

2315-2325 JESSE STREET

LOS ANGELES, CA 90023 | SUBDIVIDED M2 INDUSTRIAL | BOYLE HEIGHTS / ARTS DISTRICT



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DORIN
REALTY COMPANY

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EXECUTIVE SUMMARY

A CENTRALLY LOCATED EASTSIDE INDUSTRIAL ASSET WITH LONG-TERM UPSIDE DRIVEN BY PUBLIC INFRASTRUCTURE INVESTMENT

2315-2325 Jesse Street is a ±5,140 SF subdivided industrial property located in Boyle Heights, just east of the Arts District and Downtown Los Angeles. The property benefits from M2 zoning, a flexible unit configuration, and immediate proximity to the 6th Street Viaduct, where a new 12-acre, \$60M City-funded park is currently under development.

The building is configured as a multi-unit industrial property, allowing for flexible occupancy strategies. This layout supports single-tenant owner-users, multi-tenant leasing, or a hybrid approach. 2315-2325 Jesse Street is suited for owner-users, small investors, or creative/light industrial tenants seeking centrally located space in a supply-constrained submarket.



FLEXIBLE M2 INDUSTRIAL | BOYLE HEIGHTS / ARTS DISTRICT
2315-2325 JESSE STREET, LOS ANGELES CA

FOR SALE

\$1,440,000
ASKING PRICE

5,140 sq. ft
BUILDING SIZE

Property Type	2315-2325 Jesse Street, Los Angeles, CA 90023
Lot Size	0.12 AC
Configuration	Subdivided industrial building
Zoning	M2
Construction	Masonry / Frame
APN	5171-017-017

KEY HIGHLIGHTS

- ±5,140 SF subdivided industrial building
- M2 zoning allows broad light-industrial and creative uses
- Eastside infill location near Downtown LA & Arts District
- Adjacent to major City-backed public infrastructure investment
- Strong small-bay industrial demand dynamics

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2

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INVESTMENT HIGHLIGHTS

INDUSTRIAL SPACE AT THE GATEWAY TO THE ARTS DISTRICT

Subdivided Configuration — Smaller unit sizes are increasingly favored by owner-users and local operators, offering leasing flexibility and diversified income potential.

Urban Infill Location — Eastside industrial inventory is limited, and replacement cost for comparable space is materially higher due to land values, zoning constraints, and construction costs.

Public Investment Tailwinds — The adjacent 6th Street Viaduct Park introduces long-term neighborhood activation without reliance on speculative private development.

Functional Zoning — M2 zoning supports a wide range of industrial and creative uses, insulating it from single-use risk.

SURROUNDING USES / CONNECTIVITY



1.5 miles
±5 minutes



0.1-0.5 miles
±1-5 minutes



0.7 miles
±8 minutes



1.6 miles
7-10 minutes

Production Zone: Boyle Heights is becoming a major hub for film and TV production with the massive East End Studios Mission project underway



2135-2325 JESSE STREET
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3

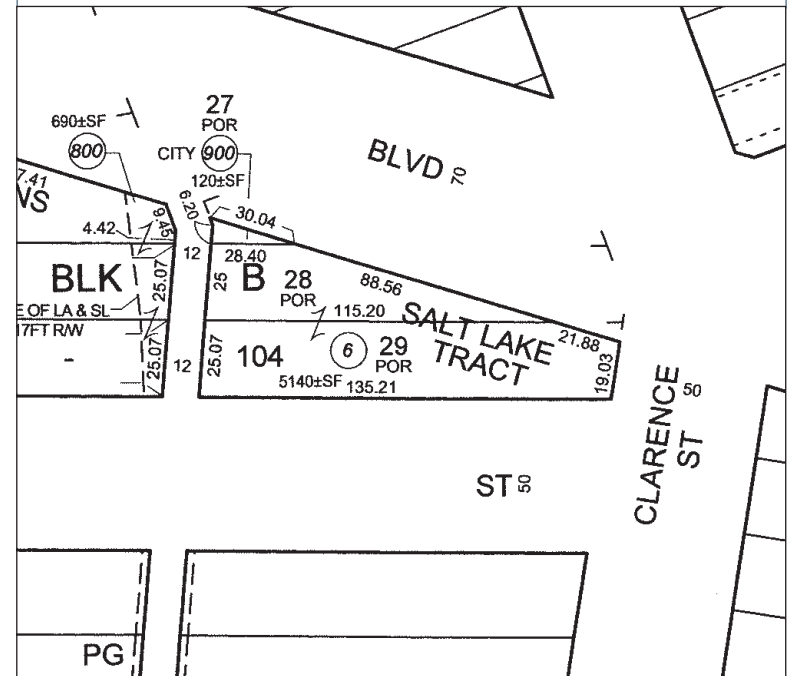
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PROPERTY OVERVIEW



DETAILS

Construction	Masonry / Wood Frame
Ceiling Height	±14 feet clear
Loading	3 Grade-Level Doors
Power	3 × 100A services/240v/3-Phase
Roof	Flat roof
Frontage	135' (Jesse St)



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4

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INTERIOR OVERVIEW



CHARACTERISTICS

Layout	Open, Adaptable Floor Plates
Office	Dedicated office areas
HVAC	Yes (office and interior areas)
Restrooms	6; above average count

- Supports multi-tenant or owner-user flexibility
- Accommodates equipment, creative, or production-based users



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5

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BUILDING CONFIGURATION & LAYOUT



