

**550**  
CROCKER ST

**FOR SALE**

±19,195 SQ FT  
±39,147 SQ FT LAND  
INDUSTRIAL / FLEX

**\$4,988,000**



**ADAM KAWASAWA**  
626.377.7007  
ADAM@FLOW.LA  
DRE# 01751923

550  
CROCKER ST

## PROPERTY HIGHLIGHTS

- 540, 550, 558, 564 CROCKER ST.
- ±19,195 SF INDUSTRIAL / FLEX
- ±39,147 SF LAND
- DELIVERED VACANT
- FIVE CONTIGUOUS PARCELS
- TWO SEPARATE GATED PARKING LOTS
- THREE SUBDIVIDED SPACES (CAN BE COMBINED INTO ONE)
- PHASE 1 & PHASE 2 AVAILABLE
- M2 - 2D ZONING
- OPPORTUNITY ZONE TAX INCENTIVES
- DTLA 2040 PLAN PERMANANT SUPPORTIVE HOUSING BY RIGHT DEVELOPMENT ZONE
- CENTRAL DTLA LOCATION
- APN: 5147-023-008, 5147-023-009, 5147-023-010, 5147-023-011, 5147-023-019



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## SUMMARY

Motivated Seller! Exceptional DTLA industrial/flex opportunity nestled in between the city's most vibrant districts. This subdividable campus comprises three spaces—  $\pm 5,500$  SF  $\pm 5,500$  SF, and  $\pm 8,200$  SF—able to be utilized or leased separately or combined into a single, expansive footprint ( $\pm 19,200$  SF TOTAL). The property sits on a substantial 39,147 SF lot with Phase 1 and Phase 2 improvements already completed, offering immediate occupancy and a clear path to expansion. Two gated, secure parking lots and two loading docks support efficient operations, while bow-truss ceilings and polished concrete floors deliver an authentic industrial aesthetic. Located adjacent to the Toy District, Fashion District, Historic Core, Little Tokyo, and the Arts District, the site offers unparalleled access to DTLA's creative, showroom, and logistics ecosystems, with strong freeway and transit connections. Located in a DTLA 2040 zone primed for future supportive housing development. Located in a qualified opportunity zone for potential tax benefits.



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## PROPERTY

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(CAN BE COMBINED INTO ONE)



