



1655 E 14th St

Los Angeles, CA 90021



ALL
IN
CAPITAL

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Property Overview

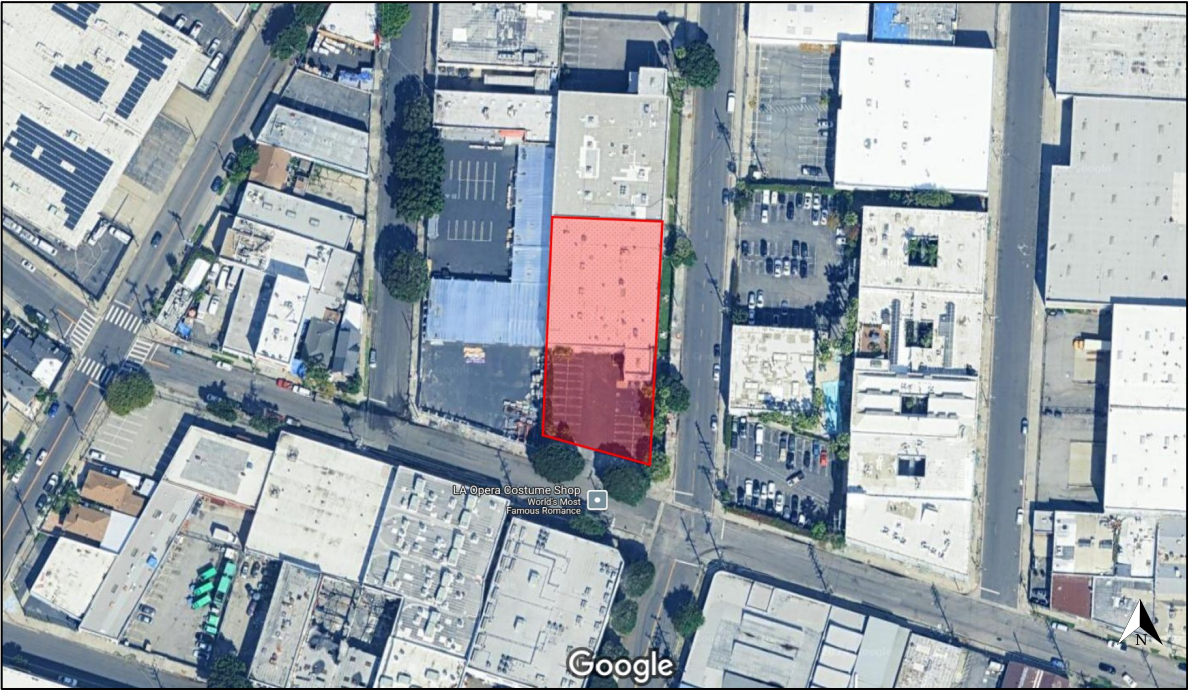
All In Capital is pleased to present the opportunity to acquire or lease **1655 E 14th Street**, a versatile industrial warehouse located near the vibrant **Arts District of Downtown Los Angeles**. The subject property comprises **27,460 square feet of industrial space** situated on a **24,394 square foot lot**. This property offers excellent adaptability for owner-users or investors seeking a prime location in the heart of one of LA's most dynamic commercial areas.

Constructed in **1991**, this property boasts **clear heights** of up to **13 feet** and features **two drive-in grade level doors**. Zoned **M2-2D**, the building is ideal for a range of industrial or creative uses, including storage, distribution, light manufacturing, or showroom space. The property also includes a **gated surface parking lot**, making it a convenient option for various users.



