

790 E WASHINGTON BLVD

LOS ANGELES, CA 90021

Freestanding Downtown LA Industrial Opportunity

Opportunity Zone | 13' Clear Height | Grade-Level Loading



FOR
SALE/LEASE

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

Offered at:

\$1,075,000 $\pm$ \$215
SALE PRICE PER BLDG SF / SALE PRICE

\$6,250
PER MO. MG / LEASE RATE

\$1.25
PER SQ.FT. MG / LEASE RATE

EXECUTIVE SUMMARY

790 E Washington Blvd, Los Angeles, CA 90021
For Sale | ±5,000 SF of Building & ±6,937 SF of Land

790 E Washington Boulevard offers a freestanding light industrial opportunity in the Downtown Los Angeles industrial district. The property consists of a ±5,000 SF single-story industrial building situated on an approximately 6,937 SF lot. Built in 1952, the building features a 13-foot clear height, one grade-level loading door, approximately 300 SF of office space, and 200-amp power.

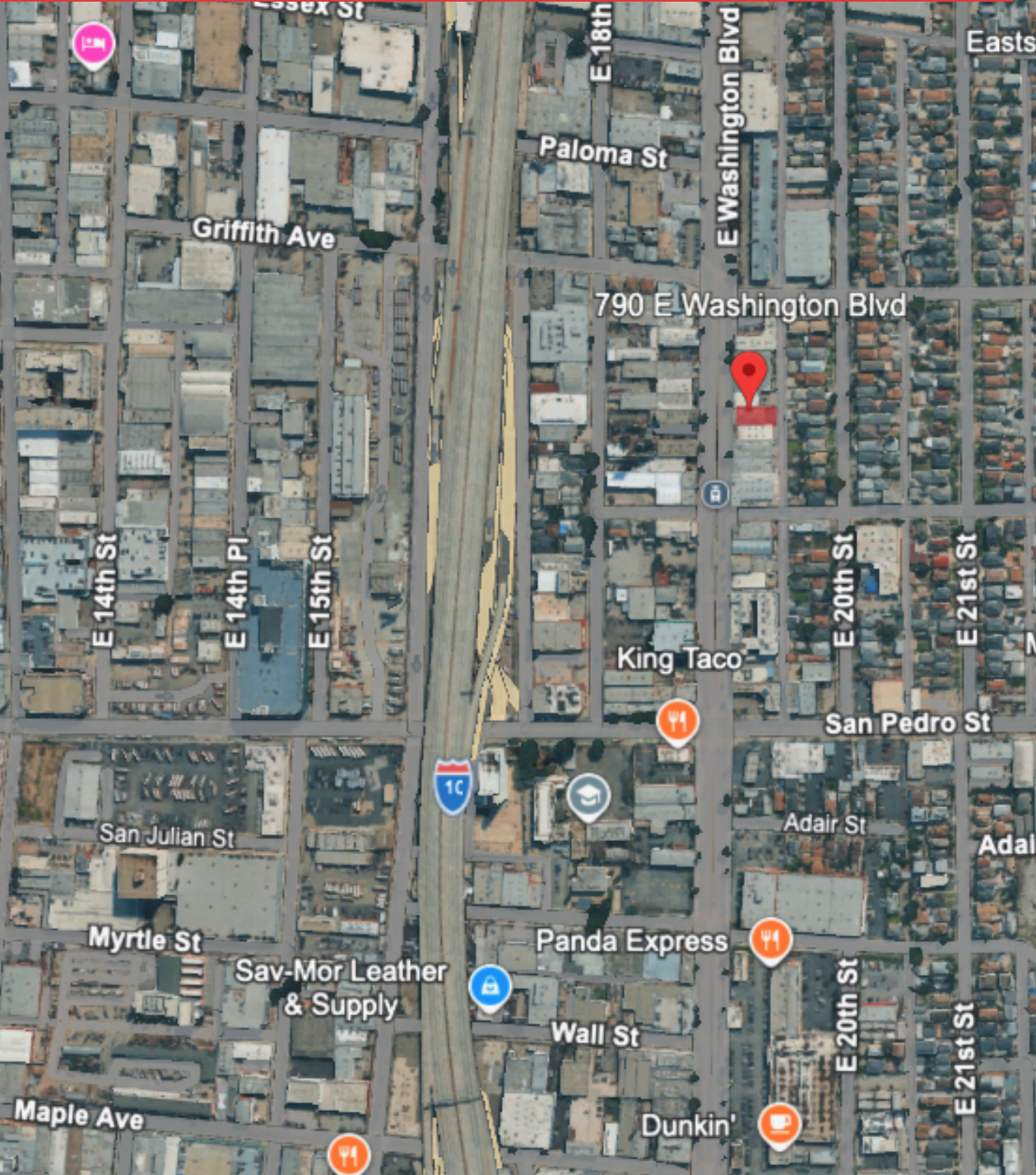
The property is zoned M1-1, Los Angeles, supporting a variety of light industrial and related commercial uses, and is located within a designated Opportunity Zone. Its compact footprint and functional configuration make it well suited for owner-users, warehouse operators, service businesses, and other industrial occupiers seeking a manageable facility in a central infill location.

