

FOR SALE: INDUSTRIAL BLDG

1338 E. WASHINGTON BLVD | LOS ANGELES, CA 90021

1338 E. WASHINGTON BLVD



COLDWELL BANKER
COMMERCIAL
REALTY



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WWW.ERICSACKLER.COM

ERIC SACKLER
EricSackler@gmail.com
CalDRE #01057377
310.979.4990

SUSAN LAU
SusanLau@gmail.com
CalDRE #01516710
310.979.3960

PROPERTY SUMMARY

PRIME INDUSTRIAL BUILDING OFFERING IN NEAR DOWNTOWN LOS ANGELES

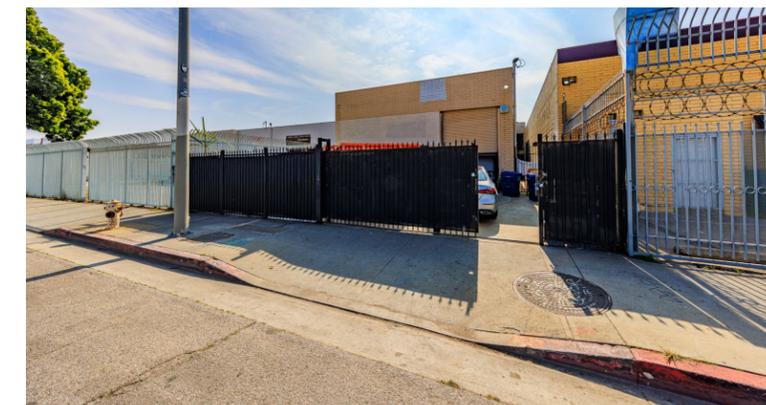
1338 E. WASHINGTON BLVD



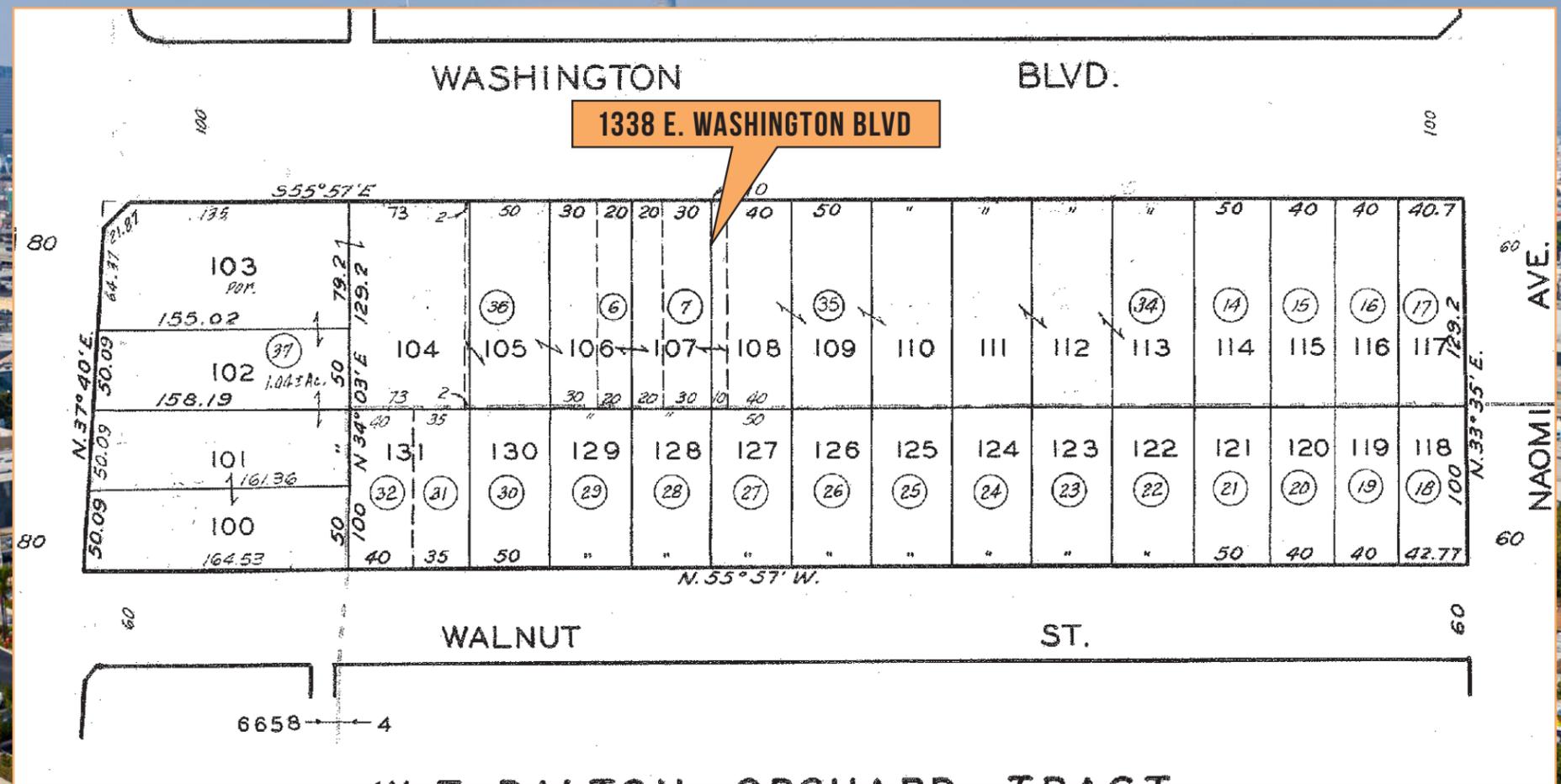
SEE VIRTUAL WALK-THROUGH HERE

