

# SALE

**PRIME CENTRAL LA  
WAREHOUSE OPPORTUNITY  
WITH FREEWAY EXPOSURE**

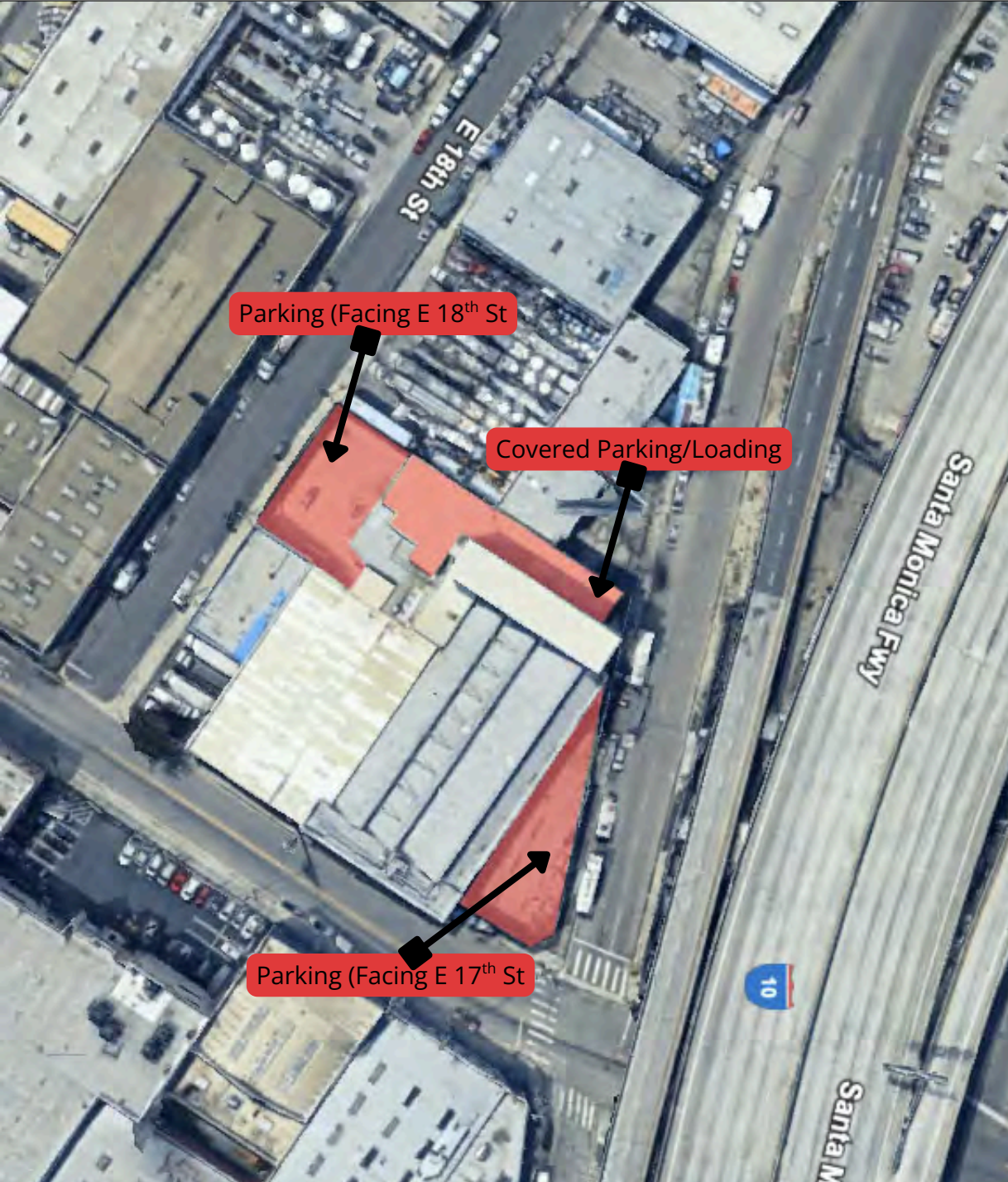
**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial

