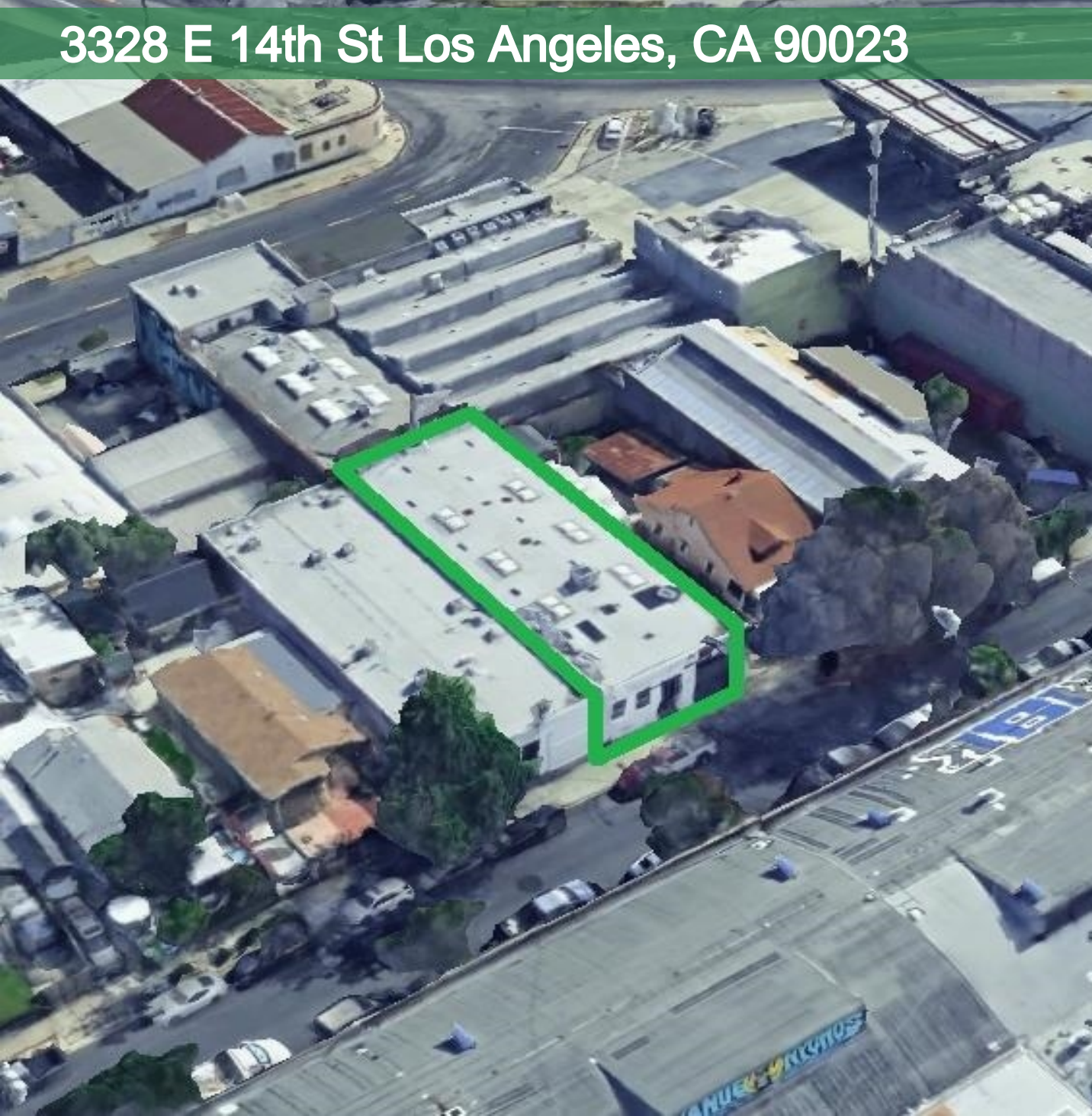


3328 E 14th St Los Angeles, CA 90023



OFFERING MEMORANDUM

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3328 E 14th St

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3328 E 14TH ST

01 Executive Summary

Investment Summary
Property Features

OFFERING SUMMARY

ADDRESS	3328 E 14th St Los Angeles CA 90023
BUILDING SF	4,120 SF
LAND SF	4,135 SF
YEAR BUILT	1955
APN	5190-031-016

FINANCIAL SUMMARY

PRICE	\$795,000.00
PRICE PSF	\$192.96

PROPERTY FEATURES

BUILDING SF	4,120
LAND SF	4,135
YEAR BUILT	1955
ZONING TYPE	M2-1-CUGU
CONSTRUCTION TYPE	Masonry
CEILING HEIGHT	12'
GRADE LEVEL DOORS	1
POWER	800 Amps, 480 Volts, 3 Phase
OPPORTUNITY ZONE	Yes
SPRINKLERS	No

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	20,823	307,907	1,000,746
2026 Median HH Income	\$57,188	\$61,659	\$63,154
2026 Average HH Income	\$74,058	\$81,221	\$86,346

Description

PRICED TO SELL

Exceptional opportunity to acquire ±4,120 SF of highly functional warehouse space in close proximity to Downtown Los Angeles. The property features heavy 3-phase, 800-amp electrical service and high-clear ceilings, making it ideal for an owner-user, light manufacturing, storage, or distribution use. Strategically located with convenient access to major transportation routes and downtown amenities, this asset offers efficient logistics and long-term growth potential. A rare value-add opportunity in a strong infill market—don't miss it.

