

3119-3121 S. Main Street

LOS ANGELES | CA



±20,190 SF MODERN INDUSTRIAL BUILDING FOR SALE

PROPERTY HIGHLIGHTS



**±20,190 SF
BUILDING TOTALS**



**±20,862 SF
LOT SIZE**



**5122-005-029
& -012 APN**



**LOCATED NEAR I10 + I10 FWYS
/ CONVENIENT LOCATION IN
DTLA NEAR USC CAMPUS**

FOR MORE INFORMATION PLEASE CONTACT:

MOON LIM

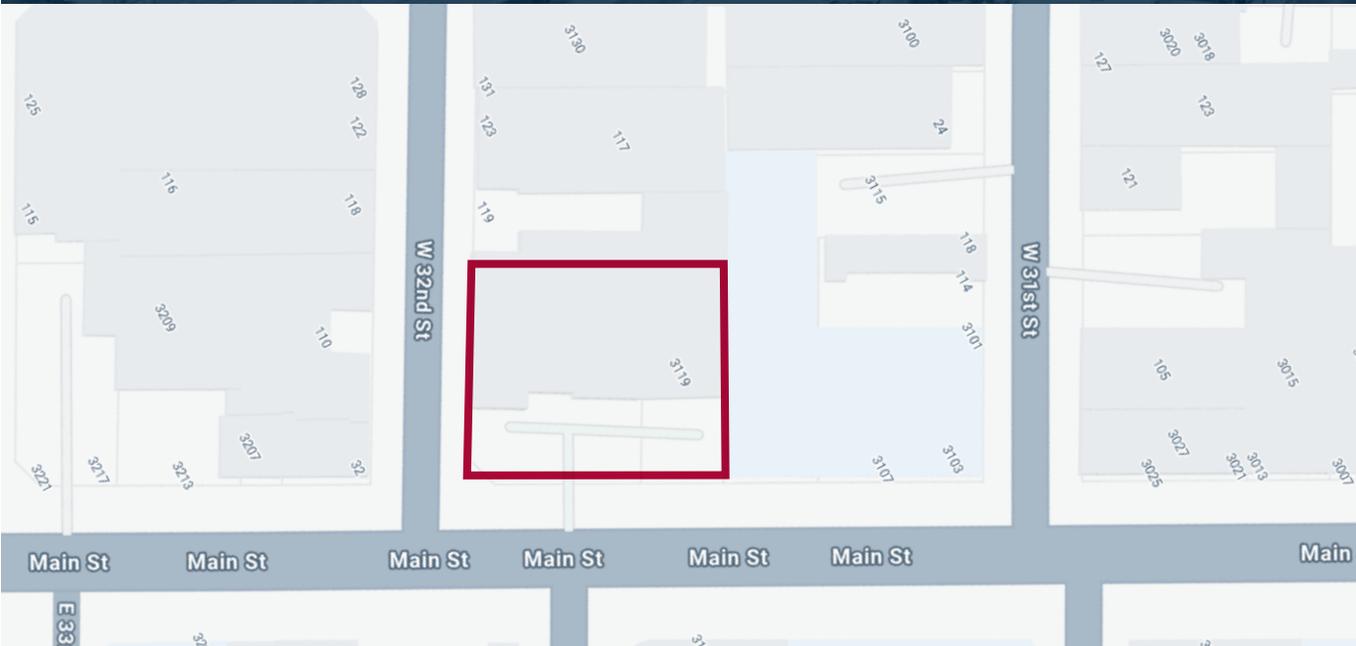
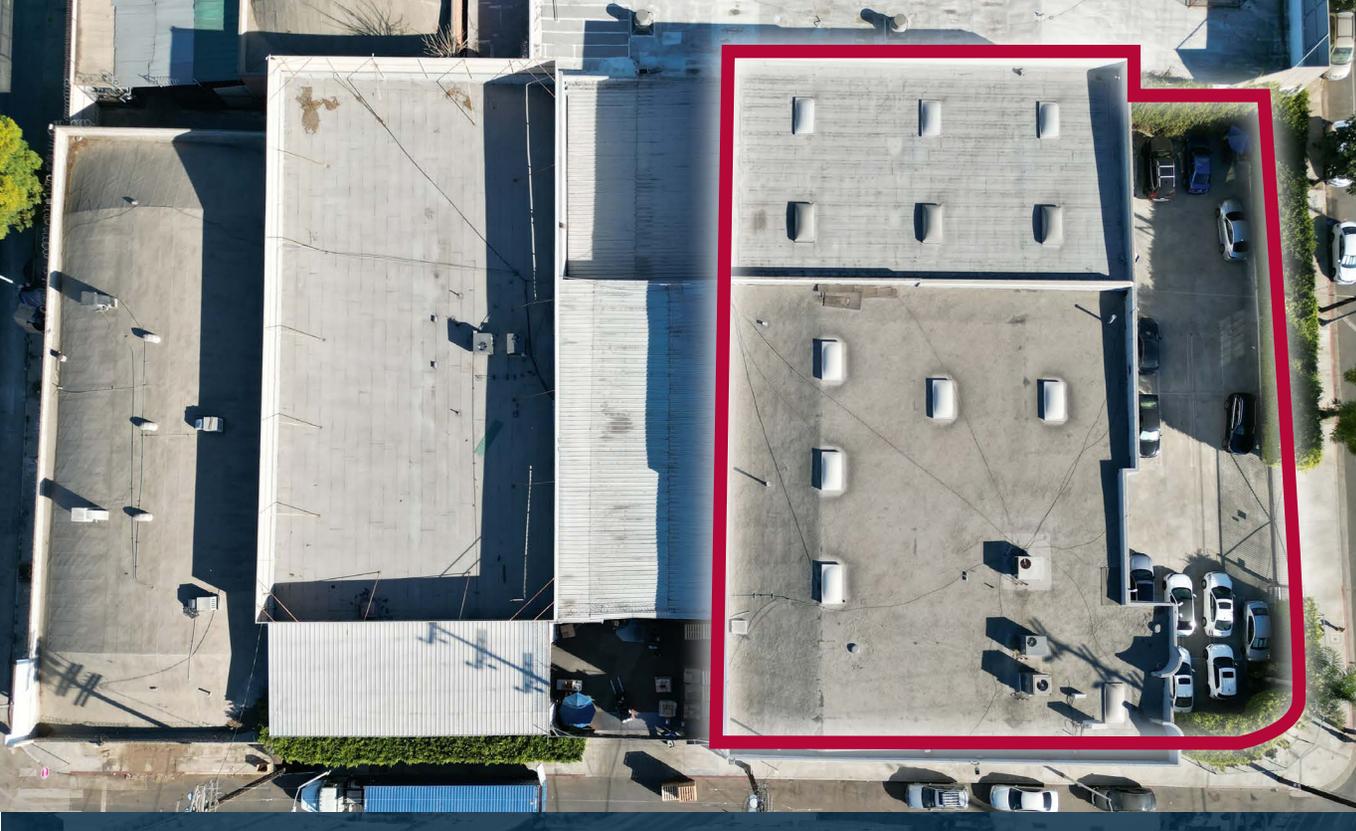
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LINDSAY PARK

