

781 E 14th Pl Los Angeles, CA 90021

OFFERING MEMORANDUM



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781 E 14th PI

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781 E 14TH PL

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	781 E 14th PI Los Angeles CA 90021
BUILDING SF	16,144 SF
LAND ACRES	0.15 AC
YEAR BUILT	1981
APN	5132-021-001

PROPERTY FEATURES

BUILDING SF	16,144 SF
LAND ACRES	0.15 AC
YEAR BUILT	1981
NUMBER OF STORIES	2
NUMBER OF PARKING	10
CEILING HEIGHT	9'
DOCK HIGH DOORS	0
GRADE LEVEL DOORS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	42,155	485,280	1,242,259
2026 Median HH Income	\$58,869	\$55,347	\$62,741
2026 Average HH Income	\$91,968	\$81,118	\$89,293

Ideal Uses Garment Manufacturing, Warehousing and Creative Office Electronics, Textile.
Gated and Secured Parking.
State of the art garment building.
High image interior finishes.
Excellent Fashion District Location.
Close to San Pedro Mart.
Close to Freeways 10 & 110.
Electric elevator available in the rear of the building - Buyer to independently verify its condition.
Adjacent property also available for sale.



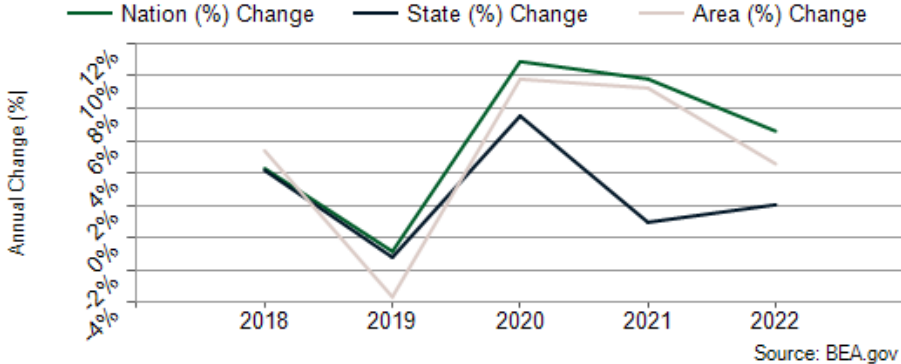
781 E 14TH PL

02

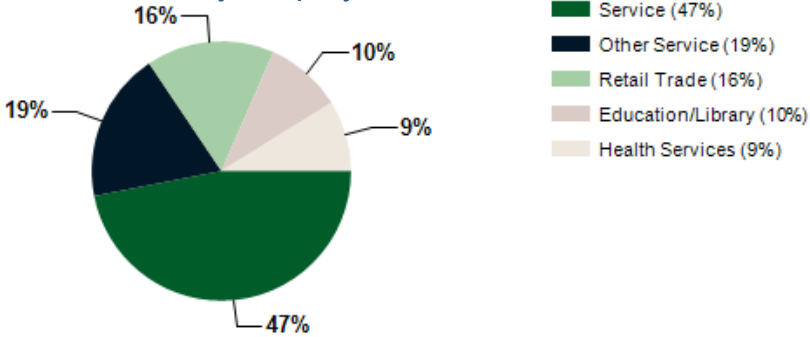
Location

- Location Summary
- Local Business Map
- Major Employers Map
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- Drive Times
- Drive Times (Heat Map)

