

FOR SALE

ARCHITECTURALLY DISTINCTIVE WAREHOUSE BUILDING — IN PRIME DOWNTOWN LA

1800 GRAND AVENUE
LOS ANGELES, CA 90015



PAUL HERMAN

DRE LIC. #02065550

OFF 818.748.3411

CEL 323.333.4012

PAUL@THEHERMANCO.COM



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INVESTMENT OVERVIEW

1800 GRAND AVENUE
LOS ANGELES, CA 90015

FREE STANDING WAREHOUSE BUILDING Superbly Located in Downtown Los Angeles Off the 10 Freeway Grand Avenue Exit

11,728 SF freeway-visible freestanding warehouse available in Downtown Los Angeles. In business for more than two decades as the noted architectural salvage operation – Olde Good Things – the property offers investors a site with a proven track record as-is, complimented by significant upside through potential redevelopment. Situated adjacent to the 10 freeway's Grand Avenue exit, with traffic counts soaring above 300,000 cars per day. Ideal for an owner/user ready seeking immediate occupancy or an investor seeking a long-term asset destined to steadily accrue in value.

Offered at: \$3,495,000



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PROPERTY OVERVIEW

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- » 9,936 SF Land Parcel
- » APN: 5126-026-007
- » Small Rear Yard
- » Zoned LA C2-2D-0-CPIO
- » Southeast Community Plan Implementation Overlay
- » Allows for Possible Multi-Family Redevelopment
- » Regional Transit Oriented District (TOD)
- » Up to 6:1 FAR & 12 Story Conforming Height
- » Federal Opportunity Zone
- » State Enterprise Zone
- » Bow Truss Roof w/12' Minimum Clearance Height
- » 600 Amp 120/240 Volt 3 Phase Power
- » 12' x 11' Ground Level Loading Door
- » Large Glass Storefront Windows
- » Approximately 2,500 Sq. Ft. Air-Conditioned Office Mezzanine
- » Eclectic Brick Building Built in 1922
- » 3 Private Restrooms
- » Buyer to Verify Seismic Retrofit
- » Building to be Delivered Vacant at Close of Escrow

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LOCATION AMENITIES

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- » 10 Freeway Visibility in DTLA at Grand Avenue Exit
- » 1/10th Mile to Metro A Line Station
- » Proximate to LA Trade Tech, LA Metro Courthouse, The Reef Furniture Mart
- » ½ Mile to LA Convention Center & 10/110 Fwy Interchange
- » ¾ Mile to Crypto.com Arena & LA Live
- » 1+ Miles to University of Southern California

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SITE PHOTOS

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Southeast Los Angeles Community Plan Proposed Change Areas Matrix

SA No.	Existing GPU Designation	Proposed GPU Designation	Existing Zoning	Proposed Zoning	Building SF	Proposed FAR	Existing Height	Proposed Height	Location	Proposed Changes	CPIO Subarea	Applicable Ordinance
20	Limited Manufacturing, Public Facilities	Public Facilities	C2-2-0, M1-2-0, R4-2-0	PF-1-0	6:1	1.5:1	NL	NL	south side of Washington Blvd between Flower St. and Grand Ave	Bring zone and land use category into consistency with current use of subject parcels.	n/a	none
25	Community Commercial	Community Commercial	[T][Q]C2-2-0-SN	[T][Q]C2-2-0-SN-CPIO	6:1	6:1	NL	NL	south side of Washington Blvd between Hill St and Main St	Enable specialized transit-oriented development parameters for properties within transit station areas.	TOD Regional	CPC-2014-1771-GPA-VZC-SN-VCU-MCUP-CUX-ZV-SPR-MSC: GPA to Community Commercial and zone change from M1-2-0, [Q]M1-2-0 to [T][Q]C2-2-0-SN.
29	Light Manufacturing	Community Commercial	M2-2-0	C2-2D-0-CPIO	6:1	6:1	NL	NL	north side of Washington Blvd between Hill St and Trinity St	Enable specialized transit-oriented development parameters for properties within transit station areas.	TOD Regional	none
30	Limited Manufacturing	Community Commercial	M1-2-0	C2-2D-0-CPIO	6:1	6:1	NL	NL	south side of Washington Blvd between Main St and Maple Ave	Enable specialized transit-oriented development parameters for properties within transit station areas.	TOD Regional	none
31	Community Commercial	Community Commercial	M1-2-0	C2-2D-0-CPIO	6:1	6:1	NL	NL	southeast corner of Washington Blvd and Los Angeles St	Enable specialized transit-oriented development parameters for properties within transit station areas.	TOD Regional	CPC-2008-3258-ZC to [TQ]M1-2-0 Dev standards.
32	Community Commercial	Community Commercial	(T)(Q)C2-1-0, M1-2-0	(T)(Q)C2-2D-0-CPIO	1.5:1	6:1	NL	NL	south side of Washington Blvd midblock between Los Angeles St and Maple Ave	Enable specialized transit-oriented development parameters for properties within transit station areas.	TOD Regional	case conditions
35*	Community Commercial	Community Commercial	C2-1VL-0, C2-1L-0	C2-2D-0-CPIO	1.5:1	6:1	45 ft, 75 ft	NL	northeast corner Figueroa and Adams	Enable specialized transit-oriented development parameters for properties within transit station areas.	TOD High	none
38*	Community Commercial	Community Commercial	C2-1L	C2-2D-CPIO	1.5:1	6:1	75 ft	NL	southeast corner Figueroa and Adams	Enable specialized transit-oriented development parameters for properties within transit station areas.	TOD High	none