Highlights

- Heavy 3 Phase 800 Amp Power
- No Yard, Street Parking
- Close to DTLA & Art's District
- Functional Small Industrial Building
- LA City M2 Zoning

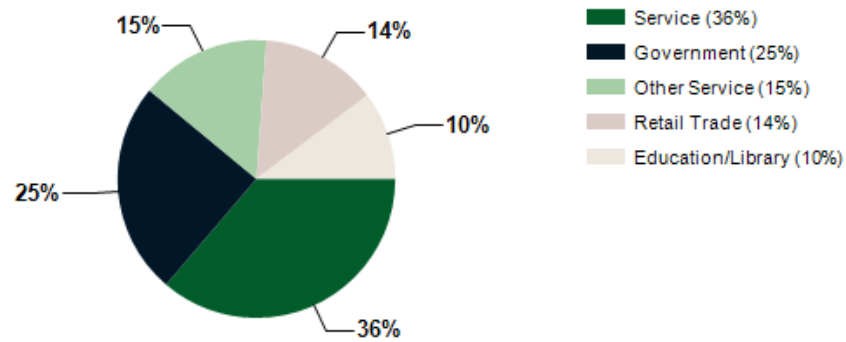
3328 E 14TH ST

02

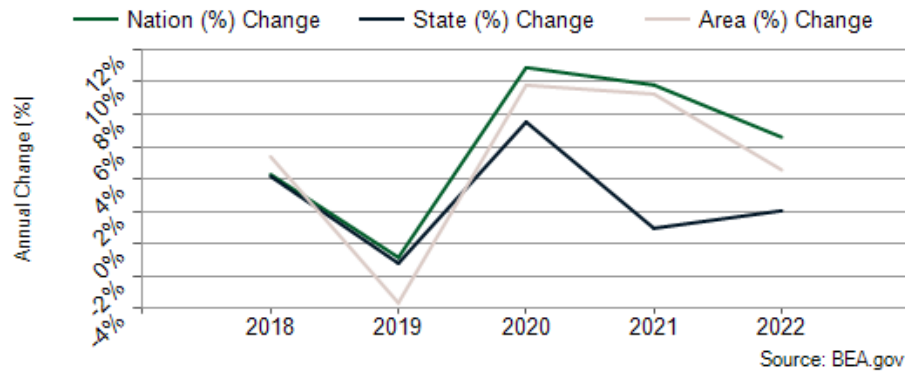
Location

- Location Summary
- Local Business Map
- Major Employers Map
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Major Industries by Employee Count

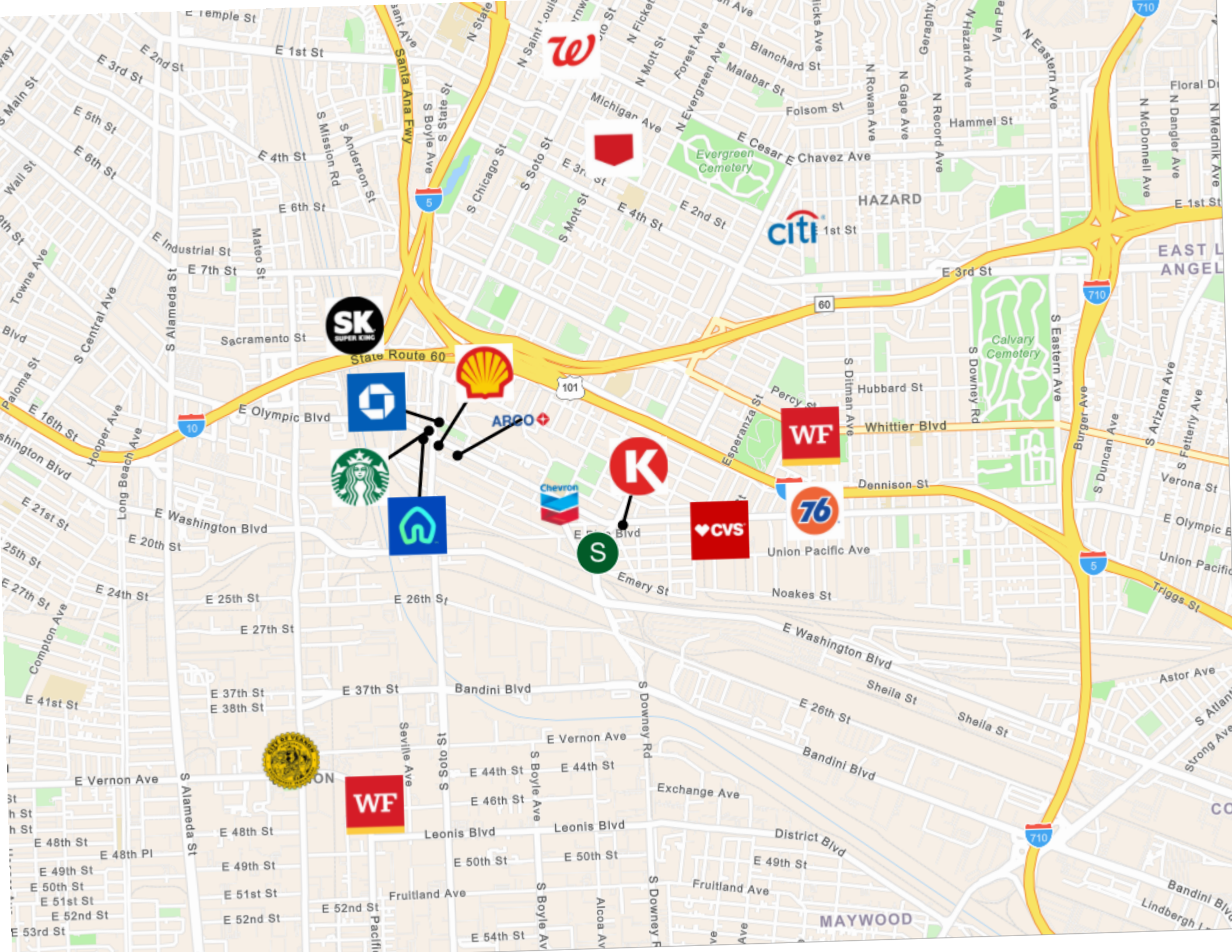


Los Angeles County GDP Trend



Largest Employers

Kaiser Permanente	44,769
University of Southern California	23,227
Northrop Grumman Corp.	18,000
Cedars-Sinai Medical Center	16,730
Allied Universal	15,326
Target Corp.	15,000
Providence Health and Services Southern California	14,395
Ralphs/Food 4 Less (Kroger Co. Division)	14,000



