



COMMERCIAL REAL ESTATE SERVICES



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3232 E.
Olympic Blvd.
Los Angeles CA 90023



Property Overview

Executive Summary

Dream ERE, Commercial Expert Real Estate - SoCal Team, as exclusive advisor, is pleased to present the opportunity to acquire 3232 E. Olympic Blvd, Los Angeles, CA 90023. This sale offers the opportunity to purchase the property as zone M2, approximately 0.15 AC Lot Size with 5,000 SF rentable building area, measure high developed area in located DTLA. This industrial building is perfect for garment manufacturing, warehouse and flex building.

Property Summary

Price: \$2,400,000
Price per SF: \$480.00
Sale Type: Owner User
Property Type: Industrial
Property Subtype: Warehouse
Building Class: C
Opportunity Zone: Yes

Lot Size: 0.15 AC
Rentable Building Area: 5,000 SF
Parking Ratio: 1.2 / 1,000 SF
Clear Ceiling Height: 10 - 12 FT
No. Stories: 1
Zone: M2
Features: Fenced Lot / Heating

EXCLUSIVELY OFFERED BY:

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Chief Executive Officer

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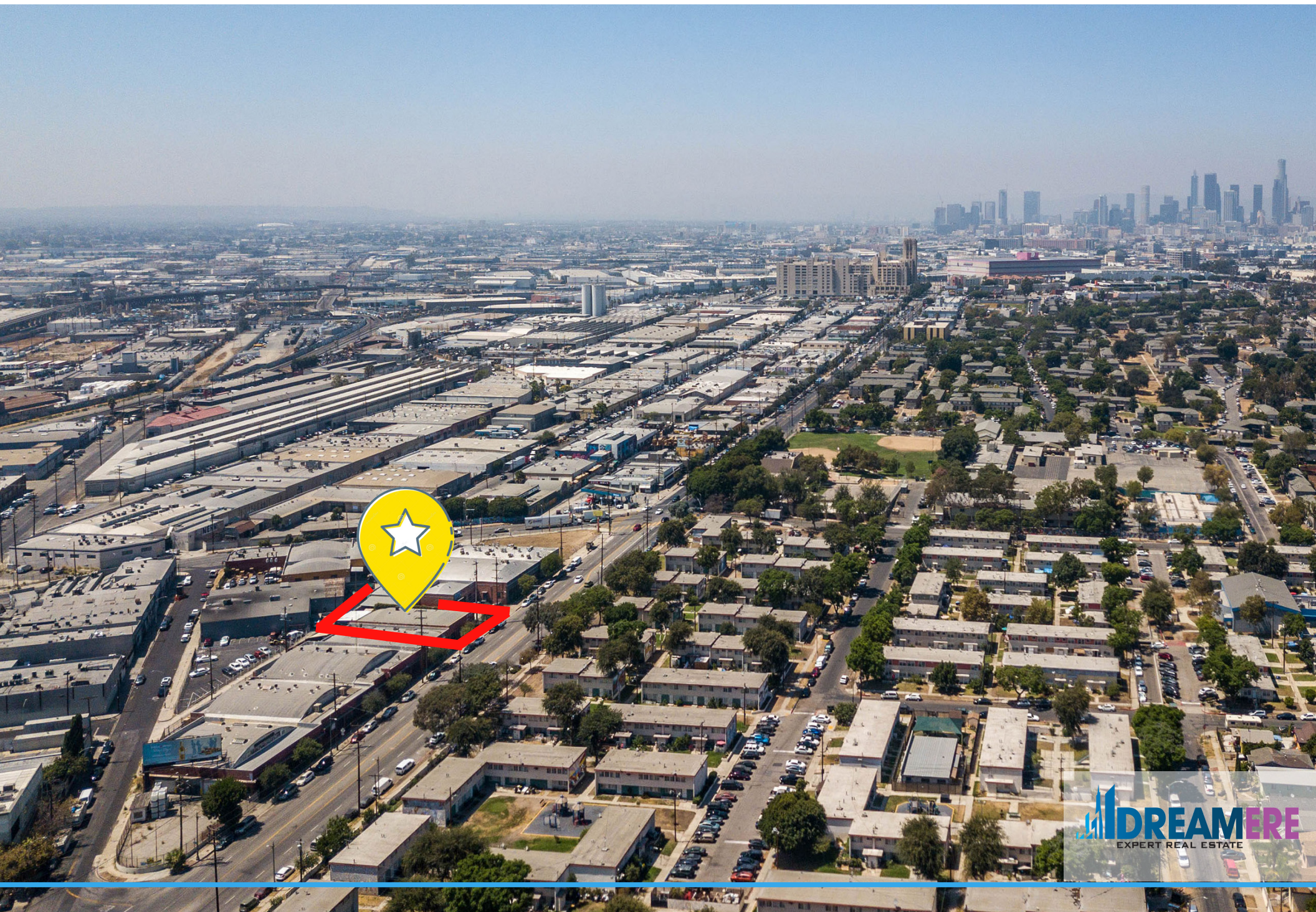
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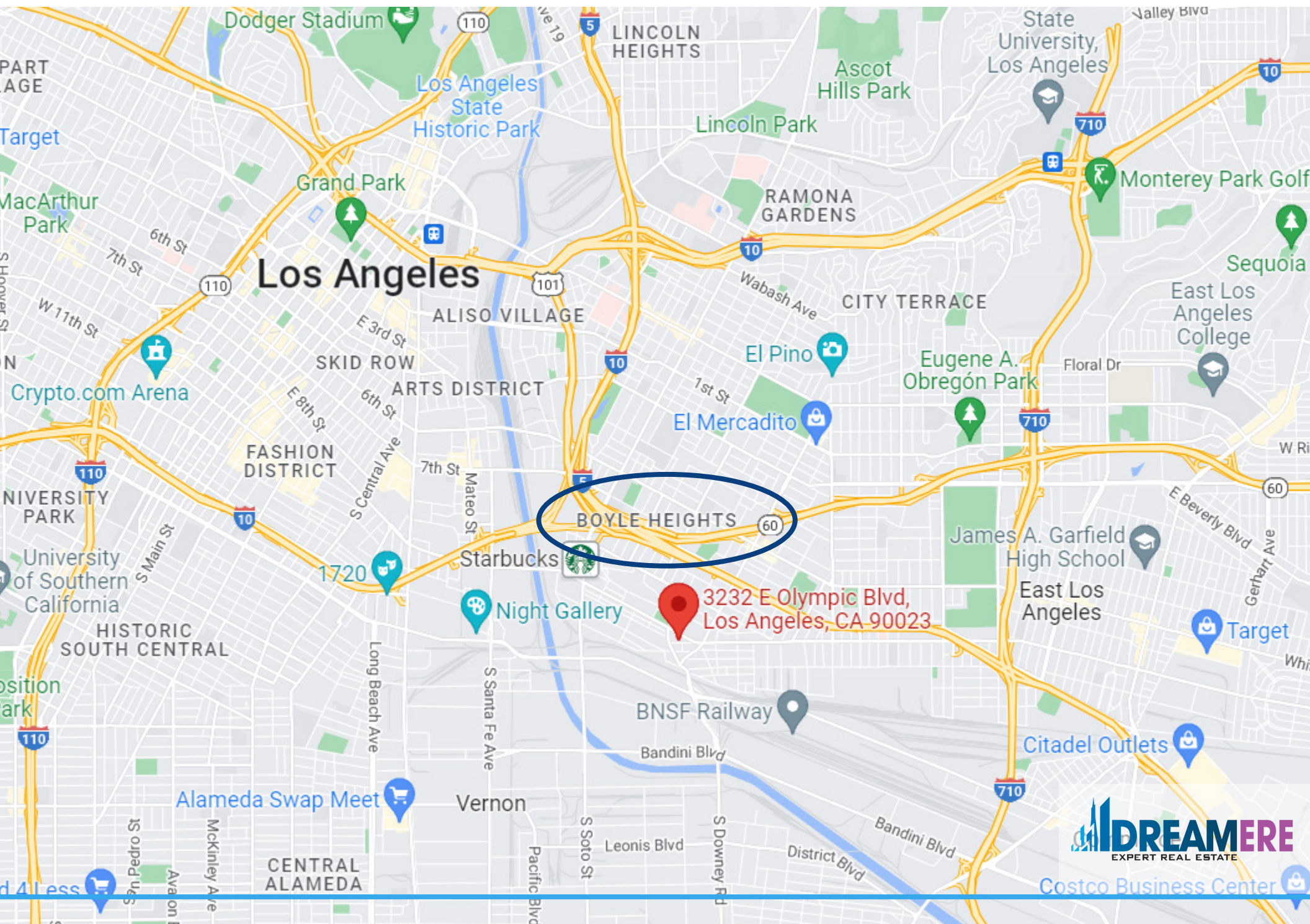


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Aerial View



Area View



Area Highlights

Los Angeles County, 90023

Zip Code 90023 is located in the state of California in the Reno metro area. It is primarily located in Los Angeles County. It has easy access to city limit of Los Angeles, East Los Angeles, Venon and Commerce by connecting to border lines of the cities in Los Angeles County.

Boyle Heights

Boyle Heights, which is just east of the Los Angeles River, has the most impressive history of diversity in the city of Los Angeles. Angels Walk Boyle Heights takes you through historic districts and introduces you to many people that have called this vibrant community home. It offers an urban suburban mix feel and a lot of bars, restaurants, coffee shops, and parks. It is mostly a family residential area and residents tend to be liberal.



