

DOWNTOWN
LOS ANGELES

FASHION
DISTRICT

SUBJECT
PROPERTY

±28,512 SF
LAND FOR SALE

1339-1341
E WASHINGTON BLVD
&
1332, 1336, 1340
EAST 18TH ST
LOS ANGELES • CA 90021

**MAJOR PRICE
REDUCTION**

PRICING SUMMARY:

SALE PRICE ▶ \$4,989,600 | \$175.00 PSF



±28,512 SF OF LAND
ZONING: M2-2



IDEAL REDEVELOPMENT
OPPORTUNITY



±21,608 SF BUILDING



HEAVY POWER /
POSSIBLE WATER
DISCHARGE RIGHTS



METRO BLUE LINE
DIRECTLY IN FRONT
OF PROPERTY/
STATION 2



LOCATED IN FEDERAL
OPPORTUNITY ZONE:
TOC TIER 3

ANITA M. ARTUKOVICH

Principal | LIC NO 00851588

✉ amartukovich@lee-associates.com

☎ 323.767.2103

PETER D. BACCI

SIOR | Executive VP, Principal | LIC NO 00946253

✉ pbacci@lee-associates.com

☎ 323.767.2022

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - Los Angeles Central | CORP ID 01125429
5675 Telegraph Road Suite 300, Los Angeles, CA 90040