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6

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LOCATION OVERVIEW

**POSITIONED BETWEEN BOYLE HEIGHTS & THE ARTS DISTRICT,
WITH WALKABLE ACCESS TO THE 6TH STREET VIADUCT PARK**

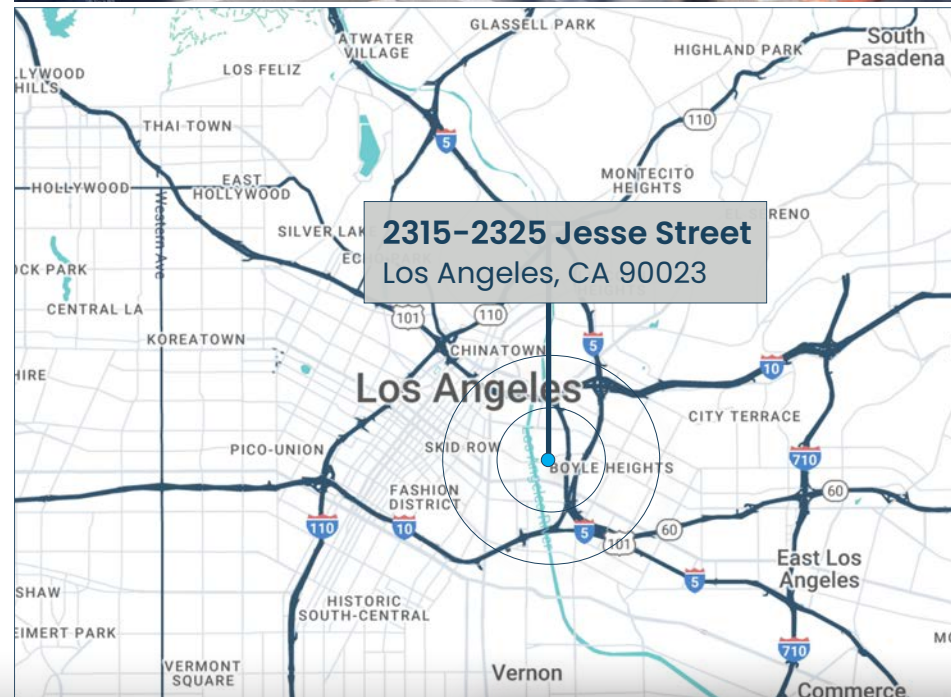
CREATIVE & PRODUCTION ECOSYSTEM

2315–2325 Jesse Street is located in Boyle Heights, immediately east of the Arts District and Downtown Los Angeles. The property sits within a dense Eastside industrial corridor that benefits from proximity to major employment centers, creative hubs, and one of the City's most significant recent public-realm investments.

The surrounding area has long served as a backbone for light industrial, production, and logistics uses, while increasingly attracting creative, studio, and experiential users drawn to its central location and adaptive reuse character.

STRATEGIC PROXIMITY & CONNECTIVITY

- Central Eastside positioning without Downtown congestion or pricing
- Longstanding industrial fundamentals with creative demand tailwinds
- Immediate adjacency to major public infrastructure investment
- Strong accessibility to labor, transit, and regional markets
- Rare blend of industrial utility + urban activation programs.



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7

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6TH STREET VIADUCT PARK & PUBLIC INVESTMENT

REPURPOSE THE EXISTING INFRASTRUCTURE TO OCCUPY OR LEASE

The property is directly adjacent to the 6th Street Viaduct, one of Los Angeles' most prominent and architecturally significant public infrastructure projects. Completed in 2022, the Viaduct reconnects Boyle Heights with

the Arts District and Downtown Los Angeles. Beneath the bridge, the City of Los Angeles is delivering a 12-acre public park, representing \$60 million in public investment, scheduled for completion in 2026.



6TH STREET PARK, ARTS & RIVER CONNECTIVITY PROJECT

The new park is designed as a daily-use urban amenity, not a passive green space, and will include:

- Sports courts and multi-use recreation areas
- Picnic and gathering spaces
- Children's play and splash pad areas
- Public art plaza and artist programming zones
- Pedestrian and bike connectivity along the LA River

WHY THE VIADUCT MATTERS TO THIS PROPERTY

- **Immediate Adjacency:** The rear of the property directly abuts the park site, creating rare proximity between functional industrial space and a major public amenity.
- **Visibility & Identity:** The Viaduct has quickly become a recognizable civic landmark and frequent backdrop for media, photography, and public events.
- **Neighborhood Activation:** Increased pedestrian activity, recreation, and arts programming are expected to drive sustained daily presence in the immediate area.

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8

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OWNERSHIP PROFILES FOR 2315-2325 JESSE ST:

The property is zoned M2 - Light Industrial, supporting a broad range of commercial uses. Its subdivided configuration, three-phase power, and central Eastside location make it well suited for a variety of strategies.



OWNER-USER / HYBRID OCCUPANCY

Companies seeking to occupy all or a portion of the building while leasing excess space to offset occupancy costs. The subdivided layout supports phased growth and operational flexibility.



CREATIVE & PRODUCTION-ORIENTED USERS

Studios, design firms, and content producers drawn to the property's industrial character, proximity to the Arts District, and location within the broader LA River production ecosystem.



LIGHT INDUSTRIAL & TRADE OPERATORS

Fabricators, distributors, contractors, and specialty trades requiring grade-level access, three-phase power, and efficient urban logistics.



INVESTORS & DEVELOPERS

Investors or developers seeking stable industrial fundamentals, flexible unit configuration, and upside driven by City-backed public infrastructure.

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