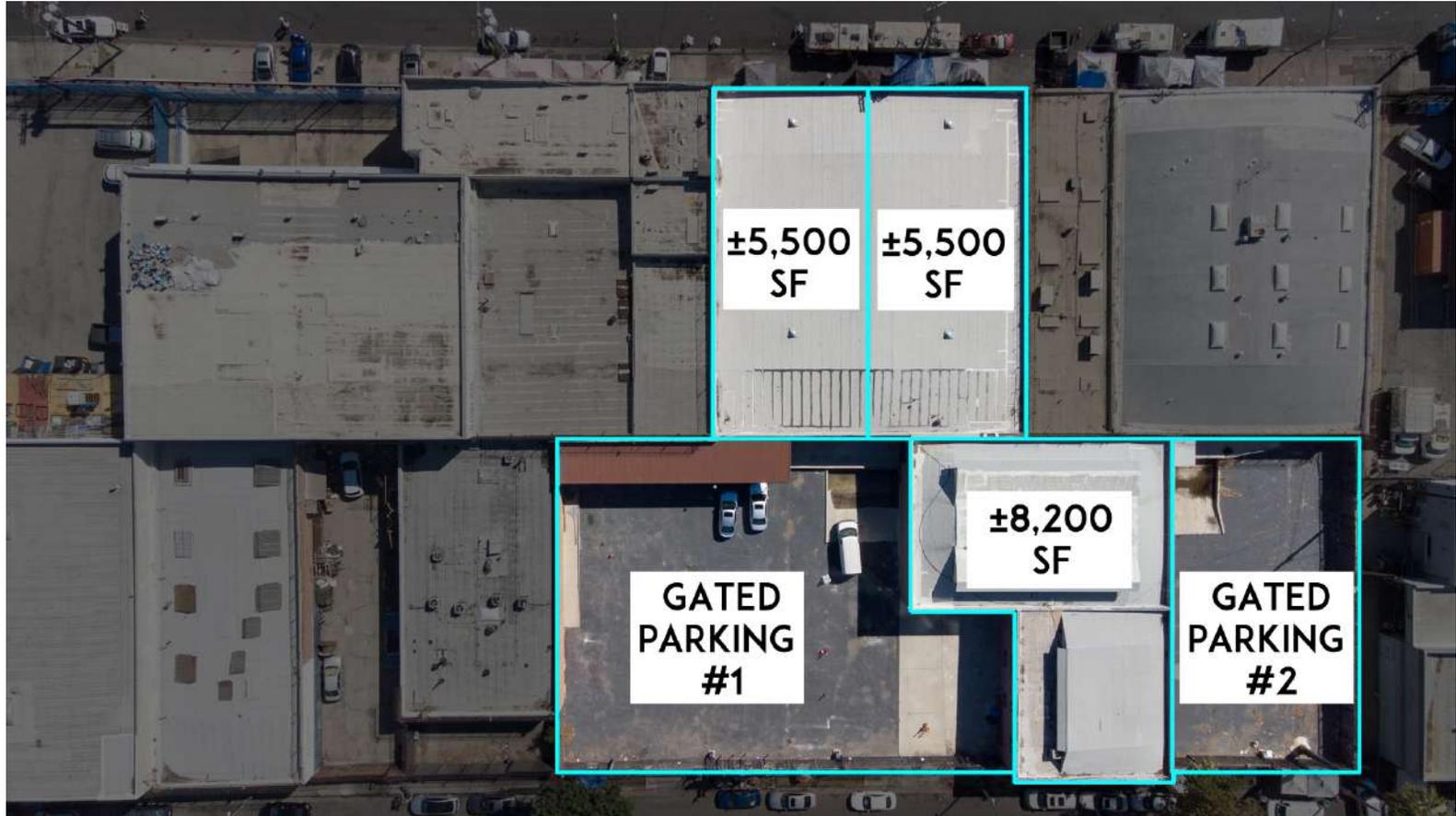
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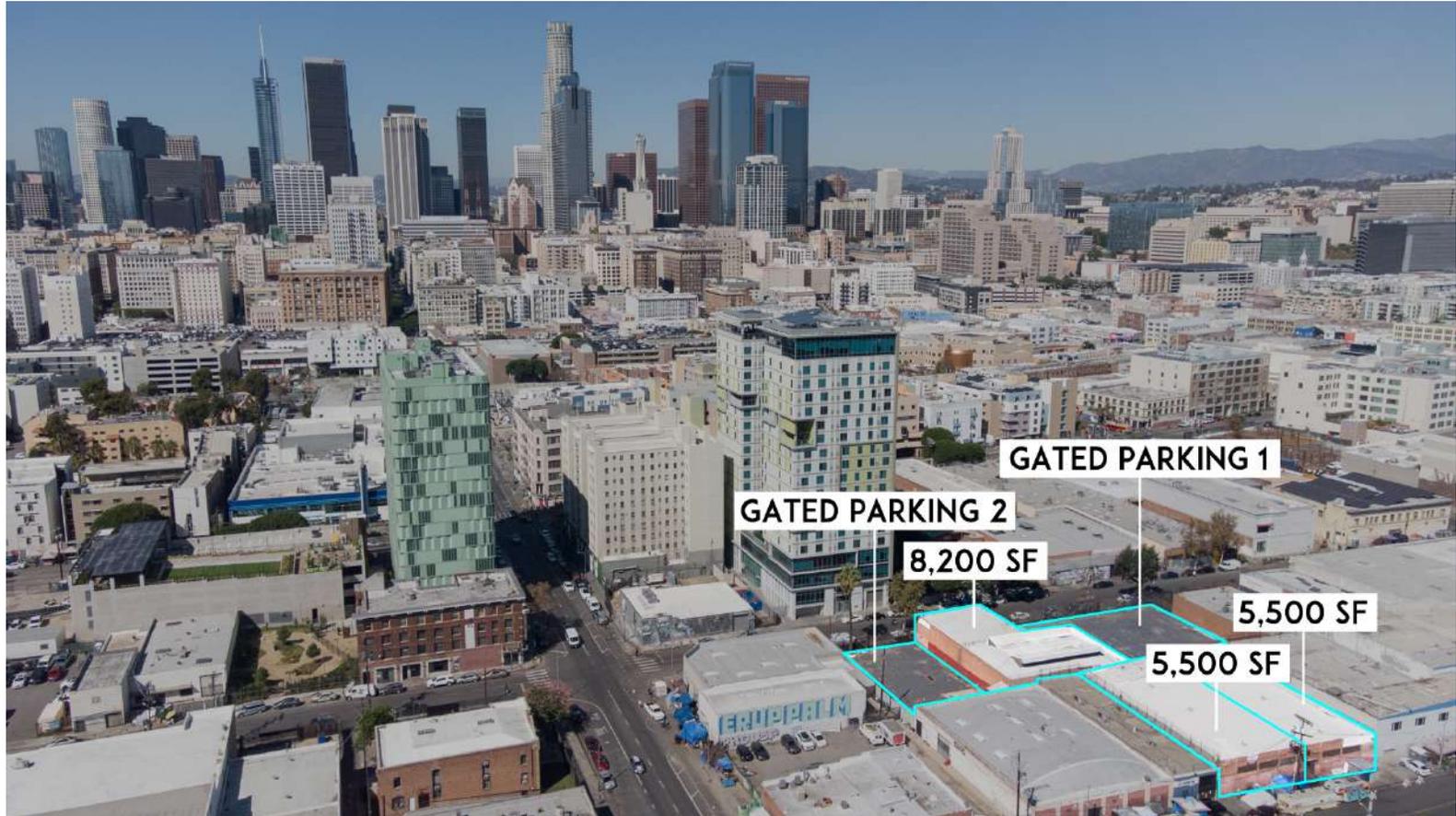
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SITE MAP



