

INDUSTRIAL PURCHASE OPPORTUNITY

Located One-Half Mile East of USC Campus

4,572± SF Building on 5,520± SF of Land

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

Offering Memorandum



3301 S MAIN STREET, LOS ANGELES, CA 90007

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Property Details

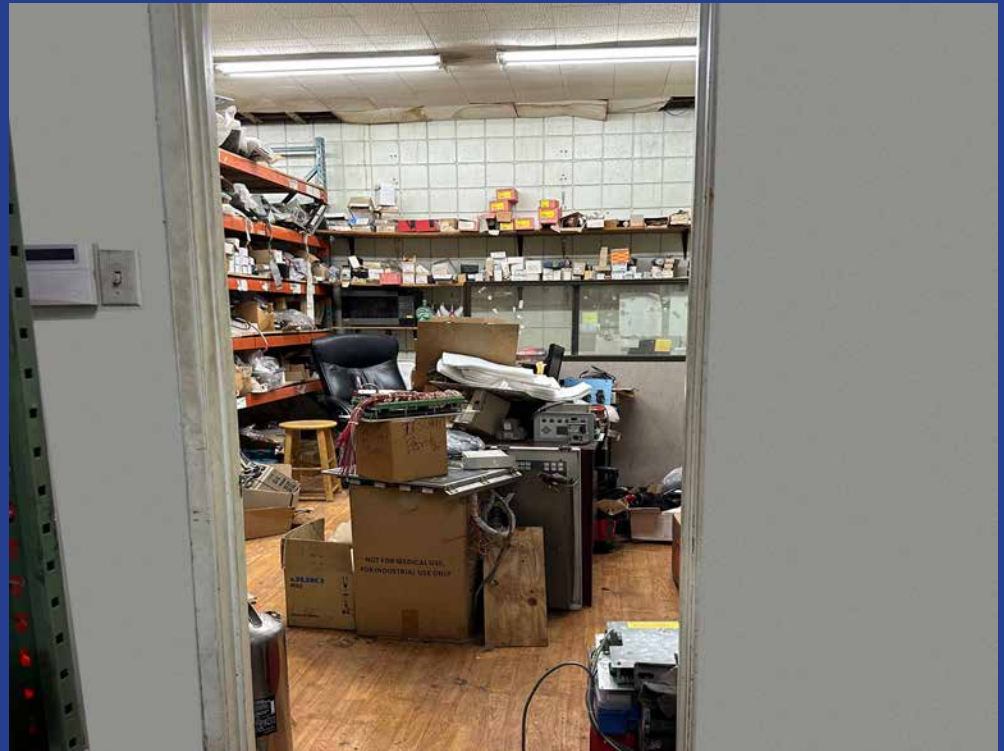
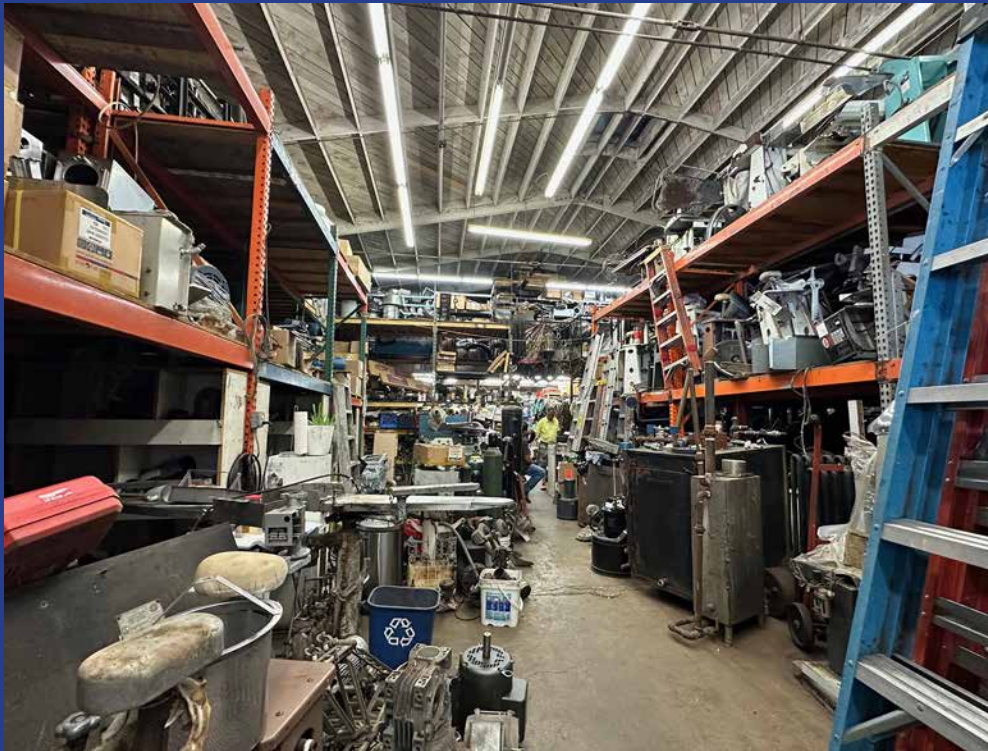
