

FOR SALE OR LEASE

1520

N Ditman Ave

\$4,963,000 (\$150 PSF)
\$0.85 PSF (\$28,126/Mo.)

 **CUSHMAN & WAKEFIELD**
GILL | BURNS | YOO

Highlights



Affordable, Clean Warehouse Space



Prime East LA Location



Minutes from USC Health Sciences Campus & Cal State LA



Convenient Drive-In Capability



Dock-High Loading for Easy Operations

Specifications



TOTAL BUILDING
±33,090 SF



LAND
±38,831 SF (±0.89 AC)



OFFICE
±400 SF



YEAR BUILT
1970



POWER
400 AMPS / 480 V



CLEAR HEIGHT
16'-22'



LOADING
1 DH / 2 GL



CONSTRUCTION
Metal



PARKING
**Approx. 30 street parking
spaces specific to the
property, but not owned**



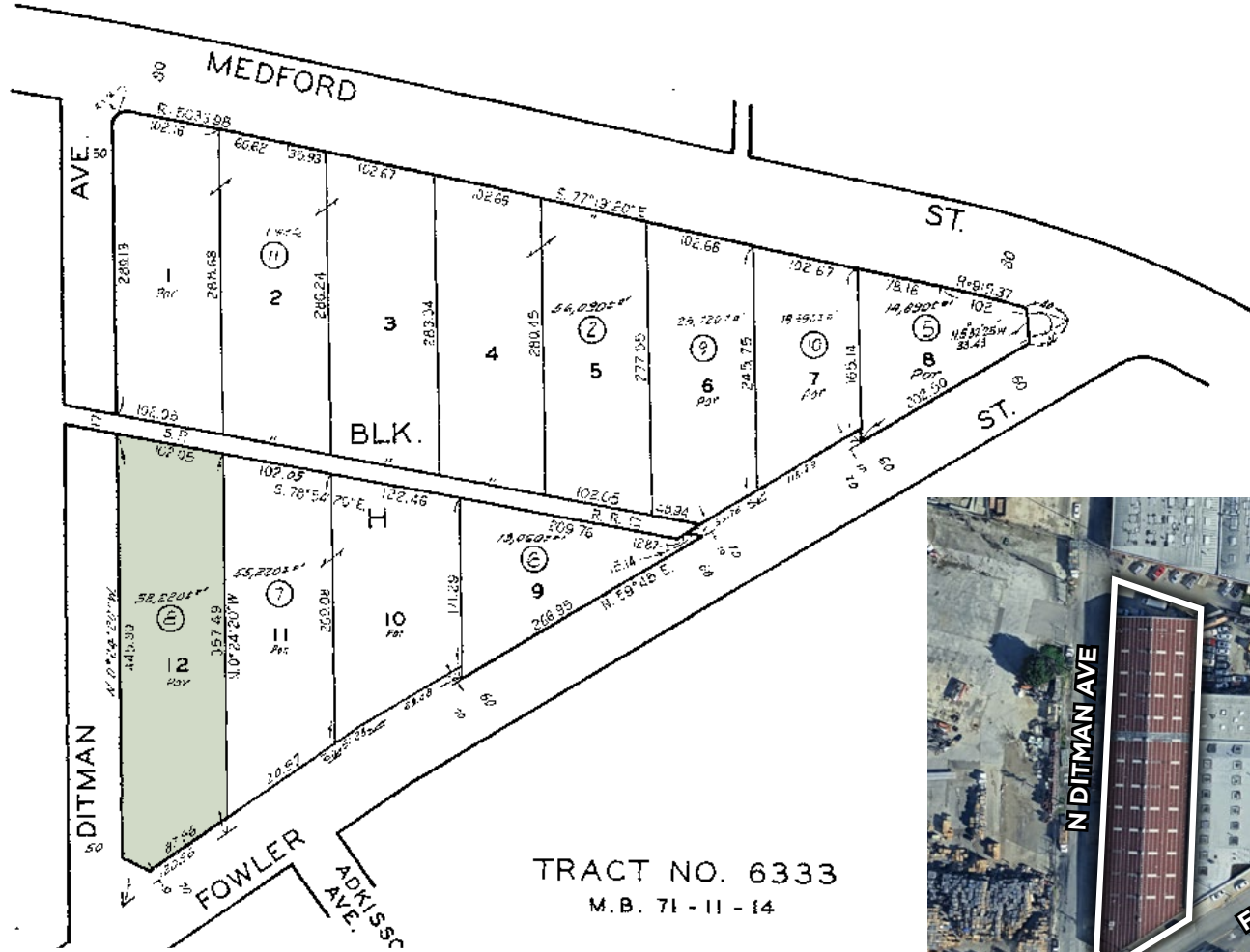
ZONING
LCM2 - GZ

Parcel Map

007



CODE
4358





Strategic Location

Between USC Medical Center and Cal State LA



Immediate Access to Dense Population

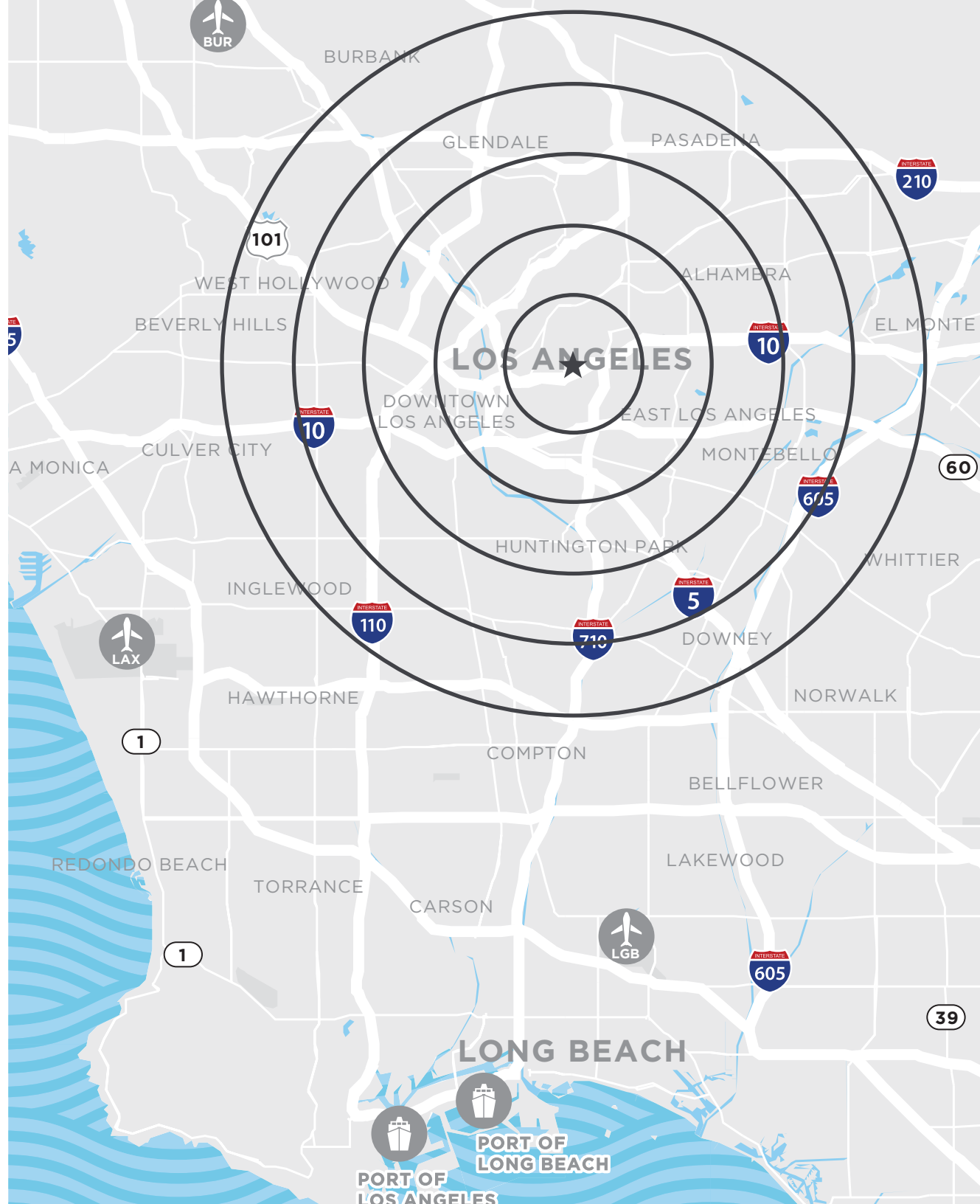


POPULATION

124,914 **735,725** **3,074,655**
2 MILES 5 MILES 10 MILES

DRIVING DISTANCES FROM PROPERTY

CHINATOWN:	3 MILES
DOWNTOWN:	4 MILES
HIGHLAND PARK:	5 MILES
PASADENA:	5 MILES
KOREATOWN:	7 MILES
WEST HOLLYWOOD:	12 MILES



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