Positioned in a prime Central Los Angeles industrial pocket just minutes from Downtown, 1338 E. Washington Street offers a strategic opportunity for investors and owner-users alike. The property benefits from sustained tenant demand, convenient access to major freeways and distribution routes, and close proximity to DTLA's robust economic base—supporting both reliable income potential and long-term value growth in a tightly held market.

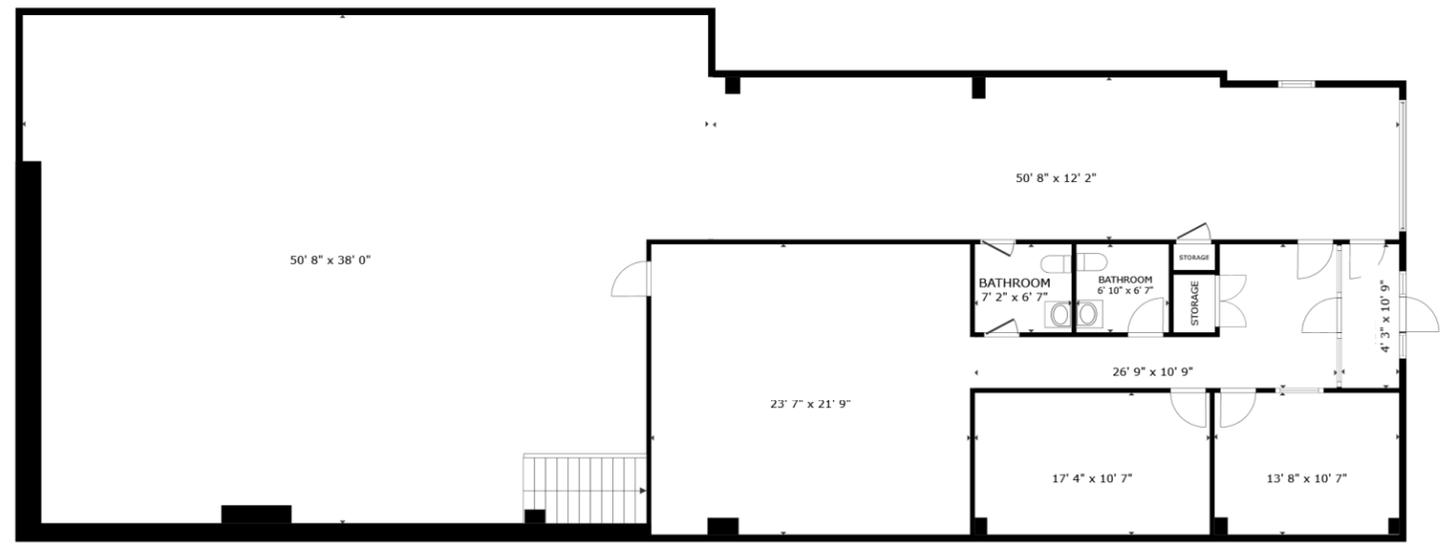
Address	1338 E. Washington Blvd Los Angeles, CA
Total BLDG SF approx	3,890 SF
Total LOT SF approx	5,170 SF
# of Floors	2
Year Built	1984
Zoning	LAM1
APN	5129-003-007
Price	\$1,300,000
Price/SF	\$334.00



