

INDUSTRIAL PROPERTY FOR SALE OR LEASE

3-Unit Warehouse Divisible to 832–1,244–2,500 SF



Sale Price Reduced!

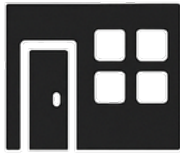
4,576± SF Building on 4,800± SF of Land

3743-3751 Union Pacific Ave, Los Angeles, CA 90023

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM



**INDUSTRIAL
BUILDING**



**OFFICE
SPACE**



**LOADING
DOOR**



**GATED
PARKING**



RESTROOM



**OPPORTUNITY
ZONE**

Total Building Area	4,576± SF
Office Area	282± SF (2)
Land Area	4,800± SF
Construction	Frame & Stucco
Year Built	1952 (Renovated 2025)
Warehouse Clearance Height	10'
Power	400A/440V/3Ph
Ground Level Loading Doors	1: 12'6" x 8'10"
Sprinkered	No
Parking	2 Surface Spaces
Restrooms	4
Zone	LA MR1-1-CUGU
APN	5191-027-019
Opportunity Zone	Yes

**3743-3751 UNION PACIFIC AVENUE
LOS ANGELES, CA 90023**

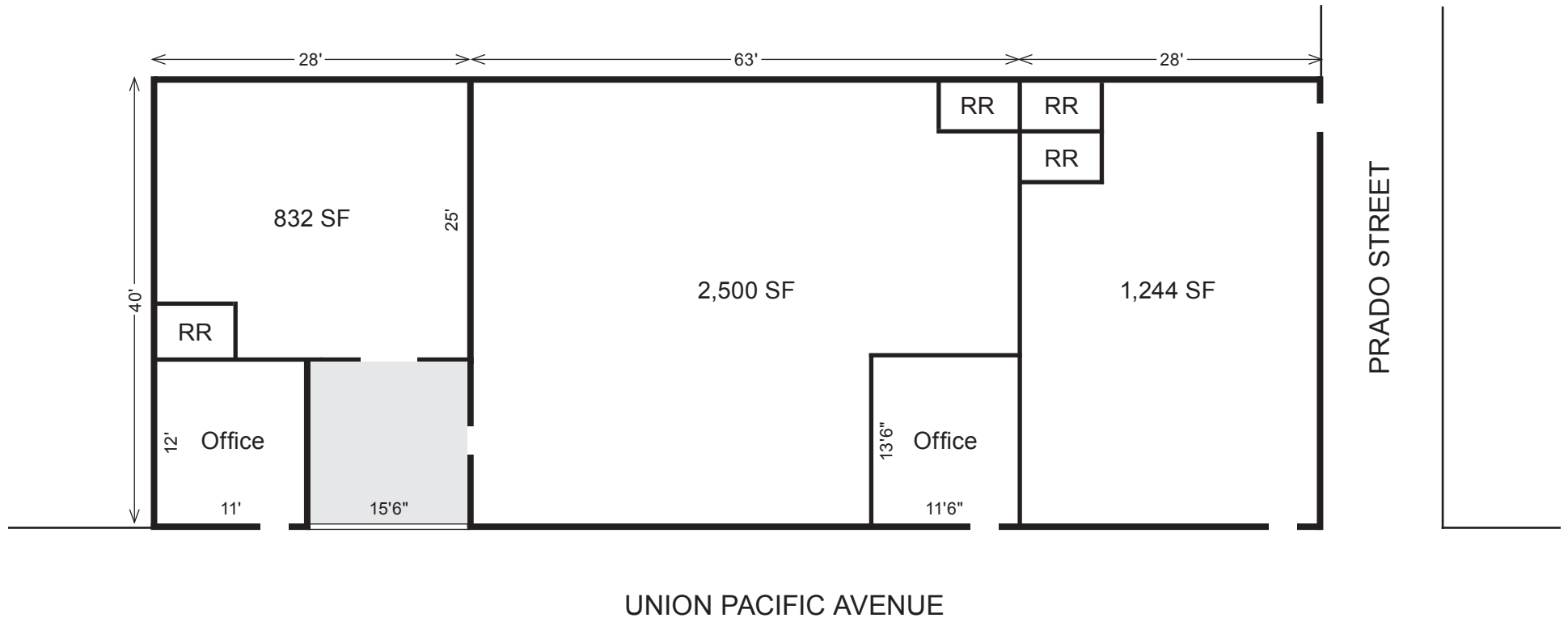
Property Highlights

- Industrial facility with 3 units
- Light manufacturing, assembly or warehouse applications
- Owner-user or investor purchase opportunity
- Divisible for lease to 832–1,244–2,500 SF
Take all or part!
- Renovated in 2025
- New electrical and plumbing
- Secure, gated parking for 2 vehicles plus abundant street parking
- Ground level loading door
- Great location 1 block south of Olympic Blvd and 2 blocks west of Indiana St
- 2 blocks south of the Santa Ana (I-5) Freeway
- Located in a Designated Qualified Opportunity Zone (tax benefits)