**1705  
HOOPER  
AVENUE**

**±35,100 SF  
OF BUILDING**



# EXECUTIVE SUMMARY



**1705 Hooper Ave, Los Angeles, CA 90021**  
**For Sale | ±35,100 SF of Building & ±46,200 SF of Land**

1705 E Hooper Avenue presents a rare opportunity to acquire a ±35,100 SF freestanding warehouse on ±46,200 SF in the highly sought-after Central Los Angeles industrial submarket. The property features well-appointed offices, gated parking with 16 surface spaces, multiple ground-level loading doors, heavy power, and two-street frontage with freeway visibility, offering both functionality and prominent exposure.

Located just minutes from Downtown Los Angeles, with immediate access to the I-10, I-5, and I-60 Freeways, the site provides excellent connectivity to the Ports of Los Angeles & Long Beach and major regional transit corridors. This prime location makes it ideally suited for distribution, logistics, e-commerce, and manufacturing operations.

With demand for functional warehouse space in Central LA consistently outpacing supply, and vacancy rates among the lowest in the nation, 1705 E Hooper Ave represents a rare chance to secure a well-located, large-scale industrial asset in one of Los Angeles' most competitive markets.

**\$7,500,000**  
PRICE

**±\$214**  
PER SF

**\*Buyer to verify all information**

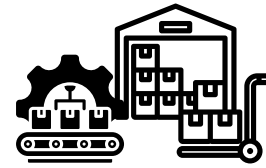


## PROPERTY HIGHLIGHTS

- ±35,100 SF of Freestanding Warehouse Building
- ±46,200 SF of Land providing functional site layout and truck access
- Strong freeway visibility with two-street frontage
- Rare opportunity to acquire a large-scale warehouse in core Los Angeles
- Excellent access to I-10, I-5, and I-60 Freeways
- Great access to port of Long Beach
- Flexible industrial zoning supporting distribution, logistics, e-commerce, and manufacturing uses



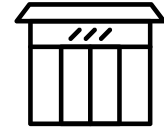
# PROPERTY DETAILS



Manufacturing  
or Warehousing  
uses allowed



Gated Parking



Two-  
street  
frontage



Freeway  
visibility

Building Size	±35,1000 SF 2 <sup>nd</sup> floor: ±2,650 SF
Lot Size	±46,200 SF
Asking Price	\$7,500,000.00 / ±\$214 per SF
Frontage	E 17 <sup>th</sup> St & Hooper Ave.
Parking	16 - Surface
Stories	1
Clear Height	14'
Power	1,600 amps, 240 V, 3-phase, 4W
Docks	Ground Level
Year Built	1984
Zoning	M2
Construction	Masonry
APN	5129-008-040