ARCO



HAZARD

EAST LOS ANGELES

MAYWOOD

Kaiser Permanente

Approx. 44,769 Employees
Approx. 5 miles

University of Southern California

Approx. 23,227 Employees
Approx. 5 miles

Northrop Grumman Corp.

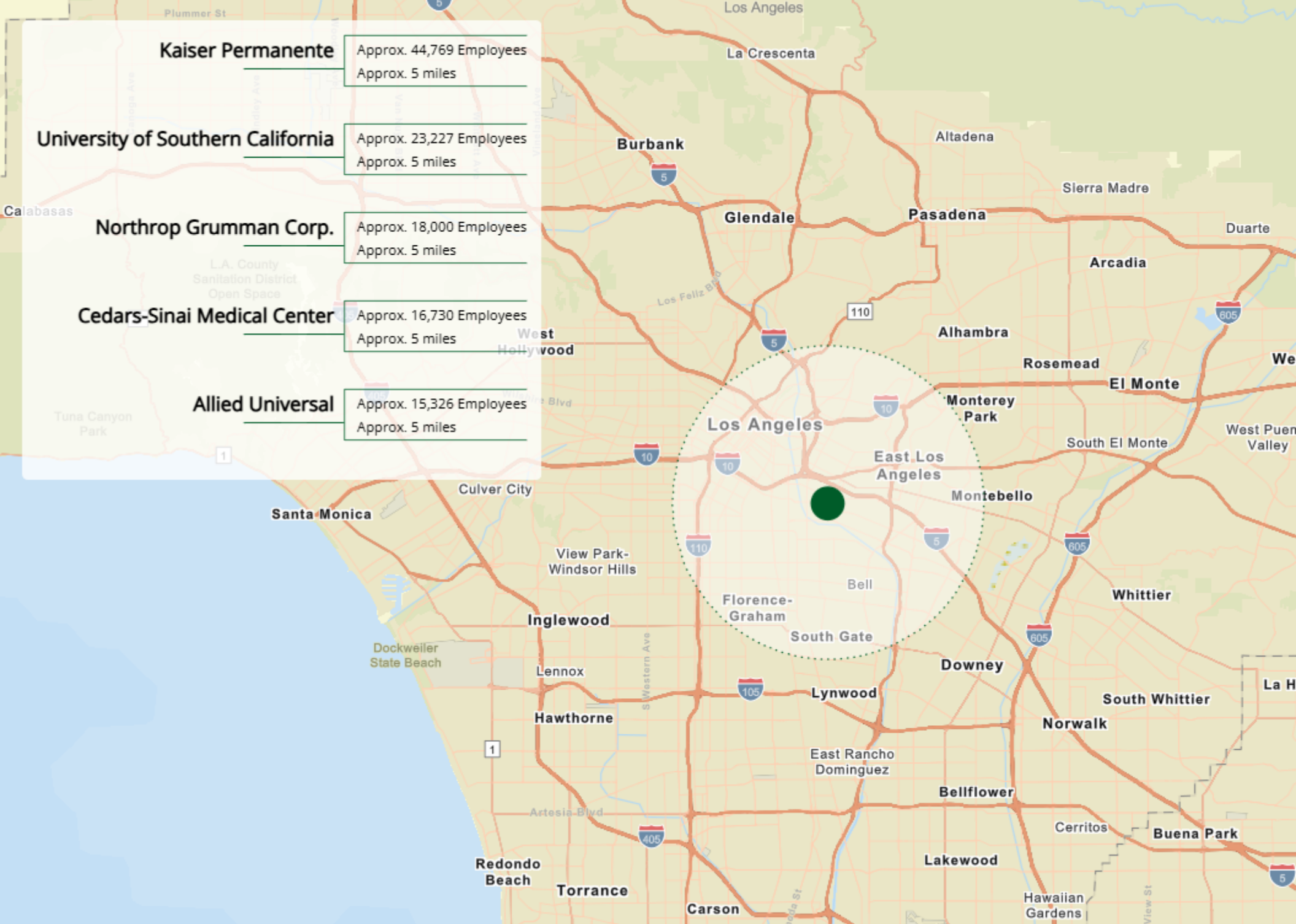
Approx. 18,000 Employees
Approx. 5 miles