**ASKING PRICE: ~~\$1,375,000~~ \$1,098,240
(±\$240 PER SF)**

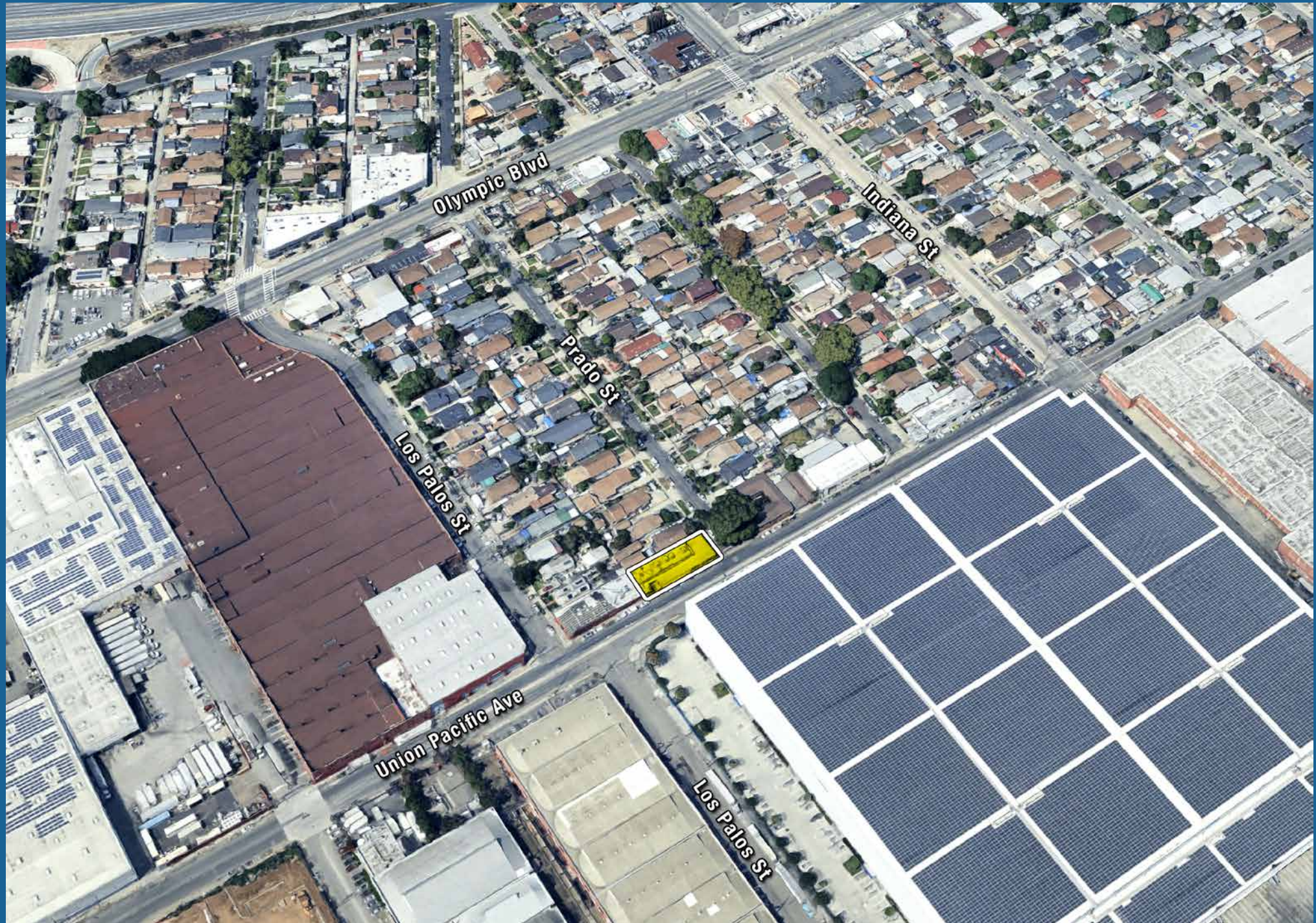