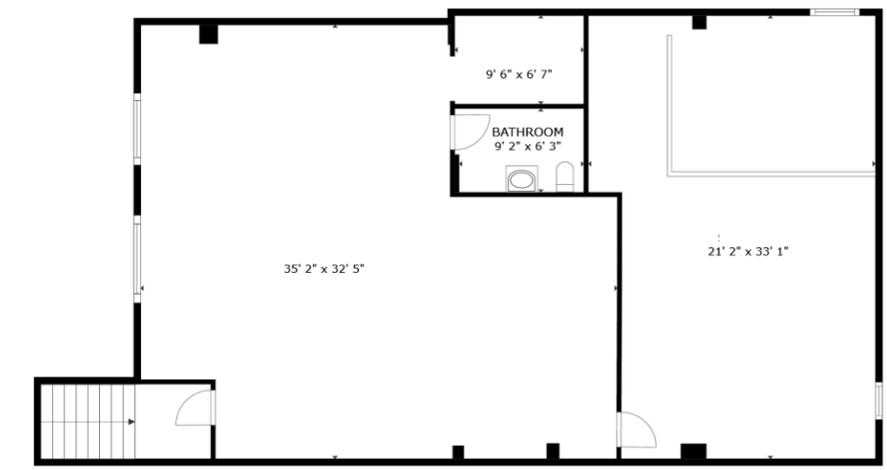
PARCEL MAP



FLOOR PLAN



FLOOR 1

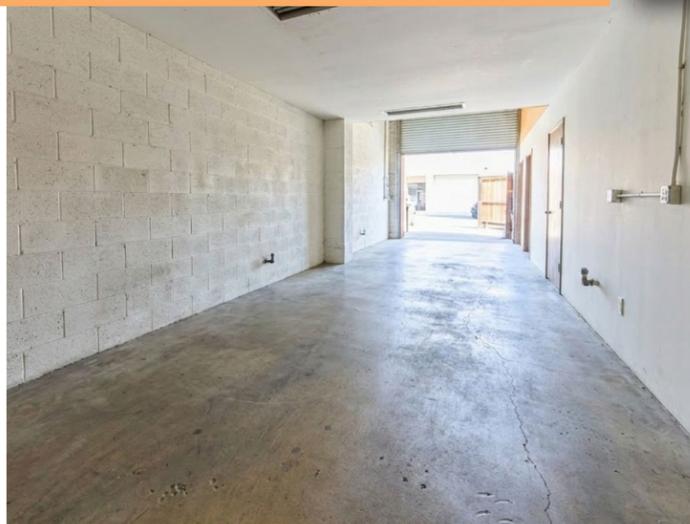


FLOOR 2