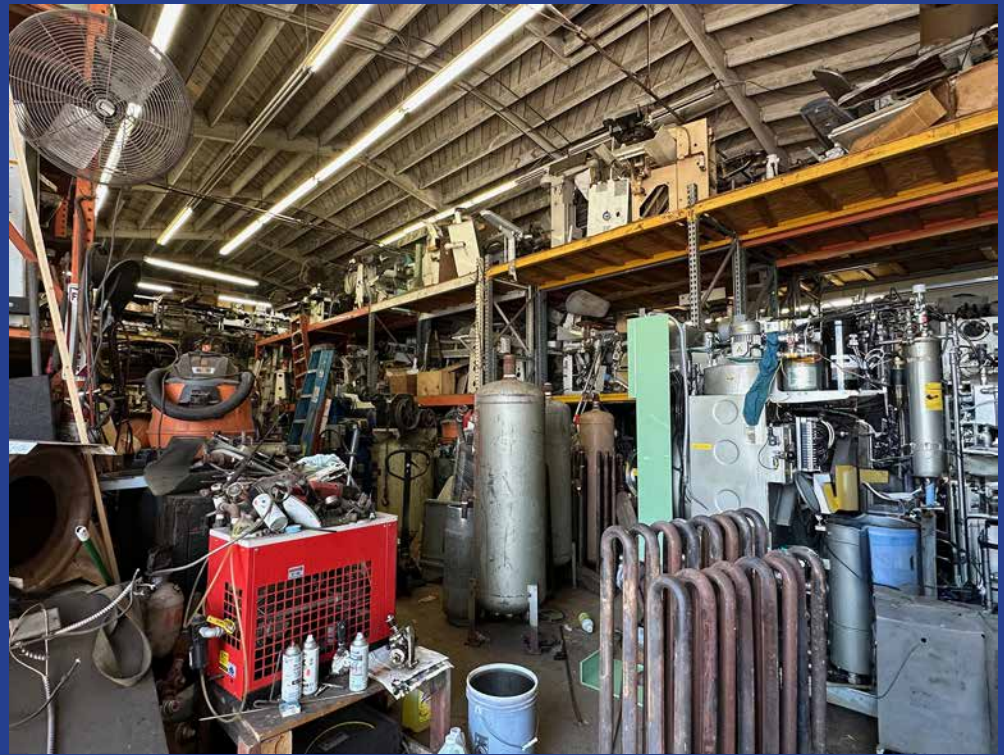
Building Area:	4,572± SF
Land Area:	5,524± SF
Stories:	1
Year Built:	1960
Construction:	Masonry
Parking:	4± Surface Spaces
Ground Level Loading Doors:	1: 10x12
Clearance Height:	18'
Power:	200A/120-480V/3W
Restrooms:	2
Zoning:	LA M1-2
Assessor's Parcel Number:	5122-007-009
Designated Qualified Opportunity Zone:	Yes

