

CUSHMAN &
WAKEFIELD

FOR SALE

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

SAN GABRIEL MOUNTAINS



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

405 N SAN FERNANDO ROAD

LOS ANGELES, CA 90031

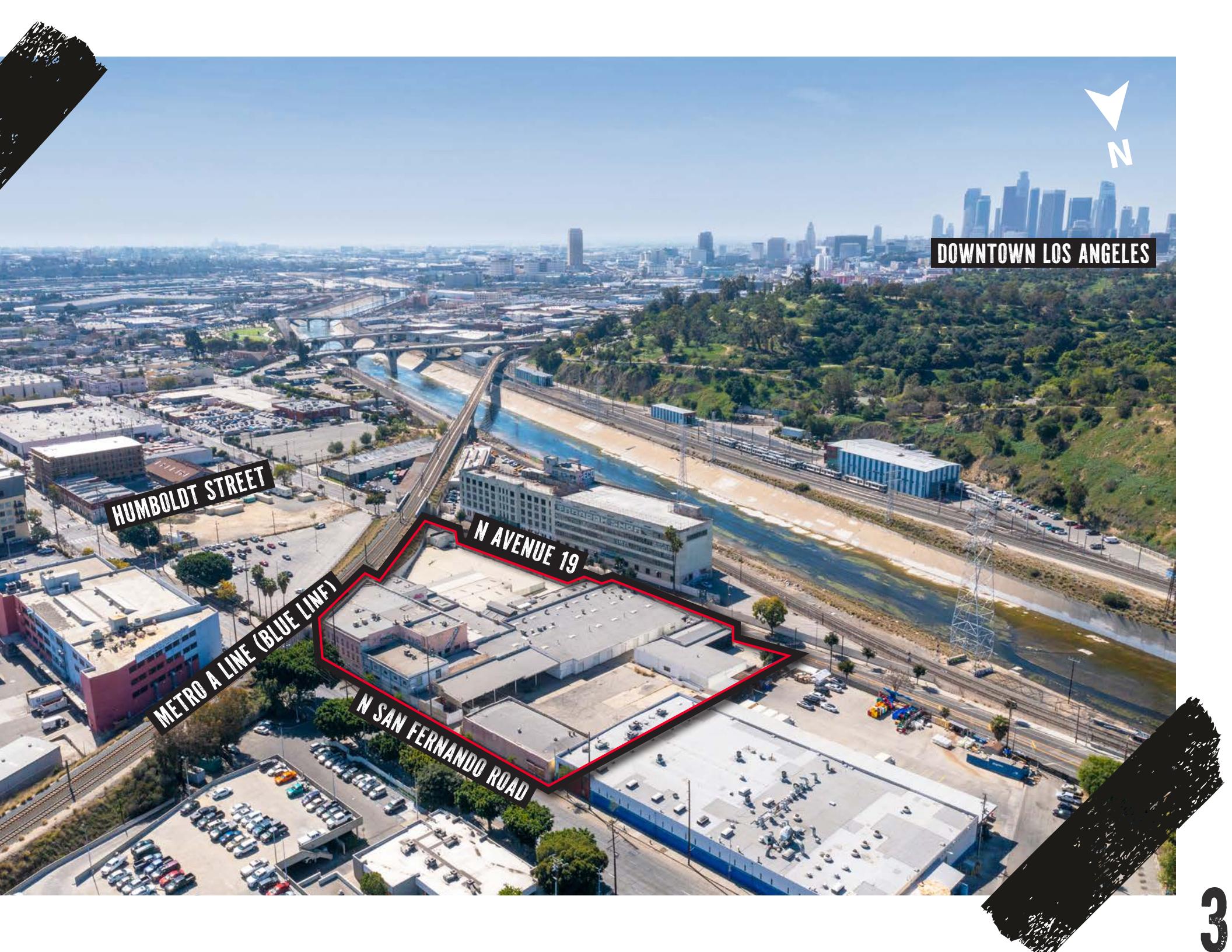
THE OFFERING

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.