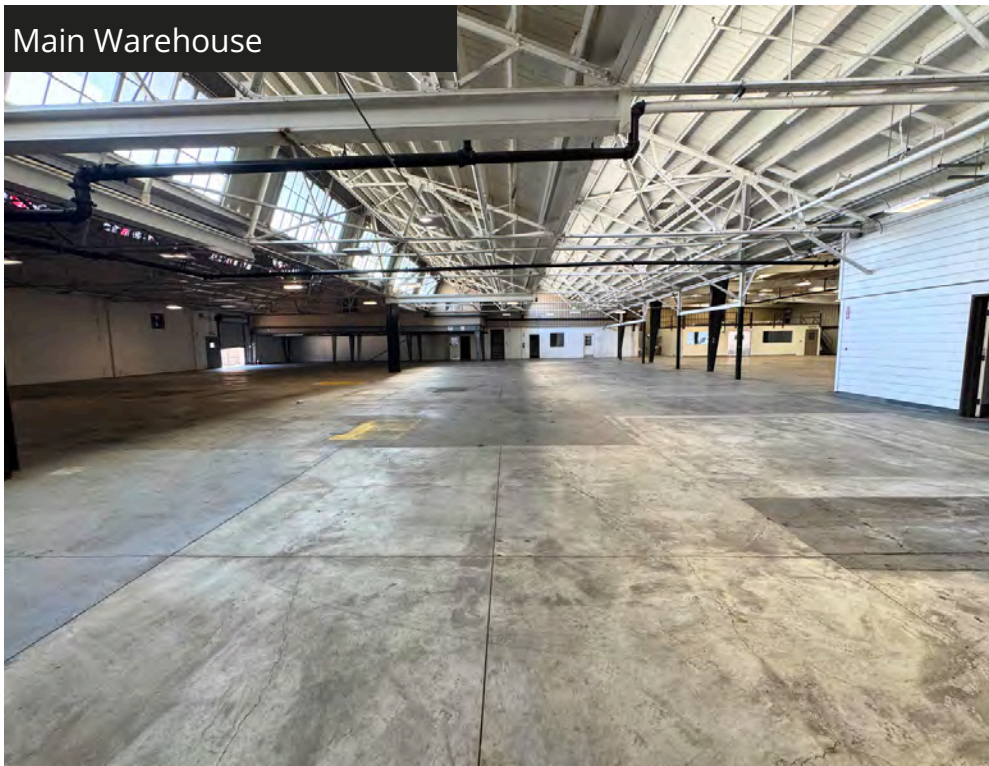
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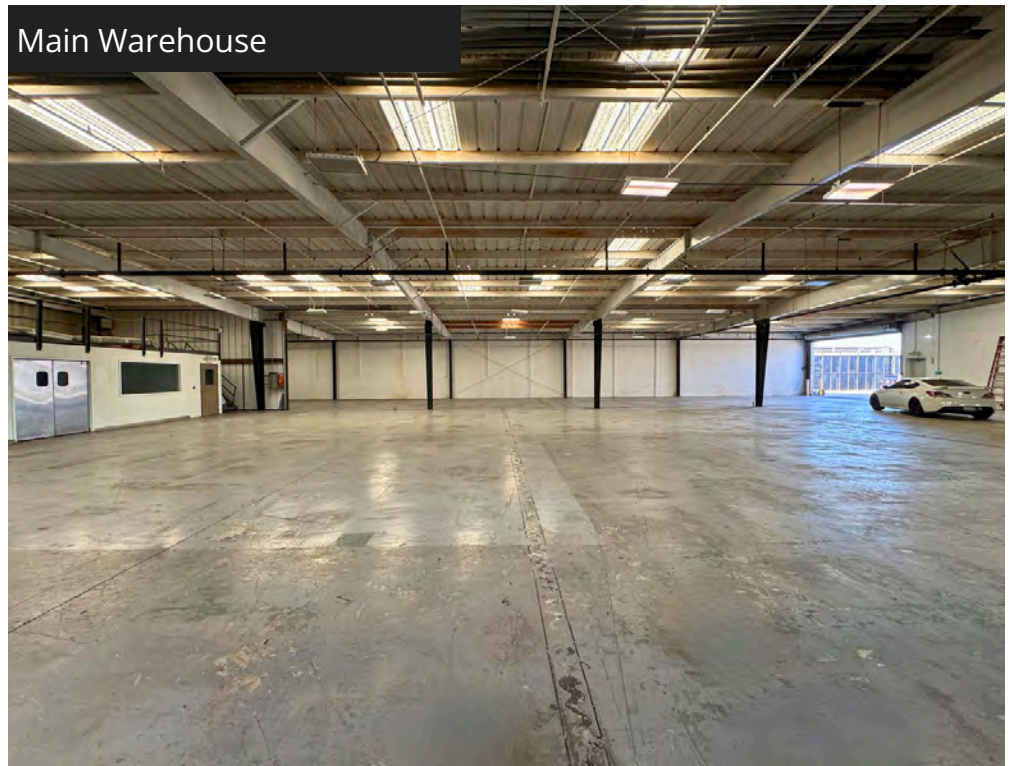




