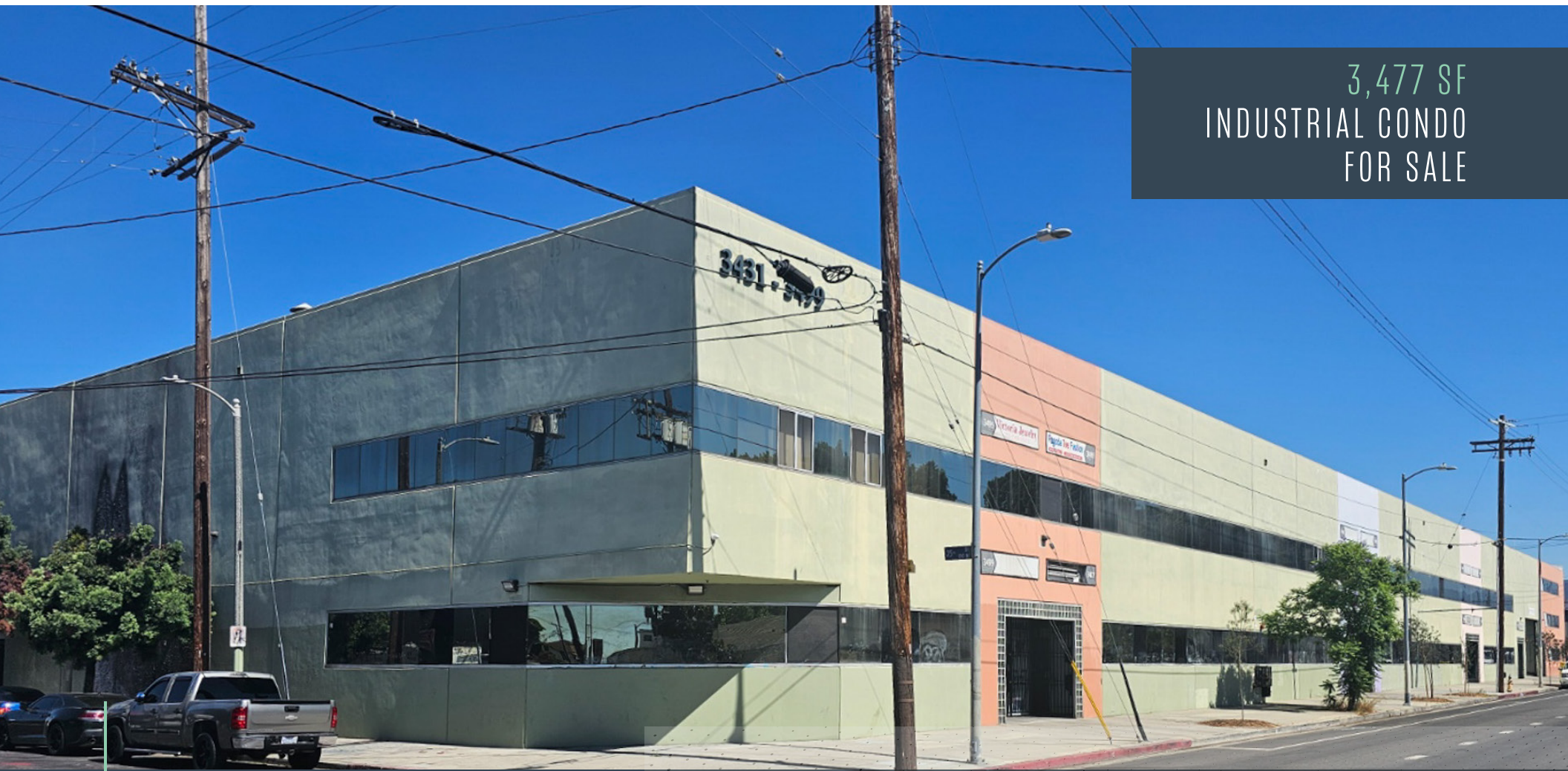


3,477 SF  
INDUSTRIAL CONDO  
FOR SALE



3477

S MAIN ST

LOS ANGELES, CA 90007

CONFIDENTIAL OFFERING MEMORANDUM

**CBRE**

## Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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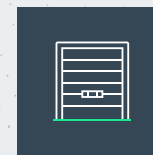