N

DOWNTOWN LOS ANGELES

HUMBOLDT STREET

METRO A LINE (BLUE LINE)

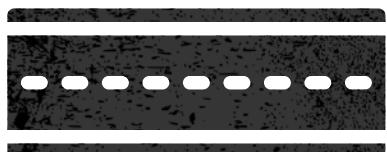
N AVENUE 19

N SAN FERNANDO ROAD

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

Address 405 N. San Fernando Road, Los Angeles, CA 90031

Existing Improvements Low-rise industrial/warehouse campus totaling 91,857 SF

Number of Buildings 10

Total Building Size 91,857 SF

Occupancy The Property is currently leased to a MTM tenant and can be delivered vacant upon sale

Parking Approx. 100-150 surface parking stalls

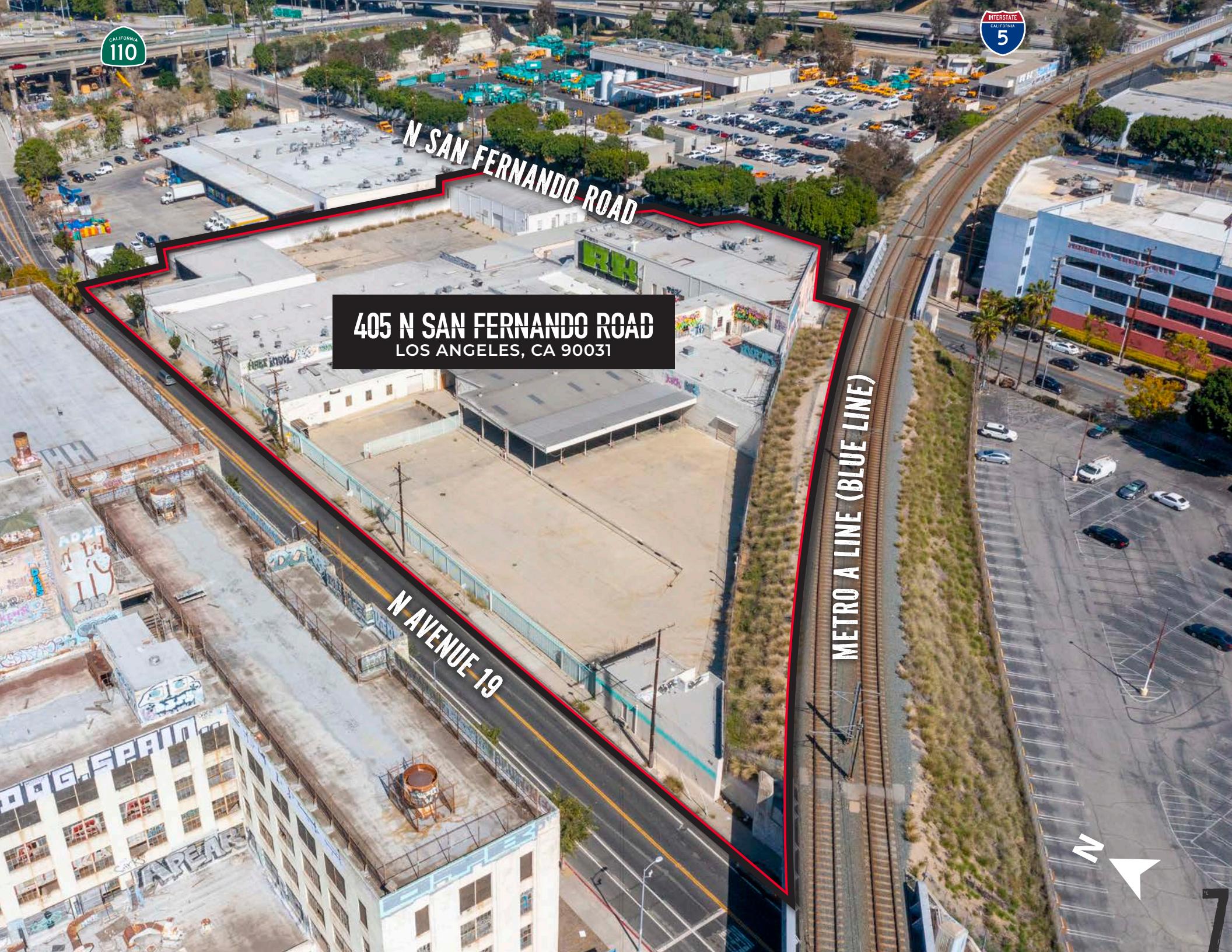
Land Size 140,834 SF (3.2 acres)

APNs 5447-004-002 and -003

General Plan Land Use Hybrid Industrial

Zoning Designation Cornfield Arroyo Seco Specific Plan (CASP) – Urban Innovation (UI)
• Pending zone update to Urban Village (UV) under new CASP





CALIFORNIA
110

INTERSTATE
CALIFORNIA
5

7

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LOS ANGELES, CA 90031



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