Main Warehouse



Main Warehouse



2nd Floor Warehouse

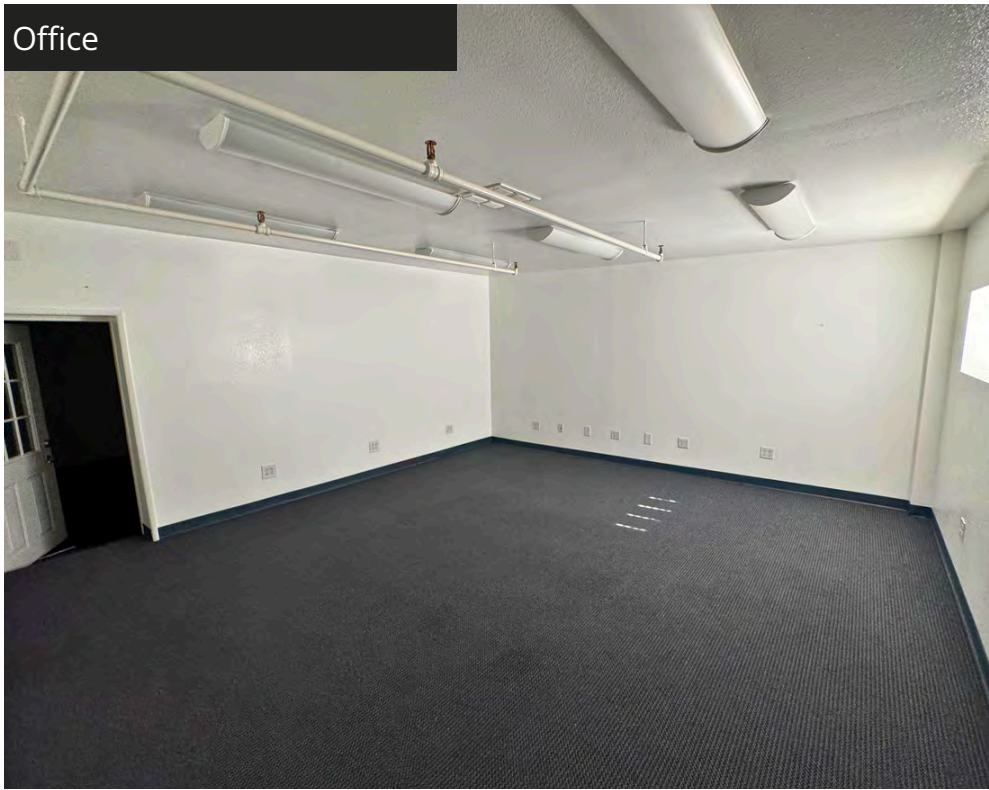


Covered parking / loading





Office



Office



Parking Lot on the E 17<sup>th</sup> St



Parking Lot on the E 18<sup>th</sup> St