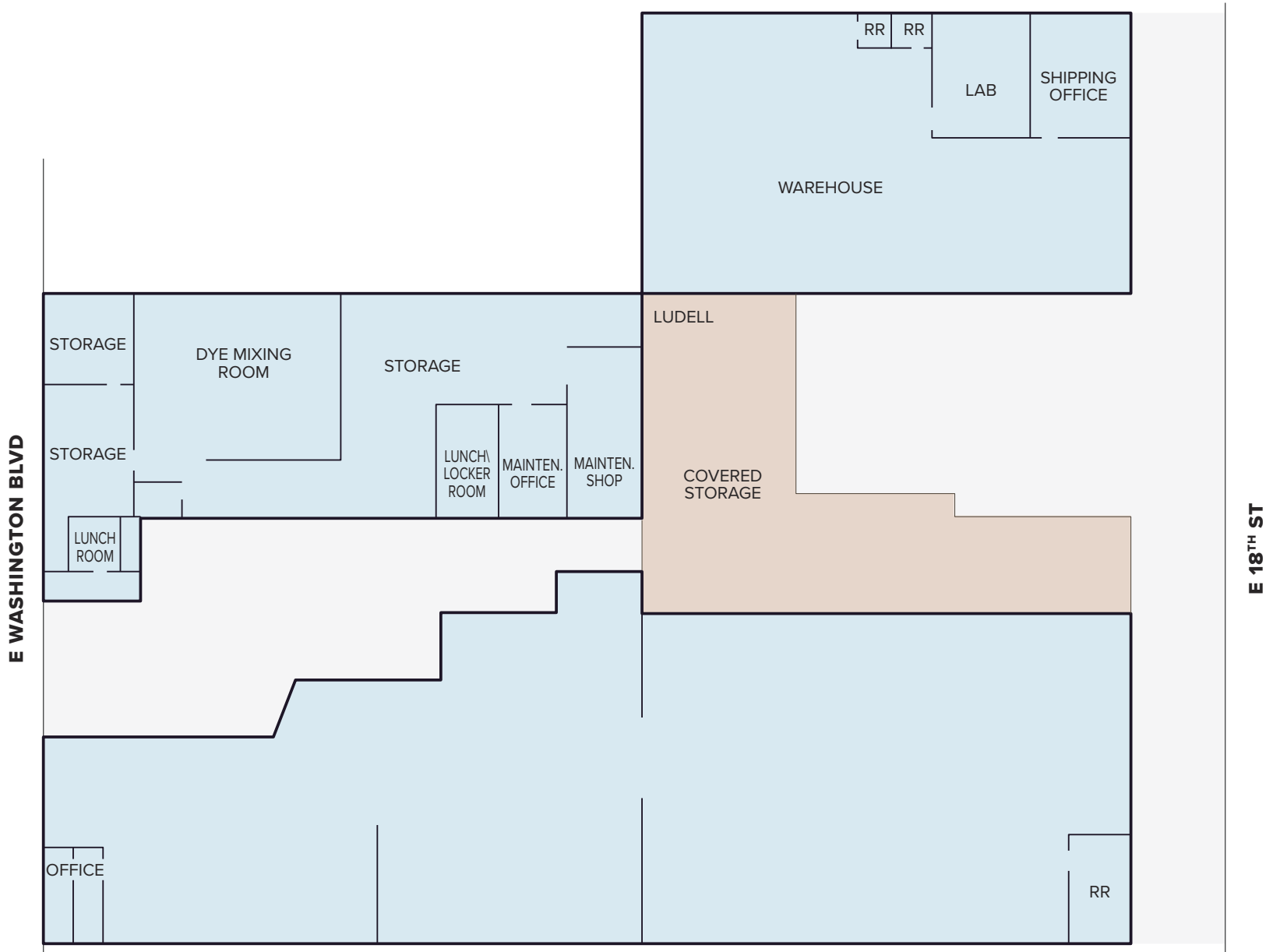
LEE-ASSOCIATES.COM

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

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PROPERTY SITE PLAN



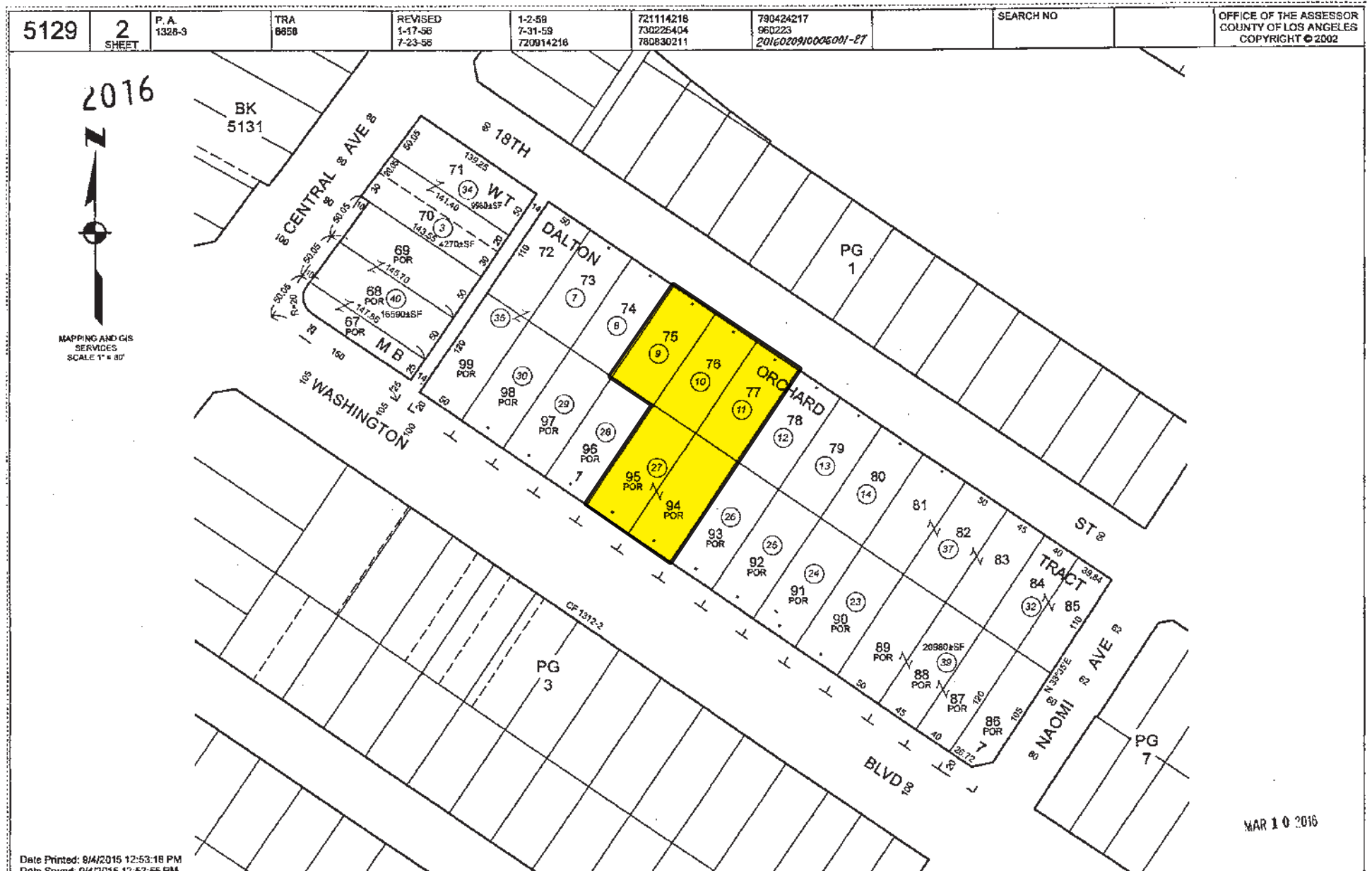
NOTE: Drawing not to scale. All measurements and sizes are approximate.