Los Angeles County GDP Trend

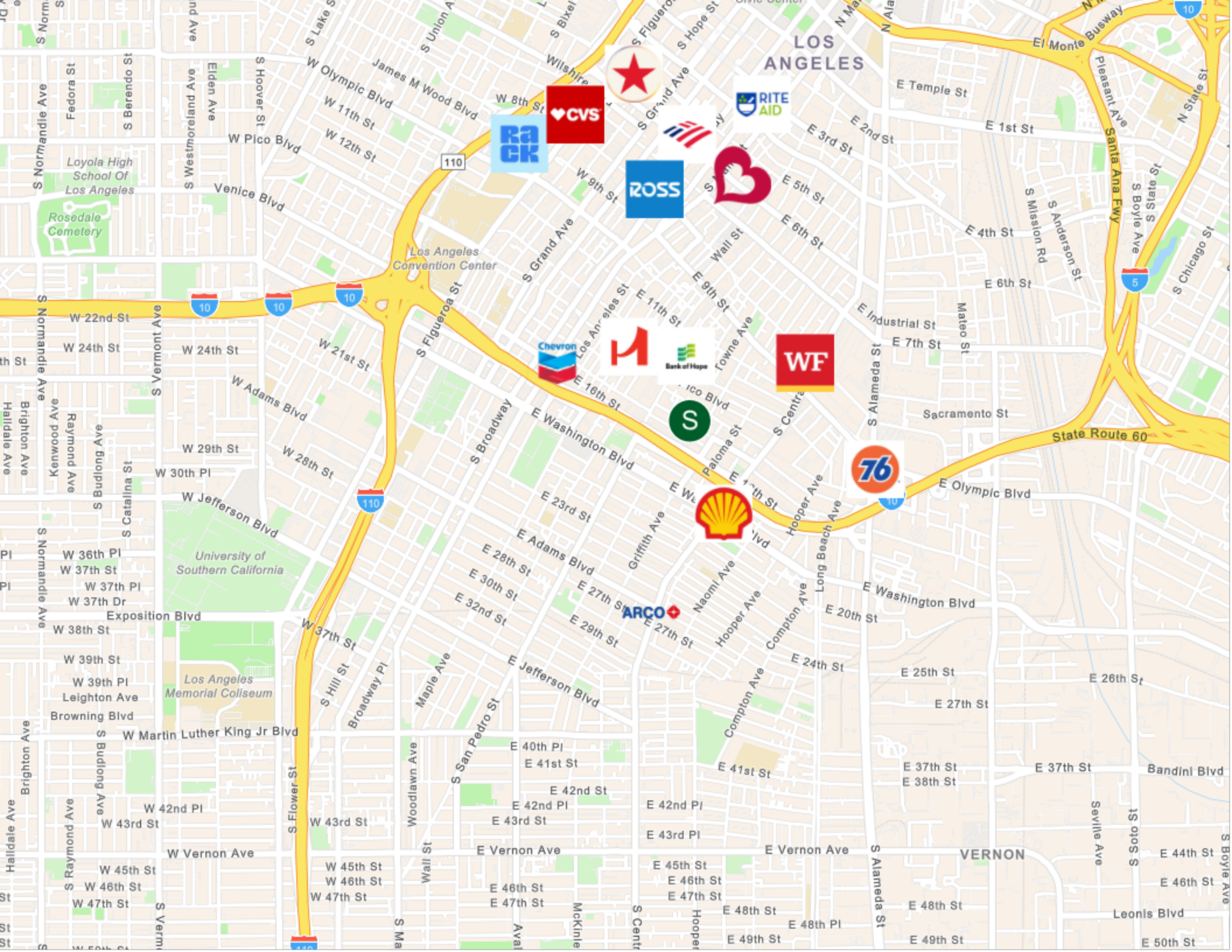


Major Industries by Employee Count



Largest Employers

Kaiser Permanente	47,897
University of Southern California	25,741
Northrop Grumman Corp.	18,087
Cedars-Sinai Medical Center	16,600
Target Corp.	16,000
Ralphs/Food 4 Less (Kroger Co. Division)	14,395
Walt Disney Co.	12,200
Boeing Co.	12,005