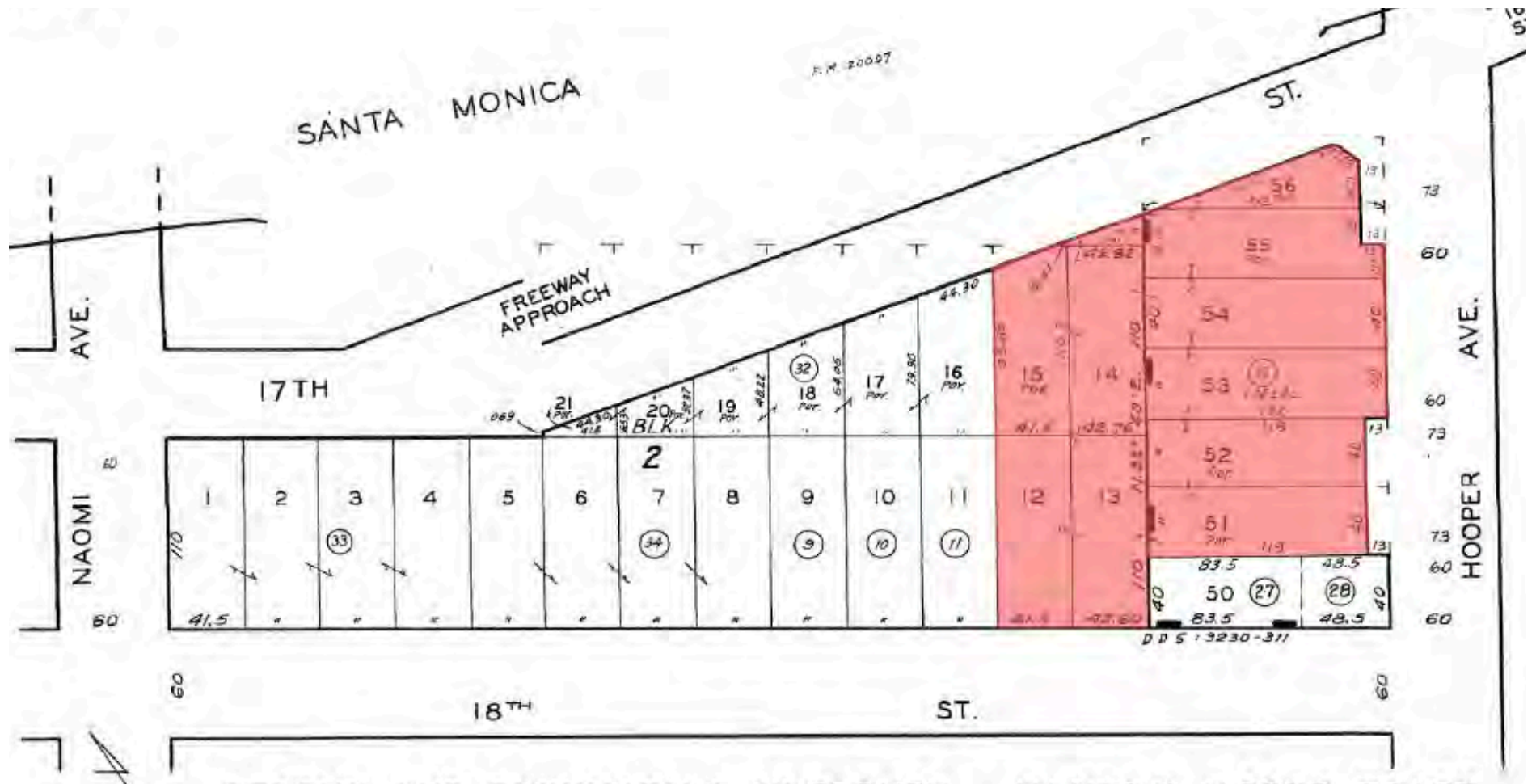
# GREAT FREEWAY EXPOSURE



Collection Street	Cross Street	Traffic Volume (VPD)	DISTANCE FROM THE PROPERTY
I-10 Freeway	S Central Ave NW	291,300	0.23 mi