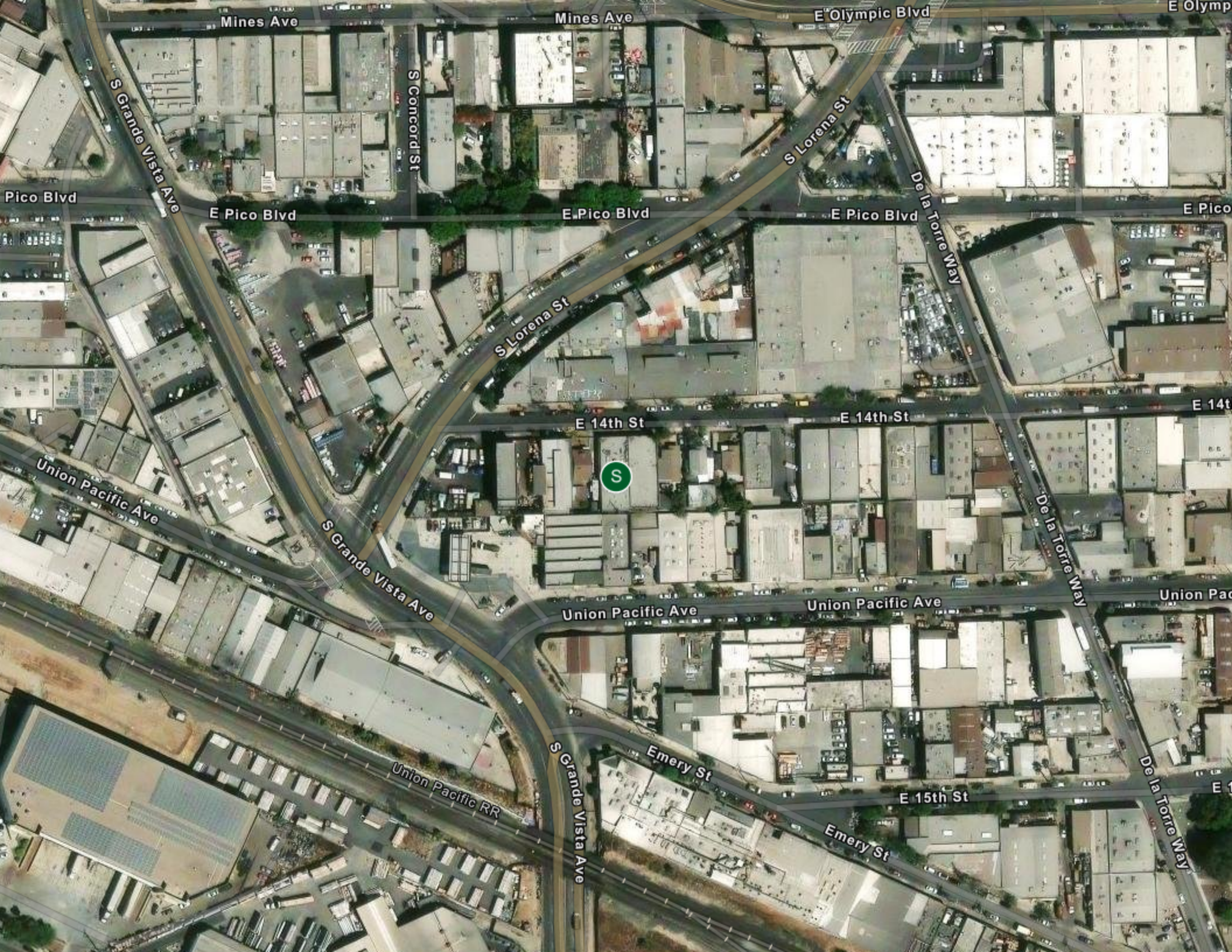
Cedars-Sinai Medical Center

Approx. 16,730 Employees
Approx. 5 miles

Allied Universal

Approx. 15,326 Employees
Approx. 5 miles





Mines Ave

Mines Ave

E Olympic Blvd

S Grande Vista Ave

S Concord St

S Lorena St

De la Torre Way

Pico Blvd

E Pico Blvd

E Pico Blvd

E Pico Blvd

E Pico

S Lorena St

E 14th

E 14th St

E 14th St

Union Pacific Ave

S Grande Vista Ave

De la Torre Way

Union Pacific Ave

Union Pacific Ave

Union Pac