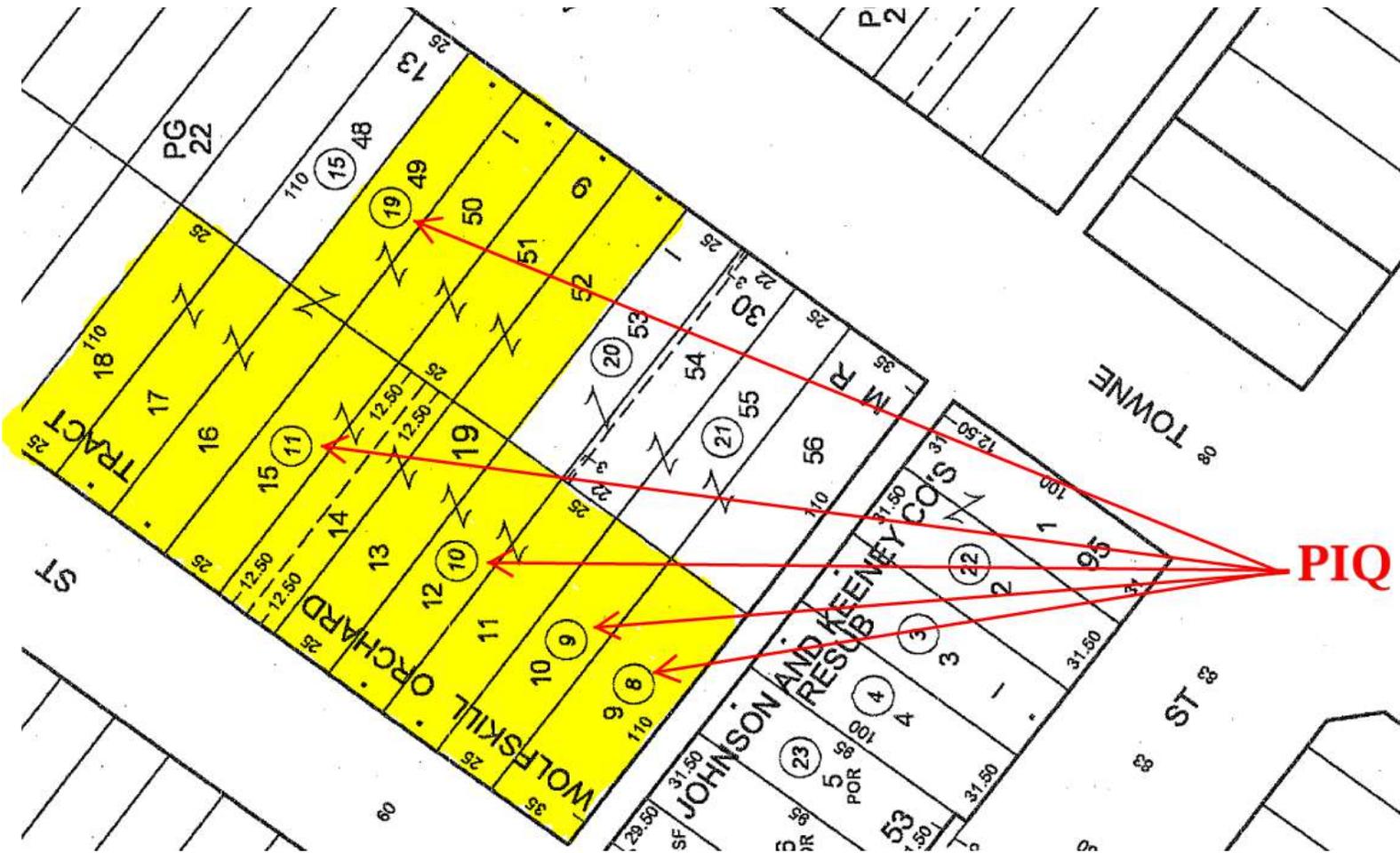
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SITE MAP AERIAL