Property Overview

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Address	1655 E 14th St. Los Angeles, CA 90021
APN	5130-024-026
Year Built	1991
Building Size	27,460 SF
Lot Size	24,394 SF / 0.56 AC
Number of Stories	2 Stories
Clear Height	13 Feet
Number of Drive in / Grade Level Doors	2
Parking Ratio	1.13 / 1,000 SF
Tenant	LA Opera
Lease Expiration	April, 2025
Lease Options	N/A
Occupied Space	27,460 SF
Lease Type	NNN Lease
Property Taxes	NNN Lease



Pricing: Sale / Lease

For Sale

Price	\$11,000,000
Price per Bldg SF	\$400.58
Price per Land SF	\$450.93
Current Cap Rate	6.20%
Current Lease Type	NNN
Lease Expiration	Jul-25

For Lease

Price per Bldg SF	\$1.50 + NNN
Lease Type	NNN
Duration	Negotiable

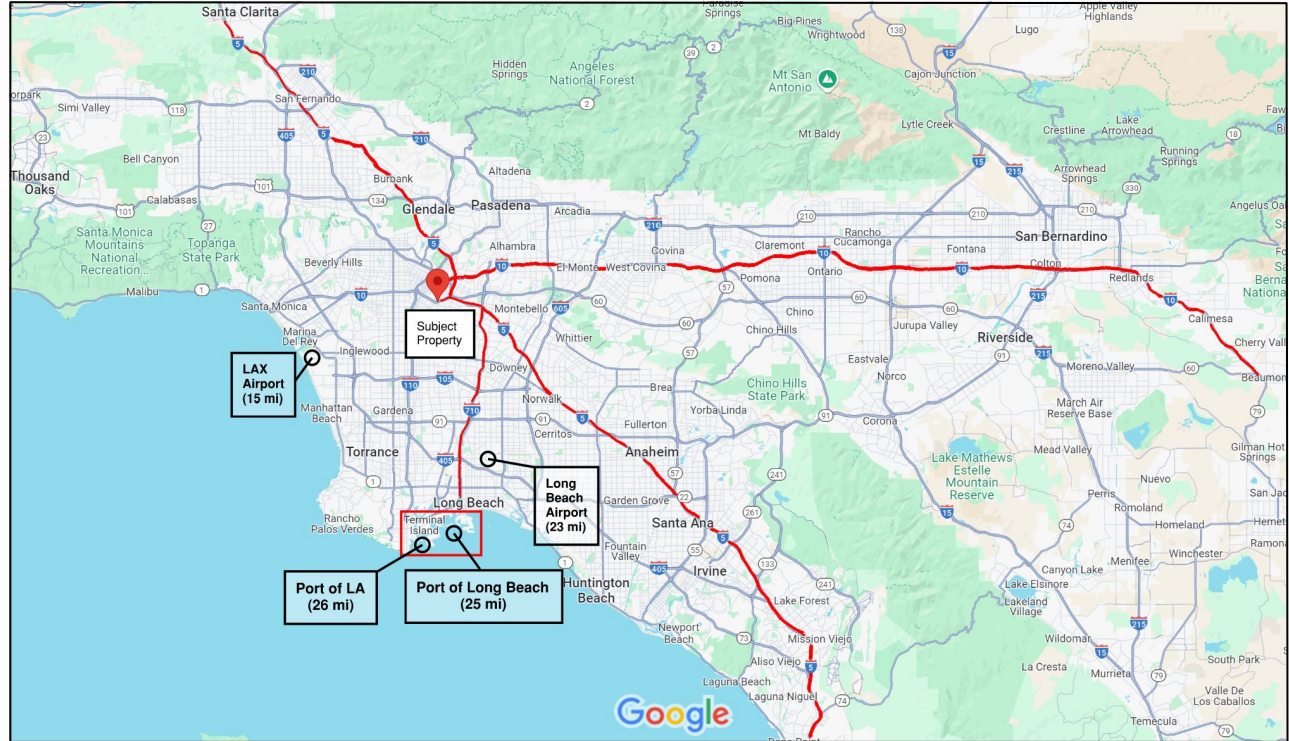


Context & Transportation Map

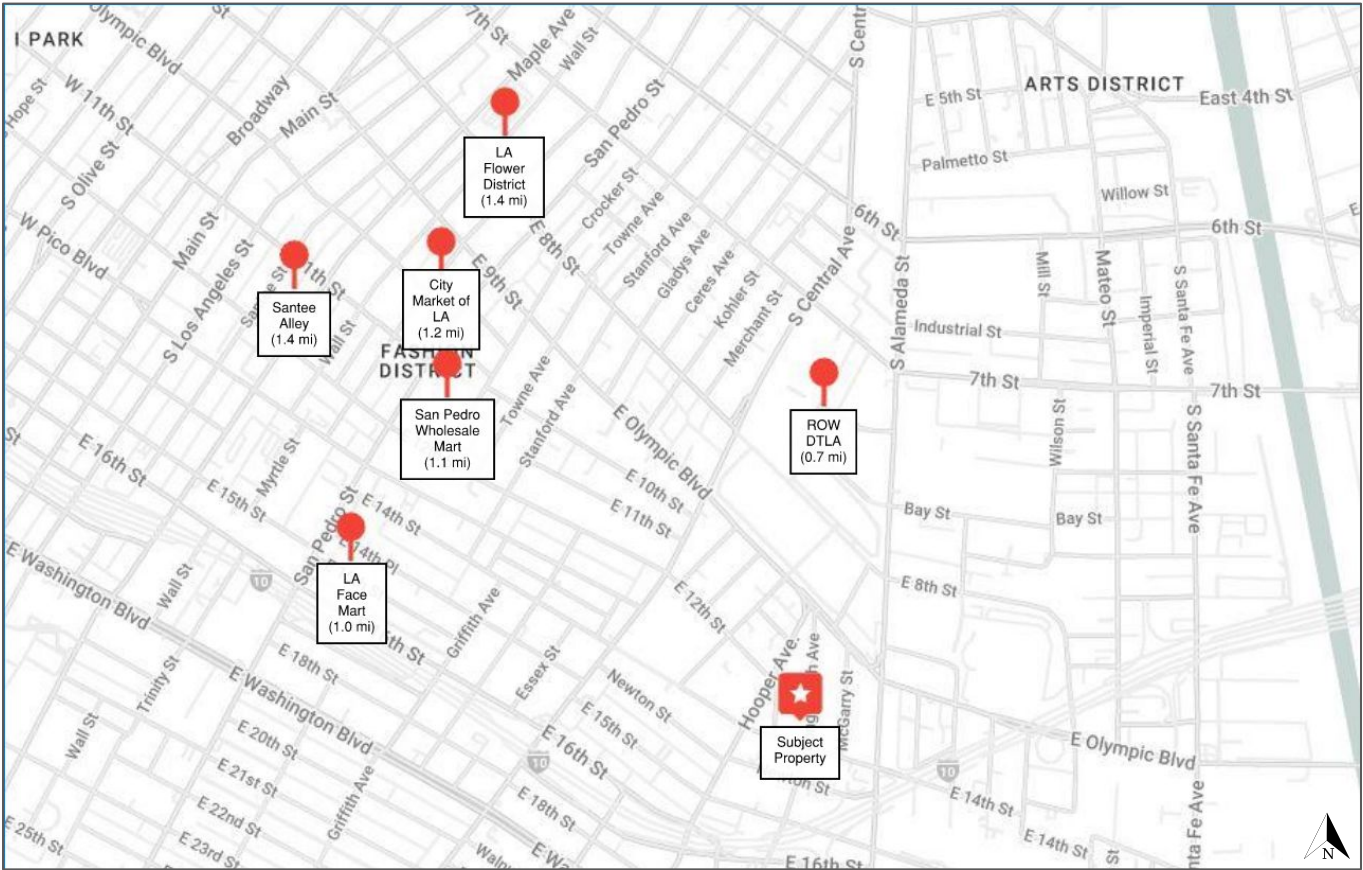
Prime Location for Industrial Use:

The property is located adjacent to the **Arts District**, a **rapidly evolving area** of Downtown Los Angeles that offers proximity to **key transport routes** like **I-5** and **I-710**, ideal for logistics and distribution.