**3477**  
S MAIN ST

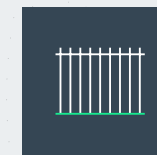
## Executive Summary

CBRE is pleased to introduce 3477 S. Main St., Los Angeles, CA – a prime industrial condo offering an exceptional opportunity for businesses seeking a strategic location. This 3,477 square foot industrial condo is situated on the first floor of a two-story building, providing easy access and convenience. The property boasts an indoor parking space, ensuring secure and hassle-free parking for your operations.

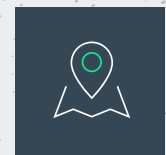
Located in the heart of Los Angeles, this property is perfectly positioned within an industrial zone, making it ideal for a variety of industrial uses. Its proximity to major transportation routes and commercial hubs enhances its appeal, offering unparalleled connectivity and business potential.



3,477 SF  
INDUSTRIAL CONDO



SITUATED  
ON THE 1ST FLOOR

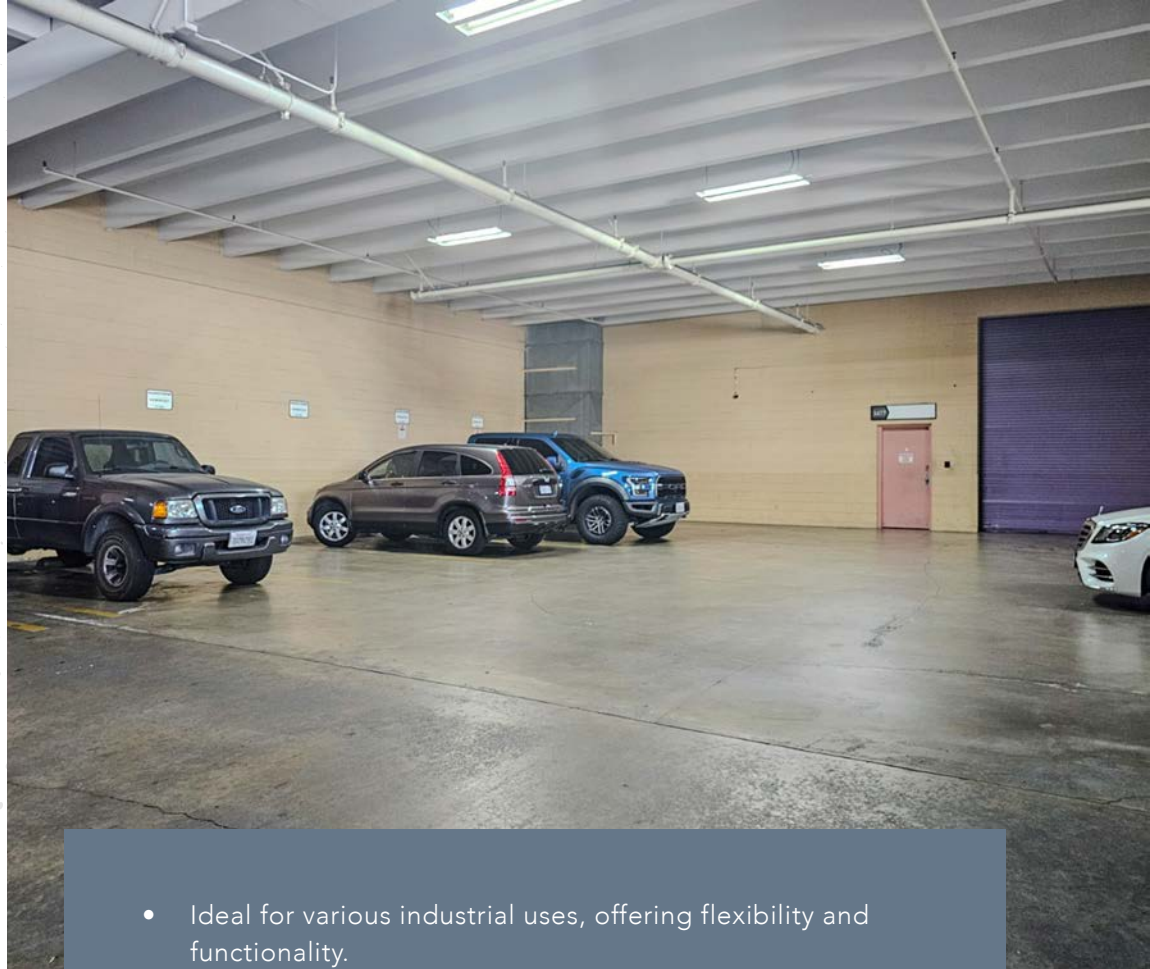


MR1-2  
ZONING

## Property Highlights

Asking Price	\$1,030,000 (\$296.23 PSF)
Property Type	Industrial Condo
Building SF	3,477 SF - includes common area (3,310 SF per Assessor)
Office/Showroom SF	± 900 SF
Year Built	1988
Floor	1st Floor
Clear Height	12 Ft.
Parking	4
Restroom	2
Sprinklers	Wet
APN	5122-032-027
Zoning	MR1-2
Dock High	Interior Dock High Loading
HOA fee	\$561.77 per month

3477 S. Main St. offers a 3,477 sq ft industrial condo ideal for versatile uses such as manufacturing, warehousing, offices, showrooms, workshops, studios, and fitness facilities. This flexibility makes it suitable for a wide range of business needs, providing ample space for both operational and creative activities. Its strategic location near Downtown LA, USC, and major freeways enhances its appeal, making it a prime spot for businesses looking to thrive in a dynamic urban environment.

