

CUSHMAN &  
WAKEFIELD

**FOR SALE**

IOS OR INDUSTRIAL DEVELOPMENT OPPORTUNITY – 3.2 ACRES – LINCOLN HEIGHTS  
EXCELLENT FREEWAY ACCESS

SAN GABRIEL MOUNTAINS



N SAN FERNANDO ROAD

N AVENUE 19

METRO A LINE (BLUE LINE)

N



TEAM  
**CONDON**

alexa • brittany • connor • erica  
jacob • kevin • kylie • mckenna  
mike • pete • scott

**405 N SAN FERNANDO ROAD**  
LOS ANGELES, CA 90031



# THE OFFERING

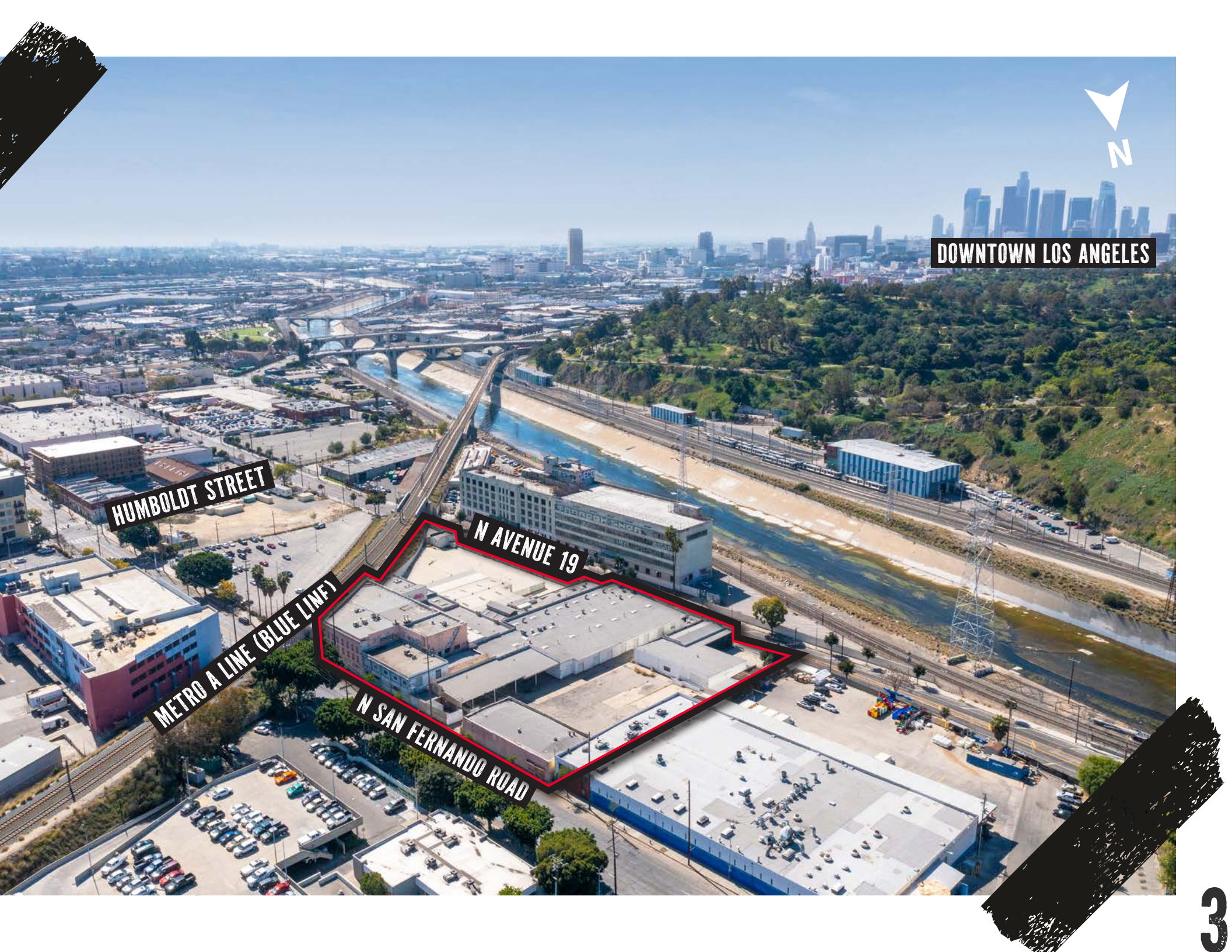
**Cushman & Wakefield U.S., Inc.** as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in **405 N. San Fernando Road** (the "Property"), a 3.2-acre industrial outdoor storage or industrial development opportunity in the Lincoln Heights neighborhood of Downtown Los Angeles, a predominantly industrial pocket of the City. The Property is ideally situated at the confluence of the 110 and I-5 Freeways, with convenient access to every major freeway that passes through Greater Los Angeles. Moreover, the location is at the true center of the region, with only 11 miles to the Hollywood Burbank Airport, 14 miles to Los Angeles International Airport, and 22 miles to the Ports of Los Angeles and Long Beach.