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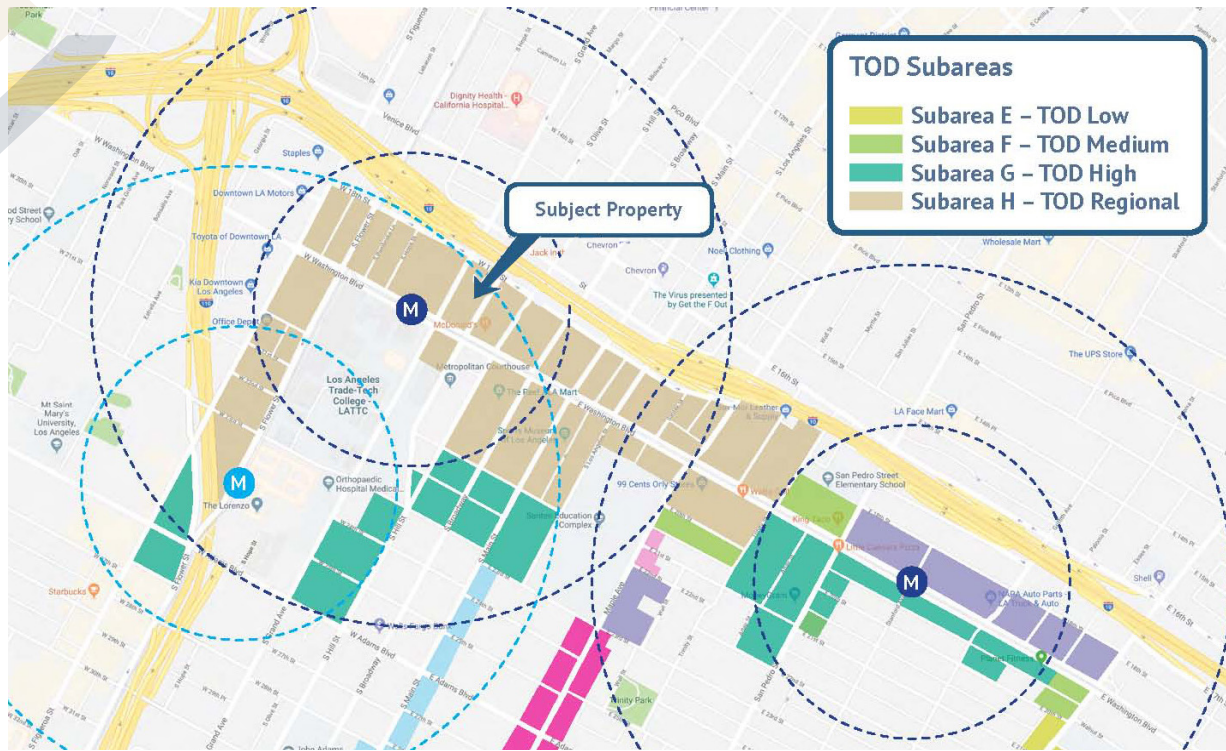
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DEVELOPMENT OPPORTUNITY