LOS ANGELES



110

10

5

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110

State Route 60

LOS ANGELES

VERNON

Los Angeles Convention Center

University of Southern California

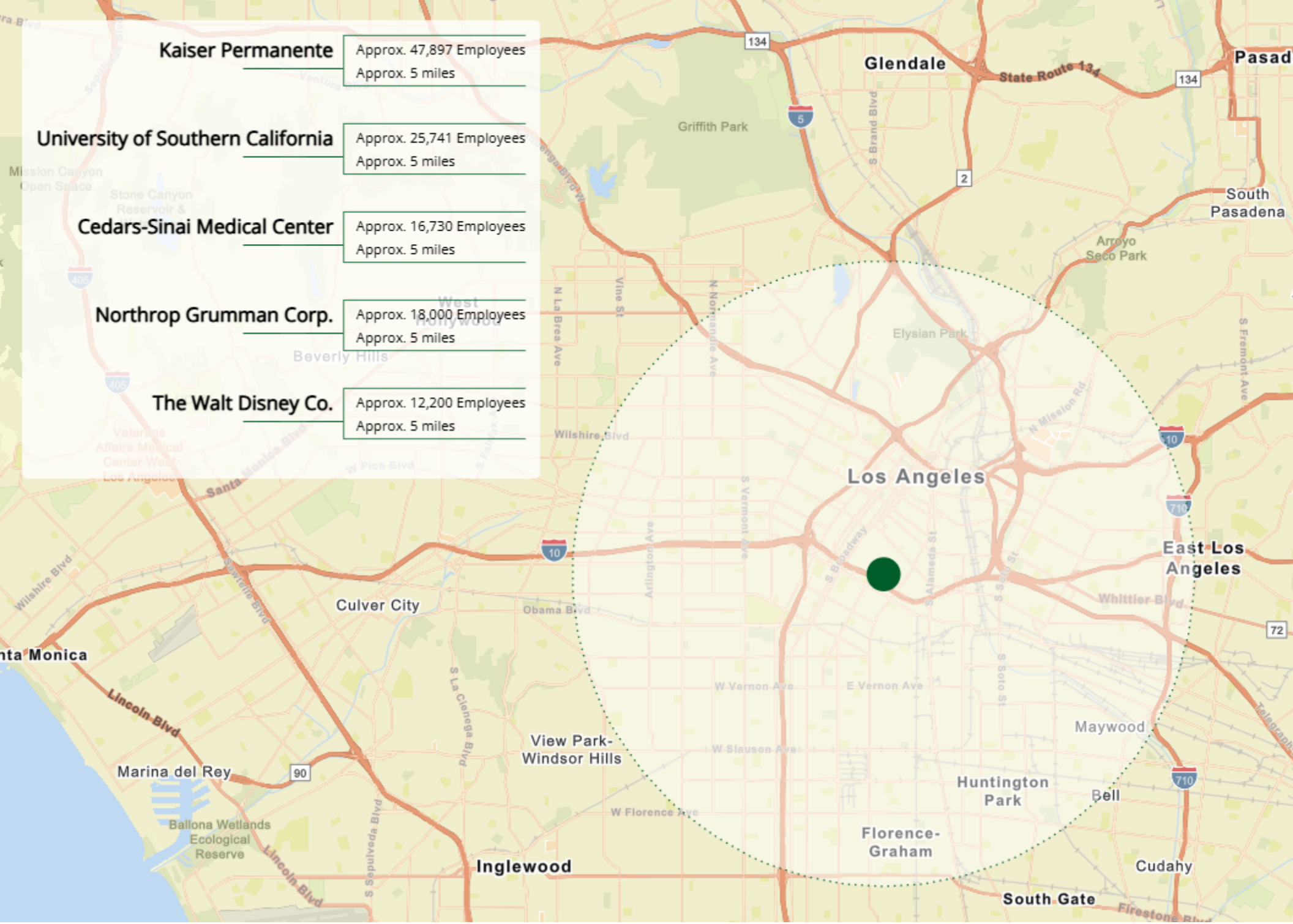
Los Angeles Memorial Coliseum

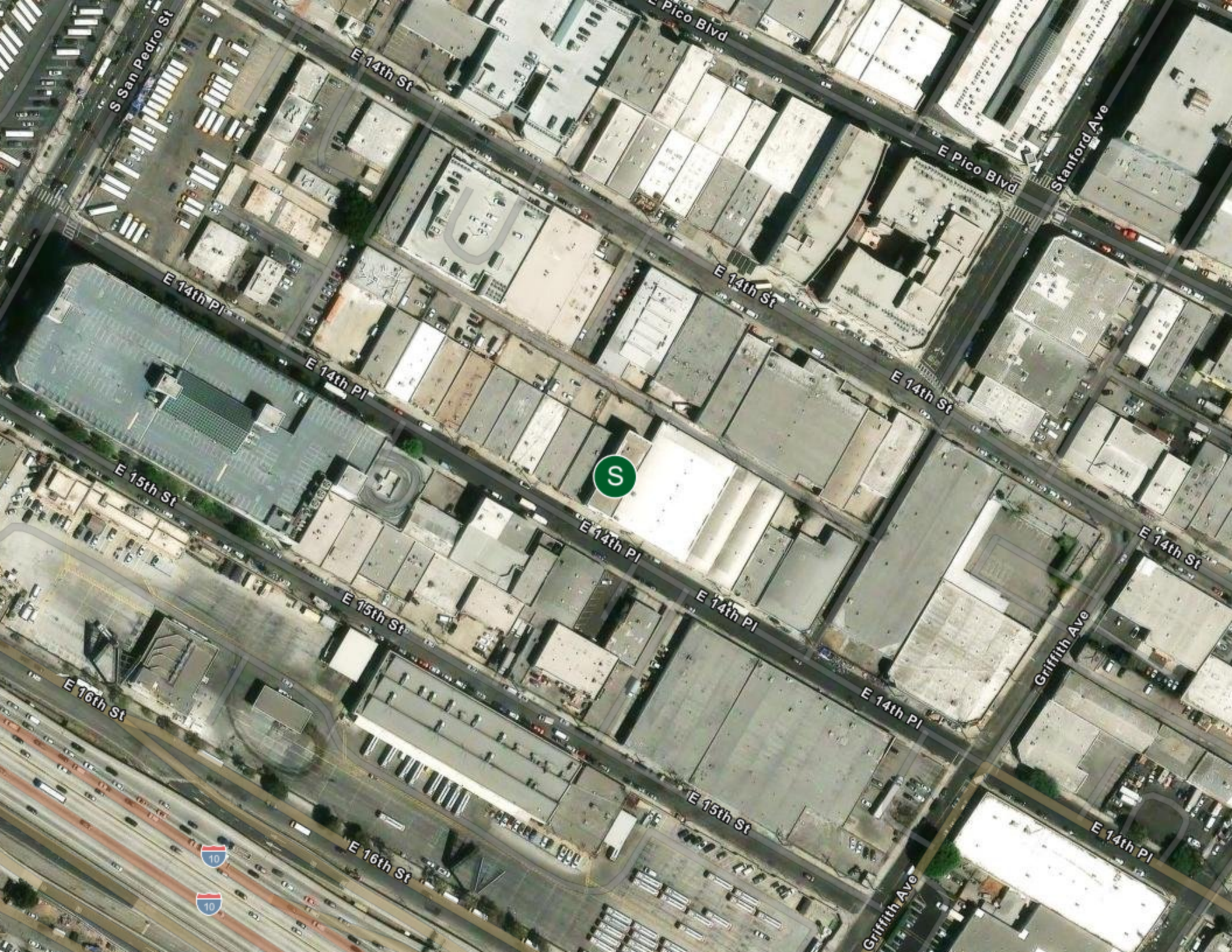
Loyola High School Of Los Angeles

Rosedale Cemetery

S Boyle Ave
S Soto S
Leonis Blvd
E 44th St
E 46th St
E 48th St
E 49th St
E 50th St

Map labels include street names (e.g., S Grand Ave, E Washington Blvd, W 8th St, W 11th St, W 12th St, W 15th St, W 16th St, W 17th St, W 18th St, W 19th St, W 20th St, W 21st St, W 22nd St, W 24th St, W 28th St, W 29th St, W 30th St, W 36th St, W 37th St, W 37th Dr, W 38th St, W 39th St, W 39th Pl, Leighton Ave, Browning Blvd, W Martin Luther King Jr Blvd, W 42nd St, W 43rd St, W 45th St, W 46th St, W 47th St, W Vernon Ave, W 50th St), highway shields (10, 110, 5, 76), and various store logos (CVS, Rite Aid, Ross, Walgreens, Chevron, Bank of Hope, WF, Shell, ARCO, 76, Subway).