405 N. San Fernando Road is located in the Cornfield Arroyo Seco Specific Plan Area ("CASP"), which currently permits industrial outdoor storage by-right. The CASP is in the process of being updated, and the latest version was recommended for approval by the City Planning Commission in December 2023. Under the proposed revised CASP, industrial/warehouse development will still be permitted, but industrial outdoor storage is limited to ancillary uses. Buyers are expected to independently verify all zoning information.

The Property represents an opportunity to acquire a large-scale, infill site with attractive industrial outdoor storage zoning that is becoming increasingly difficult to find. The site is currently improved with a low-rise industrial/warehouse campus totaling 91,857 SF and will be delivered vacant at the time of sale.







**DOWNTOWN LOS ANGELES**

**HUMBOLDT STREET**

**N AVENUE 19**

**METRO A LINE (BLUE LINE)**

**N SAN FERNANDO ROAD**



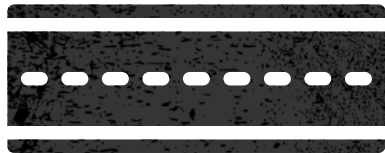


**405 N SAN FERNANDO ROAD**  
LOS ANGELES, CA 90031

# REGIONAL MAP



# INVESTMENT HIGHLIGHTS



EXCELLENT FREEWAY ACCESS



ATTRACTIVE INDUSTRIAL OUTDOOR STORAGE  
AND INDUSTRIAL DEVELOPMENT ZONING



URBAN-INFILL LOCATION, LESS THAN  
TWO MILES TO THE DOWNTOWN CORE



PROXIMATE TO MULTIPLE AIRPORTS AND THE  
PORTS OF LOS ANGELES AND LONG BEACH



# PROPERTY OVERVIEW

<b>Address</b>	405 N. San Fernando Road, Los Angeles, CA 90031
<b>Existing Improvements</b>	Low-rise industrial/warehouse campus totaling 91,857 SF
<b>Number of Buildings</b>	10
<b>Total Building Size</b>	91,857 SF
<b>Occupancy</b>	The Property is currently leased to a MTM tenant and can be delivered vacant upon sale
<b>Parking</b>	Approx. 100-150 surface parking stalls
<b>Land Size</b>	140,834 SF (3.2 acres)
<b>APNs</b>	5447-004-002 and -003
<b>General Plan Land Use</b>	Hybrid Industrial
<b>Zoning Designation</b>	Cornfield Arroyo Seco Specific Plan (CASP) – Urban Innovation (UI) <ul style="list-style-type: none"><li>• Pending zone update to Urban Village (UV) under new CASP</li></ul>





CALIFORNIA  
110

INTERSTATE  
CALIFORNIA  
5

N SAN FERNANDO ROAD

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LOS ANGELES, CA 90031

N AVENUE 19

METRO A LINE (BLUE LINE)



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# 405 N SAN FERNANDO ROAD

LOS ANGELES, CA 90031



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