

777 E 14th PL Los Angeles, CA 90021

OFFERING MEMORANDUM

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# Freestanding Building

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# FREESTANDING BUILDING

## 01 Executive Summary

Investment Summary  
Property Features

## OFFERING SUMMARY

ADDRESS	<b>777 E 14th PL Los Angeles CA 90021</b>
BUILDING SF	<b>4,216 SF</b>
LAND ACRES	<b>0.15 AC</b>
LAND SF	<b>6,534 SF</b>
YEAR BUILT	<b>1981</b>
APN	<b>5132-020-030</b>

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	<b>42,102</b>	<b>485,639</b>	<b>1,242,193</b>
2026 Median HH Income	<b>\$58,869</b>	<b>\$55,398</b>	<b>\$62,738</b>
2026 Average HH Income	<b>\$91,968</b>	<b>\$81,192</b>	<b>\$89,297</b>

Ideal Uses Garment Manufacturing, Warehousing and Creative Office, Electronics, Textile.

Gated and Secured Parking.

Excellent Fashion District Location.

Close to San Pedro Mart.

Close to Freeways 10 & 110.

Adjacent property also available for sale.

## PROPERTY FEATURES

BUILDING SF	<b>4,216 SF</b>
LAND SF	<b>6,534 SF</b>
LAND ACRES	<b>0.15 AC</b>
YEAR BUILT	<b>1981</b>
ZONING TYPE	<b>M2-2D</b>
NUMBER OF PARKING	<b>6</b>
CEILING HEIGHT	<b>15'</b>
DOCK HIGH DOORS	<b>0</b>
GRADE LEVEL DOORS	<b>2</b>
YARD	<b>Fenced &amp; Gated</b>
OFFICE SF	<b>795 SF</b>

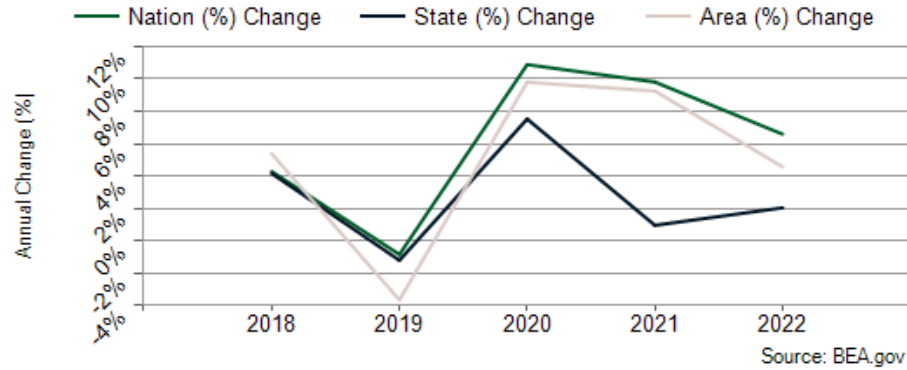


# FREESTANDING BUILDING

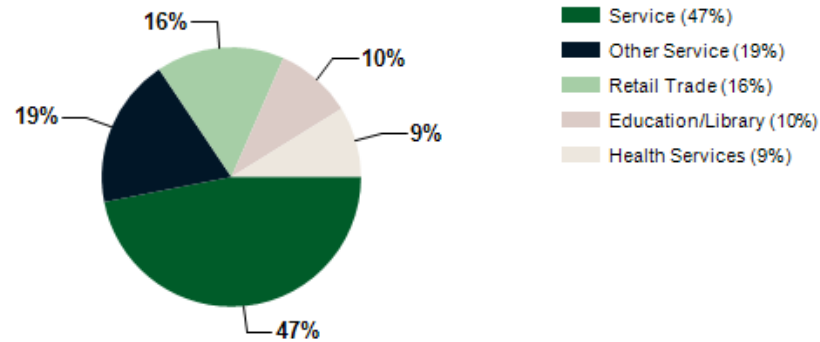
## 02 Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Drive Times
- Drive Times (Heat Map)