S San Pedro St

E 14th St

E Pico Blvd

E Pico Blvd

Stanford Ave

E 14th Pl

E 14th St

E 14th St

E 14th Pl

S

E 15th St

E 14th Pl

E 14th St

E 15th St

E 14th Pl

Griffith Ave

E 16th St

E 14th Pl

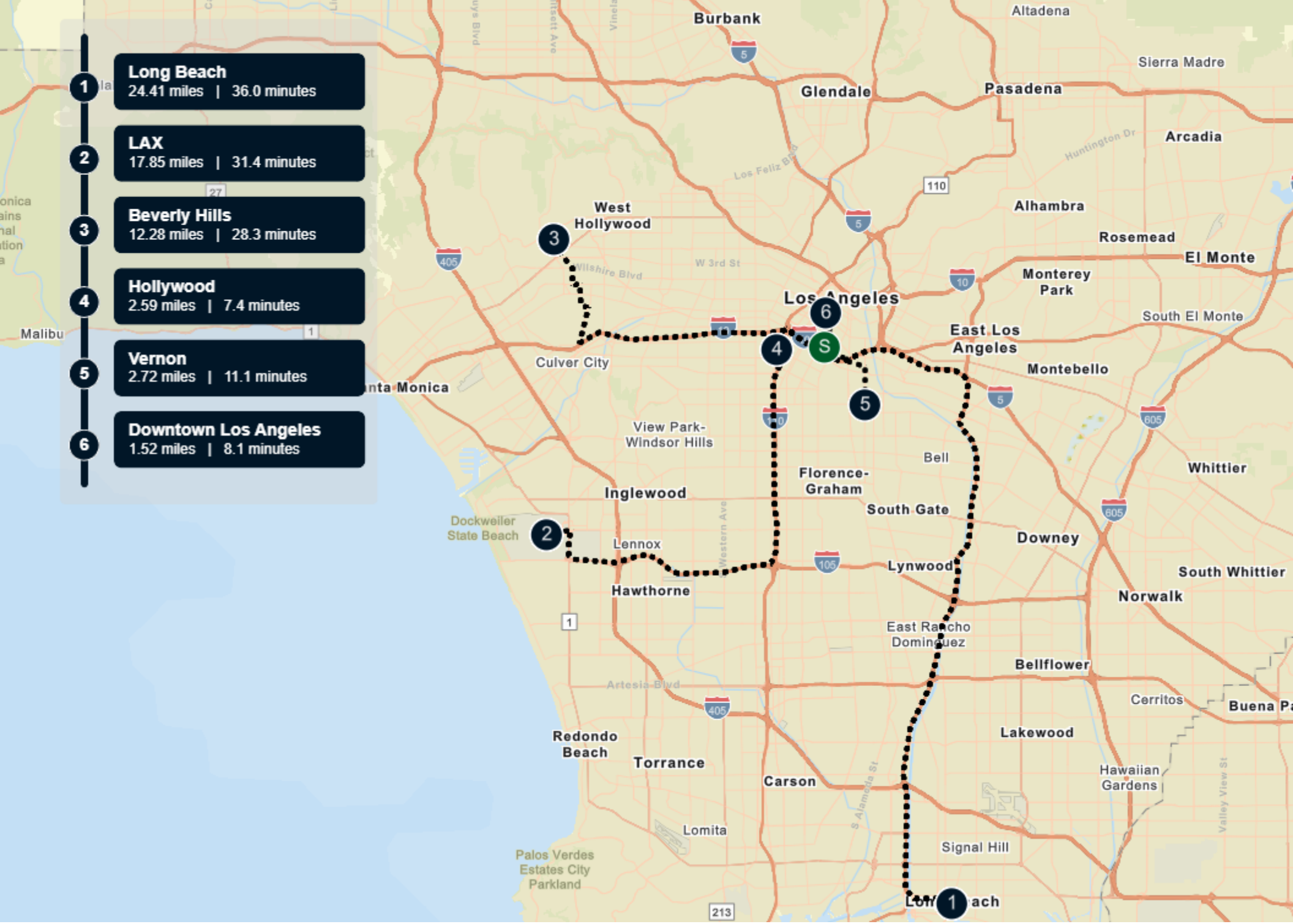