S Grande Vista Ave

Emery St

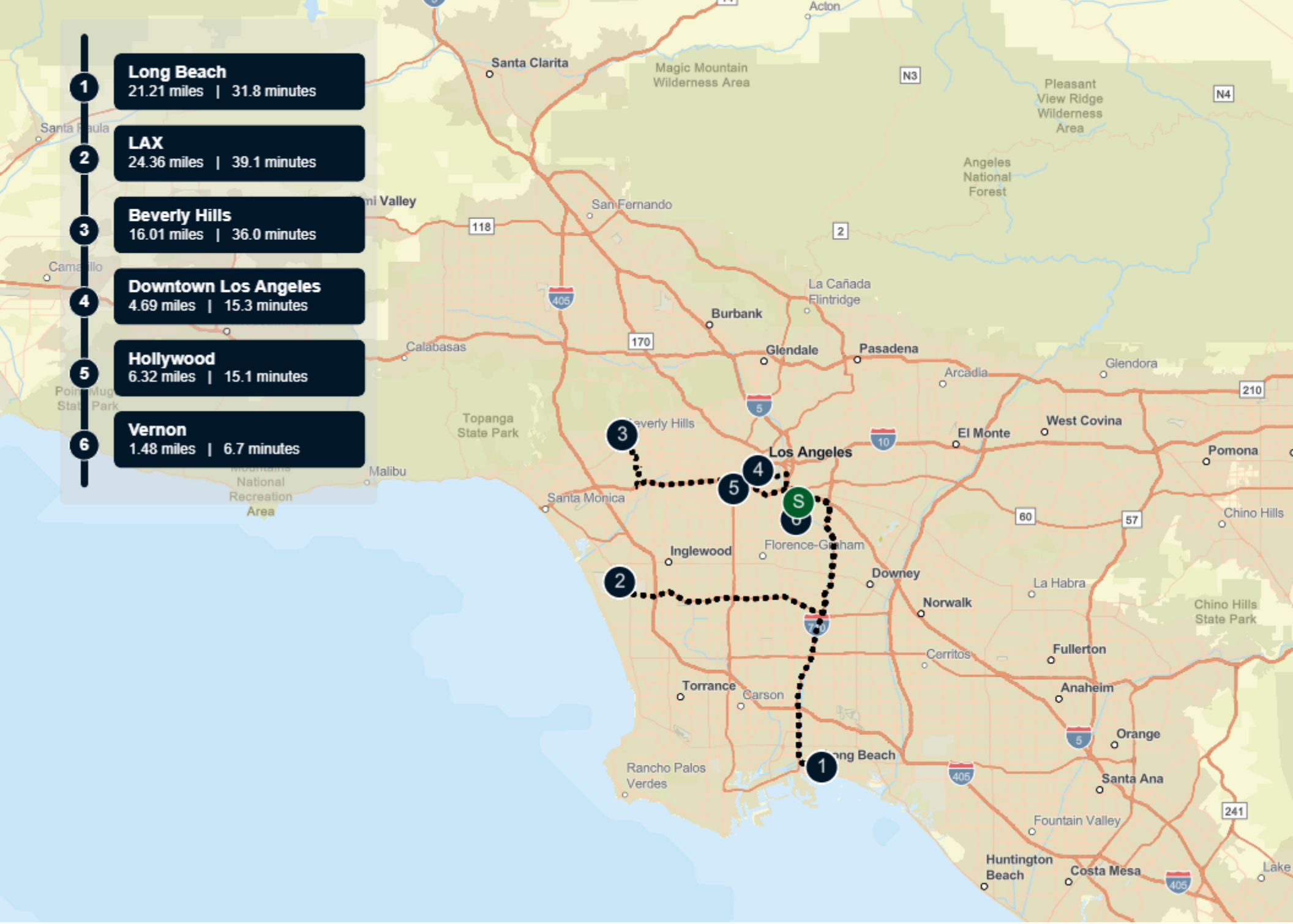
De la Torre Way

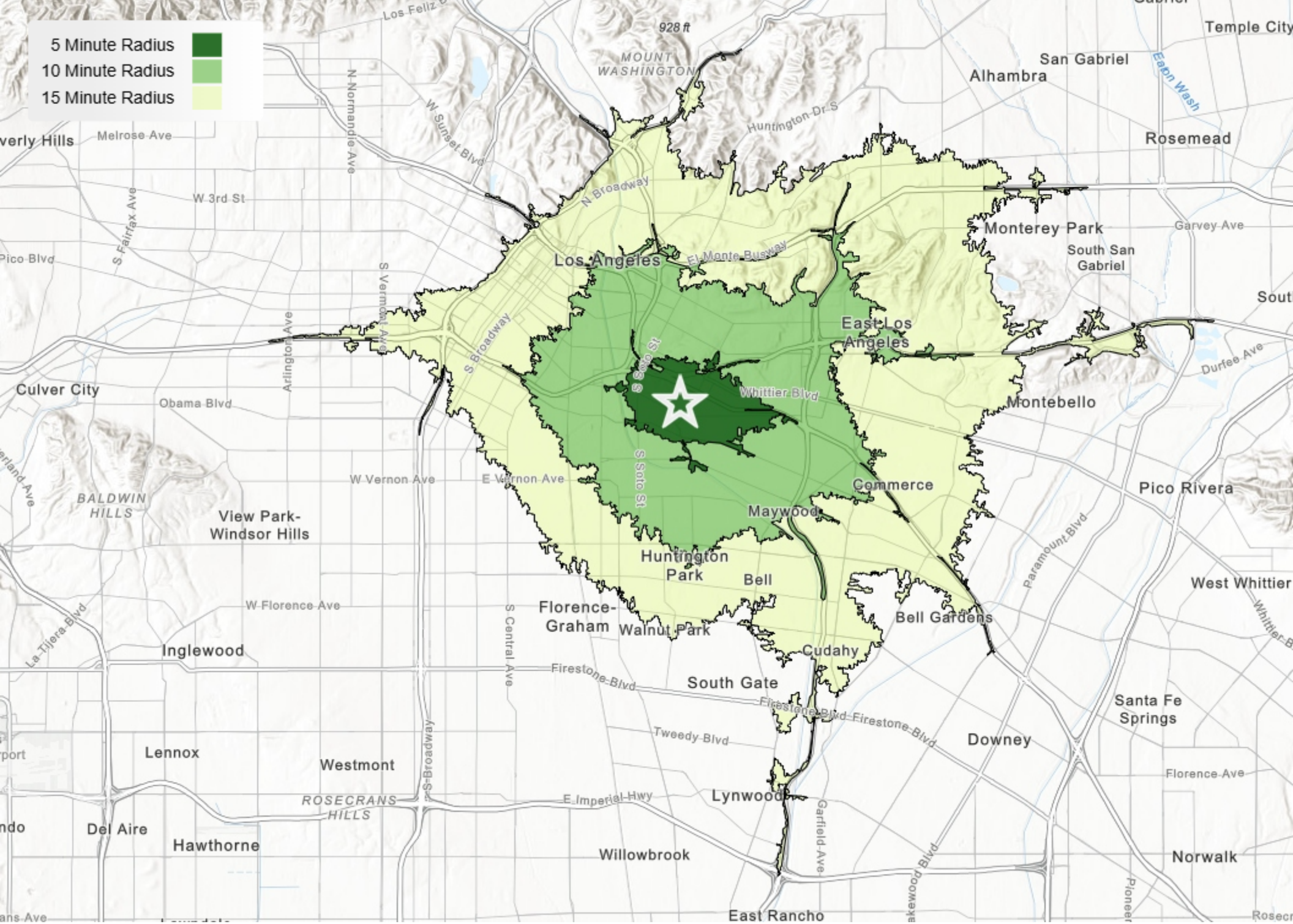
Union Pacific RR

E 15th St

E 1

Emery St





3328 E 14TH ST

03

Property Description

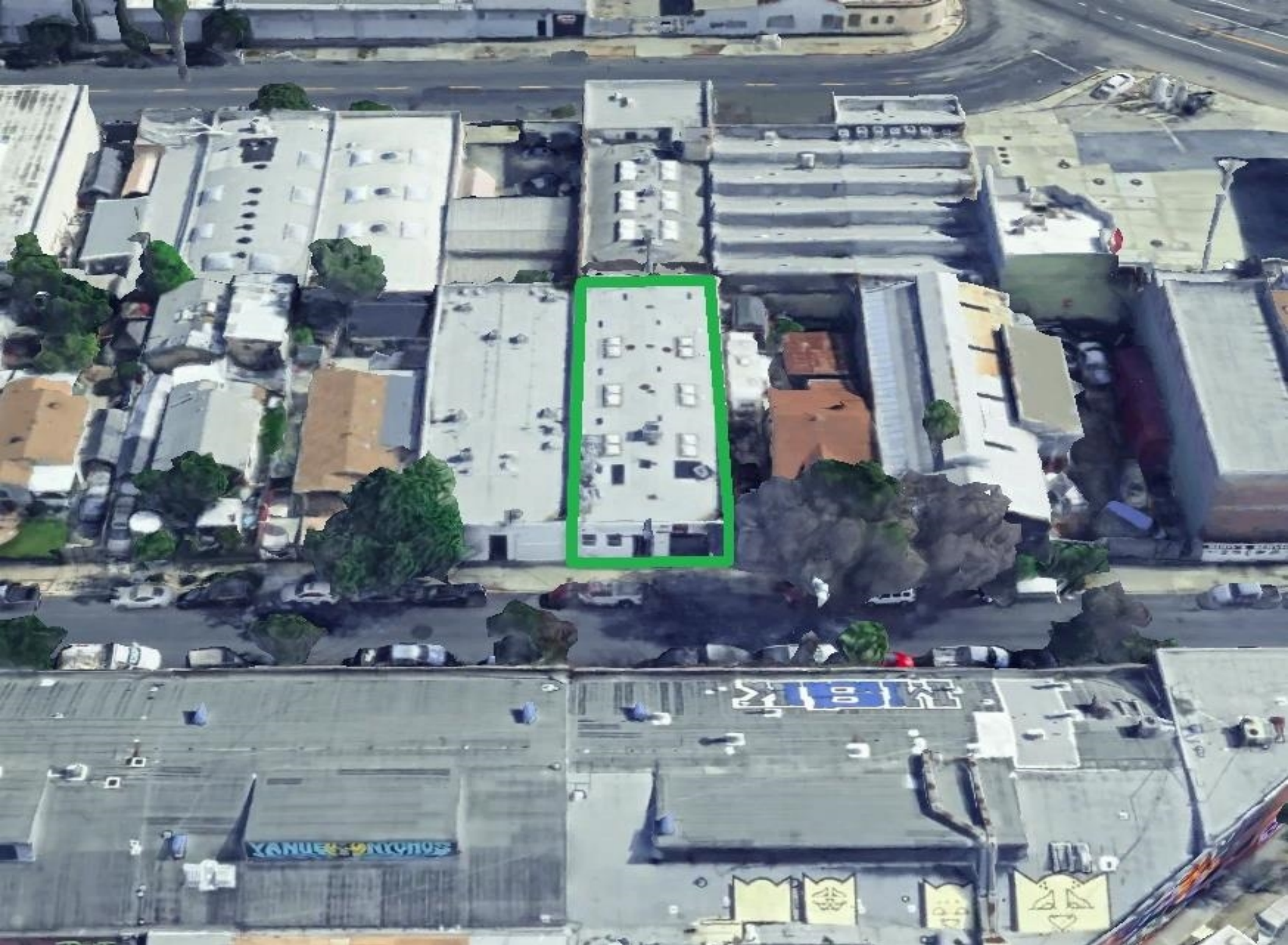
Parcel Map
Property Images











3328 E 14TH ST

04

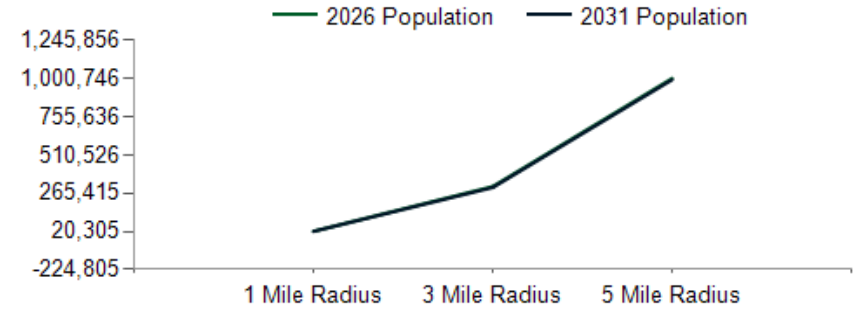
Demographics

General Demographics

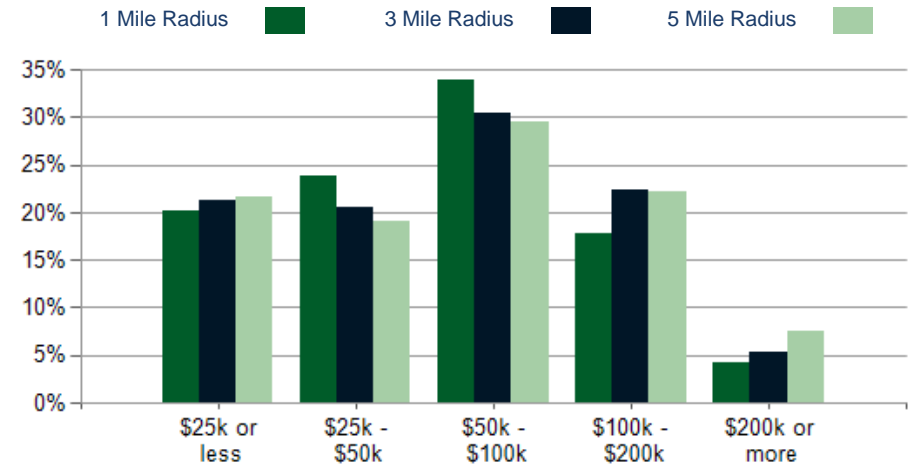
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,335	330,712	1,013,786
