

FOR SALE / LEASE

Owner-User Opportunity

±13,200 SF Brick Bow Truss Warehouse
With a Bonus 1,600 SF Extension



3837-3841

BROADWAY PL

Los Angeles | CA 90037

**Saxum
West**

EXECUTIVE SUMMARY

Gorgeous brick bow truss warehouse for available for lease and/or for sale!

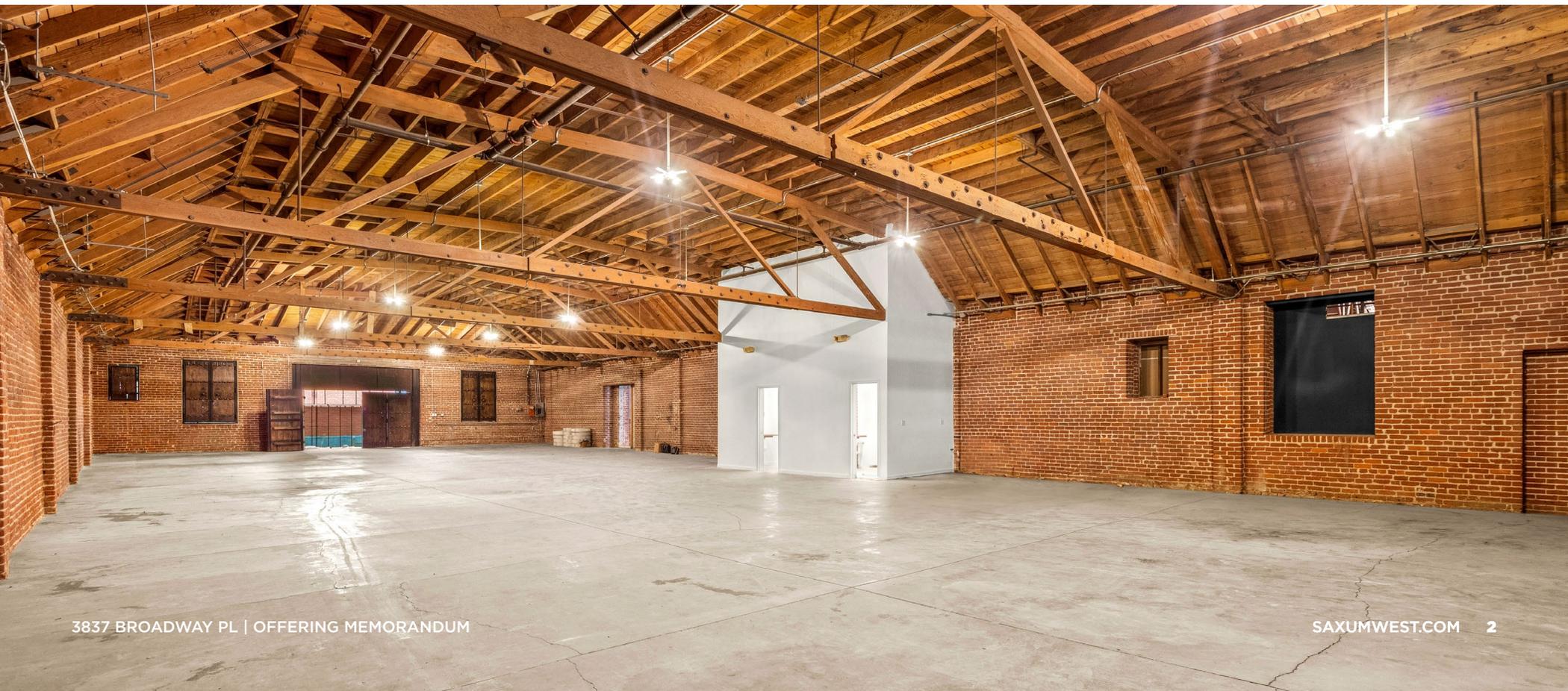
Saxum West is pleased to present this one of a kind industrial property comprised of two beautifully sandblasted brick and wooden bow truss warehouses (3837 and 3841 Broadway Pl) linked internally by a wide doorway between the two buildings. Each building has 3 drive-in loading doors (6 GL loading doors total) and the buildings can comfortably accommodate up to 6 cars in the interior drive-in space. There is room for an additional parking space in front of each drive-in door, for a total of 12 parking spaces. Each building has an 800

SF extension to the original structure in the rear of the warehouse, providing an additional 1,600 SF of space not included in the 13,200 SF.