The site benefits from excellent access to the greater Los Angeles freeway network, including the I-10, US-101, I-5, and I-110 freeways, and sits minutes from Downtown Los Angeles, the Arts District, and the established industrial corridors along Washington Boulevard.

\$1,075,000
PRICE

±\$215
PER BLDG SF

*Buyer to verify all information



PROPERTY HIGHLIGHTS

Downtown Los Angeles Industrial Owner-User Opportunity

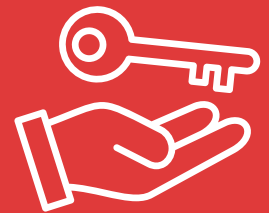
790 E Washington Blvd



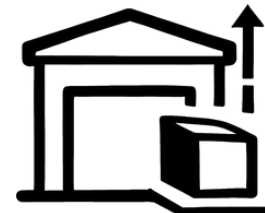
**Freestanding
industrial
property**



**Exceptionally
car-friendly
location**



**Designated
Opportunity
Zone**



**15' Clear Height
& Grade-Level
Loading**



**±300 SF Office &
200 Amp Power**



**Easy Access to I-
10, US-101, I-5 & I-
110**

PROPERTY DETAILS

Address	790 E Washington Blvd, Los Angeles, CA 90021
Property Type	Industrial
Sale Price	\$1,075,000 ±\$215 /bldg SF
Lease Price/SF	\$1.25 per sq.ft. MG \$6,250 per mo. MG
Building SF	±5,000 SF
Lot SF	±6,937 SF
Power	200 Amp
Clear Height	13' clear height with grade-level loading; 19' total height at the bow truss
Stories	1
Parking	5
Frontage	E Washington Blvd
Year Built	1952
Zoning	<u>M1-1</u>
*Buyer to verify all information	5131-007-005

Freestanding ±5,000 SF industrial building on a ±6,937 SF lot in the Downtown Los Angeles industrial corridor, built in 1952 with 13' clear height and grade-level loading.

Functional layout includes approximately 300 SF of office space, 200-amp power, and a flexible warehouse floor suited to owner-users, warehouse operators, and service businesses.

Designated Opportunity Zone with immediate access to the I-10, US-101, I-5, and I-110 freeways, minutes from Downtown Los Angeles, the Arts District, and the established industrial corridors along Washington Boulevard.