2010 Population	21,791	330,744	1,030,587
2026 Population	20,823	307,907	1,000,746
2031 Population	20,305	302,054	992,369
2026 African American	296	11,195	54,338
2026 American Indian	734	9,123	28,814
2026 Asian	269	8,574	79,654
2026 Hispanic	19,805	274,836	797,662
2026 Other Race	12,948	177,299	517,101
2026 White	2,986	45,829	153,789
2026 Multiracial	3,579	55,583	166,012
2026-2031: Population: Growth Rate	-2.50%	-1.90%	-0.85%

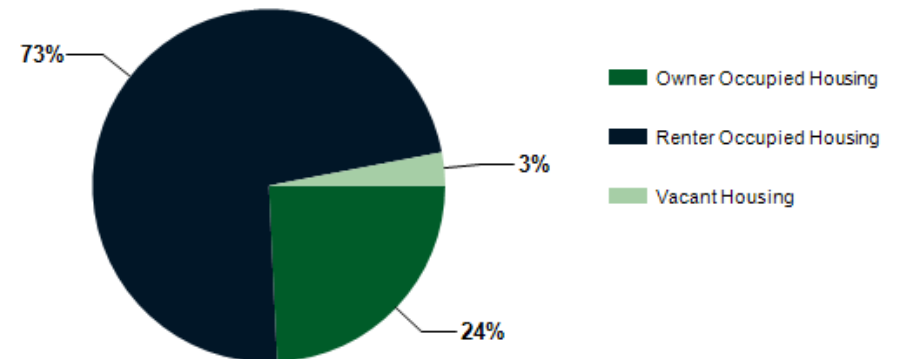
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	652	11,531	41,981
\$15,000-\$24,999	520	7,210	25,250
\$25,000-\$34,999	585	8,087	25,782
\$35,000-\$49,999	803	10,076	33,357
\$50,000-\$74,999	942	14,955	51,678
\$75,000-\$99,999	1,035	11,956	39,672
\$100,000-\$149,999	720	13,352	45,163
\$150,000-\$199,999	320	6,375	23,703
\$200,000 or greater	248	4,663	22,974
Median HH Income	\$57,188	\$61,659	\$63,154
Average HH Income	\$74,058	\$81,221	\$86,346