Prior to marketing the building, the property was in the process of being converted into a nightclub. During that process, the warehouses underwent a full renovation which included a re-pour of the concrete slab, a head-to-toe sandblast of the brick, slab and bow truss, the installation of fire sprinklers, heavy wooden doors, men's and women's ADA bathrooms, etc. Inside, dramatic wooden beams soar overhead, creating a visually stunning and acoustically friendly environment. Rich

textures and natural tones exude warmth and authenticity. The building has as much functionality for warehousing and automotive use as it has appeal for film and creative studio applications.

The property benefits from a two ultra-wide curb cuts, which allow for easy drive-in access to the six (6) ground-level loading doors in the front of the building. Located within walking distance of USC, Exposition Park, and the Lucas Museum, 3837 Broadway stands in the inevitable path of the eastward expansion of the nearby commercial and entertainment amenities that surround USC's campus.



PROPERTY SUMMARY

PROPERTY DETAILS

ADDRESS	3837-3841 Broadway Pl Los Angeles, CA 90007
RBA	±13,200 SF
LOT SIZE	±14,810 0.34 AC
OCCUPANCY	Immediate
TYPE	Industrial
PARKING	6 (interior) + 6 (exterior)
YEAR BUILT	1968
ZONING	M1-2

SALE DETAILS

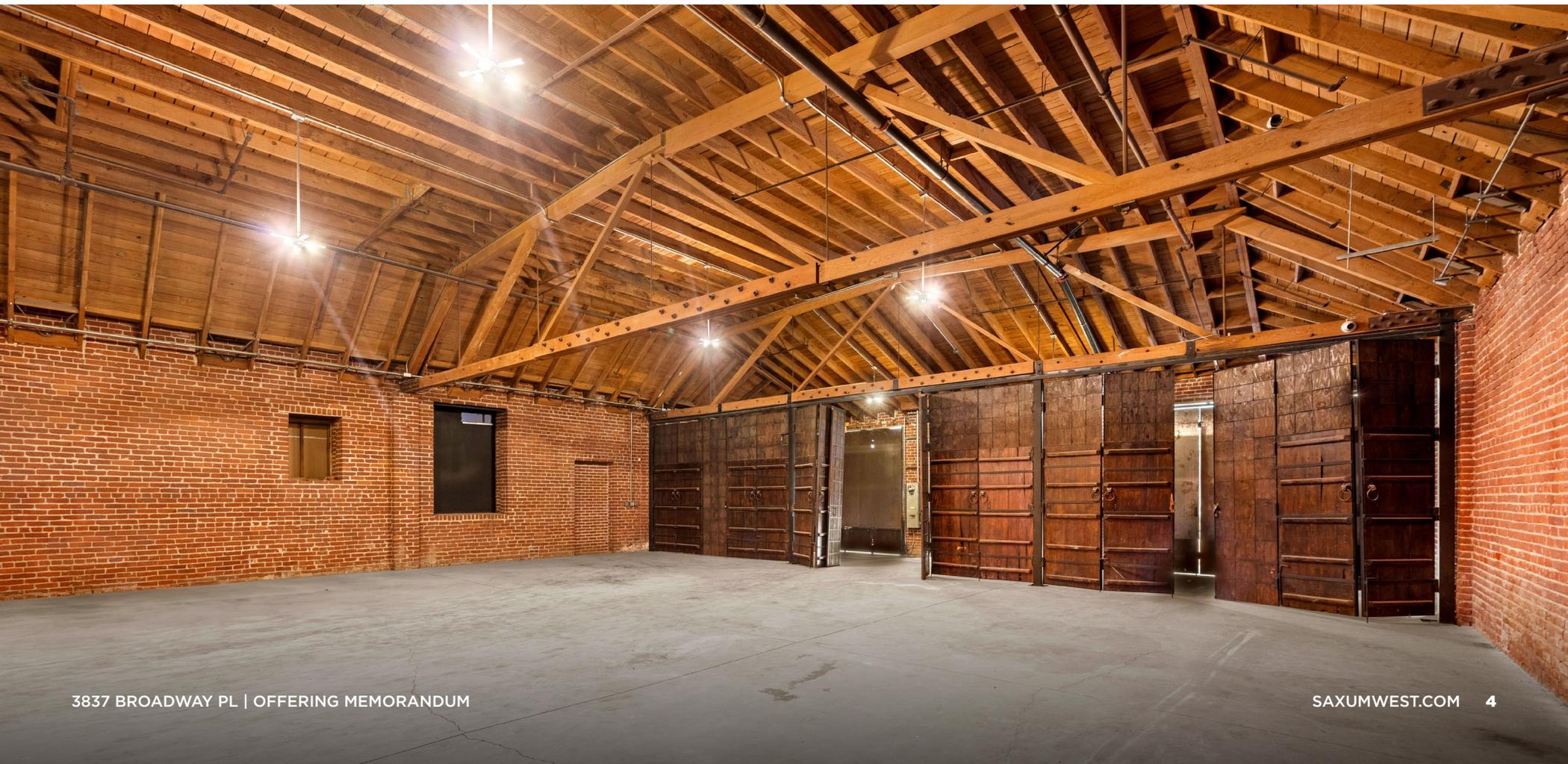
PRICE	\$3,900,000
PRICE / SF (BLDG)	\$295
PRICE / SF (LAND)	\$263