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DAUM
COMMERCIAL REAL ESTATE SERVICES



ABOUT THE PROPERTY



±20,190 SF Building



±20,862 SF Lot Size



±5,830 SF Office Size



400 Amps



Close Proximity to Major Freeways – 110 + 10



12'-29' Clear Height



2 GL Doors



25 Parking Spaces



The industrial market in Los Angeles is one of the most dynamic and significant in the United States, driven by its strategic location, robust infrastructure, and diverse economic base.

MARKET SIZE AND SCOPE

Large Inventory: Los Angeles has one of the largest industrial real estate markets in the country, with millions of square feet of industrial space.

High Demand: The demand for industrial space remains strong, driven by sectors like logistics, e-commerce, manufacturing, and technology.

TRENDS AND DEVELOPMENTS

Modernization: There is a trend towards modernizing older industrial spaces to meet the needs of contemporary

businesses, including the integration of smart technologies and eco-friendly designs.

KEY DRIVERS

E-commerce Boom: The rise of e-commerce has significantly increased the demand for warehouses and distribution centers, making Los Angeles a critical hub for last-mile delivery.

Port Activity: The Port of Los Angeles and the Port of Long Beach are major drivers of the industrial market, facilitating a large volume of imports and exports.

GEOGRAPHICAL ADVANTAGE

Strategic Location: Los Angeles' proximity to Asia-Pacific trade routes and its position as a gateway to North America make it a vital location for international trade.

Transportation Infrastructure: The city's extensive network of highways, railroads, and air cargo facilities enhances its appeal for industrial activities.