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Subarea	Density Max.	Height Max.	FAR Max.	Incentives/Clarifications
H (TOD Regional Center)	R3 R4 (maximum density) for Density Bonus projects Unlimited for Mixed Income	2 Stories minimum, 12 Stores maximum Conditional use for	1.5:1 2.25:1 6:1 Mixed-Income or 100% Affordable Housing	General commercial uses (Le< retail< restaurant, entertainment uses) are permitted within the first two floors. Project may apply for a conditional use for additional height (over 12 stories) pursuant to LAMC Section

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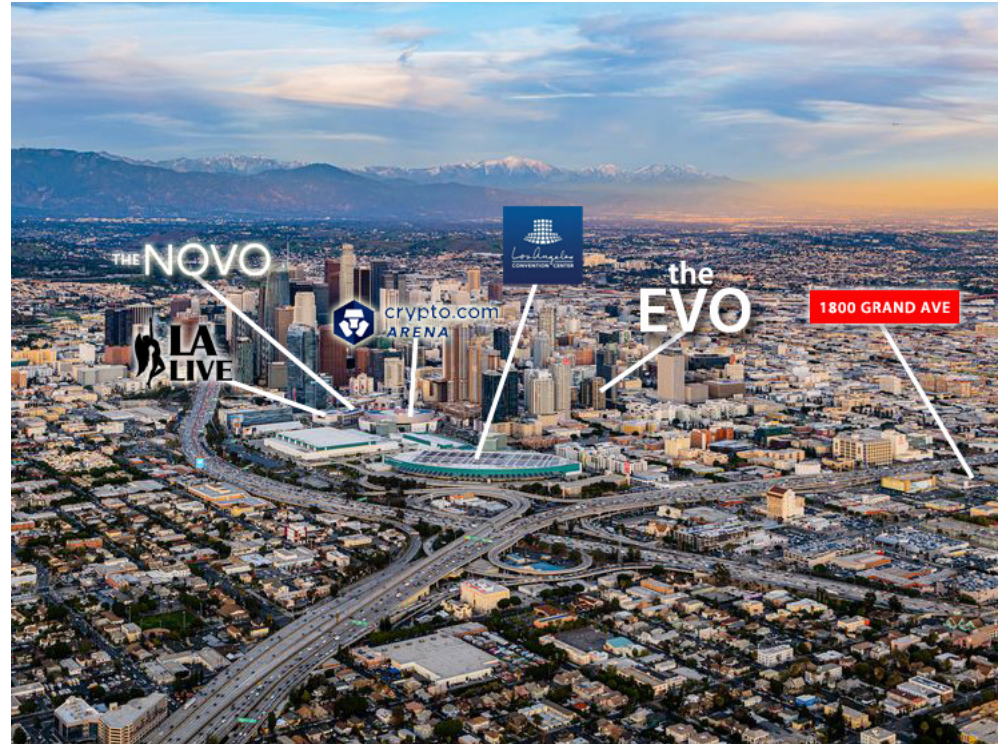


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COMMUNITY PROFILE

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Situated in the heart of downtown Los Angeles' South Park district, 1800 South Grand Avenue places any owner or investor at the center of one of the city's most active and rapidly evolving submarkets. The neighborhood is home to LA Live, the Microsoft Theater, Crypto.com Arena, and the Los Angeles Convention Center, putting the property squarely within DTLA's premier sports and entertainment corridor. The area benefits from direct access to both the 10 and 110 freeways, making it one of the most connected addresses in the region.



Metro's A Line and E Line light rail also serve the district, adding transit optionality for employees and visitors alike. Fueled by proximity to USC and ongoing residential infill development, South Park has experienced sustained momentum as a live-work-play destination, with continued investment making it one of the most closely watched corridors in all of Los Angeles.

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