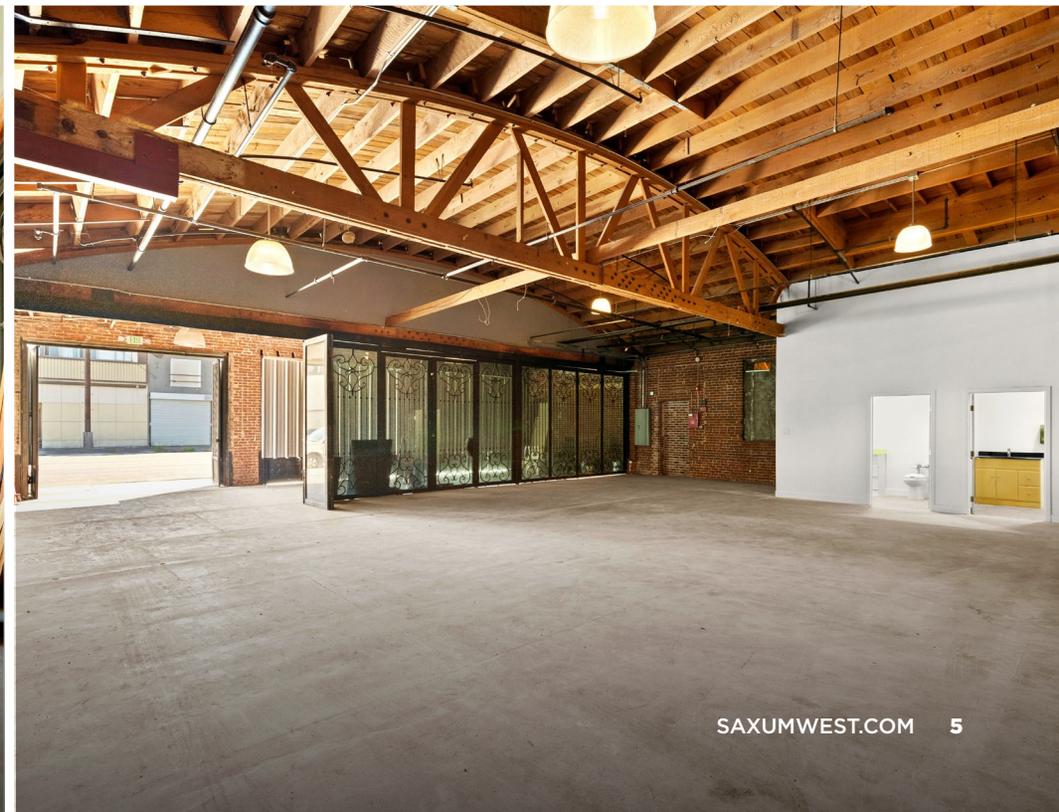
LEASE DETAILS

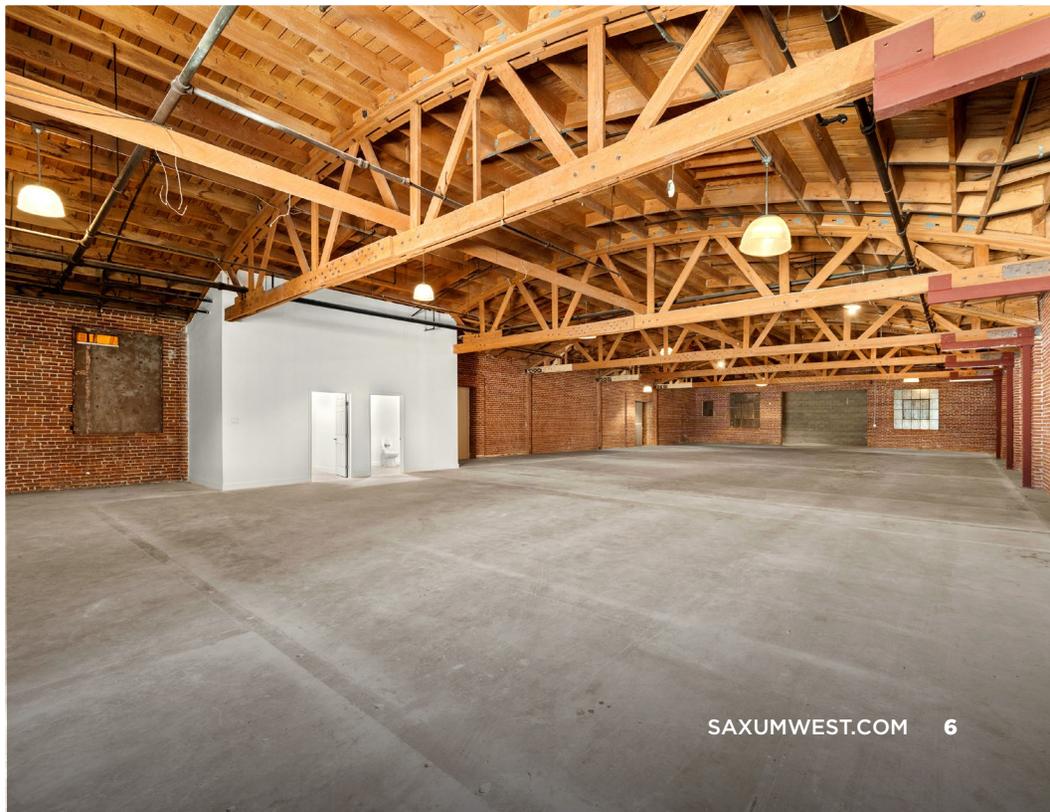
LEASE RATE	\$1.45/SF/MG (Modified Gross)
SF AVAILABLE	6,600 SF - 13,200 SF