Property Highlights

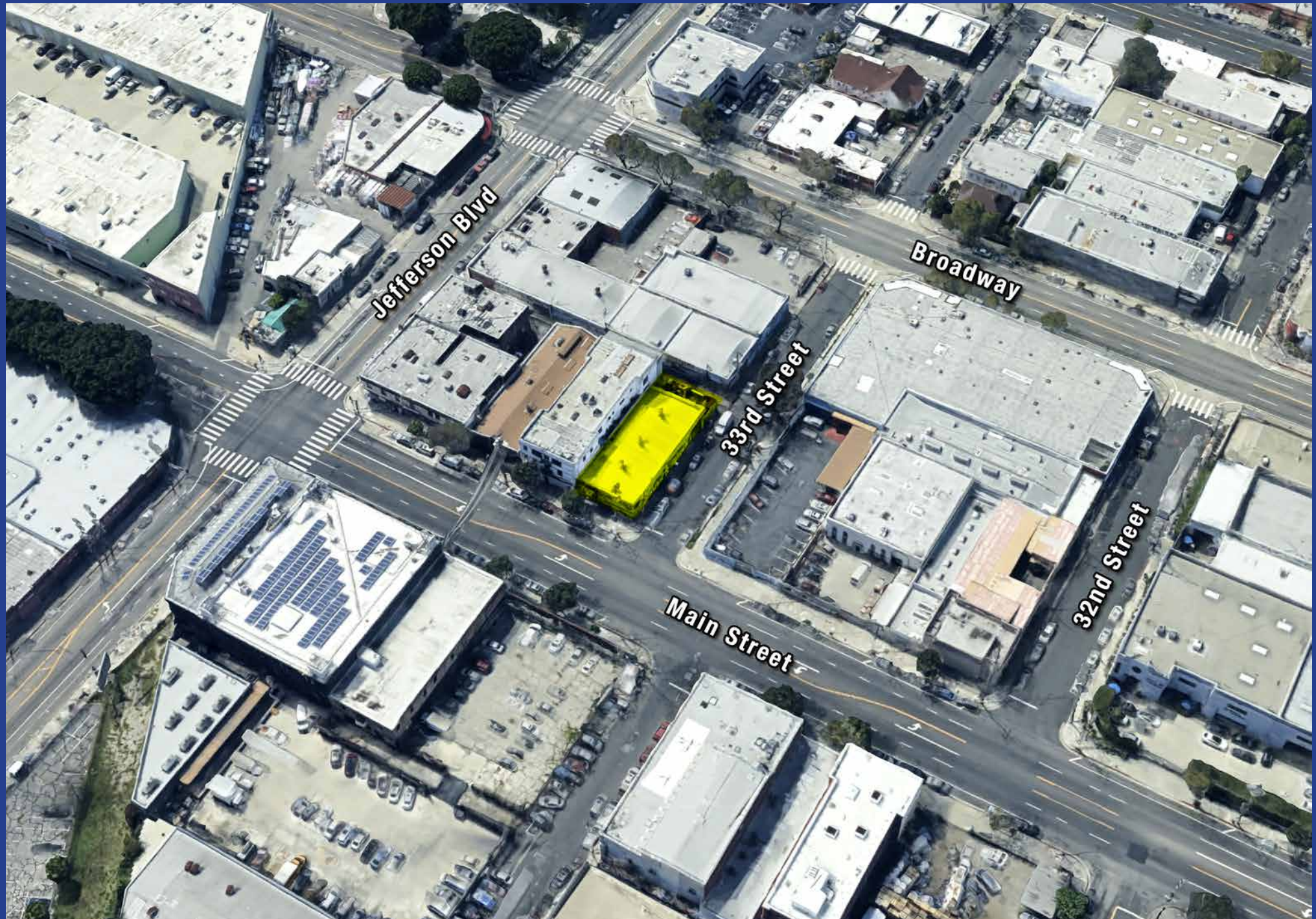
- Owner/user purchase opportunity
- Ideal for any manufacturing/warehouse applications
- Great location at the southwest Corner of Main Street and 33rd Street
- One-half mile east of USC, Exposition Park, Los Angeles Memorial Coliseum, and BMO Stadium
- Just minutes south of Downtown Los Angeles
- High warehouse clearance height
- 400± SF office area (2 offices)
- Secure parking lot for 4± vehicles plus street parking
- Located in Opportunity Zone (tax benefits)

Asking Price: \$1,295,000
(\$283.24 Per SF Building)