## Los Angeles County GDP Trend



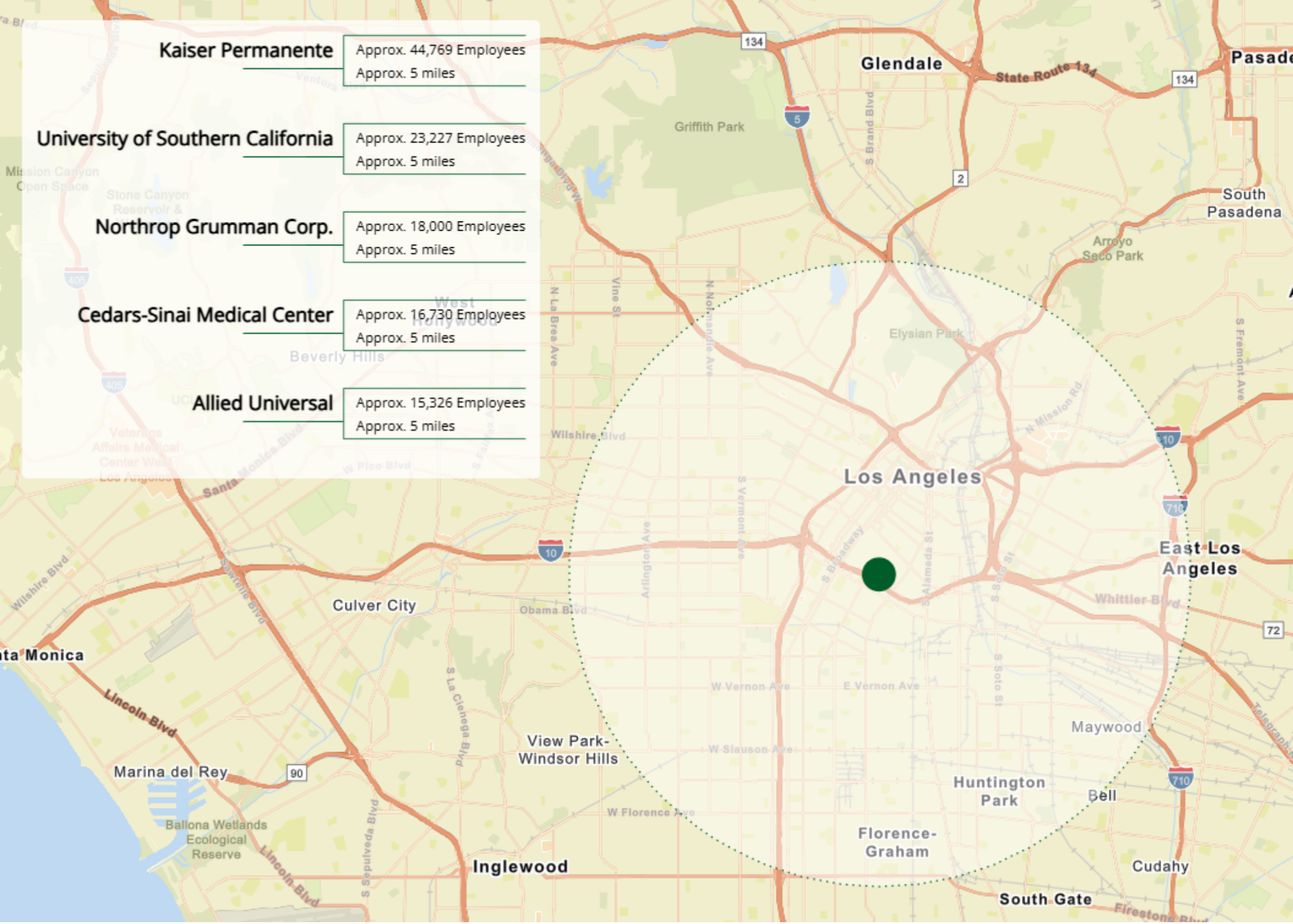
## Major Industries by Employee Count

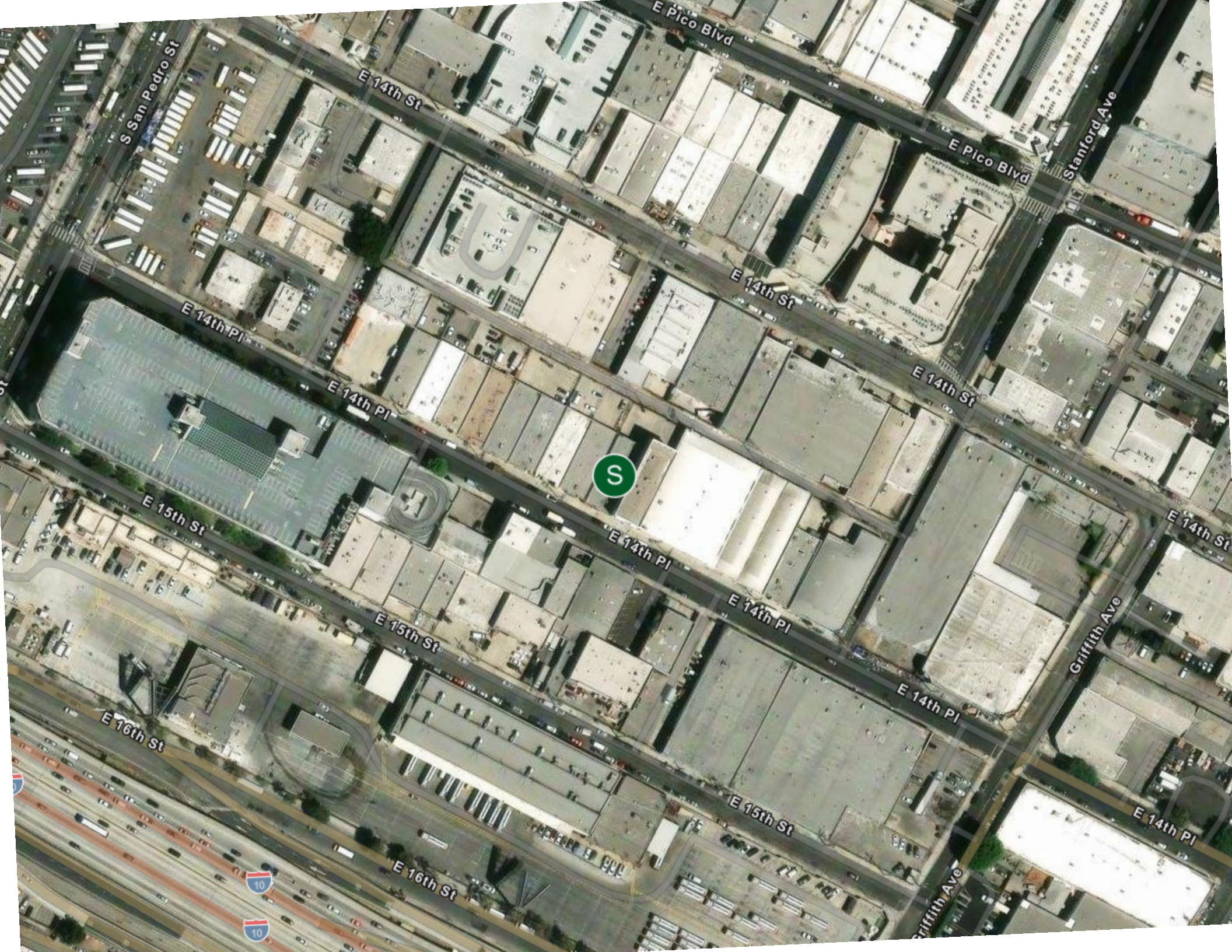


## Largest Employers

Kaiser Permanente	47,897
University of Southern California	25,741
Cedars-Sinai	18,087
Northrop Grumman Corp.	16,600
The Walt Disney Co.	13,400
Providence	13,000
Target Corp.	11,500
The Boeing Co.	11,000







