

DTLA INDUSTRIAL PROPERTY

Owner-User Purchase Opportunity



**Price
Slashed by
\$300,000!**

±5,400 SF Building on ±7,200 SF of Land
794 E 18th St, Los Angeles, CA 90021

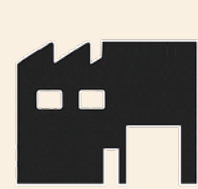
MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDUM

794 E 18TH STREET
LOS ANGELES, CA 90021

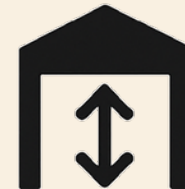
Property Details

Building Area:	±5,400 SF
Warehouse Area:	±3,800 SF
Office Area:	±1,600 SF
Stories:	1
Year Built:	1968
Construction:	Block
Warehouse Clearance Height:	16'
Power:	400A/120-240V 3Ph 4W
Ground Level Loading:	1: 10x12
Sprinklered:	No
Parking:	5 Surface Spaces
Zone:	LA M2
APN:	5131-004-024

ASKING PRICE: ~~\$2,000,000~~ \$1,700,000
(\$314.81 PER SF)



**INDUSTRIAL
BUILDING**



**HIGH
CLEARANCE**



**OFFICE
SPACE**



RESTROOMS



PARKING



**LOADING
DOOR**



**HEAVY
POWER**

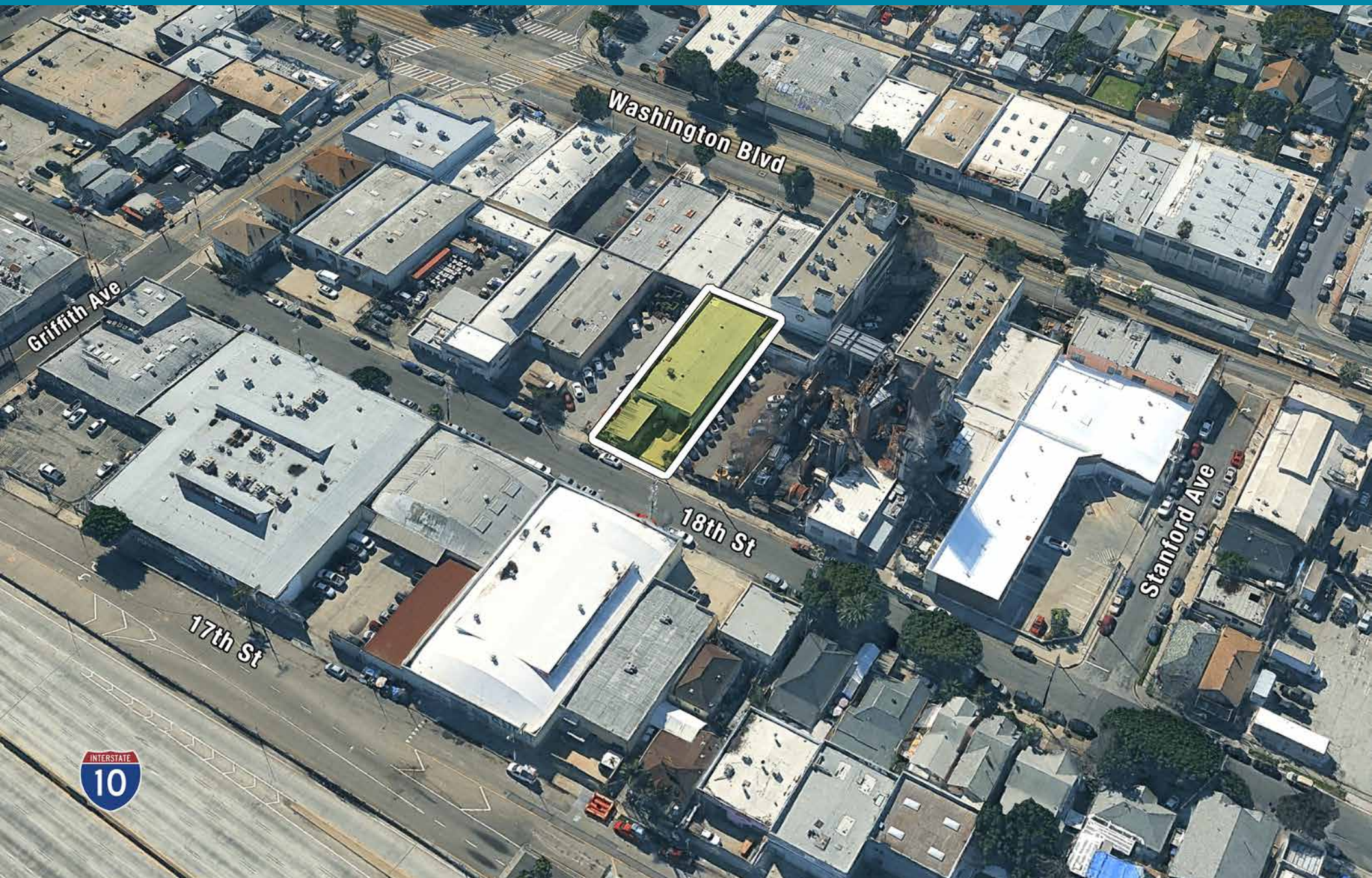


**OPPORTUNITY
ZONE**

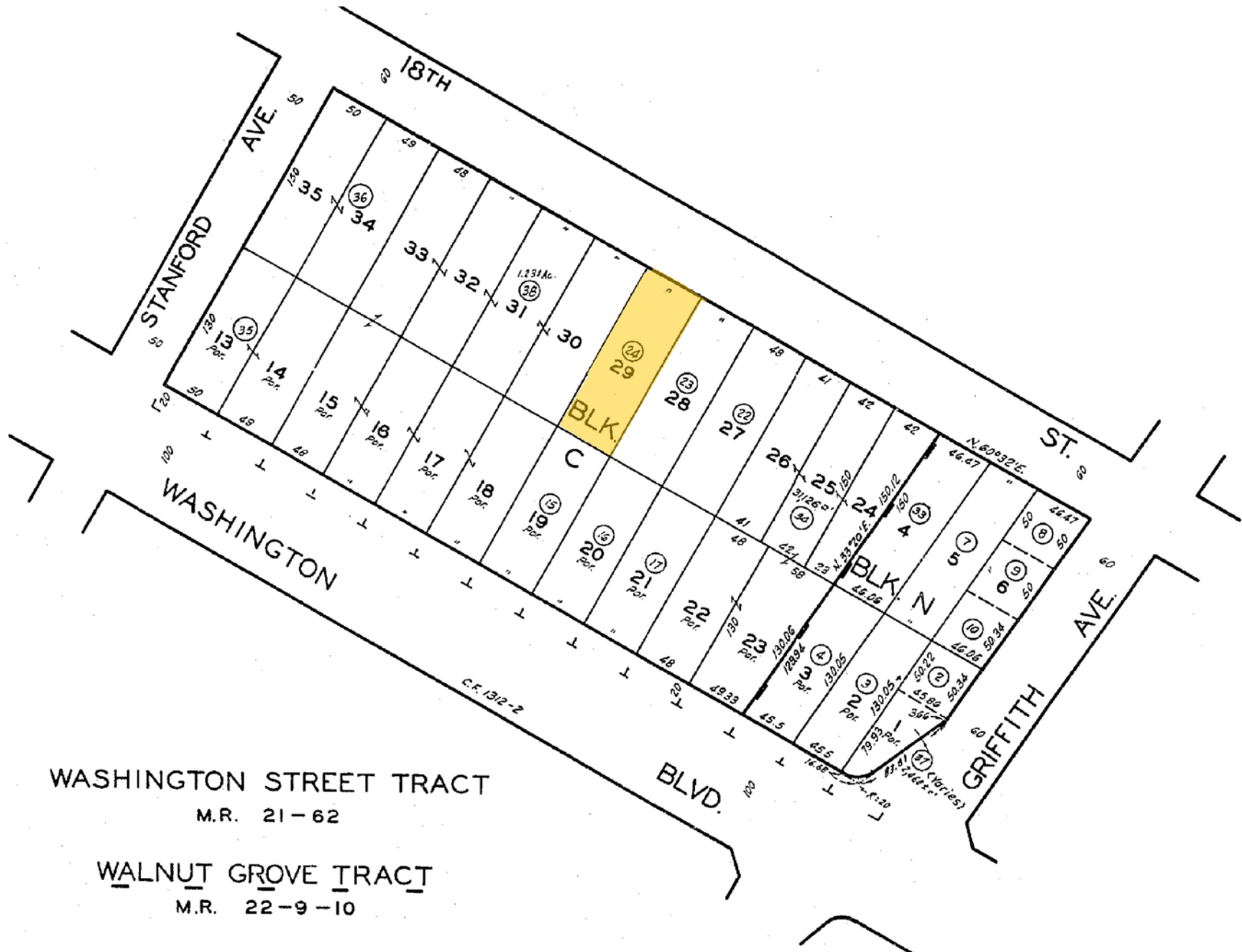
Property Highlights

- DTLA manufacturing/warehouse facility
- Owner-user purchase opportunity
- Includes abundant office space
- 400 amps power service
- Secure, gated on-site parking
- Ground level loading door
- Situated one block north of Washington Blvd and Metro A Line San Pedro Street Station
- One block south of the Santa Monica (I-10) Freeway
- Adjacent to DTLA Fashion District
- Property will be delivered vacant