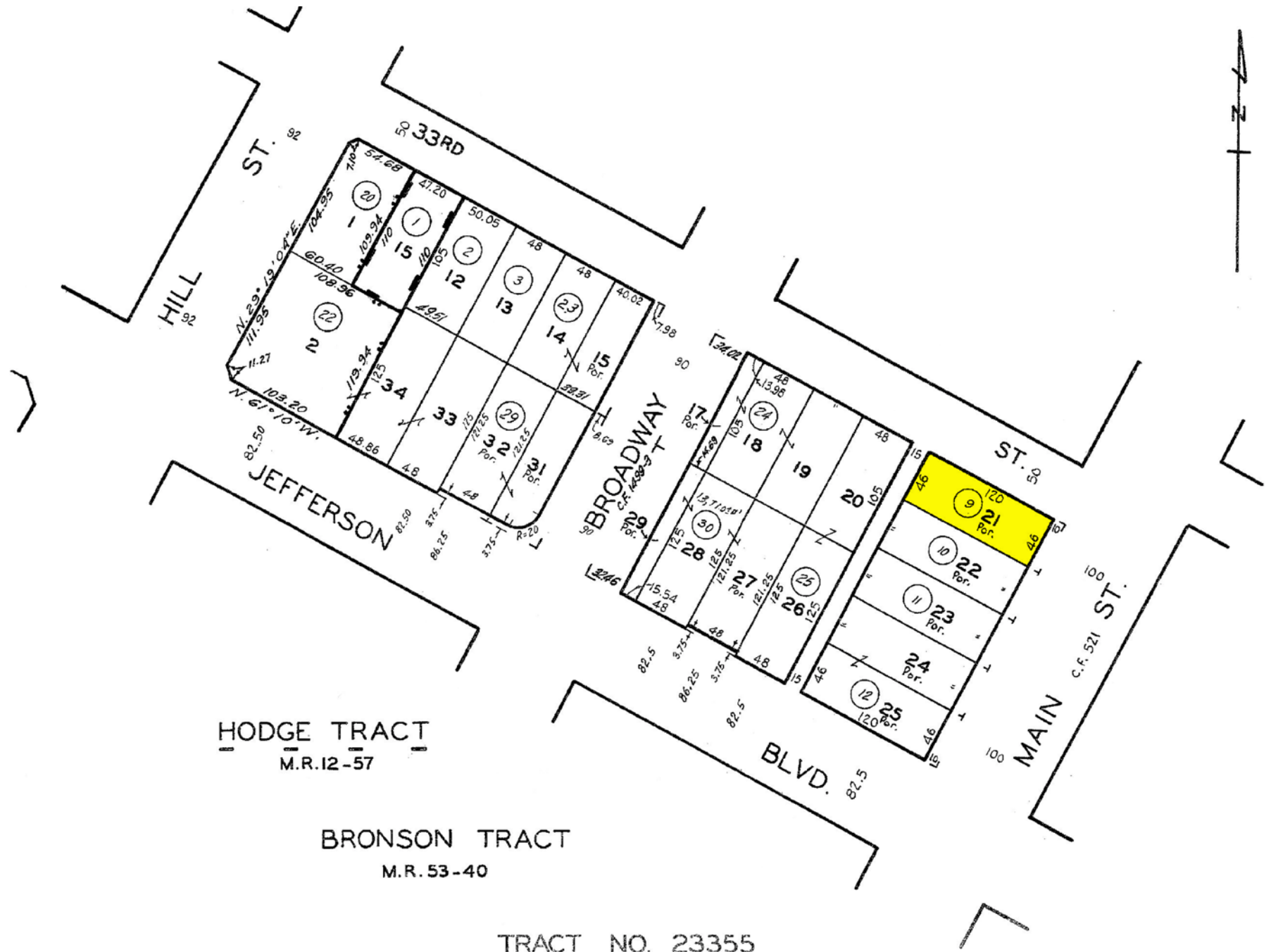
Seller to leaseback for 6 months after close of escrow