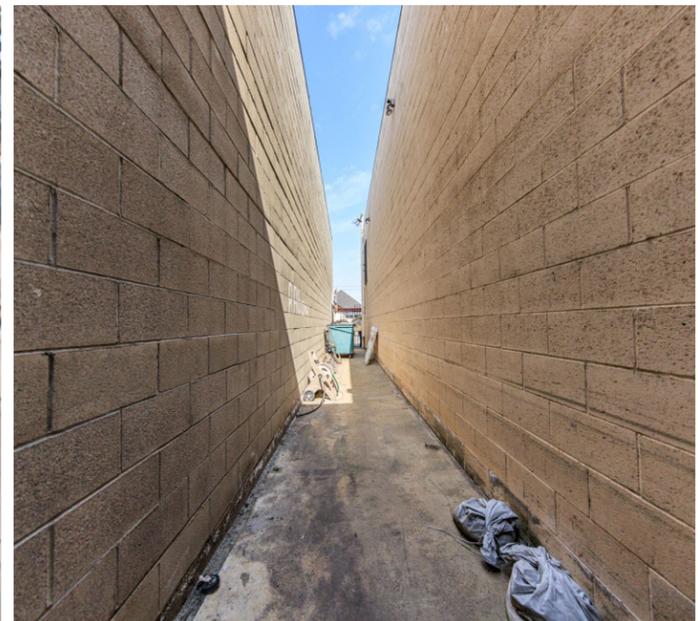
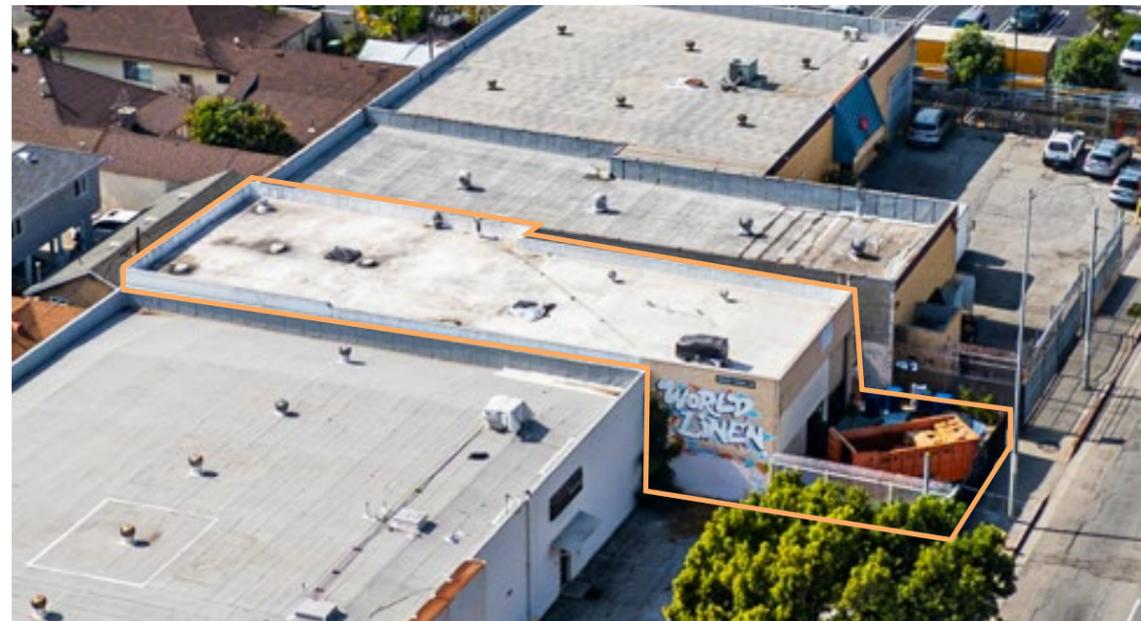
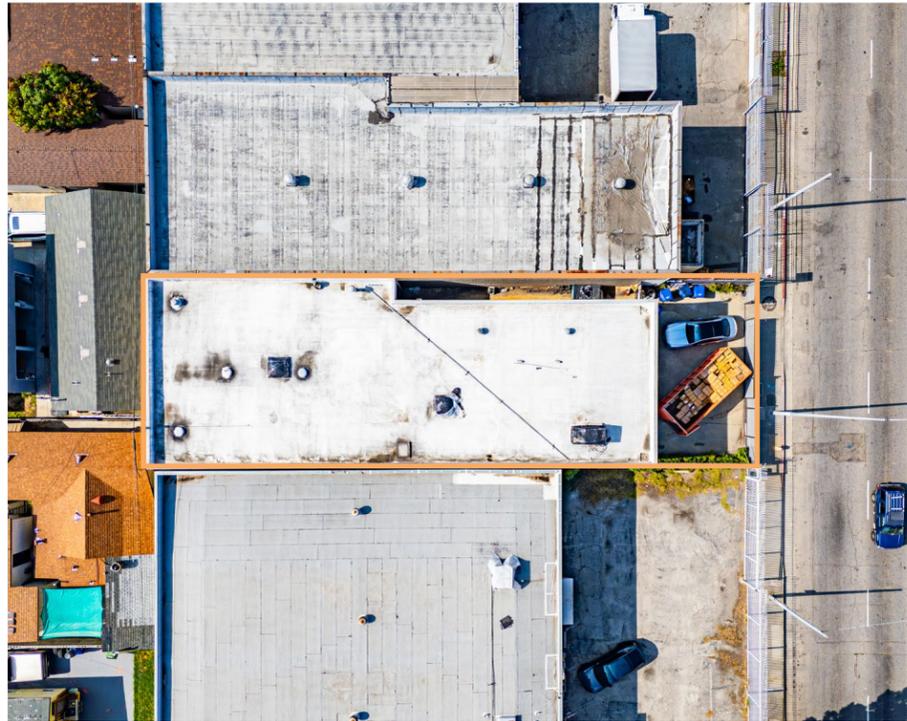
INTERIOR PHOTOS



