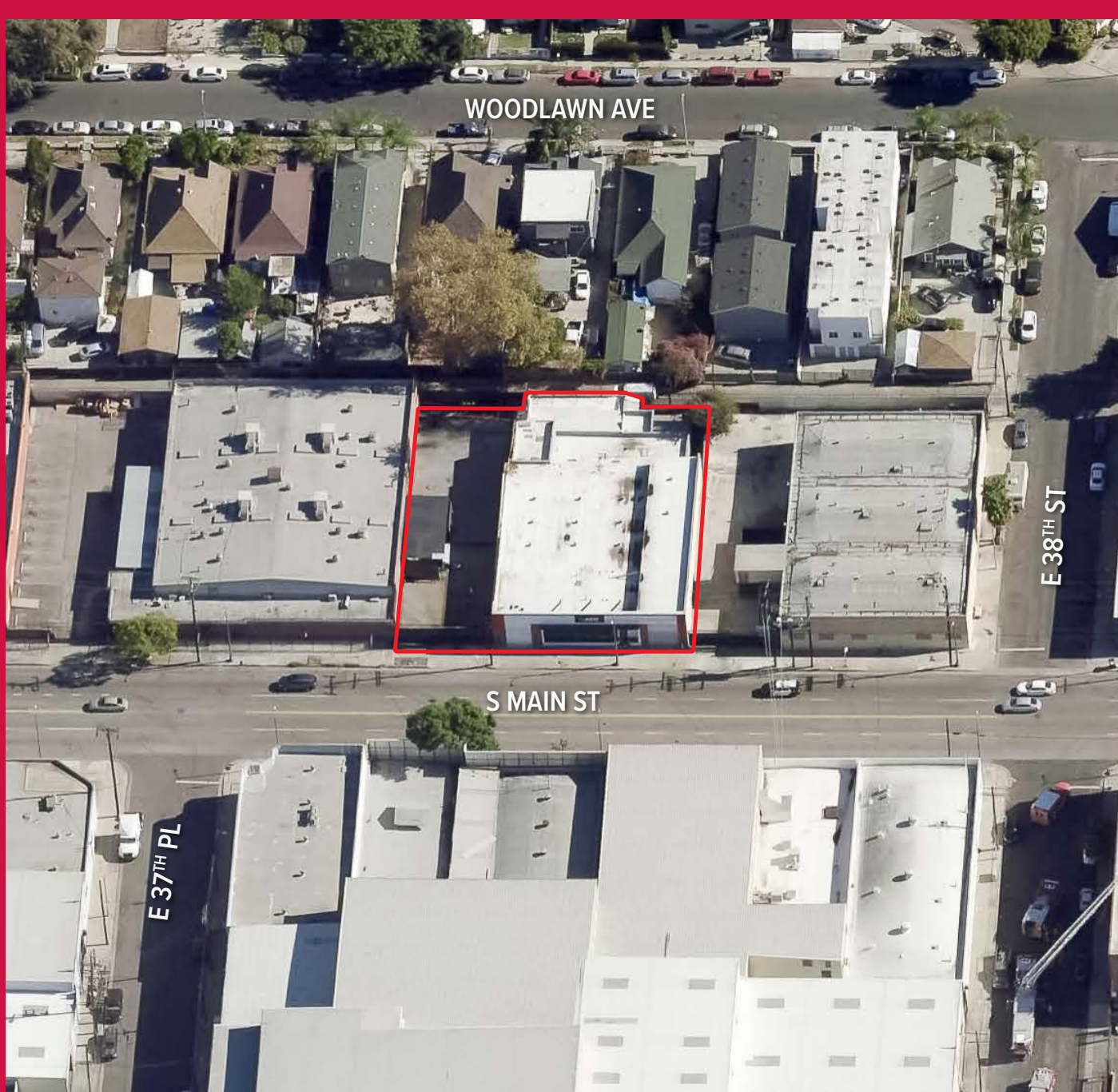
Warehouse/Distribution

ZONING

MI

YEAR BUILT

1950



Property
PHOTOS



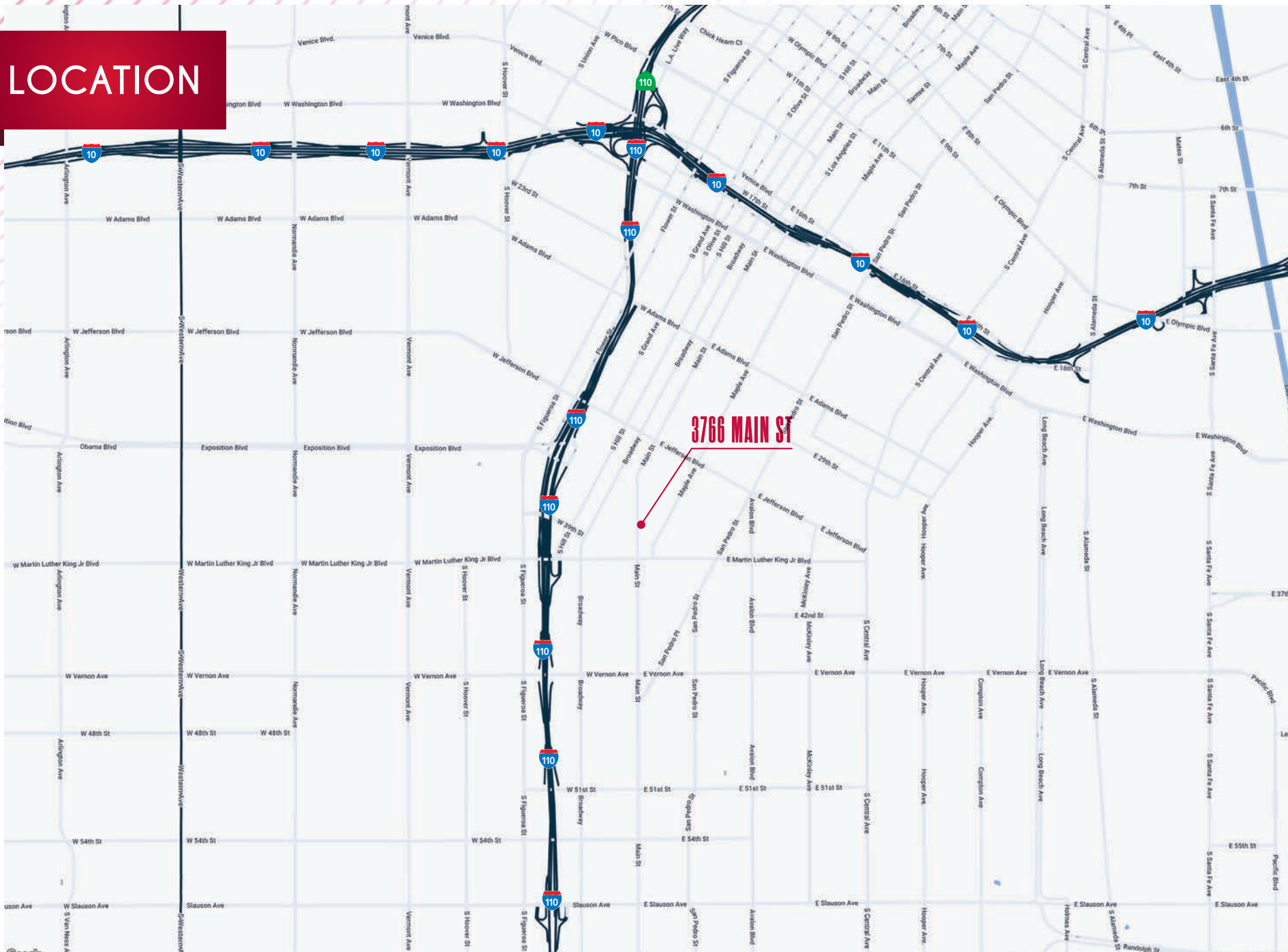


Property
PHOTOS



Property
PHOTOS

LOCATION



Central Los Angeles
 Base: 245,221,214 SF
 Vacancy Rate: 5.9%
 Availability Rate: 8.1%
 Direct Asking Rate: \$1.58 PSF
 Overall Rate: \$1.55 PSF
 Median Price/Bldg SF: \$354.00
 Median Price/Land SF: \$248.21