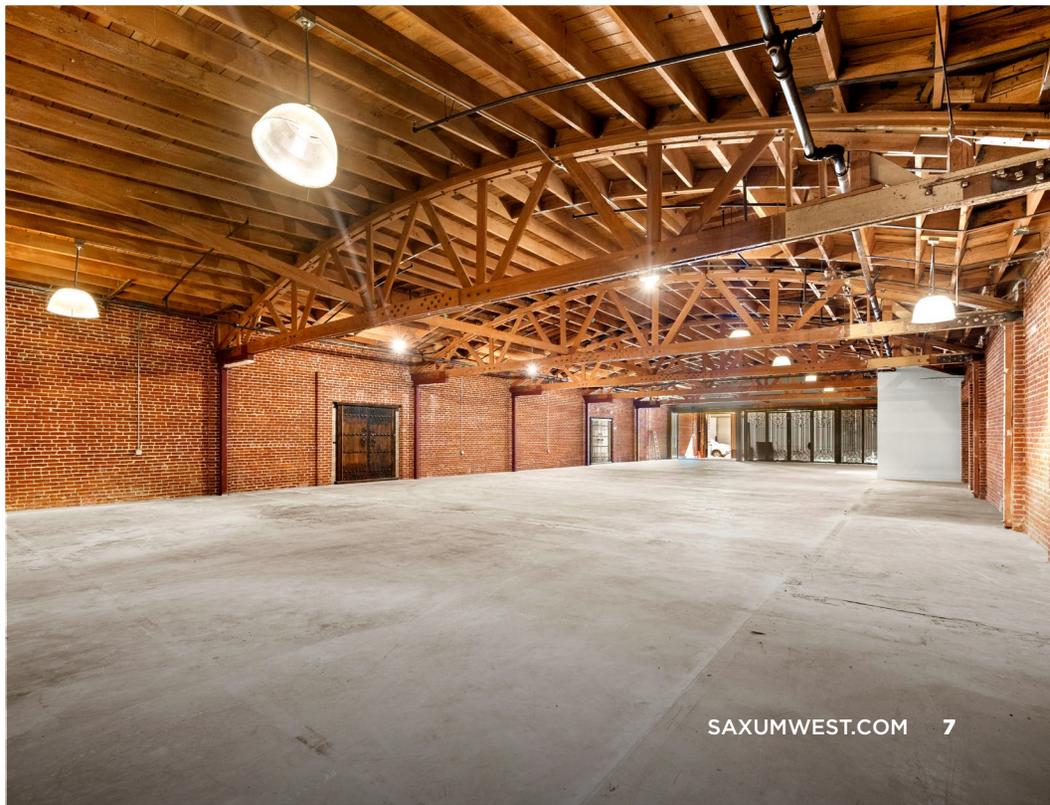
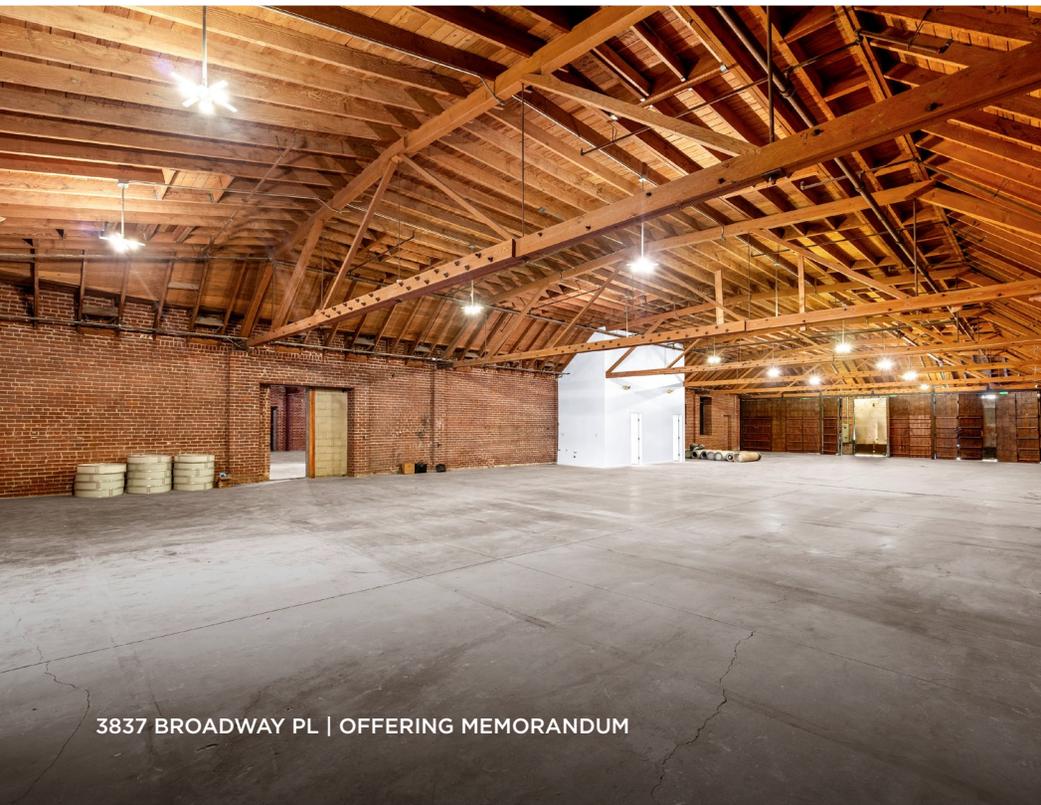
PROPERTY HIGHLIGHTS