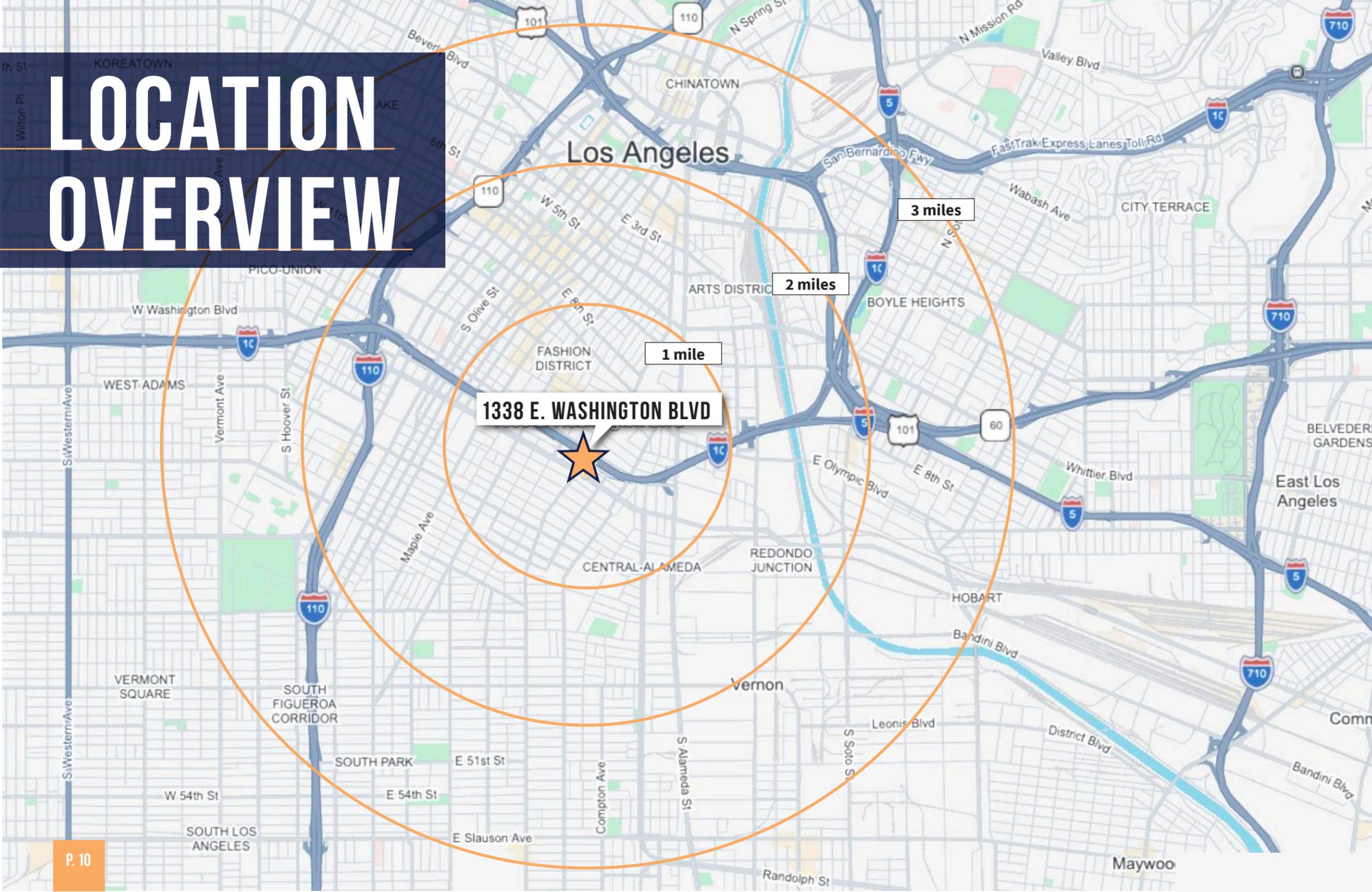
SEE VIRTUAL WALK-THROUGH HERE



EXTERIOR PHOTOS



LOCATION OVERVIEW



A PREMIER LOCATION OPPORTUNITY

A Prime Downtown Los Angeles industrial Opportunity
 Located in the Boyle Heights submarket just east of Downtown Los Angeles, 1338 E. Washington Blvd offers a strategic opportunity for investors and owner-operators seeking well-positioned industrial space in a supply-constrained market. The property's central location provides excellent access to Downtown, major freeways, and key distribution corridors, making it ideal for warehousing, light manufacturing, last-mile logistics, and e-commerce operations.