San Gabriel Valley
 Base: 177,229,149 SF
 Vacancy Rate: 4.8%
 Availability Rate: 7.0%
 Direct Asking Rate: \$1.63 PSF
 Overall Rate: \$1.61 PSF
 Median Price/Bldg SF: \$288.46
 Median Price/Land SF: \$132.23

South Bay
 Base: 196,135,029 SF
 Vacancy Rate: 4.8%
 Availability Rate: 7.2%
 Direct Asking Rate: \$1.79 PSF
 Overall Rate: \$1.73 PSF
 Median Price/Bldg SF: \$312.30
 Median Price/Land SF: \$166.83

Mid Counties
 Base: 115,245,696 SF
 Vacancy Rate: 4.6%
 Availability Rate: 8.0%
 Direct Asking Rate: \$1.65 PSF
 Overall Rate: \$1.58 PSF
 Median Price/Bldg SF: \$310.06
 Median Price/Land SF: \$152.19

Inland Empire West
 Base: 355,896,866 SF
 Vacancy Rate: 5.2%
 Availability Rate: 10.8%
 Direct Asking Rate: \$1.52 PSF
 Overall Rate: \$1.40 PSF
 Median Price/Bldg SF: \$342.00
 Median Price/Land SF: \$146.35

Inland Empire East
 Base: 310,618,045 SF
 Vacancy Rate: 7.5%
 Availability Rate: 11.7%
 Direct Asking Rate: \$1.24 PSF
 Overall Rate: \$1.15 PSF
 Median Price/Bldg SF: \$218.54
 Median Price/Land SF: \$69.78

Orange County
 Base: 233,916,715 SF
 Vacancy Rate: 3.9%
 Availability Rate: 6.1%
 Direct Asking Rate: \$1.72 PSF
 Overall Rate: \$1.67 PSF
 Median Price/Bldg SF: \$339.94
 Median Price/Land SF: \$139.62

3766 MAIN ST
 10 Miles
 Vernon \$300
 Commerce \$300

Rancho Cucamonga \$485
 40 Miles

San Bernardino \$500

Fontana \$485
 60 Miles

Rialto \$500
 70 Miles

Colton \$500

Redlands \$500

City of Industry \$385
 20 Miles
 30 Miles

Ontario \$450
 Ontario Intl Airport

Chino \$400

Compton \$250

Santa Fe Springs \$325

Riverside \$500

Moreno Valley \$500

Carson \$250

Buena Park \$325
 Long Beach Intl Airport

Eastvale \$485

Corona \$485

Torrance \$250
 Port of Los Angeles
 Port of Long Beach

Irvine \$330

Lake Elsinore \$500

Marietta \$500

Q1 2024 LA BASIN MARKET SUMMARY & DRAYAGE MAP

PREPARED BY:
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Sources: LAC-I Research, CoStar
 This survey includes data on industrial properties exceeding 5,000 square feet in size.

DEMOGRAPHICS



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
1,293,917	3,561,108	5,891,231	7,881,361



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$87,217	\$117,563	\$133,851	\$135,751



EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
473,118	1,483,504	2,615,062	3,332,118

DRIVING DISTANCE FROM PROPERTY

DTLA: 5 MILES

KOREATOWN: 6 MILES

WEST HOLLYWOOD: 12 MILES

CULVER CITY: 10 MILES

PASADENA: 15 MILES

BEVERLY HILLS: 12 MILES

SANTA MONICA: 16 MILES

LAX: 15 MILES

LA & LB PORTS: 23 MILES



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