- **PHENOMENAL INDUSTRIAL OR CREATIVE FLEX** opportunity available for immediate occupancy (lease or sale)
- **GREAT FIT** for general warehousing, showroom, TV/film, events, and automotive uses
- **RECENTLY RENOVATED:** concrete slab was recently re-poured, brick and wooden bow trusses were sandblasted, brand new electrical, lighting, bathrooms, etc
- **FULLY SPRINKLERED** throughout
- **TWO (2)** ADA bathrooms in each building (4 bathrooms total)
- **SIX (6)** GL drive-in loading doors accommodates up to 12 parking spaces total (6 interior and 6 exterior)
- **BONUS 1,600 SF EXTENSION** in the back of the buildings (not included in the 13,200 SF)
- **20' CEILING HEIGHT** in between truss beams; 14' clearance to bottom of beams
- **LOCATED IN AN OPPORTUNITY ZONE** - provides significant tax incentives for a long-term hold period











SALE COMPARABLES

	ADDRESS	PRICE	PROPERTY TYPE	BLDG SF	PRICE / SF	LAND SF	YEAR	PARKING	SALE DATE
SP	 3837 Broadway Pl Los Angeles, CA	\$3,900,000	Warehouse	13,200	\$264	14,810	1968	12	-
1	 547 E 31ST ST Los Angeles, CA	\$1,068,000	Warehouse	4,000	\$267	4,792	1972	4	Sept 2024
2	 123 E 32ND ST Los Angeles, CA	\$4,990,000	Manufacturing	13,555	\$368	18,731	2013	7	Feb 2024
3	 221 W 37TH ST Los Angeles, CA	\$4,657,500	Warehouse	6,750	\$690	14,410	1957	26	Mar 2024
4	 3515 S AVALON BLVD Los Angeles, CA	\$2,000,000	Warehouse	7,000	\$286	9,583	1937	10	Apr 2023
5	 3115 S GRAND AVE Los Angeles, CA	\$2,195,000	Warehouse	5,184	\$423	8,098	1960	7	Apr 2023
6	 3001 S SAN PEDRO ST Los Angeles, CA	\$4,700,000	Warehouse	13,600	\$267	14,375	1955	-	Sept 2024
7	 809 E WASHINGTON BLVD Los Angeles, CA	\$1,470,000	Warehouse	4,935	\$298	6,098	1956	3	Jul 2023

