

INDUSTRIAL PROPERTY FOR SALE OR LEASE

Owner-User Purchase Opportunity



Sale Price Slashed!

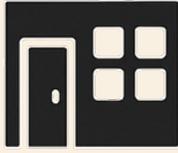
2,459± SF Building on 4,200± SF of Land

3361 Union Pacific Ave, Los Angeles, CA 90023

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM



**INDUSTRIAL
BUILDING**



**OFFICE
SPACE**



**LOADING
DOOR**



**GATED
PARKING**



RESTROOM



**OPPORTUNITY
ZONE**

Building Area	2,459± SF
Office Area	972± SF
Land Area	4,200± SF
Construction	Concrete
Year Built	1946 (Renovated 2025)
Warehouse Clearance Height	10'
Power	400A/240V/3Ph
Ground Level Loading Doors	1: 10x12
Sprinkered	No
Parking	3 Surface Spaces
Zone	LA M2-1-CUGU
APN	5190-032-013

**3361 UNION PACIFIC AVENUE
LOS ANGELES, CA 90023**

Property Highlights

- Rare, small industrial facility
- Manufacturing or warehouse applications
- Purchase opportunity for owner-user
- Recently completely renovated
- Secure, gated parking for 3 vehicles
- Ground level loading door
- Great location 3 blocks south of Olympic Blvd just east of Grande Vista Ave/Lorena St
- Adjacent to City of Vernon
- 2 miles southeast of Downtown Los Angeles
- Easy access to I-10, I-5, 60 & 101 freeways
- Located in a Designated Qualified Opportunity Zone (tax benefits)

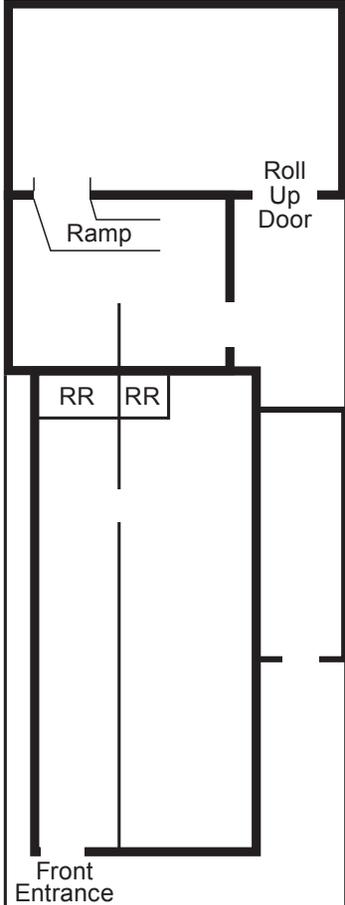
**Sale Price: ~~\$1,000,000~~ \$639,999
(\$260.27 Per SF)**

