



FOR SALE

548 E 31st St & 3021 S San Pedro St

548 E 31ST ST & 3021 S SAN PEDRO ST
LOS ANGELES, CA 90011

PROPERTY TYPE

Industrial

BUILDING SIZE (SF)

19,180 SF

LOT SIZE

26,584 SF

PRICE

\$5,178,600

PROPERTY HIGHLIGHTS

- Versatile 19,180 SF industrial facility
- LAMR1 zoning for light industrial use
- Prime central Los Angeles location
- Quick access to I-10, 110, 5
- Optimized lot for industrial Use, featuring functional outdoor space for loading, parking, or equipment storage
- 14 Ft. Ceiling Height and 3 Drive Ins
- 20 Parking Spaces
- APN: 5120-019-029, 5128-014-028

For more information, please contact:

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18401 Von Karman Ave.
Irvine, CA 92612



NEWMARK

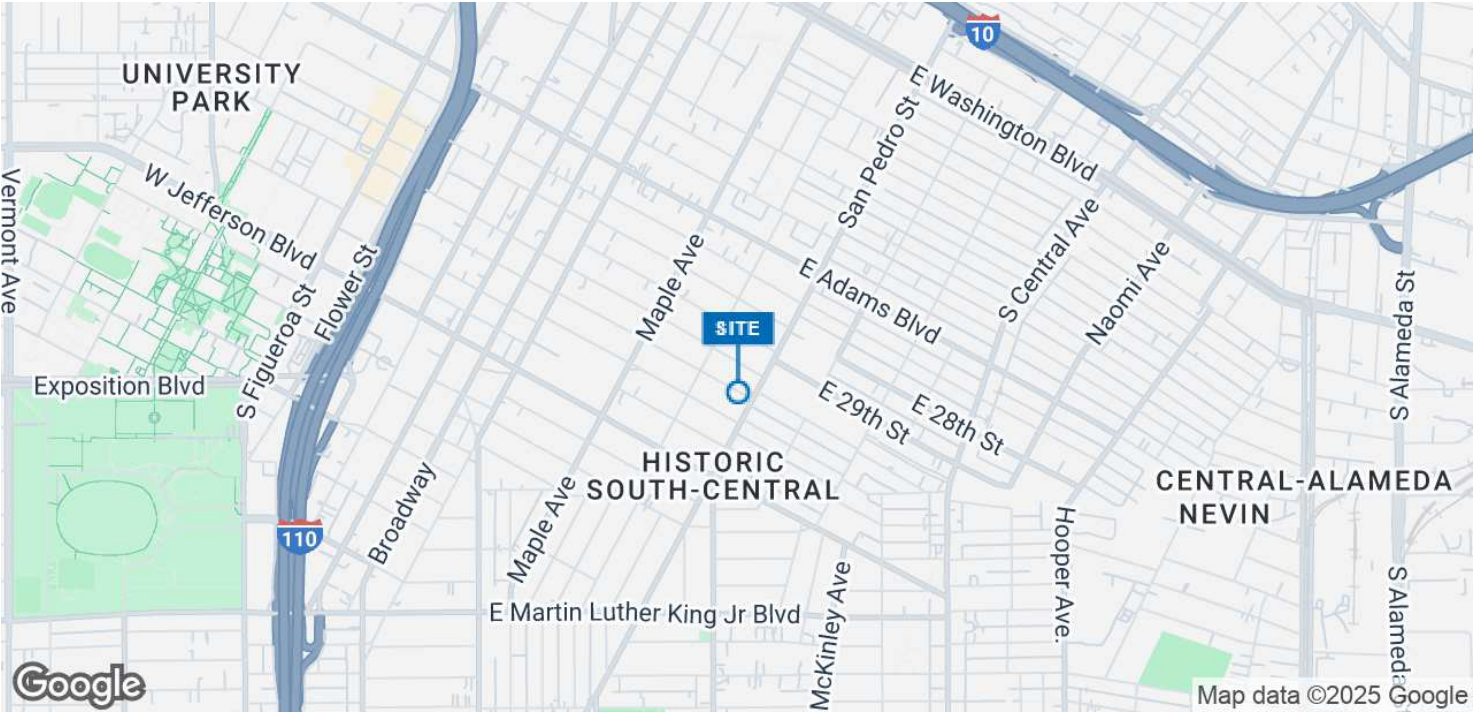
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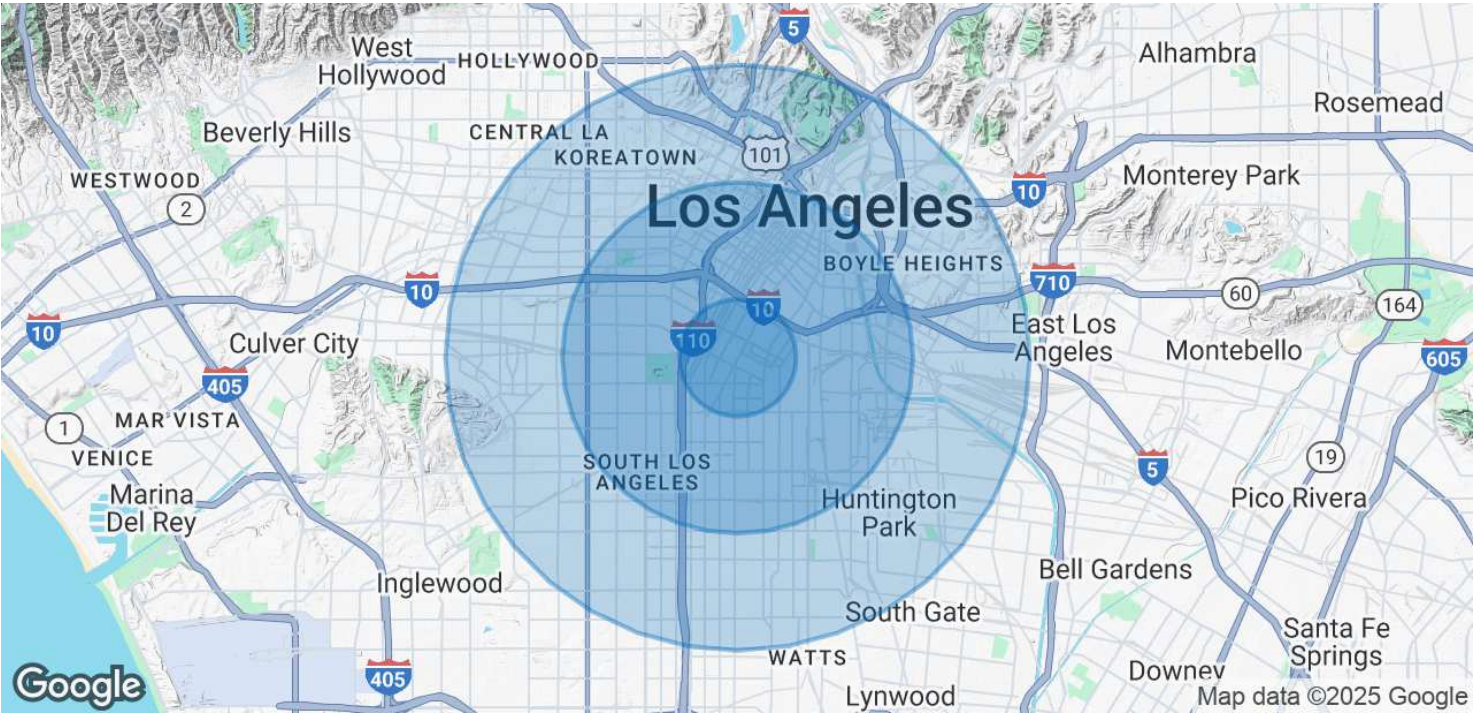
PROPERTY DESCRIPTION

Positioned in the heart of Central Los Angeles, this 19,180 SF industrial facility offers a rare opportunity for businesses seeking a well-located, functional space. Situated on a 0.61-acre lot and zoned LAMR1, the property supports a range of light industrial uses including manufacturing, warehousing, and distribution. Originally built in 1943, the building retains its industrial character while offering adaptability for modern operations. Its strategic location provides excellent access to major freeways and transit routes, making it ideal for companies prioritizing connectivity and urban accessibility. This property is a prime investment for industrial and manufacturing ventures seeking a strategic foothold in the heart of Los Angeles.



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	57,921	460,218	1,308,133
Average Age	34	37	38
Average Age (Male)	34	36	37
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,050	148,376	427,784
# of Persons per HH	4.1	3.1	3.1
Average HH Income	\$68,883	\$72,779	\$76,060
Average House Value	\$746,976	\$817,025	\$838,959

Demographics data derived from AlphaMap

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