DEMOGRAPHICS

POPULATION

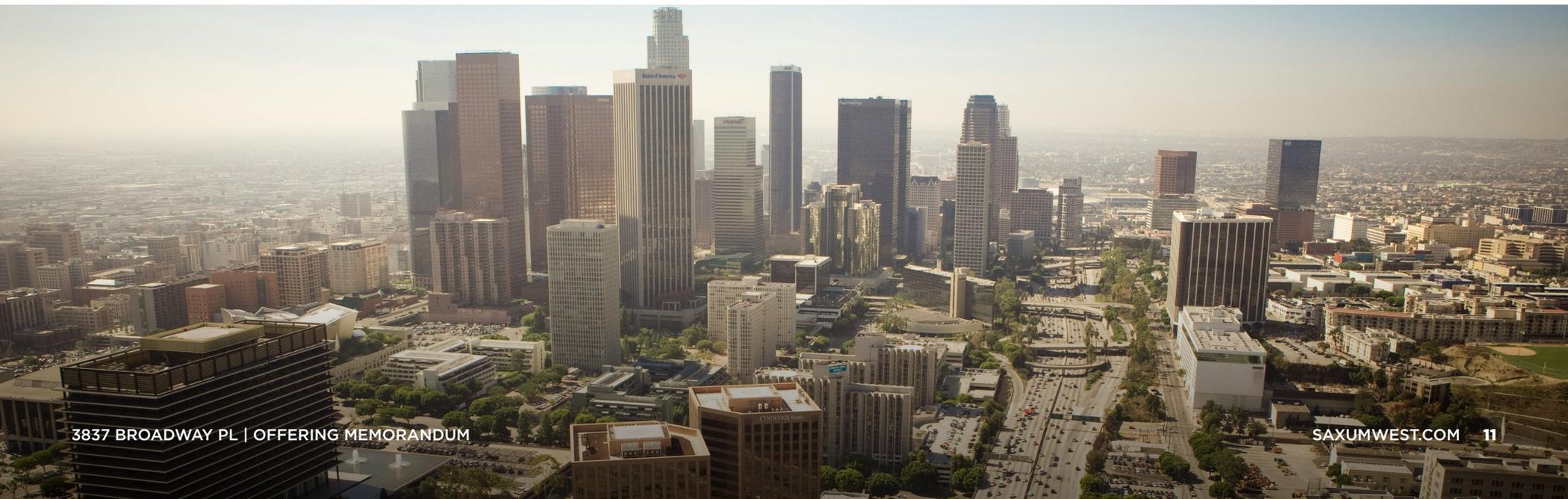
	1 MILE	3 MILE	5 MILE
2024 POPULATION	52,676	470,226	1,240,817
2024 HOUSEHOLDS	12,419	147,334	411,939
OWNER OCCUPIED HH	2,029	29,193	87,719
RENTER OCCUPIED HH	9,595	112,871	310,825
AVG HOUSEHOLD SIZE	3.6	2.9	2.8
MEDIAN AGE	30.9	34.7	36

BUSINESS

	1 MILE	3 MILE	5 MILE
TOTAL EMPLOYEES	20,206	240,697	518,566
TOTAL BUSINESSES	2,384	29,013	63,679

INCOME

	1 MILE	3 MILE	5 MILE
AVG HH INCOME	\$57,570	\$69,596	\$72,342
MEDIAN HH INCOME	\$40,403	\$47,275	\$50,925
< \$25,000	4,145	45,755	114,937
\$25,000 - 50,000	3,114	30,791	88,289
\$50,000 - 75,000	1,962	22,305	65,892
\$75,000 - 100,000	1,156	15,170	47,408
\$100,000 - 125,000	909	10,919	31,654
\$125,000 - 150,000	443	6,407	19,069
\$150,000 - 200,000	395	8,996	23,516
\$200,000+	296	6,989	21,175





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