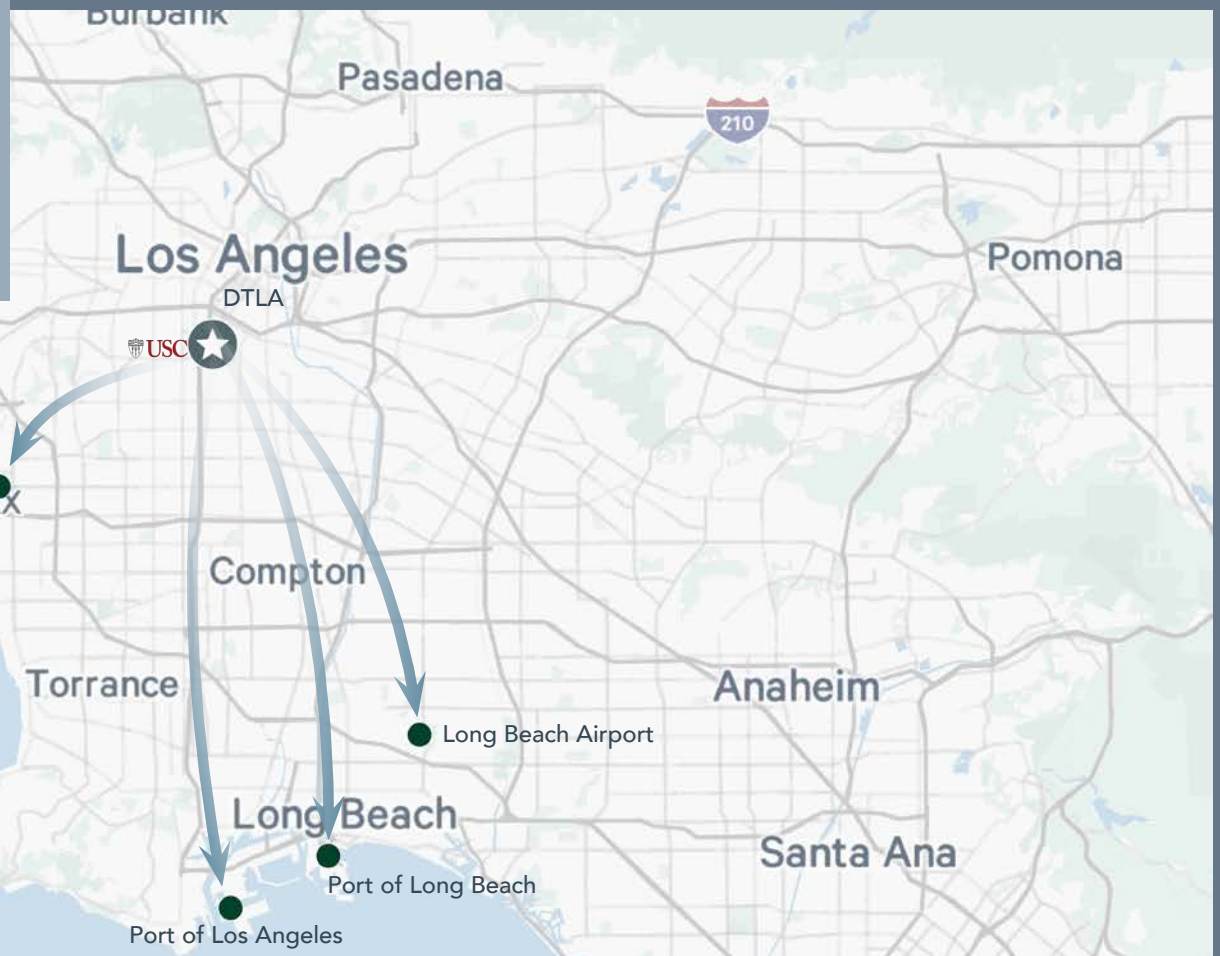


- Ideal for various industrial uses, offering flexibility and functionality.
- Close proximity to Downtown Los Angeles, USC, Fashion District, and major freeways - 110 & 10.
- Equipped with a sprinkler system, central air conditioning, and heating.
- Features a secured, remote-controlled gate for added security.
- Part of a multi-tenant complex with in-house management, ensuring low maintenance and efficient operations.
- Includes an indoor parking space, providing secure and hassle-free parking.

## Location Map

3477 S. Main St. is in a fantastic location. It's close to Downtown Los Angeles (DTLA), the University of Southern California (USC), the Fashion District, and major freeways. This prime spot offers excellent connectivity and access to key commercial hubs, making it ideal for various industrial uses.

3477 S. Main St. is relatively well-positioned in terms of proximity to several key transportation hubs. This location offers convenient access to major transportation hubs, making it a strategic spot for businesses requiring frequent travel or shipping logistics.



### Distance to Location

110 Freeway	0.5 miles
10 Freeway	1.5 miles
USC	1.4 miles
Downtown Los Angeles	2.3 miles
LAX	15.0 miles
Port of Los Angeles	19.5 miles
Long Beach Airport	23.0 miles
Port of Long Beach	24.0 miles