LEASE RENTAL: \$1.00 PER SF GROSS

SITE PLAN

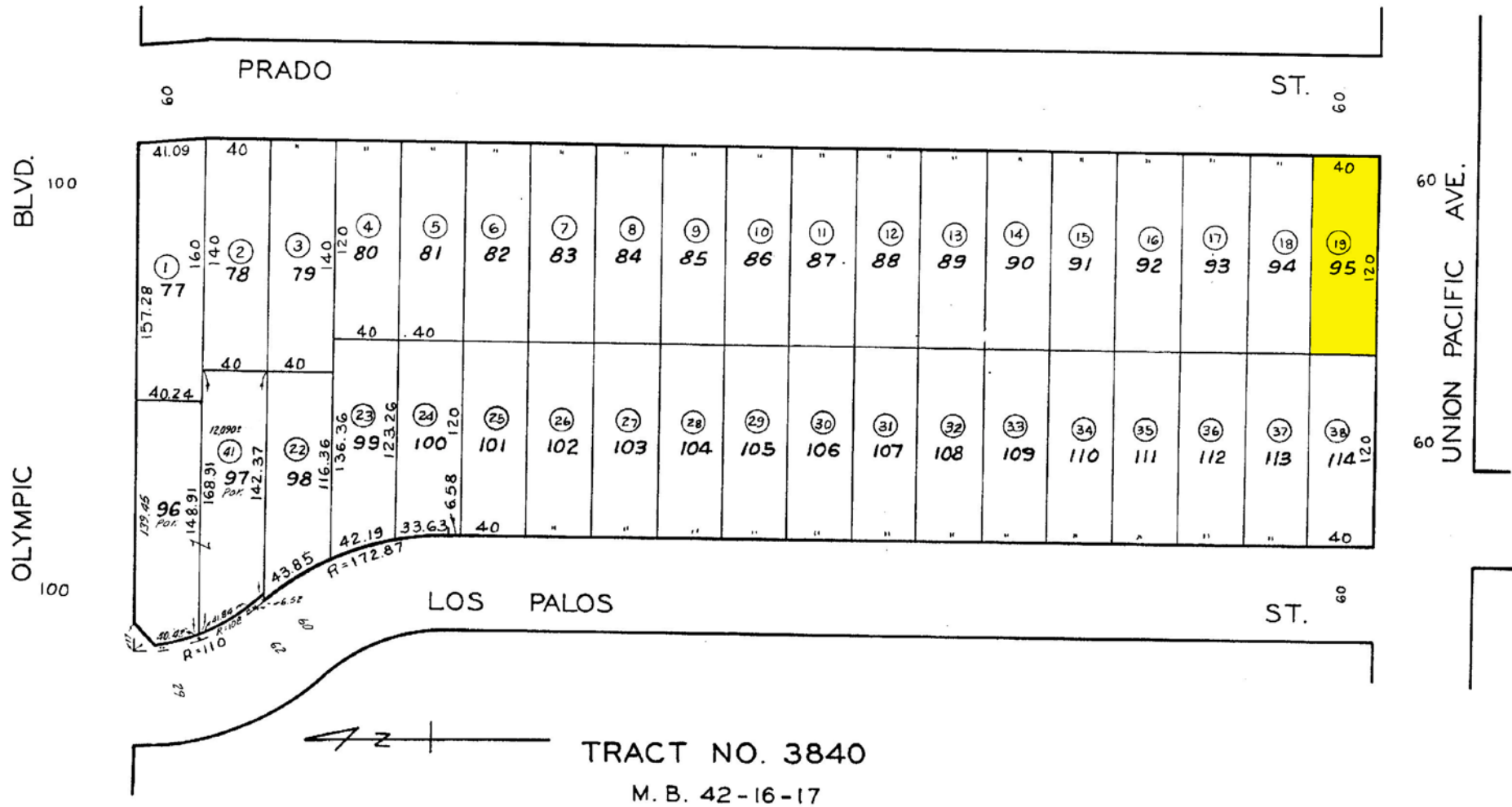


Site Plan Not to