This district is home to a mix of creative businesses, galleries, high-end restaurants, and industrial users. In recent years, the area has experienced **significant redevelopment**, attracting a **diverse** range of businesses and **increasing property values**.



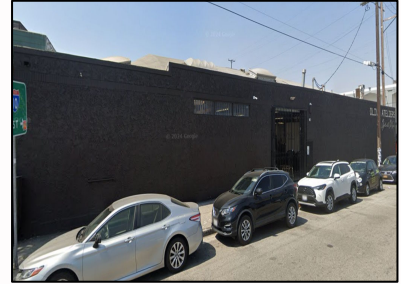
Local Amenities



*Buyer is to conduct their own due diligence and verify that contents of this package are true and accurate.



Sales Comps



Subject Property (1991)

For Sale

Sale Price: \$11,000,000

Bldg SF: 27,460

Lot Size: 24,394

Price per SF: \$364.17

1722 E 41st St (1989)

Sale Date: 12/21/2023

Sale Price: \$5,500,000

Bldg SF: 13,522

Lot Size: 15,834

Price per SF: \$406.74

1230 Long Beach Ave (1993)

Sale Date: 01/04/2024

Sale Price: \$8,950,000

Bldg SF: 24,802

Lot Size: 32,478

Price per SF: \$360.86

2017 E 8th St (1993)

Sale Date: 01/05/2024

Sale Price: \$12,350,000

Bldg SF: 23,486

Lot Size: 58,370

Price per SF: \$525.85

1202 Mateo St (1924)

Sale Date: 05/28/2024

Sale Price: \$7,730,000

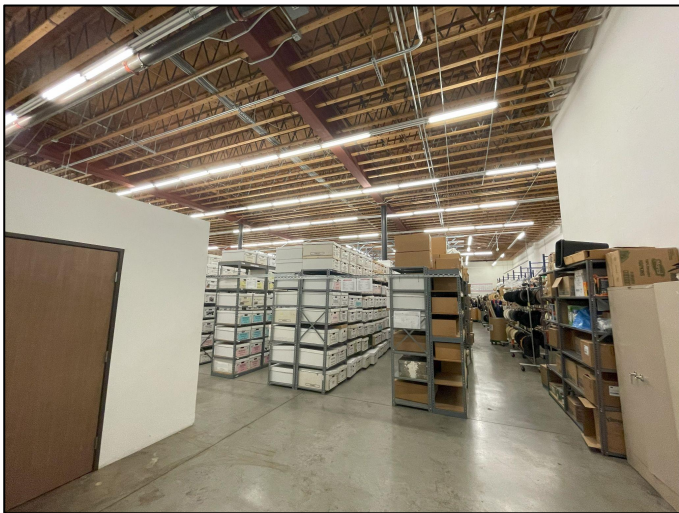
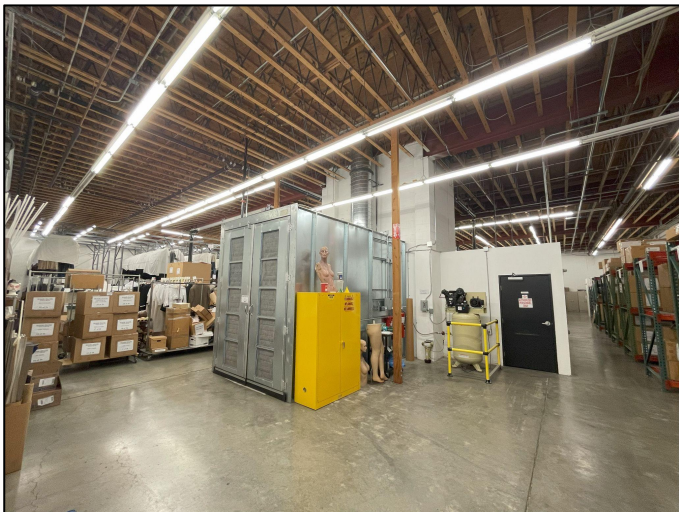
Bldg SF: 21,124