**3477**  
S MAIN ST

Aerial Map / Traffic Counts

Site Plan  
First Floor

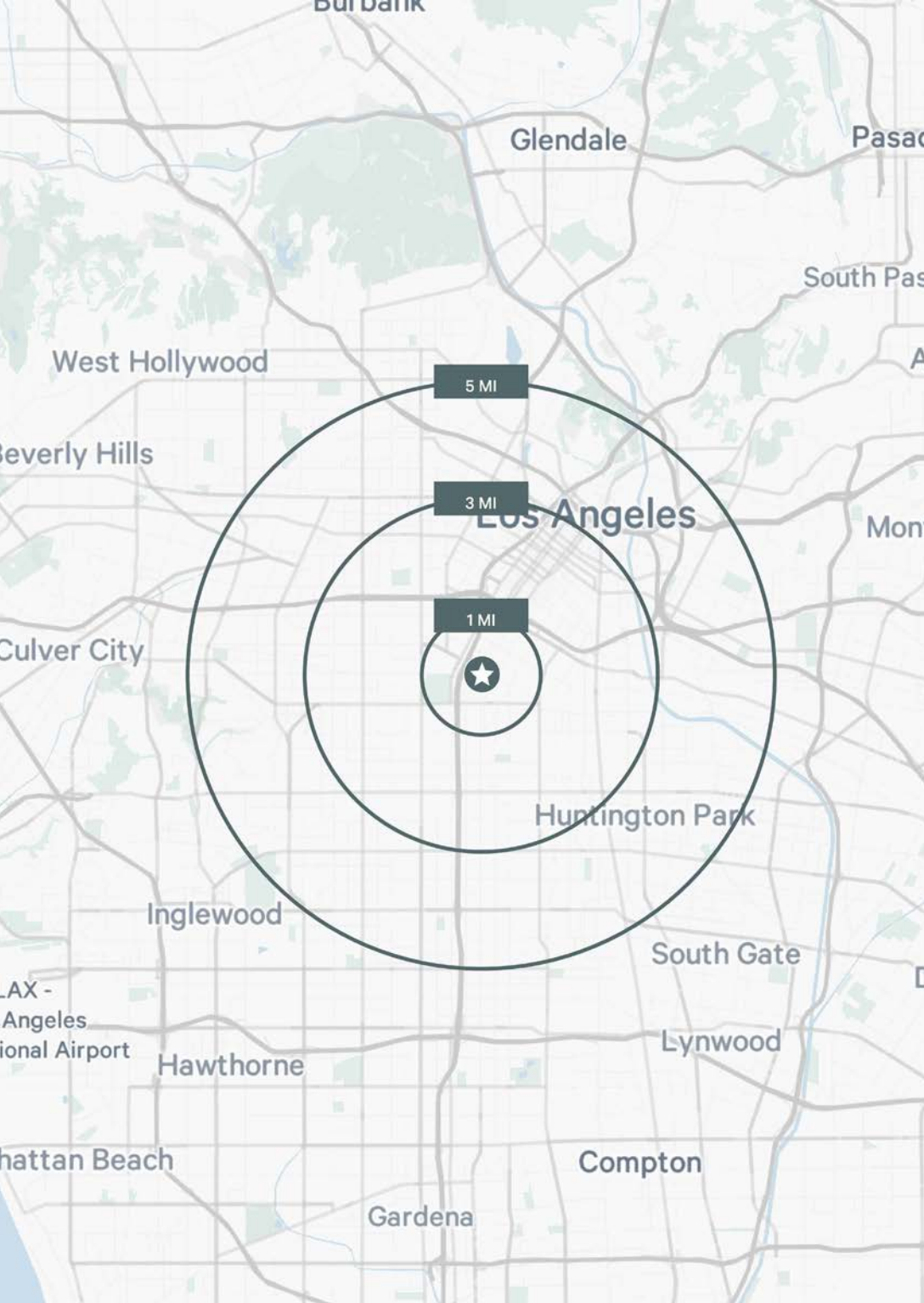


3477 S. MAIN ST.

8

LOS ANGELES, CA





## Demographics

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2024 Population	55,447	525,257	1,279,562
2029 Population - Projection	55,452	527,090	1,281,159
2024-2029 Annual Population	0.00%	0.07%	0.02%
<b>Generations</b>			
Generation Alpha	4,861	44,206	106,186
Generation Z	19,910	136,421	311,335
Millennials	15,476	162,028	394,598
Generation X	9,235	99,431	247,562
Baby Boomers	5,033	68,056	179,732
Greatest Generations	931	15,114	40,149
<b>Household Income</b>			
Average Household Income	\$67,103	\$79,608	\$85,695
Median Household Income	\$45,093	\$51,934	\$57,297
<b>Housing Value</b>			
Median Home Price	\$620,685	\$736,948	\$781,131
Average Home Price	\$690,334	\$850,548	\$909,545
<b>Housing Units</b>			
Owner-Occupied Housing	2,113	32,056	96,634
Renter-Occupied Housing	11,264	143,233	343,015

# 3477

S MAIN ST



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**CBRE**

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