2026 Household Income



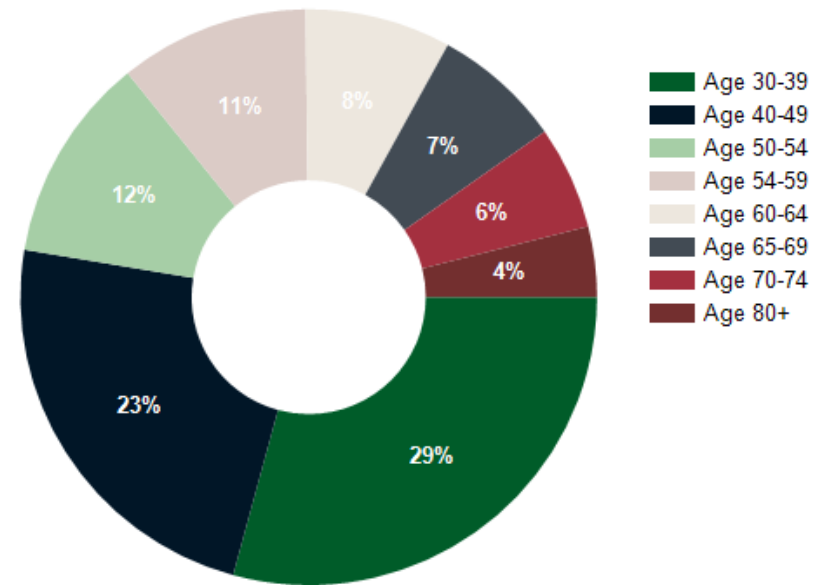
2026 Own vs. Rent - 1 Mile Radius



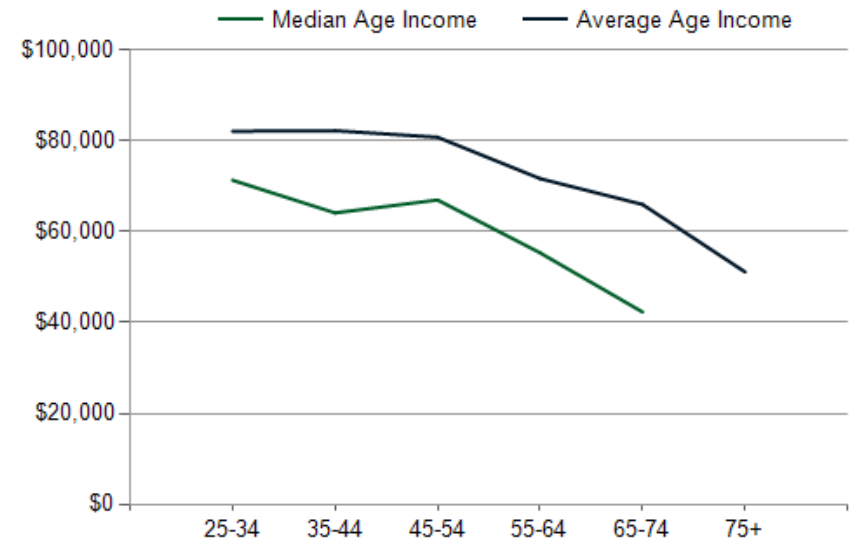
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,738	26,752	92,694
2026 Population Age 35-39	1,444	21,881	75,496
2026 Population Age 40-44	1,278	20,201	66,524
2026 Population Age 45-49	1,271	19,400	61,663
2026 Population Age 50-54	1,257	19,539	60,569
2026 Population Age 55-59	1,158	18,060	54,159
2026 Population Age 60-64	892	14,819	46,575
2026 Population Age 65-69	788	11,970	38,759
2026 Population Age 70-74	631	9,402	30,295
2026 Population Age 75-79	430	6,283	20,906
2026 Population Age 80-84	259	3,887	13,079
2026 Population Age 85+	263	3,592	12,456
2026 Population Age 18+	15,771	238,270	788,116
2026 Median Age	33	34	34
2031 Median Age	34	35	35

Population By Age

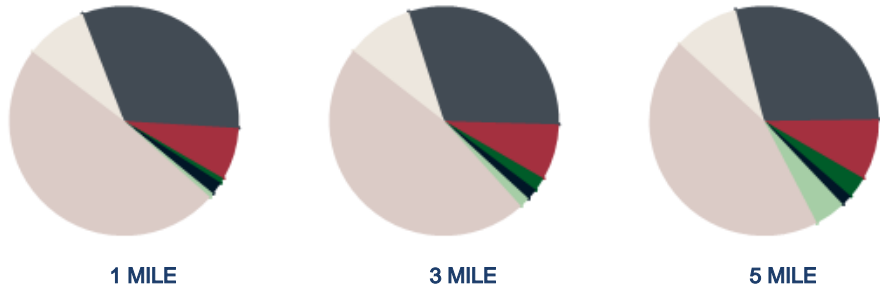


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,344	\$75,657	\$75,386
Average Household Income 25-34	\$82,133	\$90,704	\$92,961
Median Household Income 35-44	\$64,152	\$69,258	\$72,048
Average Household Income 35-44	\$82,249	\$94,271	\$101,309
Median Household Income 45-54	\$66,998	\$68,043	\$70,625
Average Household Income 45-54	\$80,811	\$88,800	\$95,566
Median Household Income 55-64	\$55,363	\$54,672	\$57,558
Average Household Income 55-64	\$71,714	\$75,456	\$83,099
Median Household Income 65-74	\$42,320	\$41,291	\$44,158
Average Household Income 65-74	\$66,010	\$66,095	\$71,634
Average Household Income 75+	\$51,144	\$55,186	\$58,448



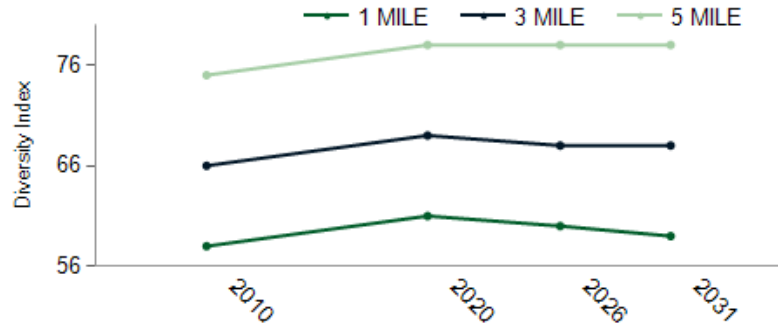
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	59	68	78
Diversity Index (current year)	60	69	78
Diversity Index (2020)	61	69	78
Diversity Index (2010)	58	66	75

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	3%
American Indian	2%	2%	2%
Asian	1%	1%	4%
Hispanic	49%	47%	44%
Multiracial	9%	10%	9%
Other Race	32%	30%	29%
White	7%	8%	9%

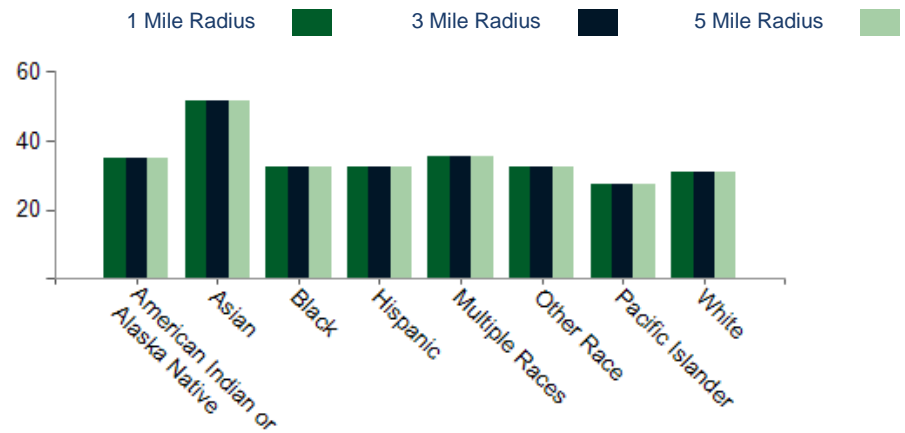
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	36	35
Median Asian Age	52	43	40
Median Black Age	32	42	37
Median Hispanic Age	33	33	33
Median Multiple Races Age	35	36	36
Median Other Race Age	32	33	33
Median Pacific Islander Age	28	34	32
Median White Age	31	34	33

2026 MEDIAN AGE BY RACE



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