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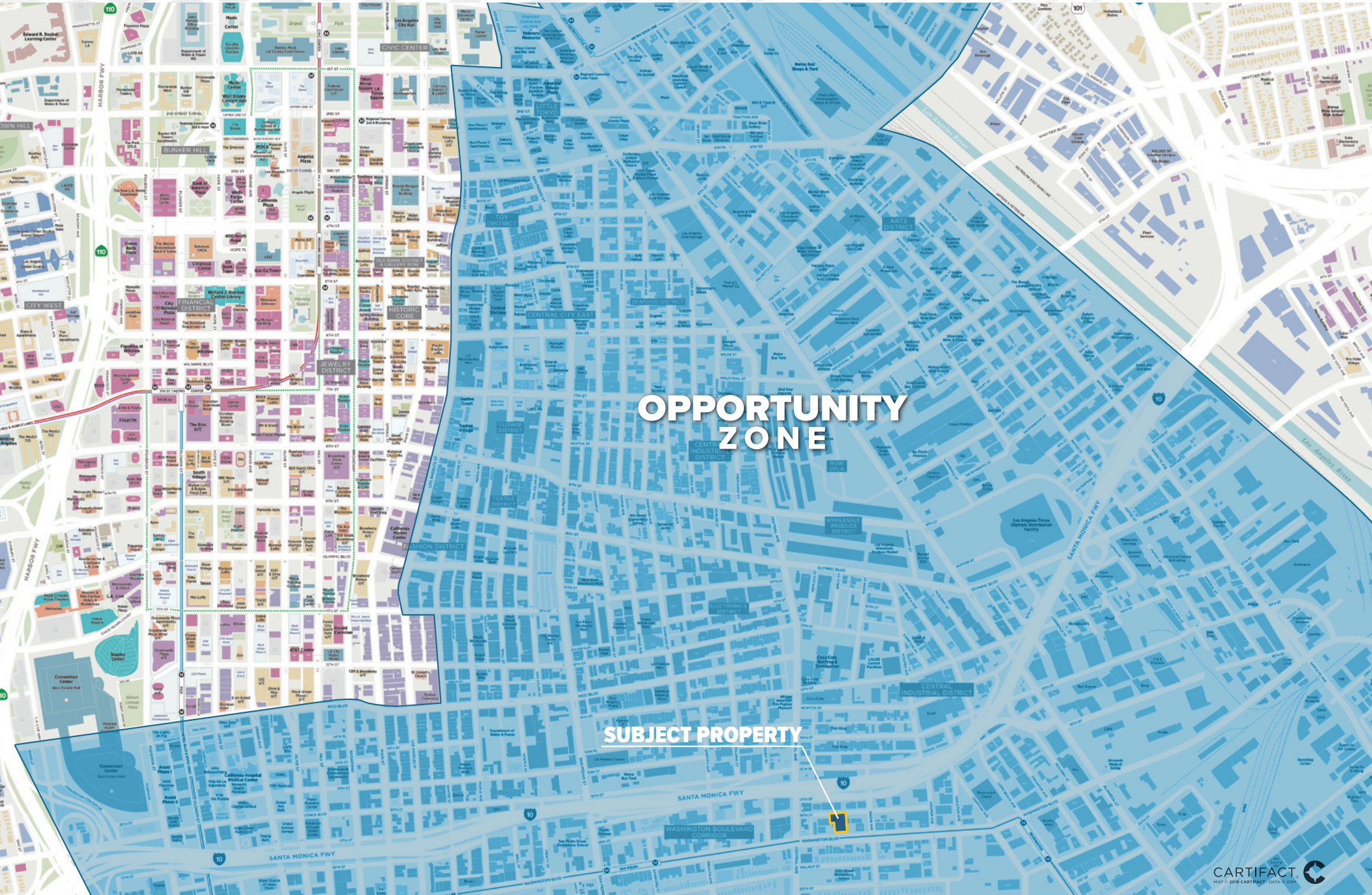
PARCEL MAP