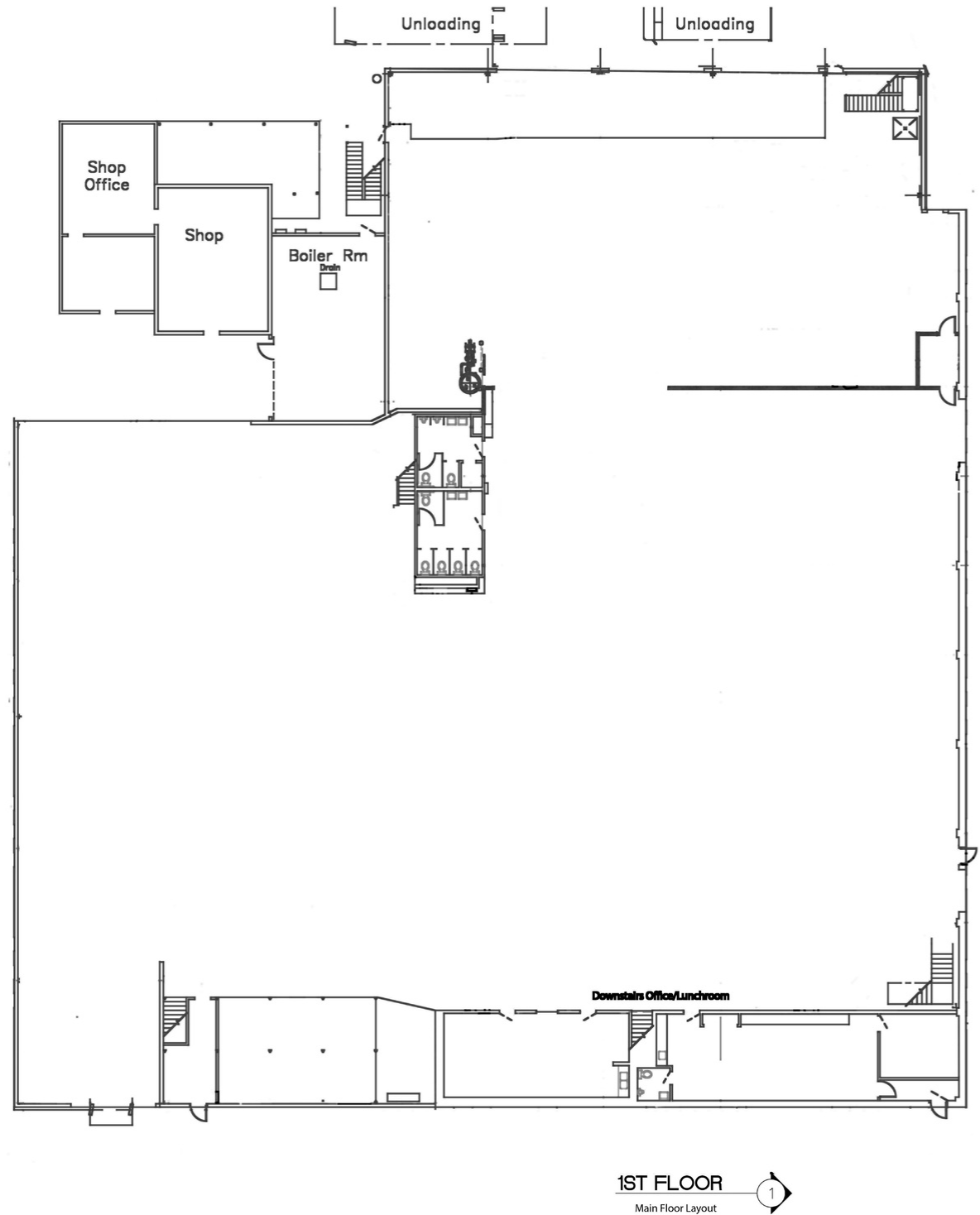
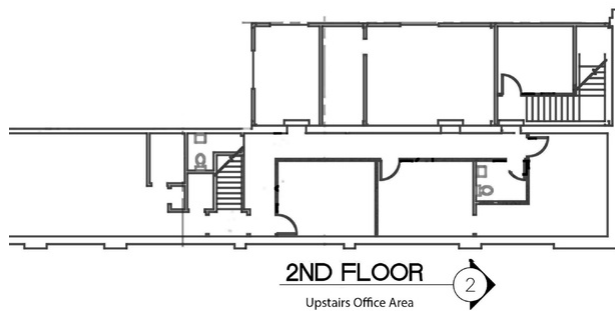
# PARCEL MAP