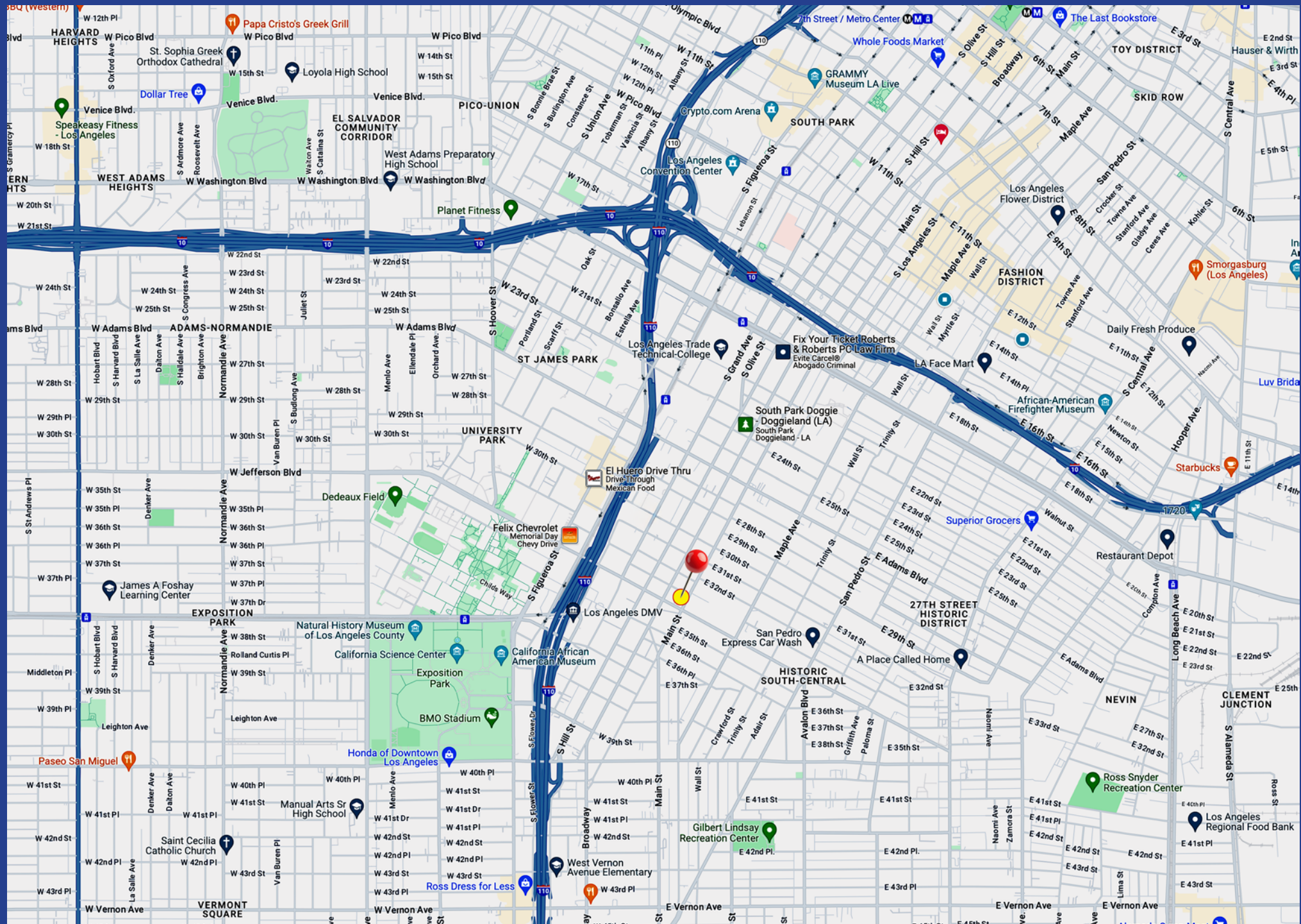
Aerial Photo



Plat Map



Area Map



Downtown Los Angeles Demographics

A PLACE TO WORK

350,000+ JOBS

\$86,200

Average
Household
Income



59%

30 - 54 Years Old

55% Postsecondary Education



21%

Job Growth in
"Knowledge Industries"



93%

Expect to
Return to
Office

A PLACE TO VISIT, SHOP, & DINE

15 million VISITORS
in 2021



\$5 billion in Sales in 2019

743

Retail Businesses
per Square Mile



157

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

80,000+ RESIDENTS

\$86,300

Average Household Income



84% Residential
Inventory Growth
2000 - 2019



32% Less
Income Spent
on Housing +
Transportation
than LA Average



53%

25 - 49 Years Old

60%

Postsecondary
Education

37% Population
Growth 2010 - 2019

94%

Residential Occupancy

41%

Walk, Bike,
or Take Transit to Work



79% love DTLA



65% expect to live in DTLA for at least 3 more years

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LOS ANGELES, CA 90007

Industrial Property For Sale

1-Story Building Ideal for Owner/User

4,572± SF Building

5,520± SF of Land

Exclusively offered by



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MAJOR PROPERTIES

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