

DTLA WHOLESALE DISTRICT OPPORTUNITY

774-778 MERCHANT STREET
LOS ANGELES, CA 90021

*13,230 SF User Investment
Opportunity in the DTLA Core*

Two buildings totaling 13,230 SF

Both buildings are clear span and have separate
offices / restrooms

Secured parking inside

778 Merchant St is 100% air-conditioned

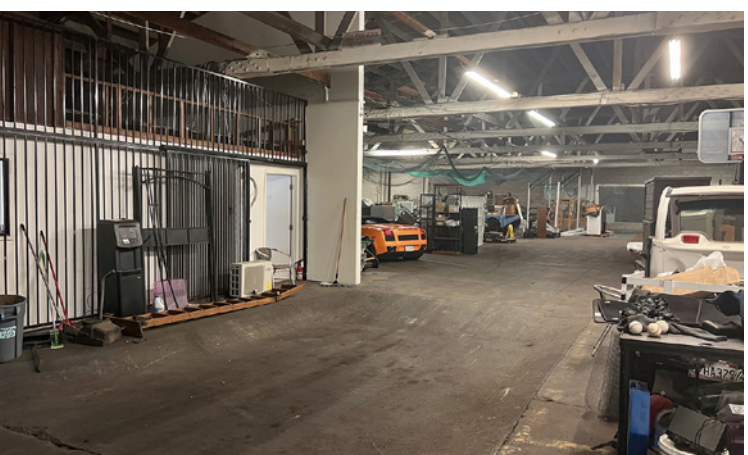
Close proximity to LA Wholesale Produce Markets
and many other wholesalers in the area

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FOR SALE



PROPERTY OVERVIEW

ADDRESS	774-778 Merchant St
ASKING PRICE	\$4,000,000
774 MERCHANT ST	8,470 SF
778 MERCHANT ST	4,760 SF
TOTAL AVAILABLE	13,230 SF
LAND SIZE	0.31 AC
CONSTRUCTION	Masonry and metal
LOADING	2 GL doors
CLEARANCE	11'
POWER	600A, 240-480V
YEAR BUILT	1922/1956
ZONING	M2-2D

13,230 SF
TOTAL AVAILABLE

1922
YEAR BUILT

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774-778
MERCHANT ST

PRODUCE SERVICES

LESTER FARMS

AZTECA FARMS

7TH ST PRODUCE MARKET

SANTA MAURA SPICE

MONTES FRESH PRODUCE

SELECT FRESH PRODUCE INC

JACK'S CANDY

CHILES SECOS Y SEMILLAS

CAMPO VERDE PACKING INC

CENTRAL MARKET

GOMEZ PRODUCE AND DAIRY