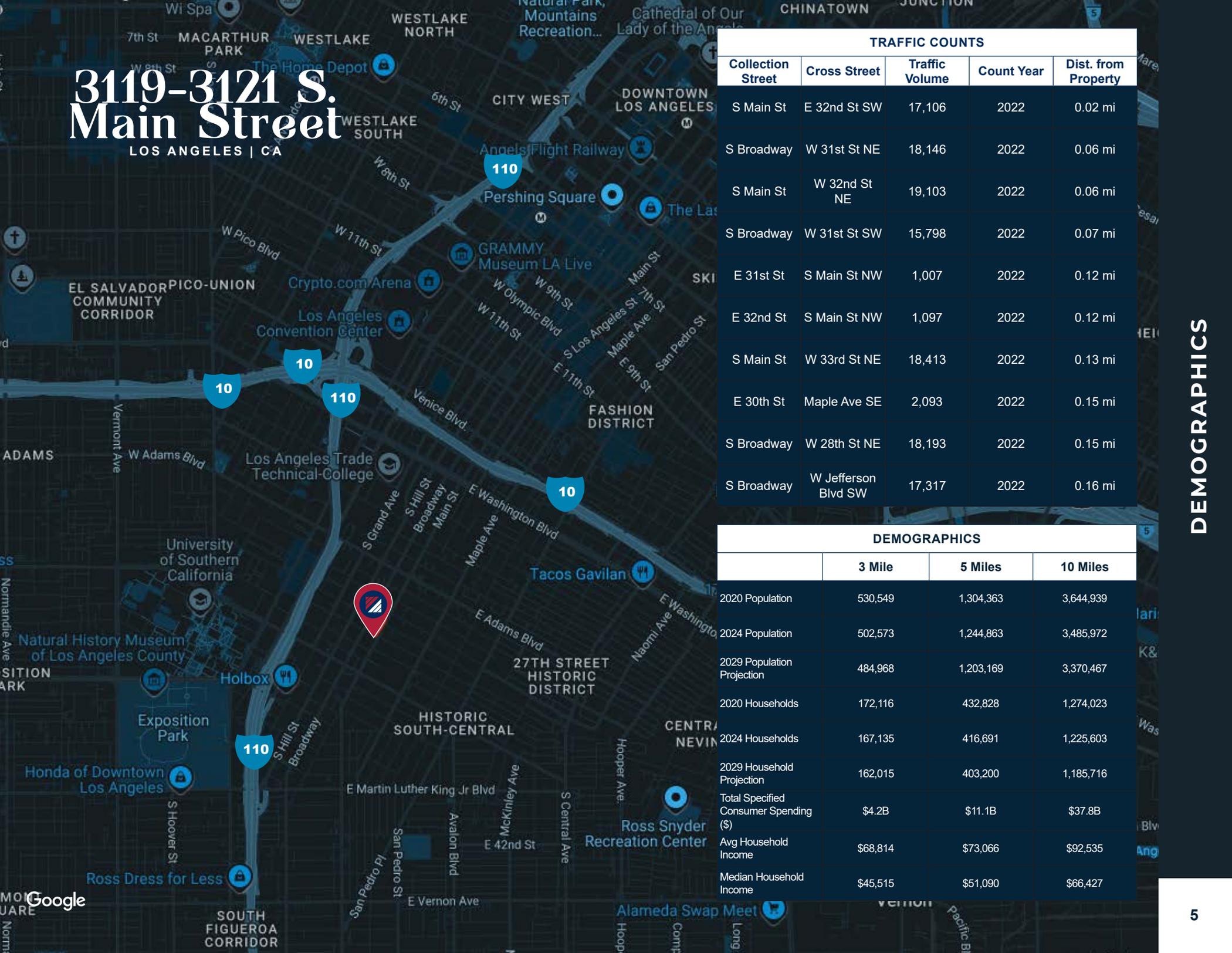
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AMENITIES



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TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
S Main St	E 32nd St SW	17,106	2022	0.02 mi
S Broadway	W 31st St NE	18,146	2022	0.06 mi
S Main St	W 32nd St NE	19,103	2022	0.06 mi
S Broadway	W 31st St SW	15,798	2022	0.07 mi
E 31st St	S Main St NW	1,007	2022	0.12 mi
E 32nd St	S Main St NW	1,097	2022	0.12 mi
S Main St	W 33rd St NE	18,413	2022	0.13 mi
E 30th St	Maple Ave SE	2,093	2022	0.15 mi
S Broadway	W 28th St NE	18,193	2022	0.15 mi
S Broadway	W Jefferson Blvd SW	17,317	2022	0.16 mi

DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
2020 Population	530,549	1,304,363	3,644,939
2024 Population	502,573	1,244,863	3,485,972
2029 Population Projection	484,968	1,203,169	3,370,467
2020 Households	172,116	432,828	1,274,023
2024 Households	167,135	416,691	1,225,603
2029 Household Projection	162,015	403,200	1,185,716
Total Specified Consumer Spending (\$)	\$4.2B	\$11.1B	\$37.8B
Avg Household Income	\$68,814	\$73,066	\$92,535
Median Household Income	\$45,515	\$51,090	\$66,427

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