E 15th St

E 16th St

E 14th Pl

Griffith Ave



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03 Property Description

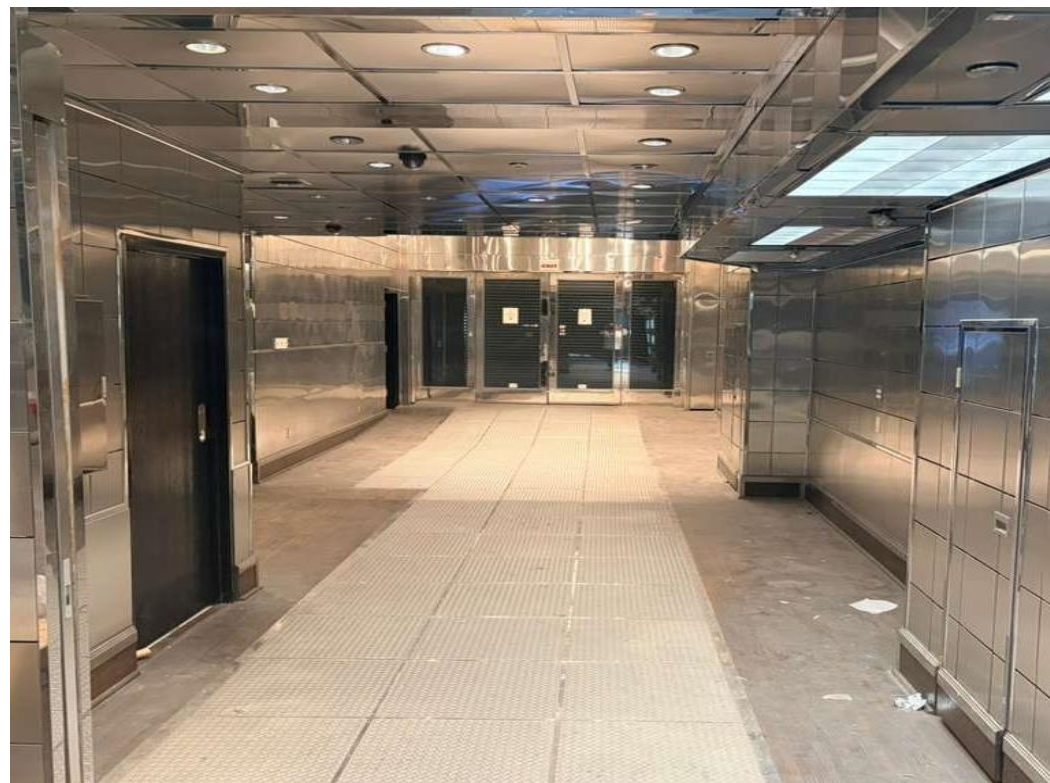
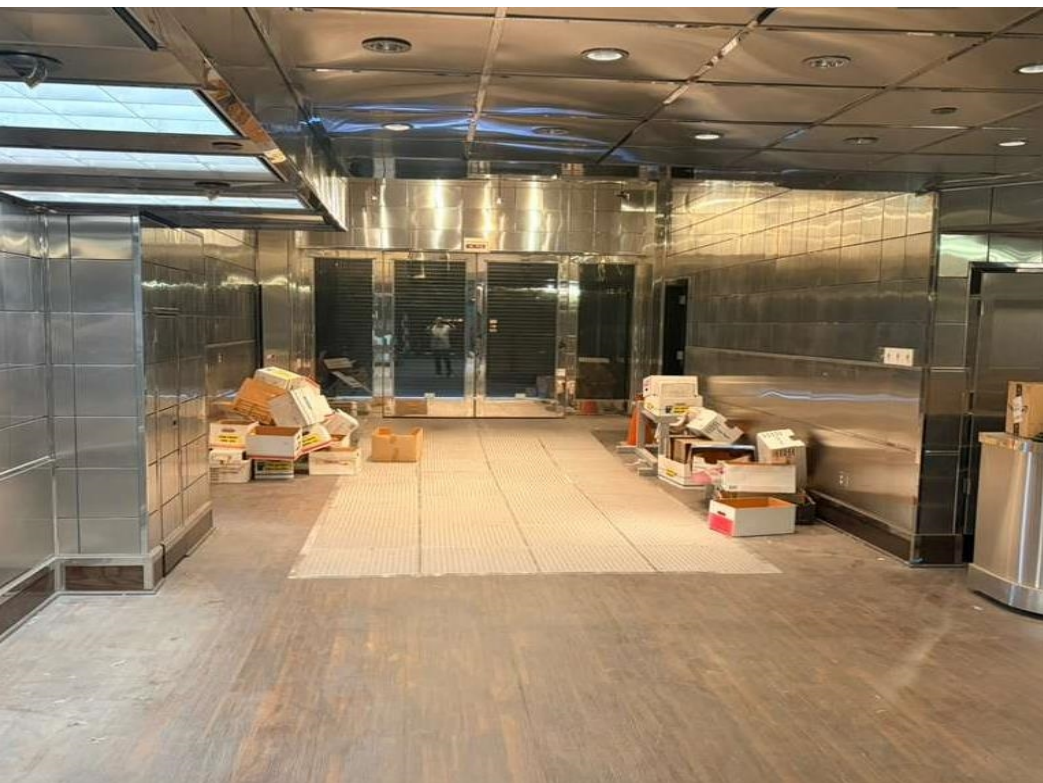
Property Images