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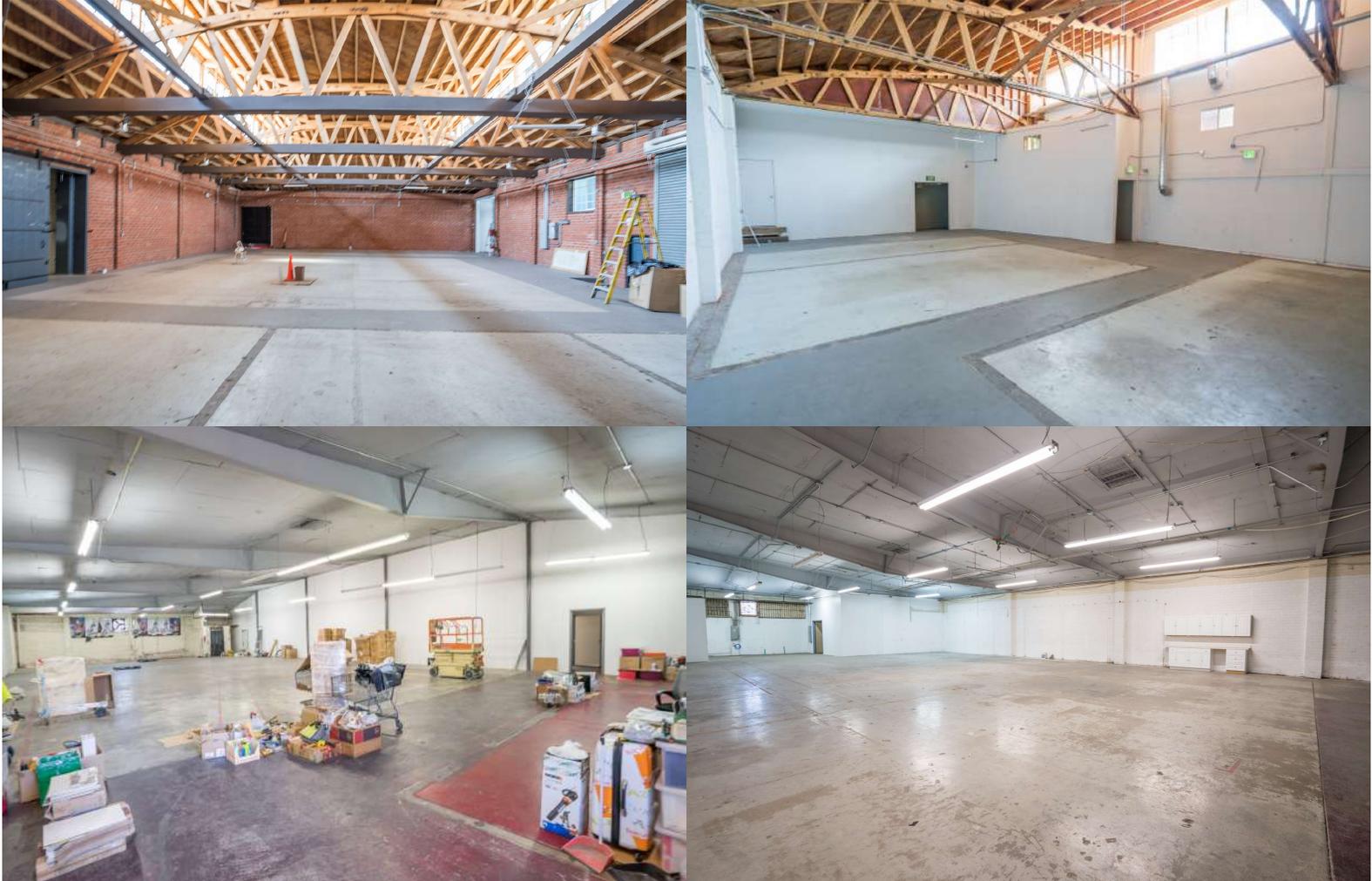
PLAT MAP