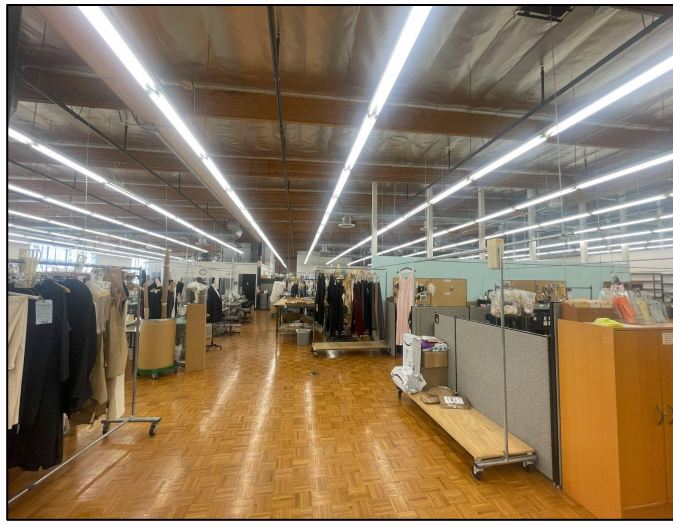
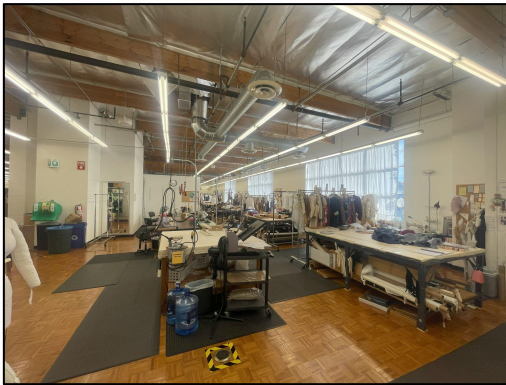
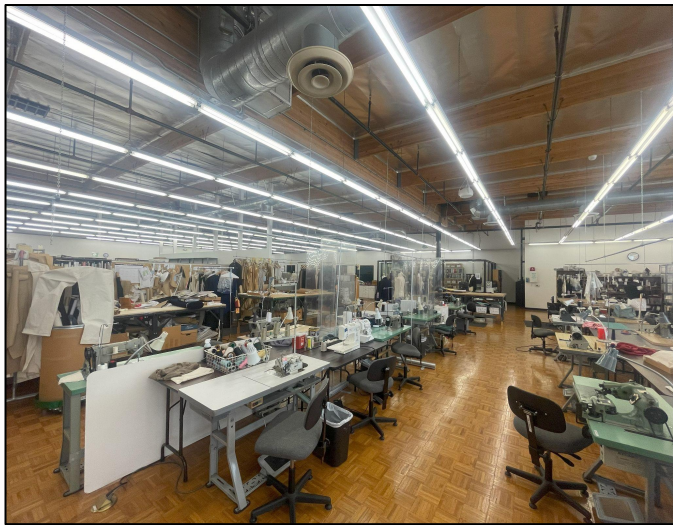
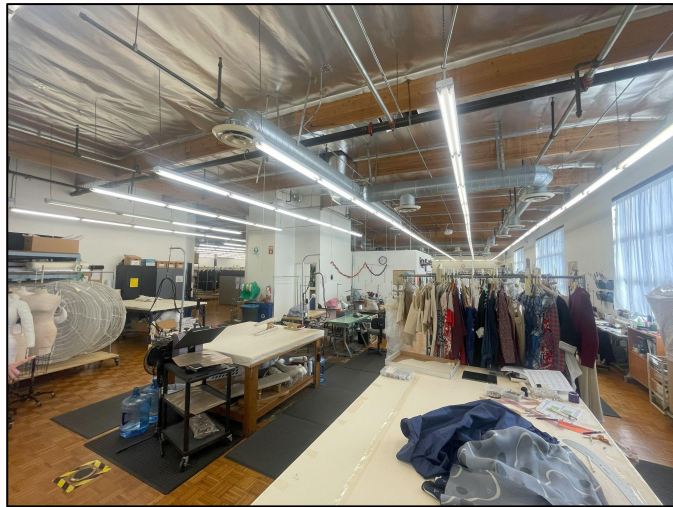
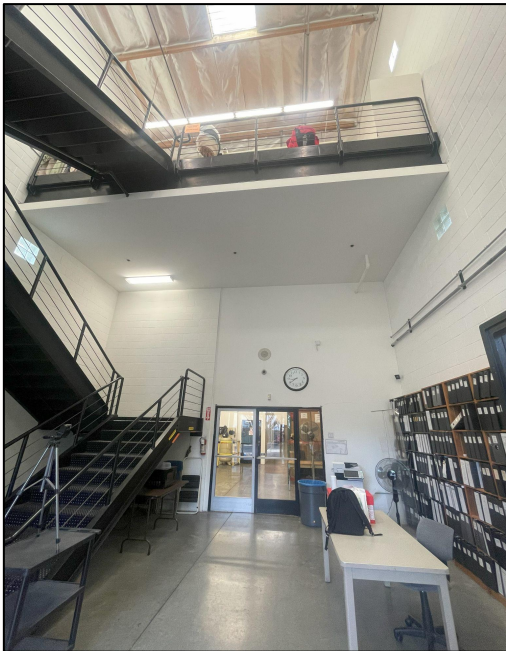
Lot Size: 26,119