The surrounding East LA submarket benefits from sustained demand driven by a dense population, strong workforce availability, and limited inventory of functional industrial buildings near the urban core. Businesses requiring rapid access to freeway networks, ports, and a large consumer base will find this location highly advantageous.

DEMOGRAPHICS

	POPULATION	1 MILE	2 MILE	3 MILE
	Total	24,790	159,424	417,685
	HOUSEHOLDS	1 MILE	2 MILE	3 MILE
	Total Households	5,757	56,786	136,716
	Owner Households	1,136	7,519	17,460
	Renter Households	4,187	47,857	114,796
	INCOME	1 MILE	2 MILE	3 MILE
	Avg HH Income	\$59,137	\$81,324	\$69,732
	Median HH Income	\$42,798	\$50,662	\$45,489

LOCATION HIGHLIGHTS

Central Los Angeles Location – Situated just minutes from Downtown Los Angeles and the Arts District, providing immediate access to a major employment hub and one of the region’s fastest-growing mixed-use neighborhoods.

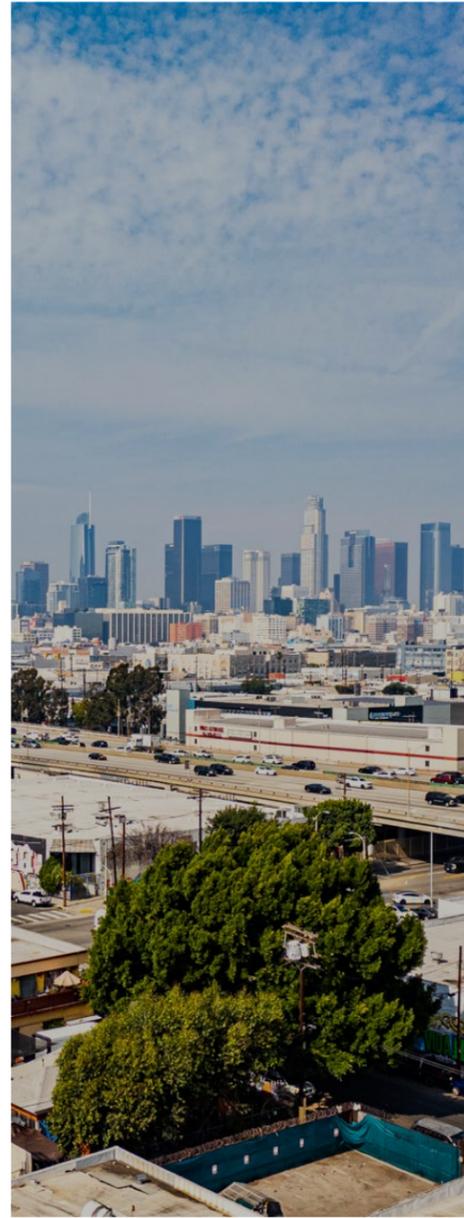
Excellent Freeway Access – Convenient access to the I-10, I-5, and US-101 Freeways, enabling efficient connectivity across Los Angeles and to key regional distribution routes.

Proximity to Major Logistics Hubs – Approximately 20–25 miles from the Ports of Los Angeles and Long Beach, and within close reach of LAX and major rail yards, supporting streamlined import/export and distribution operations.

High-Demand Infill Industrial Submarket – Central Los Angeles continues to experience low vacancy and strong rental growth, driven by limited new supply and sustained demand for well-located industrial assets.

Dense Population & Labor Pool – Located within one of the most densely populated regions in the country, offering immediate access to a large workforce and consumer base.

Established Industrial & Commercial Base – Surrounded by a diverse mix of industrial users, service businesses, and creative operators, supporting long-term tenant demand and economic resilience.





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**ERIC SACKLER
& ASSOCIATES**

11661 San Vicente Blvd | Suite 1001 | Los Angeles, CA 90049

WWW.ERICSACKLER.COM

ERIC SACKLER

EricSackler@gmail.com
CalDRE #01057377
310.979.4990

SUSAN LAU

SusanLau@gmail.com
CalDRE #01516710
310.979.3960

**Call For More Information!
310.979.4990**