S

S San Pedro St

E 14th St

E Pico Blvd

E Pico Blvd

Stanford Ave

E 14th St

E 14th Pl

E 14th Pl

E 14th St

E 15th St

E 14th Pl

E 14th St

E 15th St

E 14th Pl

Griffith Ave

E 16th St

E 14th Pl

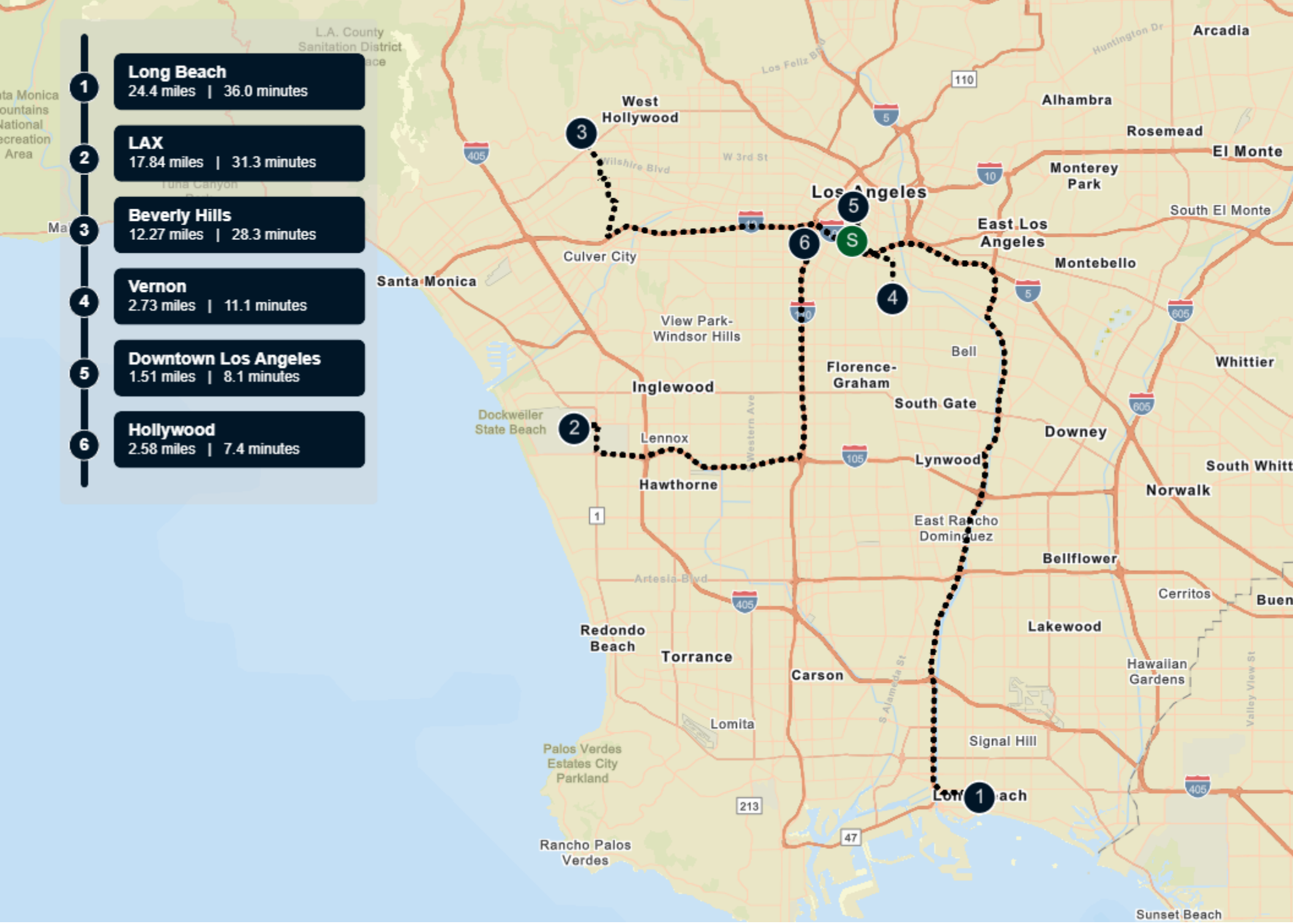