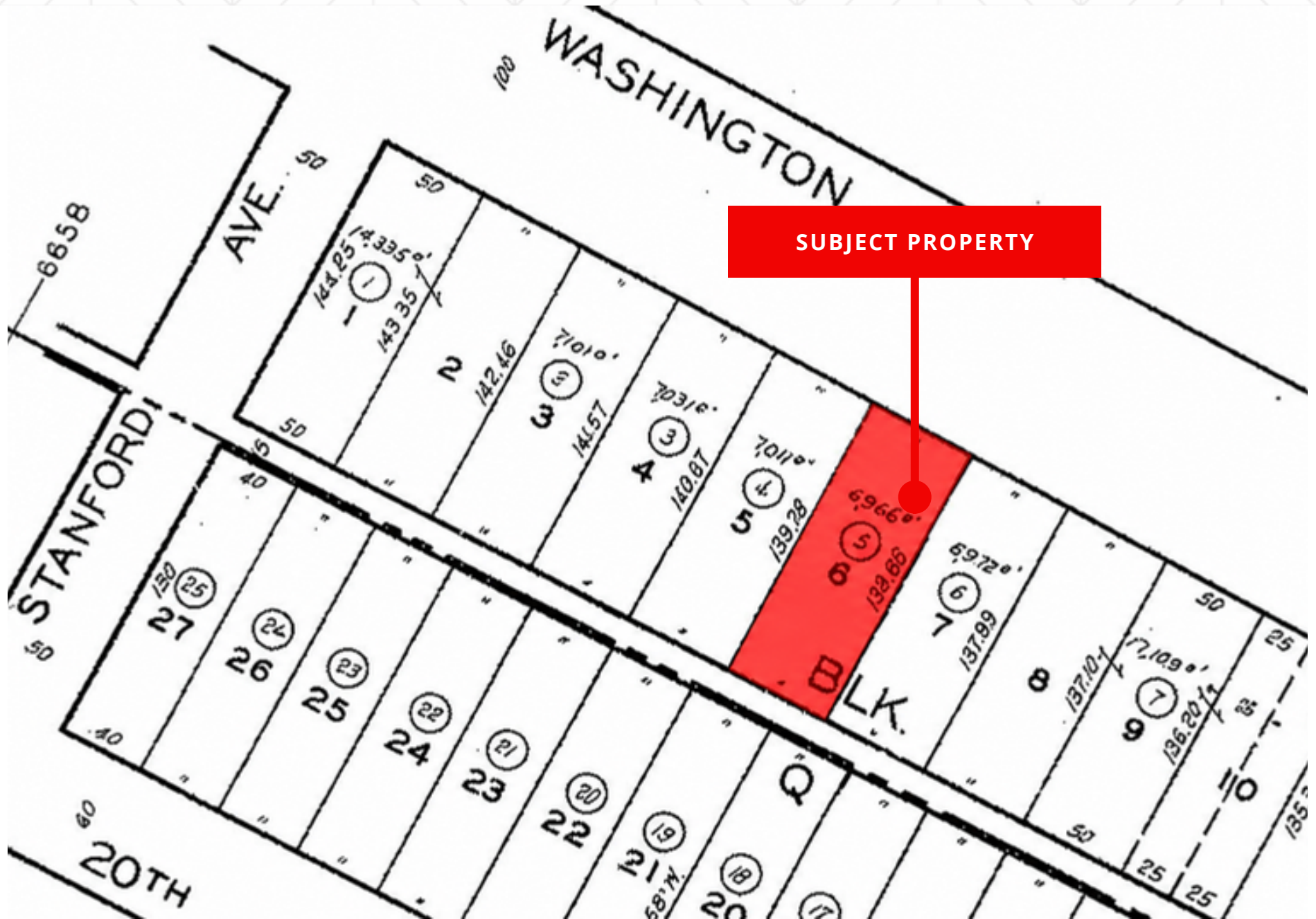
The location offers excellent accessibility to the greater Los Angeles region and the Southern California freeway network.