**Lease Rental: \$2,460 Per Month
(\$1.00 Per SF Gross)**



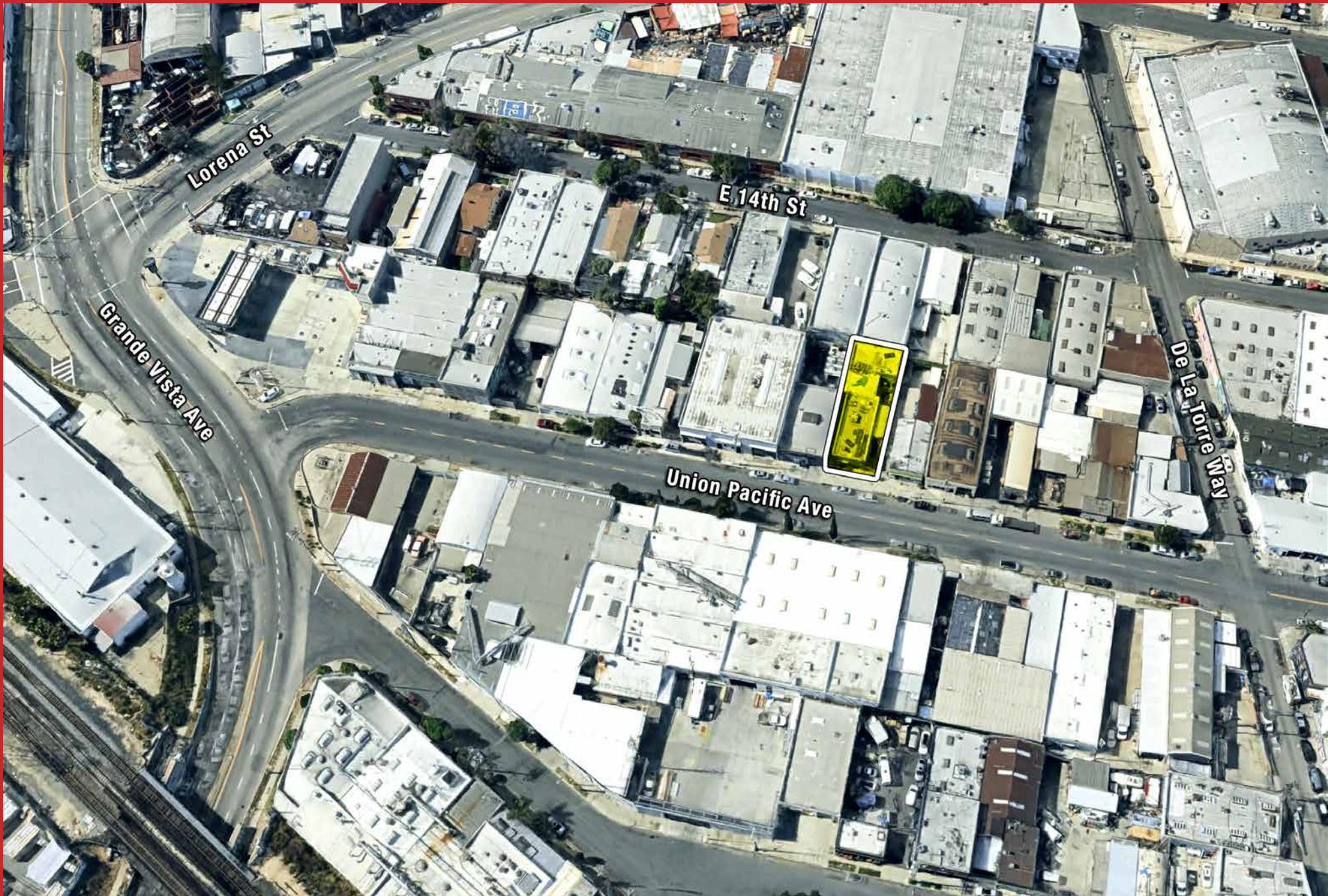


SITE PLAN

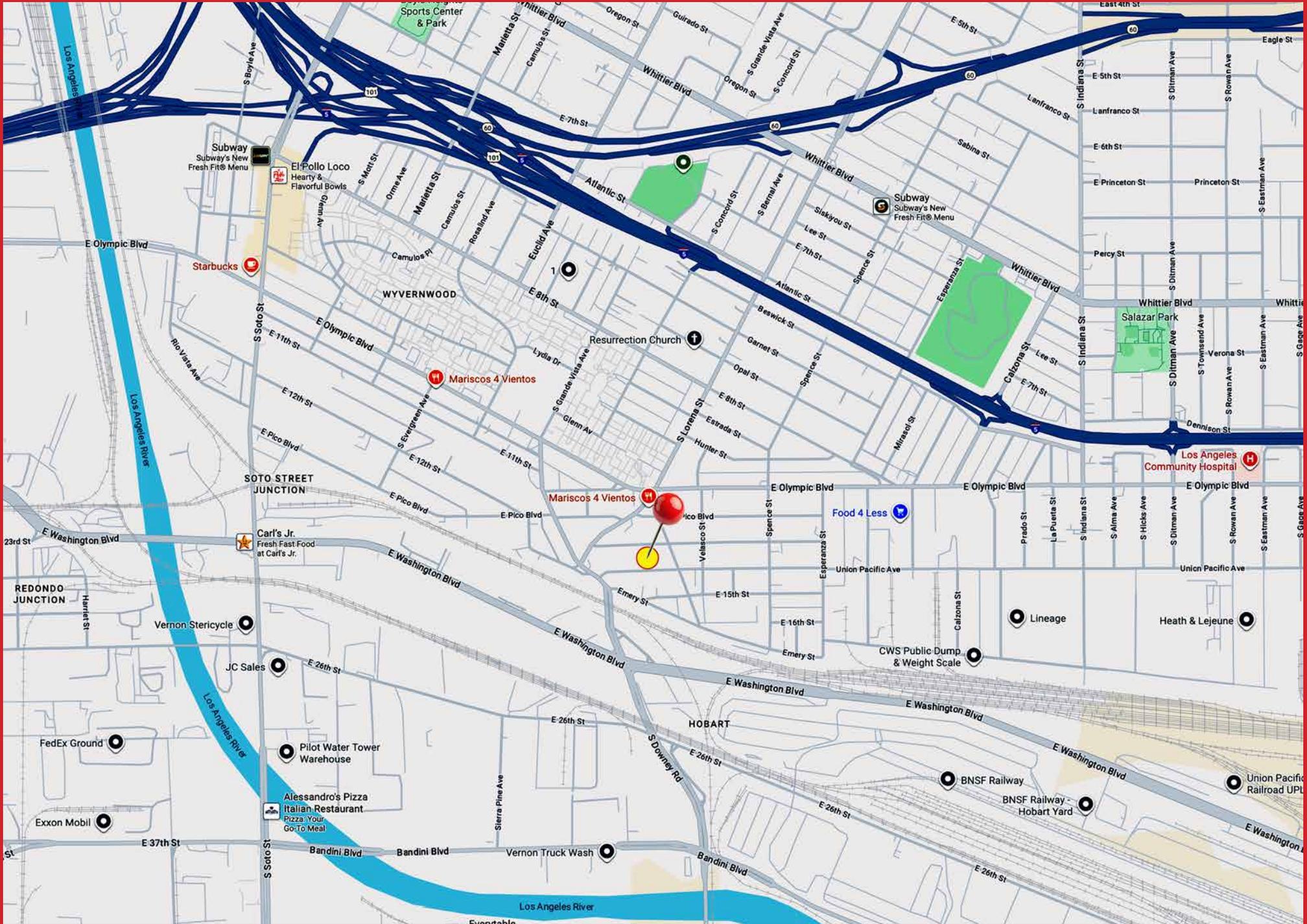


UNION PACIFIC AVENUE

AERIAL PHOTO

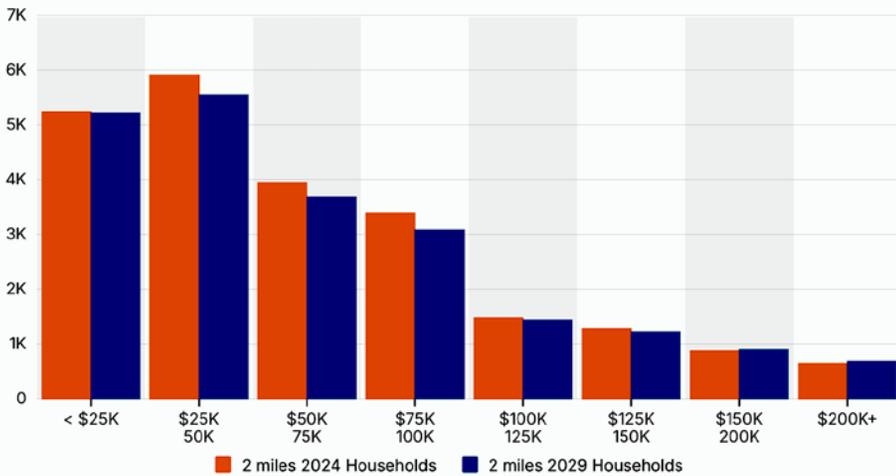


AREA MAP

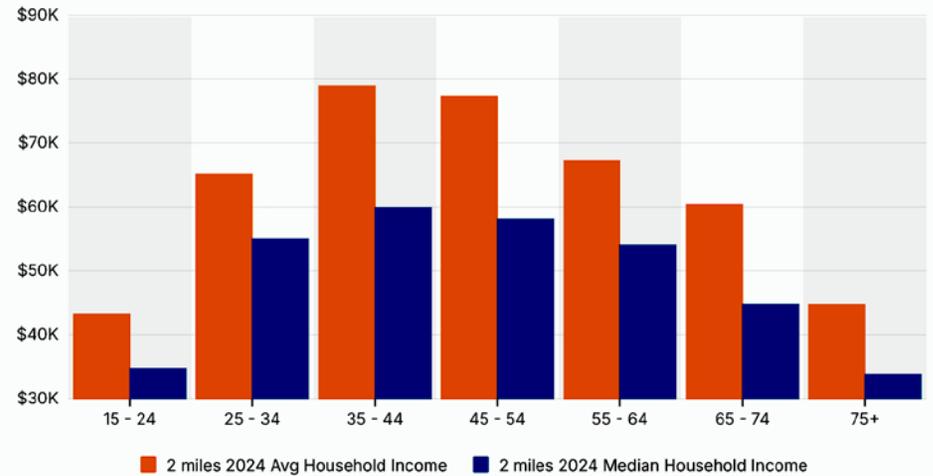


NEIGHBORHOOD DEMOGRAPHICS

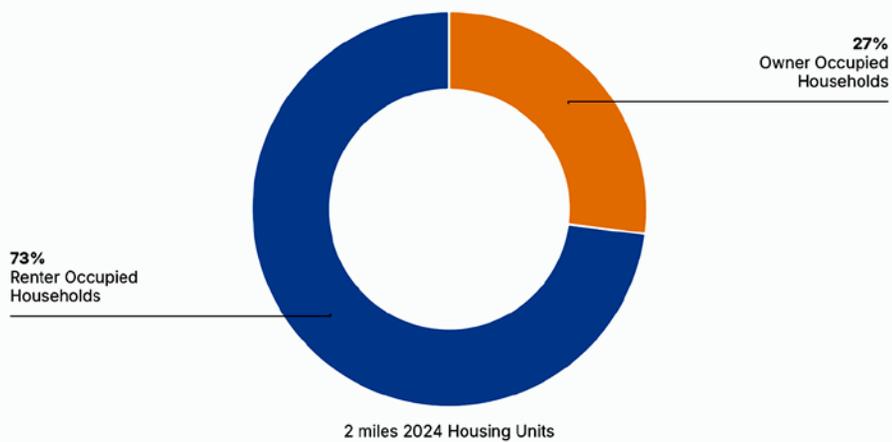
Household Income



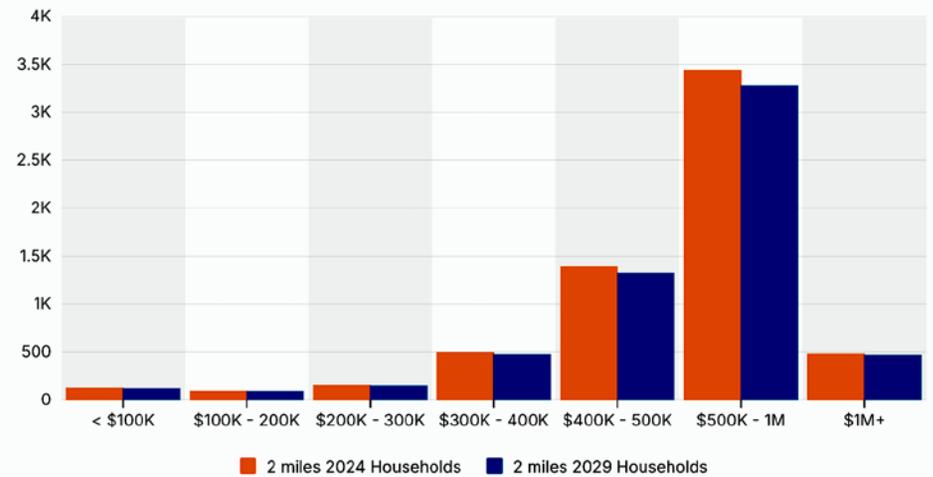
Household Income By Age



Housing Occupancy



Home Values



POTENTIAL SBA LOAN SCENARIO

PROPOSED SBA 504 LOAN STRUCTURE



Business Finance Capital

BUILDING ACQUISITION	\$639,999
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$11,000
TOTAL PROJECT COST	\$650,999

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$320,000	6.20%	25 Years 25 Yr. Amort.	1st Deed	\$2,101	\$25,213
SBA 504 LOAN	40%	\$267,000	5.85% Jan '26	25 Years Full Amort.	2nd Deed	\$1,696	\$20,351
BORROWER	10%	\$64,000					
TOTAL	100%	\$650,999				\$3,797	\$45,563

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.65%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

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FOR SALE OR LEASE

3361 UNION PACIFIC AVENUE

2,459± SF Industrial Building

4,200± SF of Land

Sale Price Reduced!

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