E 14th Pl

E 15th St

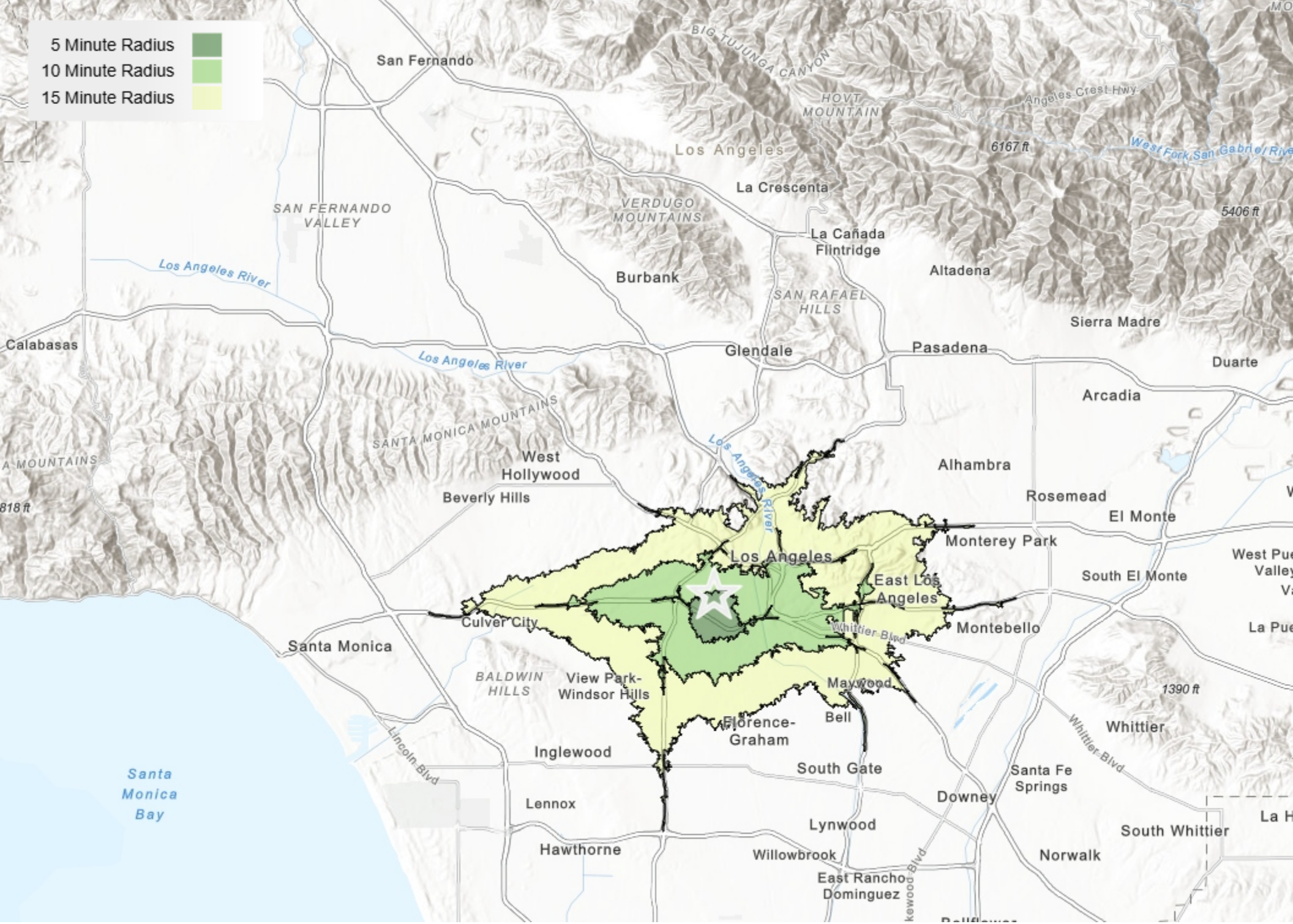
E 16th St

Griffith Ave





- 5 Minute Radius ■
- 10 Minute Radius ■
- 15 Minute Radius ■



# FREESTANDING BUILDING

## 03 Property Description

Property Images