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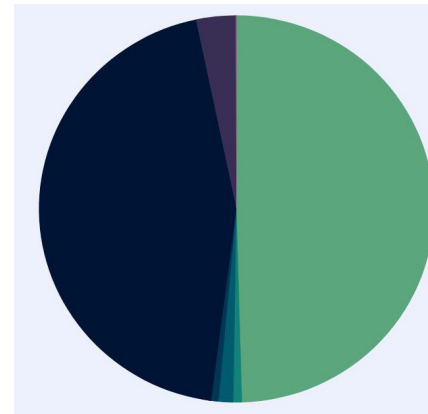


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States and Demographics

Zip Code 90023 is located in southern California and covers a slightly less than average land area, however, it has an extremely large population density. The people living in this area are primarily white. The large population is the people in their 20s to early 40s. Also, The percentage of children under 18 living in this area is extremely larger than other areas.

Population	45,903
Population Density	10,866 people per sq mi
Housing Units	11,259
Occupied Housing Units	10,727



- 49.6% White
- 0.7% African American
- 1.2% American Native
- 0.6% Asians
- 0.1% Native Hawaiian
- 44.7% Other Race
- 3.2% Two or More Race

Income

Median Home Value is \$287,5000 and Median Household Income is \$33,849. It is likely to be one of the nicer parts of town with a more affluent demographic. The majority of household are rented. Looking at 90023 real estate data, the median home value is high compare to the rest of the country while it is slightly less than average compared to nearby areas.

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Property Photos

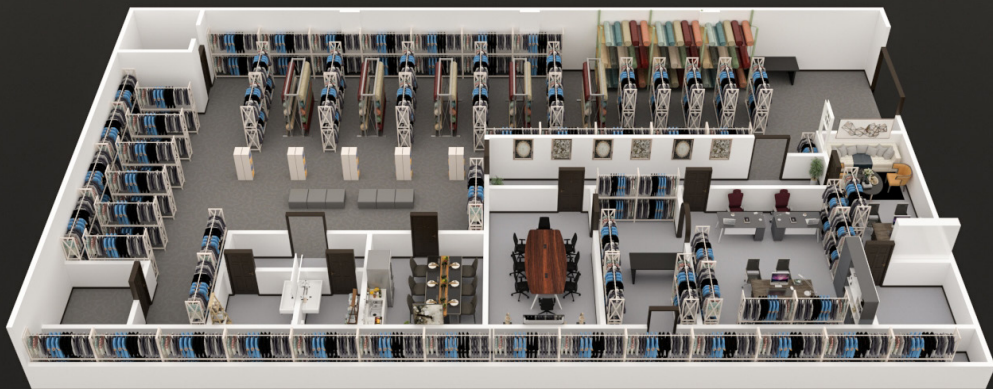
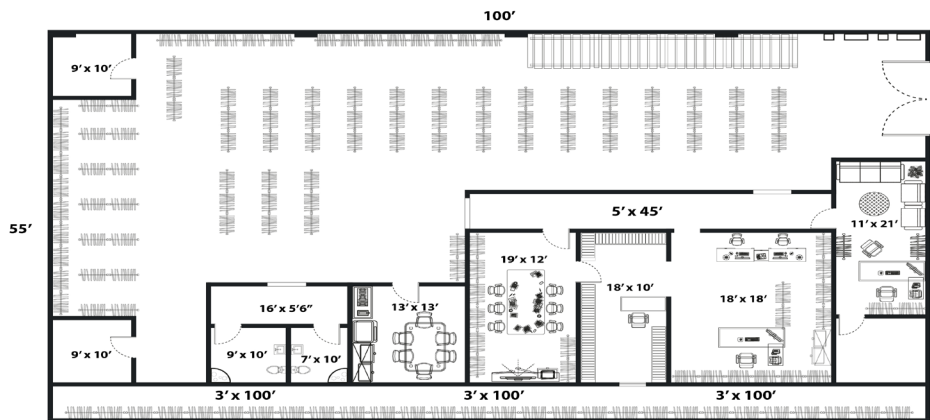


Property Photos



Property Photos

3232 E Olympic Blvd Los Angeles, CA 90023_2D Floorplan



Southern California Professionals

Dream ERE is a professional real estate services and investment firm that has been assisting our local communities and global investors since 2008. Our agents share a collective passion for real estate and show the utmost integrity, knowledge, and professionalism while undertaking each task.

We strive to set the highest industry standard and become the pinnacle of real estate.

5 Office Locations

ORANGE COUNTY

1901 N. Euclid St.
Fullerton, CA 92835

DTLA Fashion District

732 E. 10th St, #105
Los Angeles, CA 90021

LA CRECENTA

4502 Dyer St. #101
Los Angeles, CA 91214

LOS ANGELES COUNTY

3550 Wilshire Blvd #310
Los Angeles, CA 90010

DREAM MANAGEMENT ASSET

3600 Wilshire BLVD#1008
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