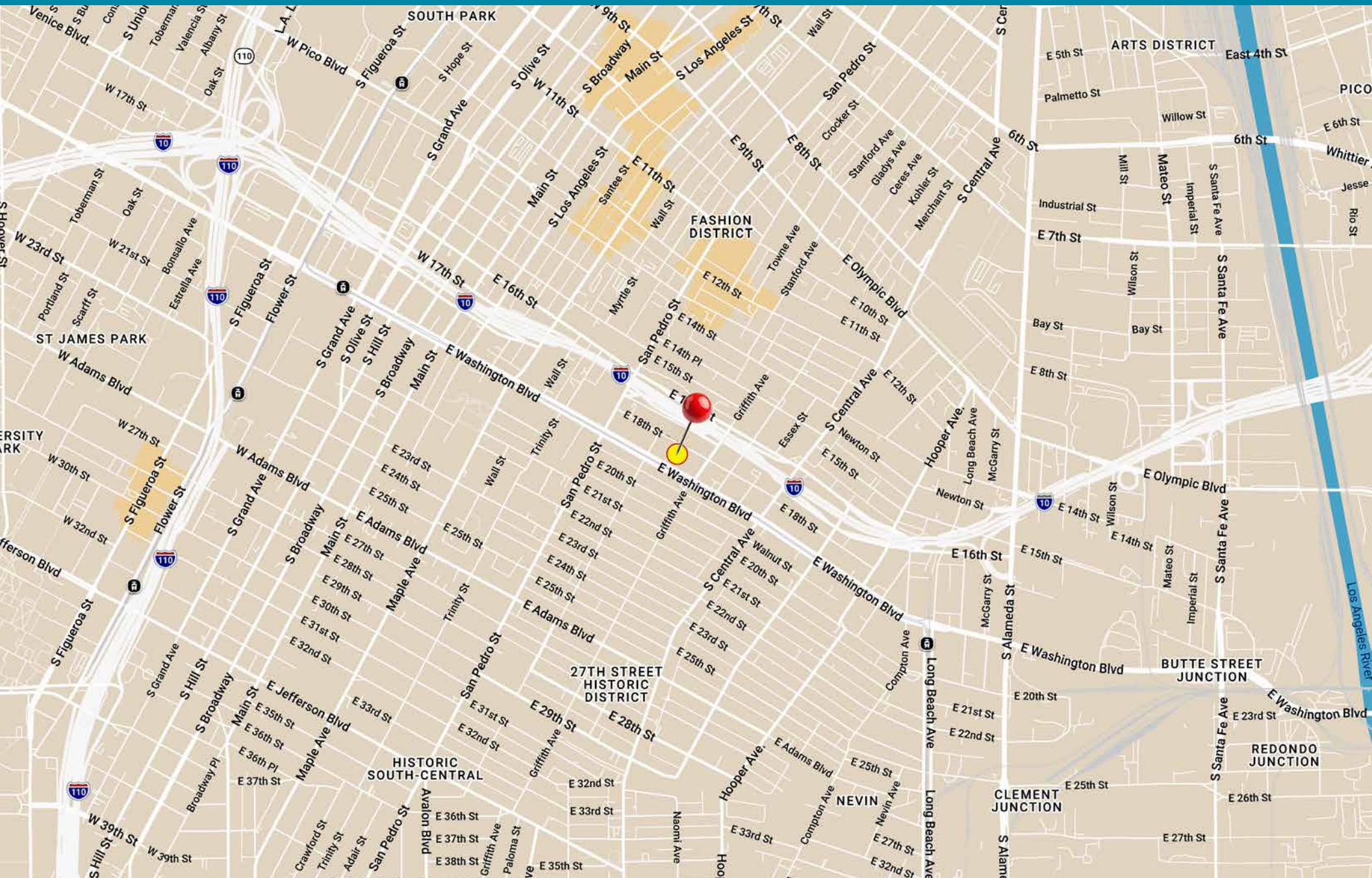
AERIAL PHOTO



PLAT MAP



AREA MAP



Major Properties | Ryan Kirschner | Jamie Kennedy | Anthony S Behar

DOWNTOWN LOS ANGELES DEMOGRAPHICS

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average
Household
Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work
3-5 days in DTLA



79%

Expect to be in
the office at least
half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745

Retail+F&B Businesses
per Square Mile



171

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average
Household Income



26% All new
residential in the
City of LA
since 2010



24% Less
Income Spent
on Housing +
Transportation
than LA Average

41% Population
Growth 2010 - 2022

90%

Residential Occupancy



46%

Walk/Bike/Transit
or Work from Home

61%

25 - 54 Years Old



67%

Postsecondary
Education

FOR SALE

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