Scale | All measurements approximate

AERIAL PHOTO

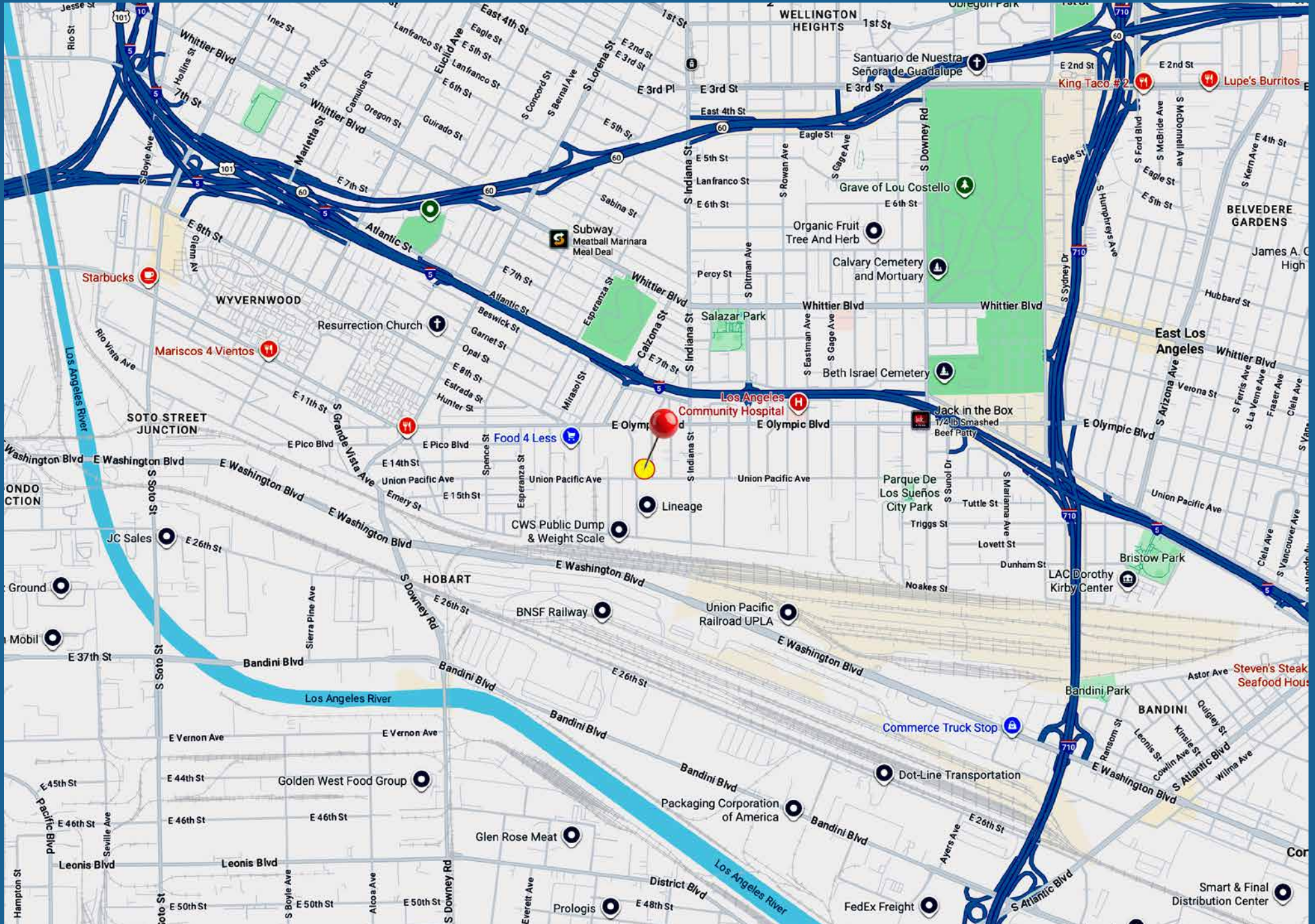


PLAT MAP