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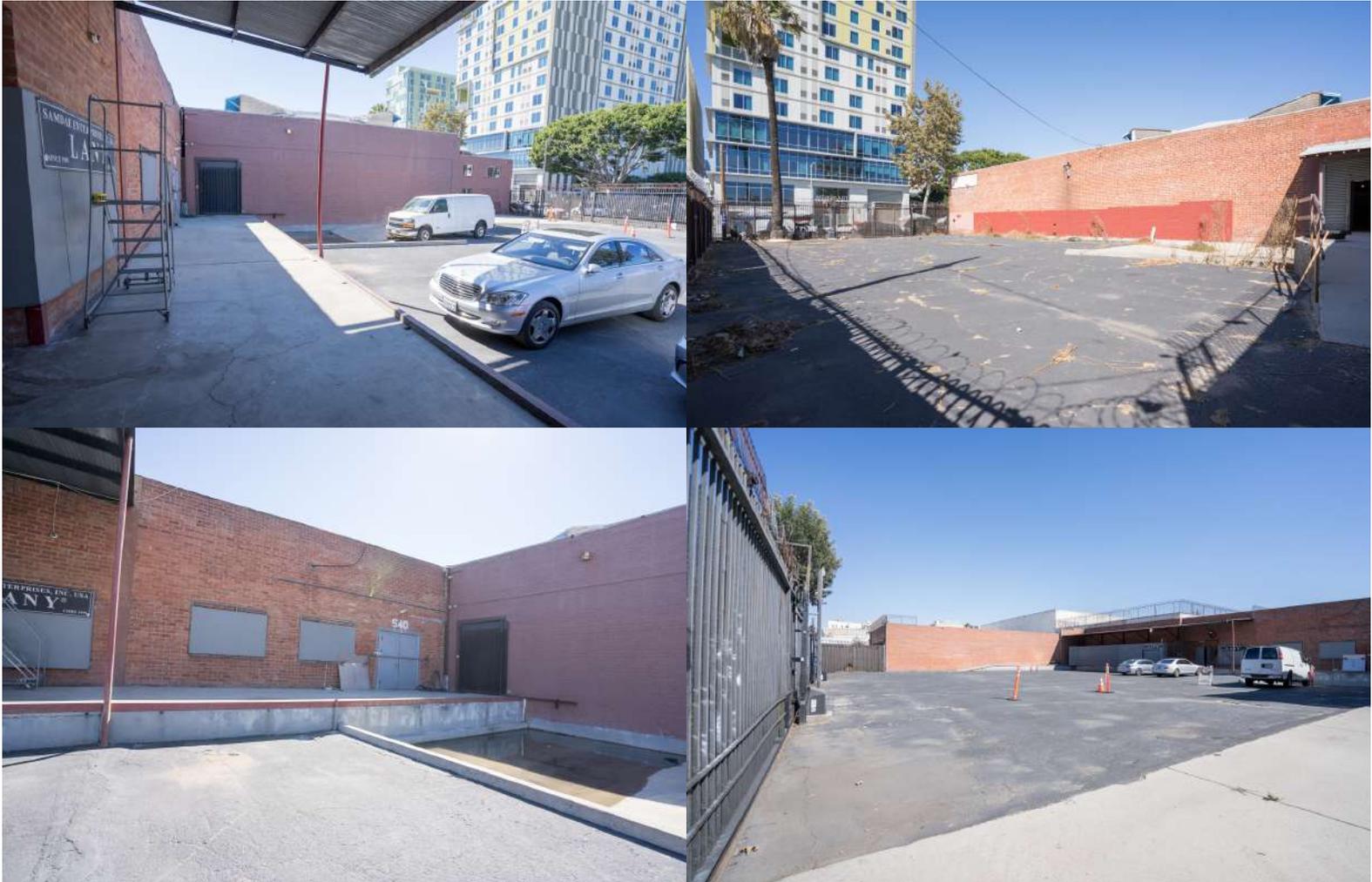
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PHOTOS