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OPPORTUNITY ZONE MAP



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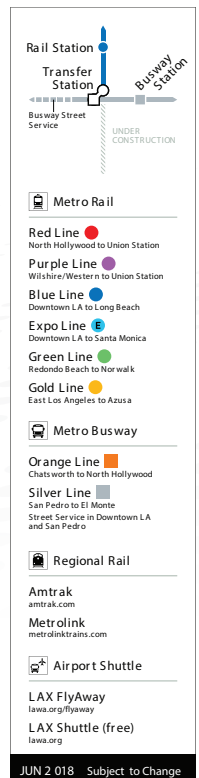
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METRO TRANSIT



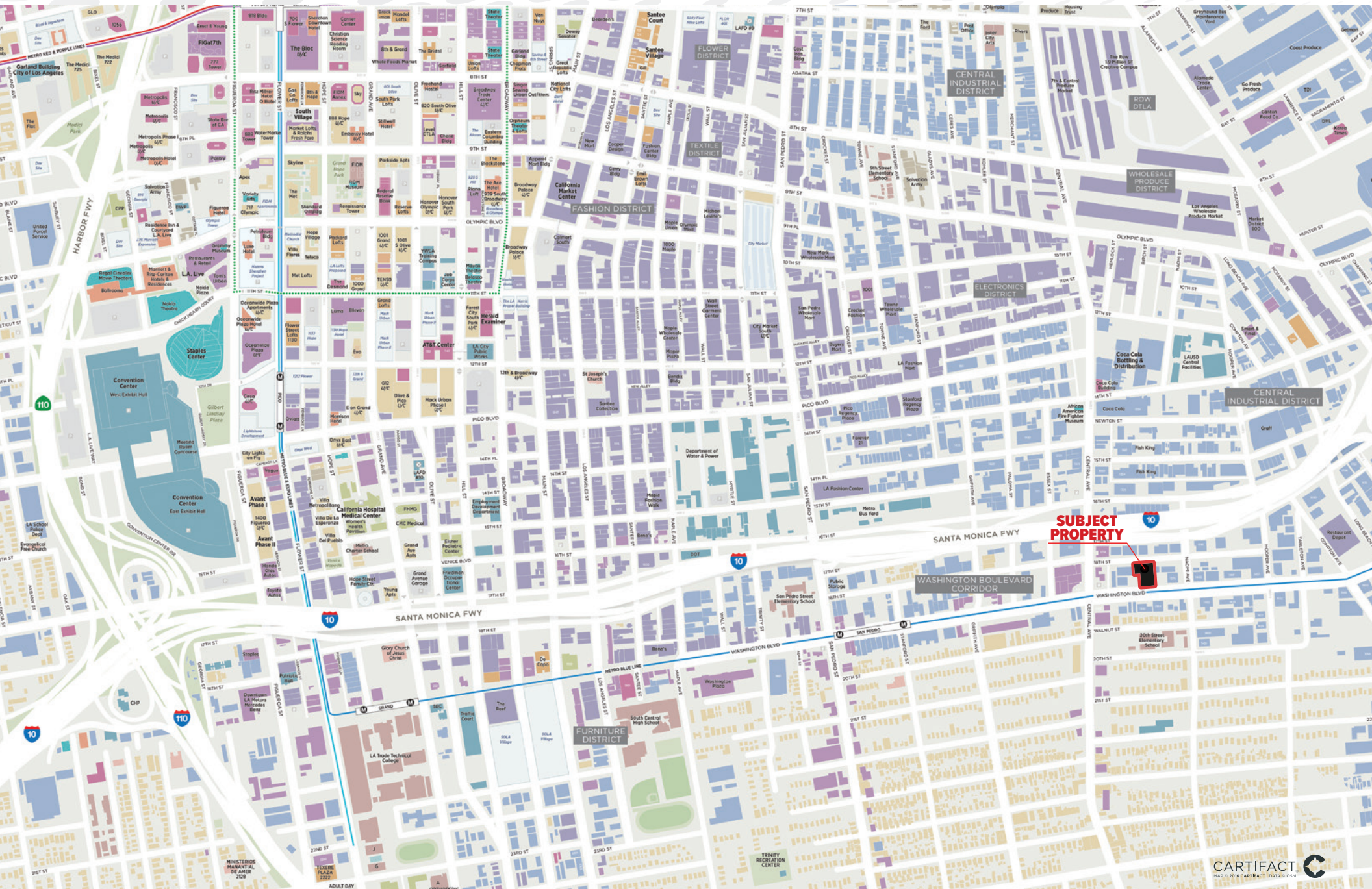
Due to the subject property's immediate proximity to the Metro Blue line, this location makes it highly accessible to many areas throughout the LA Basin.



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LOCATION MAP



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REGIONAL MAP