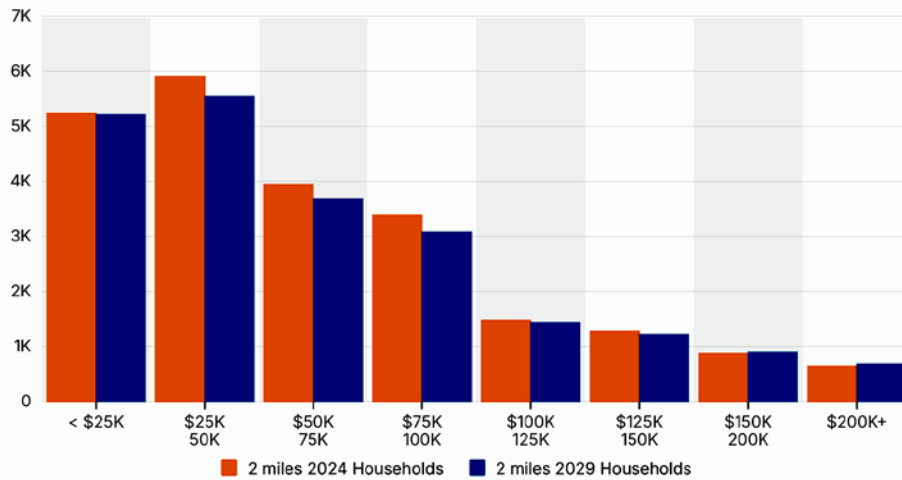
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AREA MAP