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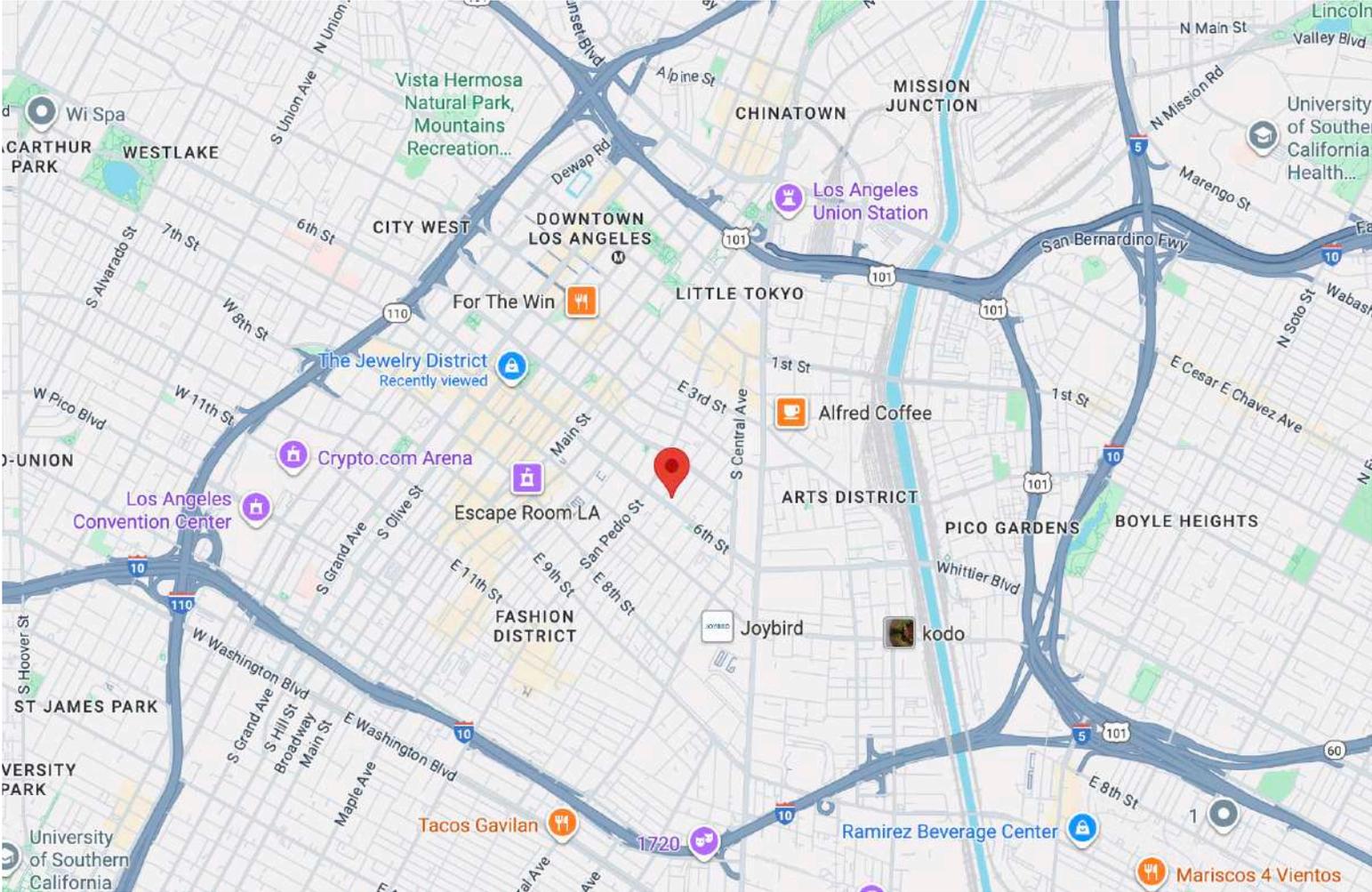
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## RENT ROLL

UNIT	UNIT SIZE	MONTHLY RENT	LEASE ENDS	\$/PSF
A	5,500	VACANT	VACANT	
B	8,195	VACANT	VACANT	
C	5,500	VACANT	VACANT	



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## TERMS & CONFIDENTIALITY DISCLAIMER

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of 550 Crocker, further referred to as “the Property”. It should be noted that all information provided is for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

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Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.



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2181 E. Foothill Blvd #206

Pasadena, CA 91107

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