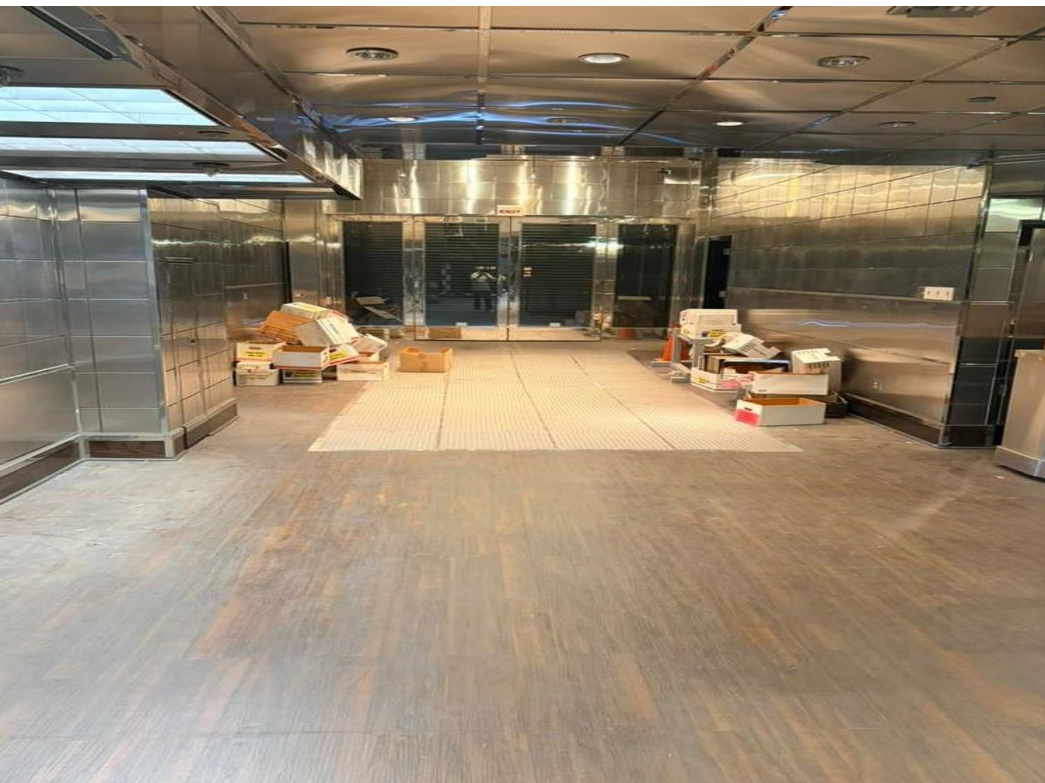




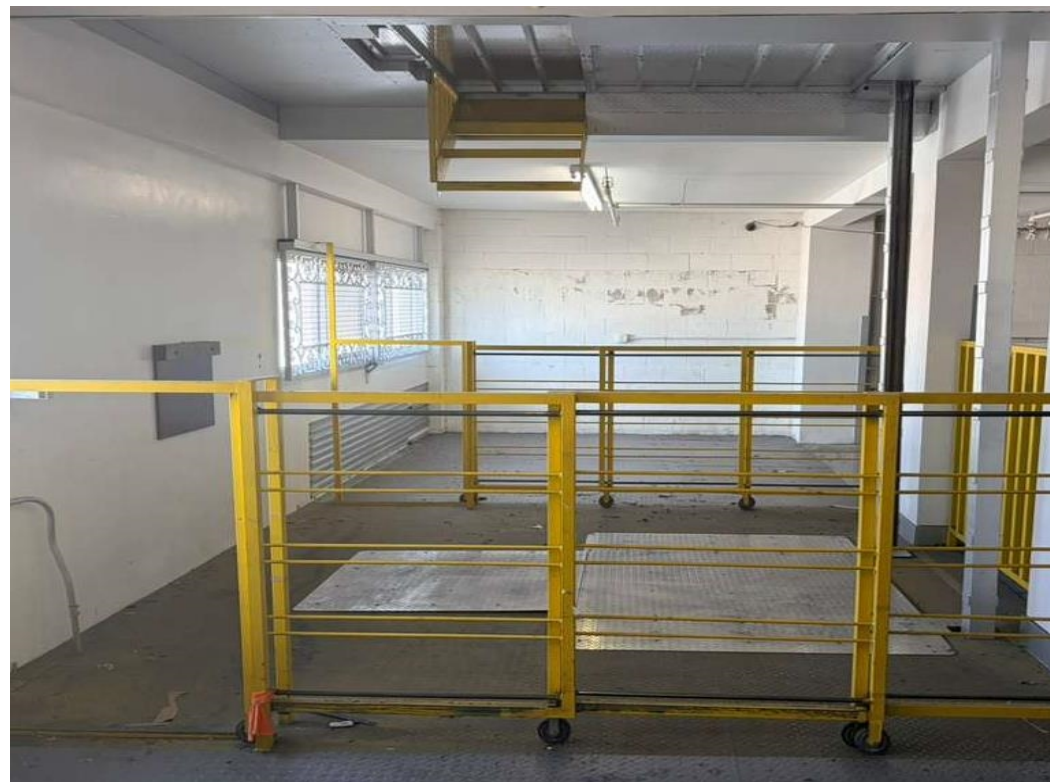
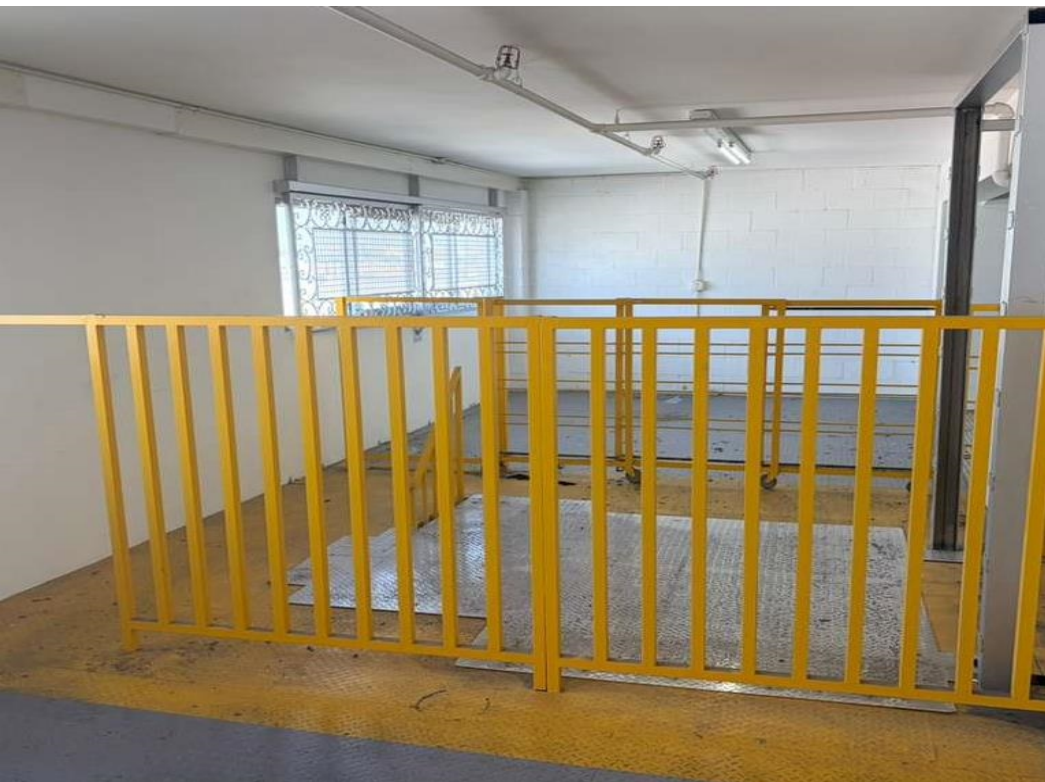