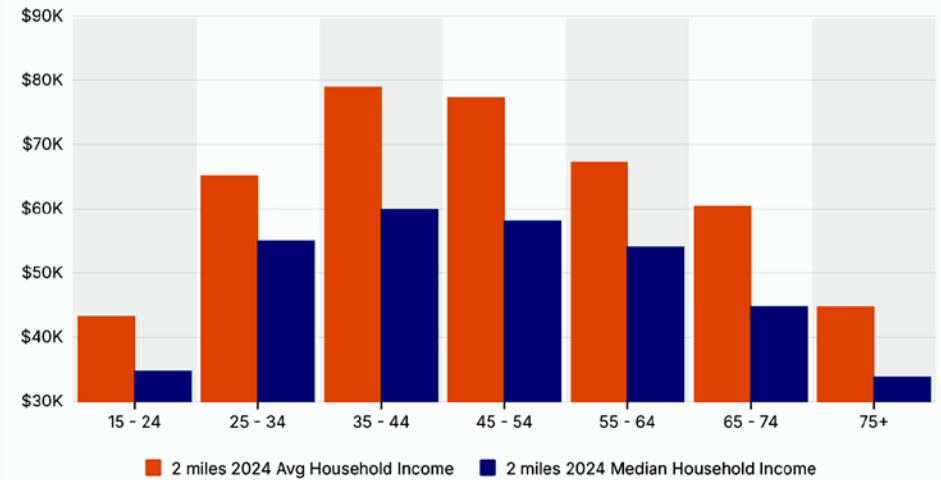


NEIGHBORHOOD DEMOGRAPHICS

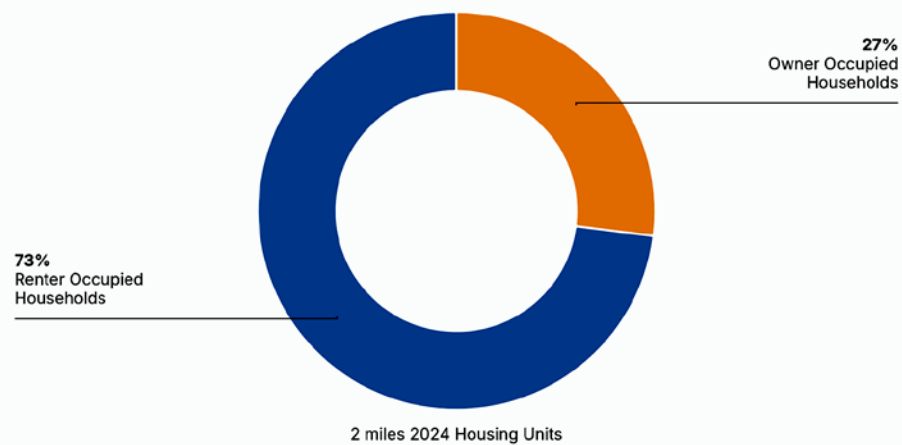
Household Income



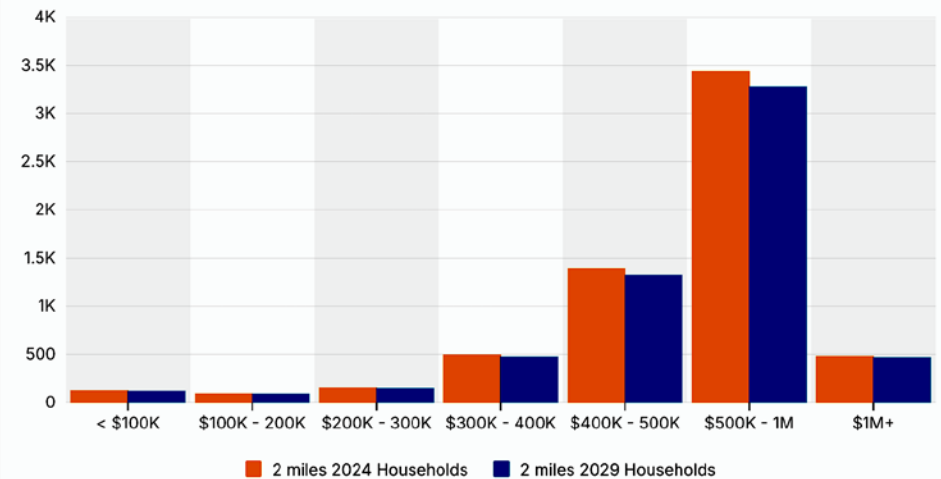
Household Income By Age



Housing Occupancy



Home Values



FOR SALE OR LEASE

3743-3751 UNION PACIFIC AVE

4,576± SF Industrial Building

4,800± SF of Land

3-Unit Warehouse

Lease Divisible to 832-1,244-2,500 SF

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