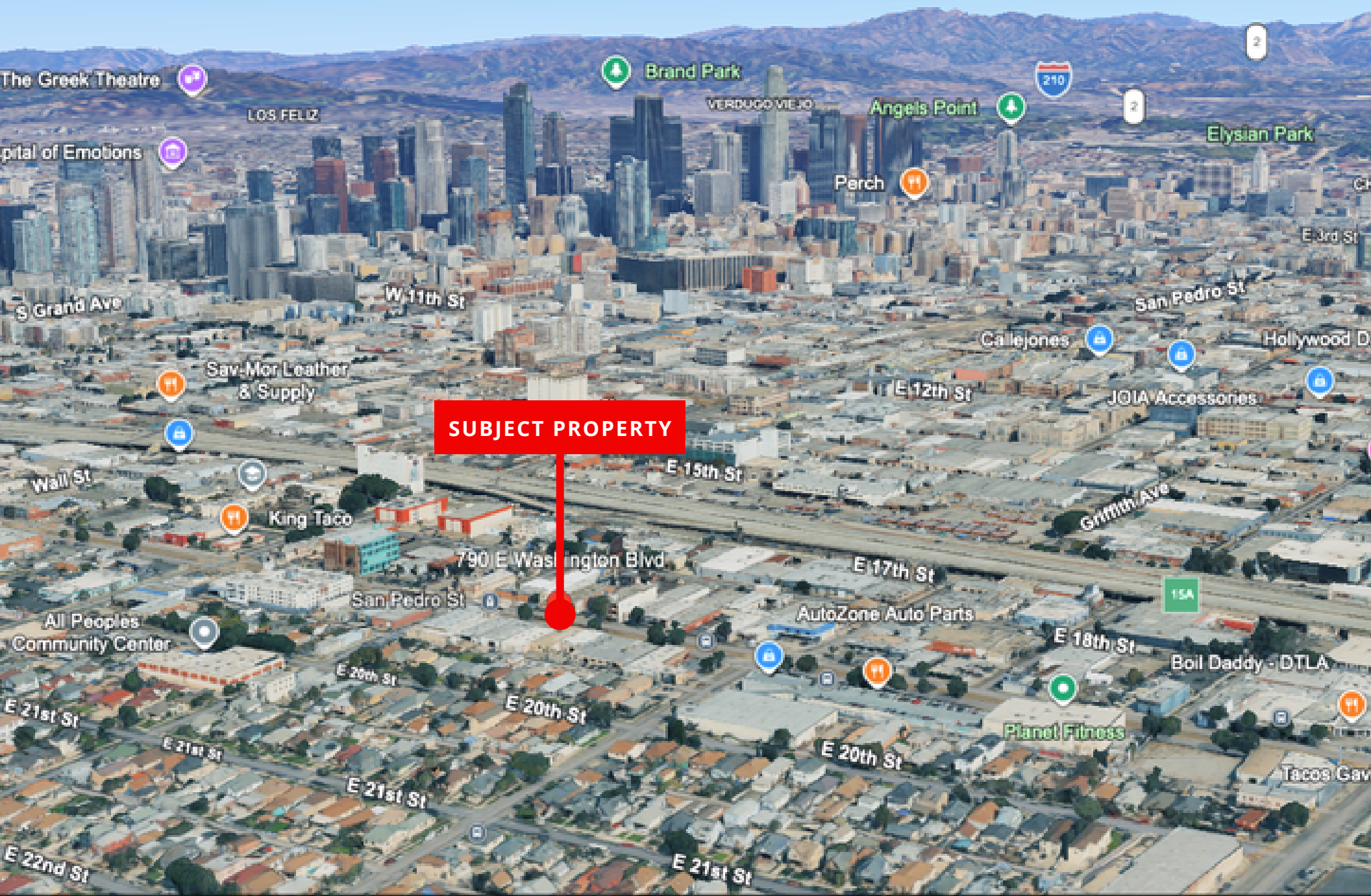




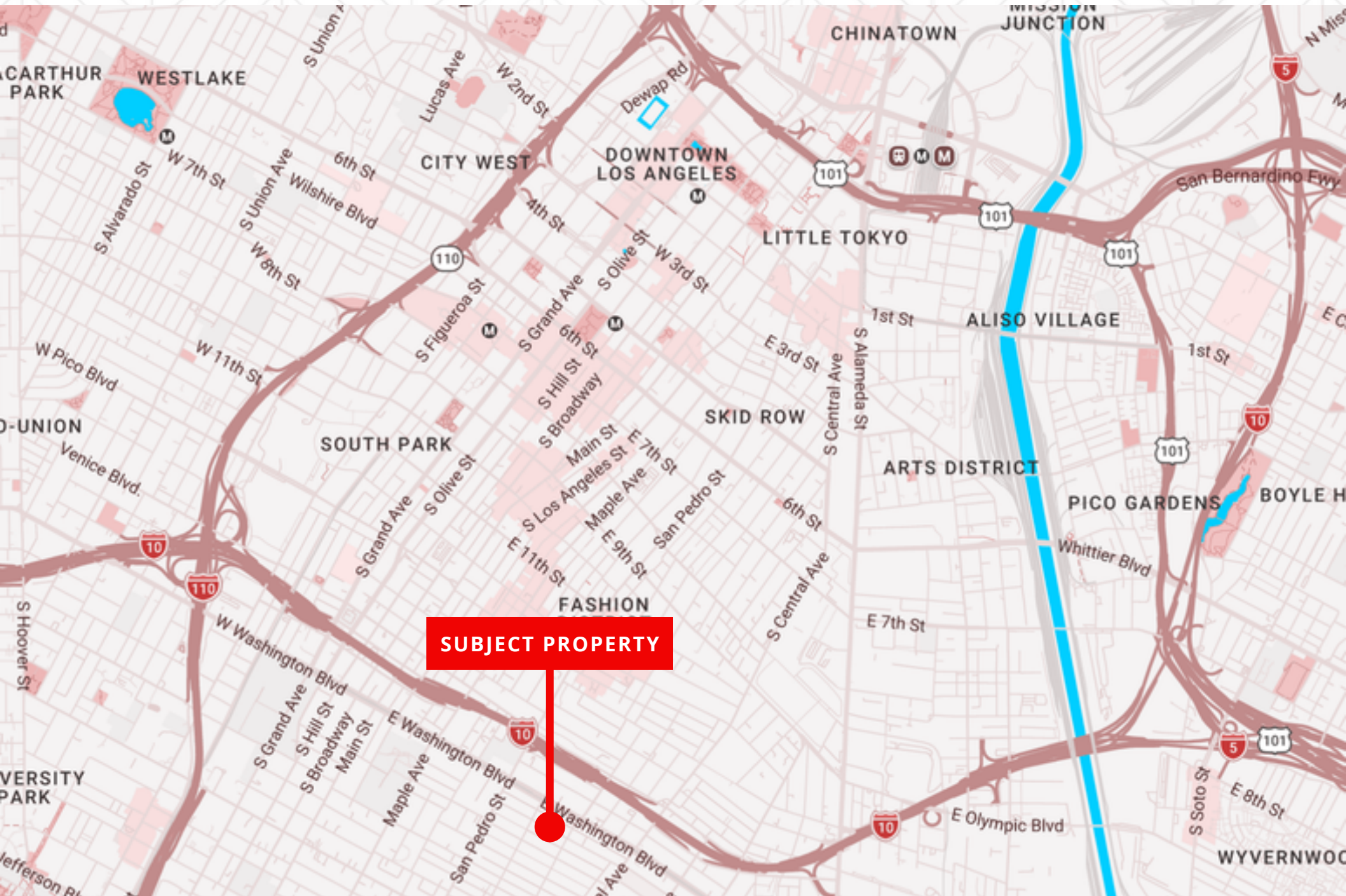
PARCEL MAP



THE AREA



THE MAP



**FOR MORE INFORMATION REGARDING THIS
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MAJOR PROPERTIES

1200 W Olympic Blvd

Los Angeles, CA 90015