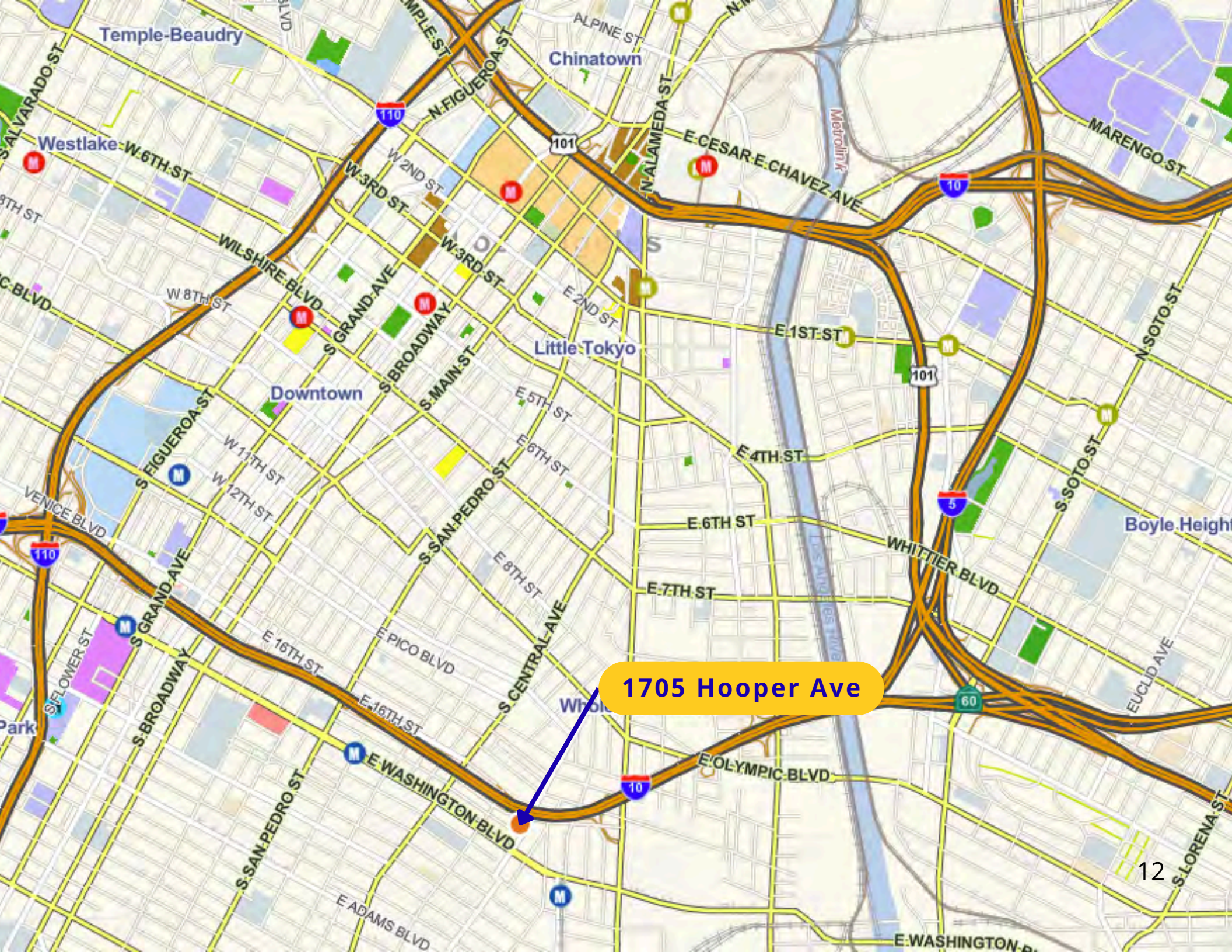


# FLOOR PLAN

*Note: Posts not illustrated in this layout.*







1705 Hooper Ave



**FOR MORE INFORMATION REGARDING THIS  
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**MAJOR PROPERTIES**

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