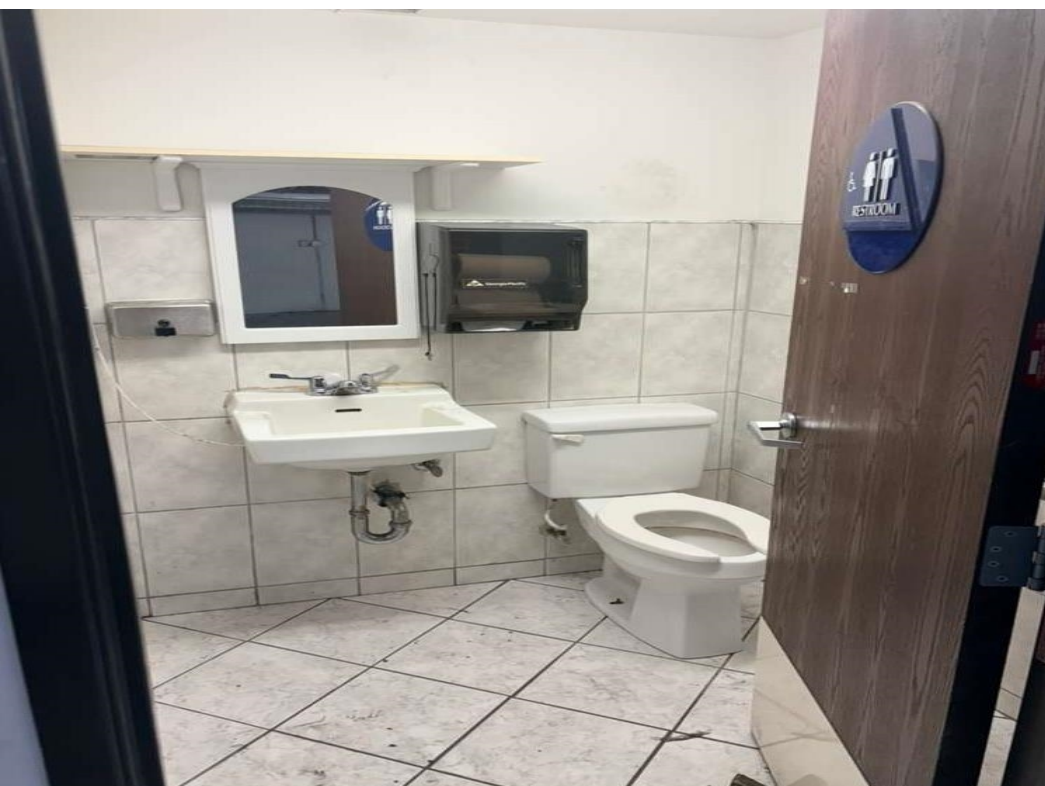




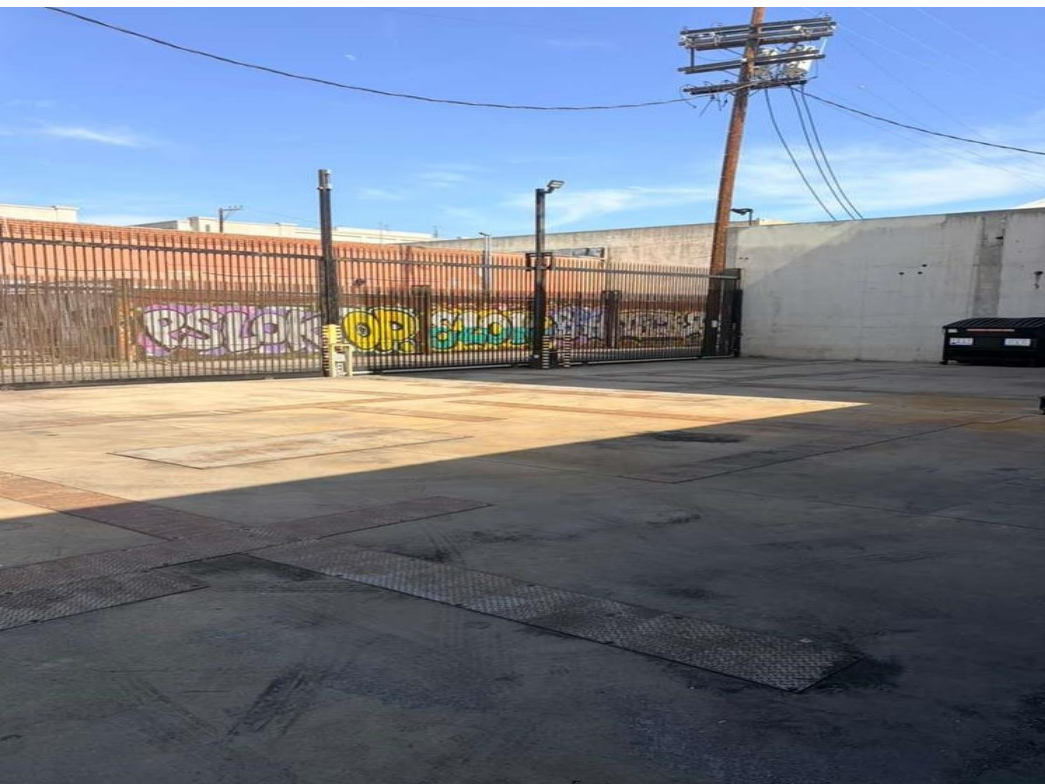












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Exclusively Marketed by:

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