**EAST 14TH PLACE**





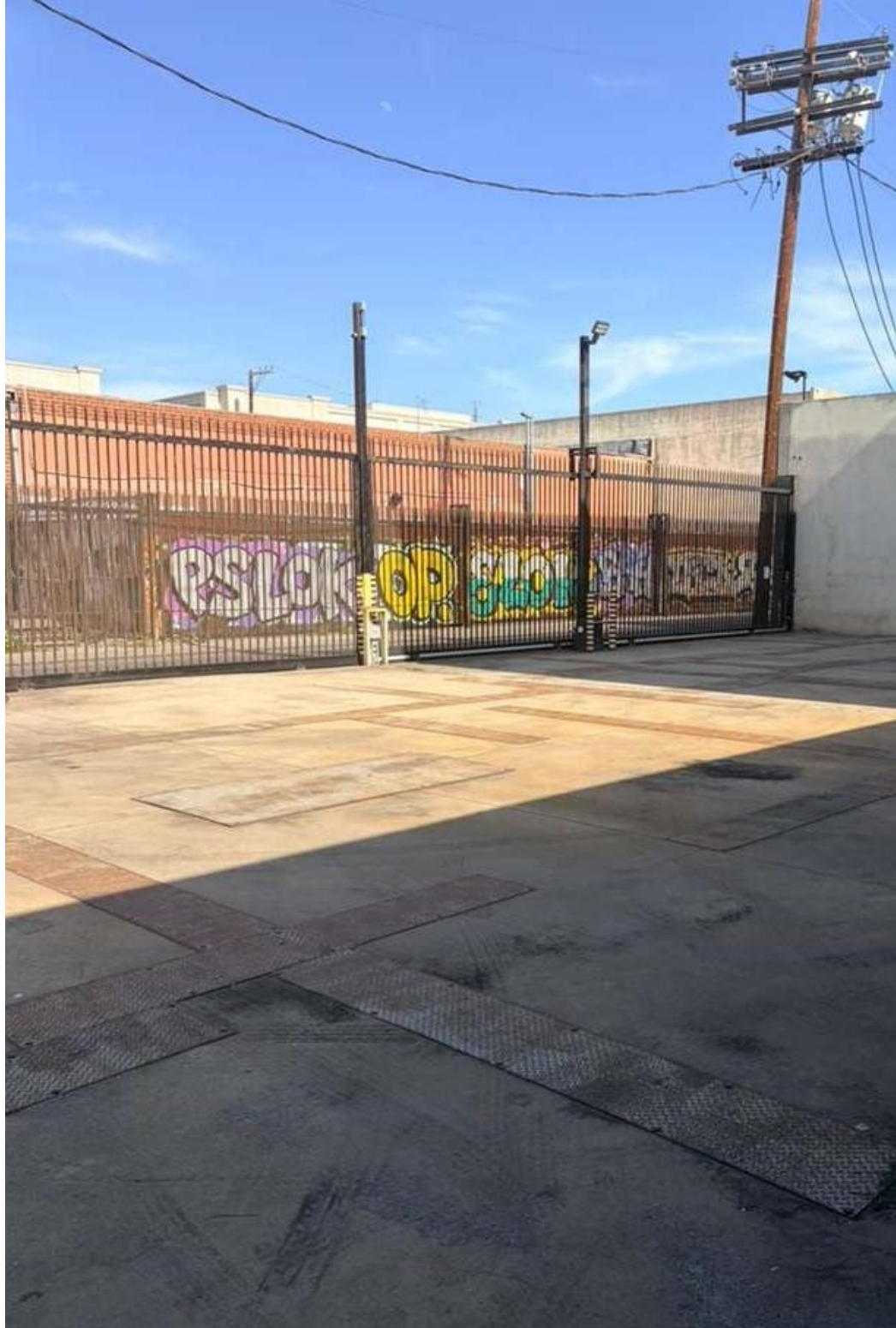












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*Exclusively Marketed by:*

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