Price per SF: \$323.33

Property Photos







Market Overview



Employment: LA County jobs are growing around a 1.0% annual growth rate, introducing more jobs in the first half of 2024 than the last half of 2023.



Growing Demand for Specialized Space:

Clothing manufacturing is still a core industry in the area, and the property's dual-level design allows for efficient use, separating manufacturing and administrative functions.



Strong Rental Income Potential: With industrial lease rates crossing \$10 per square foot, the property offers high-income potential, especially in sectors like clothing manufacturing or storage.



Limited New Construction: The slowdown in new industrial development in Downtown LA means buyers can capitalize on limited future supply, positioning this property as a rare find with potential for value appreciation.



Investment Highlights

Prime Industrial Location: Located in the heart of Downtown Los Angeles, the property offers easy access to the city's key transportation arteries, making it a highly strategic location for businesses involved in manufacturing, logistics, and distribution.

Flexible Usage: The property's zoning (M2-2D) and open warehouse layout allow for a wide range of uses, from traditional industrial applications to creative industries looking for unique, adaptable space in the Arts District.

Strong Market Fundamentals: Downtown Los Angeles continues to see significant growth and redevelopment, especially in the Arts and Fashion Districts. The increasing demand for industrial and creative space makes this a sound investment opportunity.

Owner-User Potential: The building's flexible floor plan and prime location offer a fantastic opportunity for an owner-user looking to customize the space to their operational needs.

Accessibility: Located near the I-10, I-5, and I-110 freeways, the property provides excellent regional access for both transportation and commuting.



Confidentiality & Disclaimer

This Memorandum contains select information pertaining to the property and does not purport to be all-inclusive. Prospective buyers or tenants are encouraged to conduct their own due diligence and verify the accuracy of the provided information. The property is sold or leased “as-is” with no warranties, expressed or implied.

For more information or to schedule a tour, please contact:

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