

HUNTINGTON PARK PURCHASE OPPORTUNITY

2 Adjacent Warehouse/Showroom Buildings + Parking Lot

13,268± SF of Buildings on 18,374± SF of Land



Offering Memorandum



Sale Price Reduced!

2537-2539 & 2553 E 54TH STREET, HUNTINGTON PARK, CA 90255

- Industrial Property For Sale
- Owner/User Purchase Opportunity
- Ideal for Garment or General Warehouse Use
- Includes Separate Gated Parking Lot
- Great Huntington Park Location Just West of Pacific Boulevard



Exclusively offered by



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2537-2539 & 2553 E 54TH STREET HUNTINGTON PARK, CA 90255

Property Details

Total Building Area: 13,268± SF

Total Land Area: 18,374± SF

Stories: 2

Year Built: 1973

Warehouse Clearance: 18'

Power: Heavy 3-phase power

Parking (15): 1 in Front of Each Building + 13 Spaces in Lot

Zoning: HP M2

2537 E 54th Street

Assessor's Parcel Number: 6309-011-010

2539 E 54th Street

Assessor's Parcel Number: 6309-011-009

2553 E 54th Street

Assessor's Parcel Number: 6309-011-007

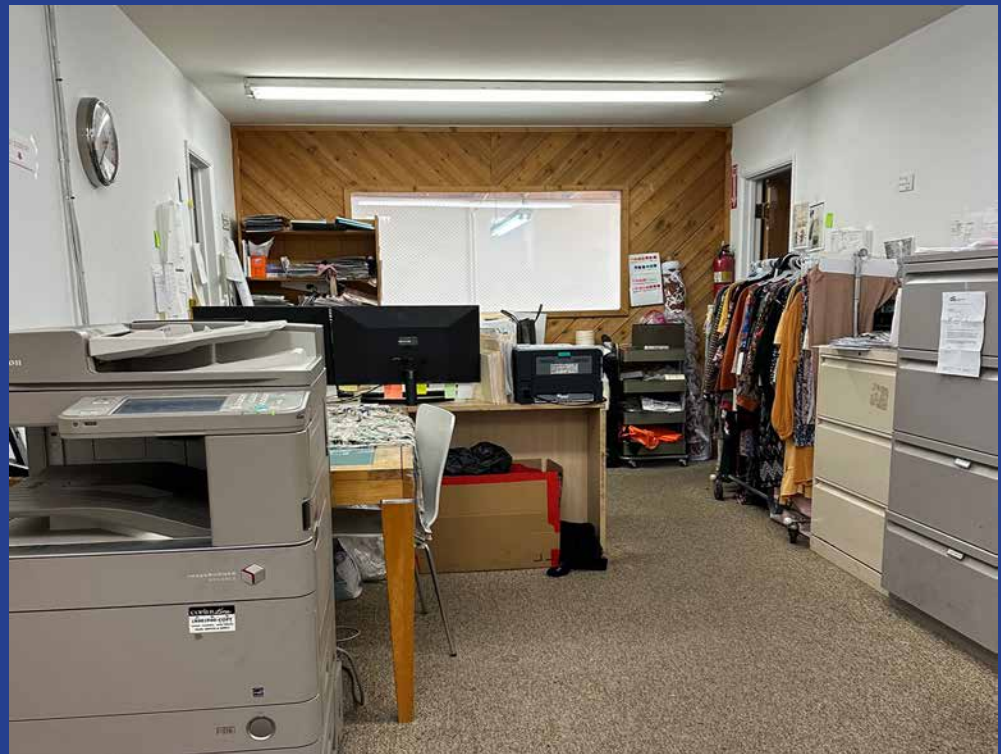
Property Highlights

- Huntington Park industrial purchase opportunity
- 2 adjacent warehouse/showroom buildings plus separate gated surface parking lot
- Heavy 3-phase power — 18' warehouse clearance height
- Abundant office/showroom space
- Parking for total of 15 vehicles
- Located 1/2-block west of Pacific Boulevard and 1-1/2 blocks east of Santa Fe Avenue
- 3 blocks south of Fruitland Avenue
- 2-1/4 miles south of the I-10 Freeway and Downtown Los Angeles and 3 miles east of the 110 Freeway
- *Note: 2537 E 54th St was partially damaged by fire; a small part of the roof and an inside rear wall.*

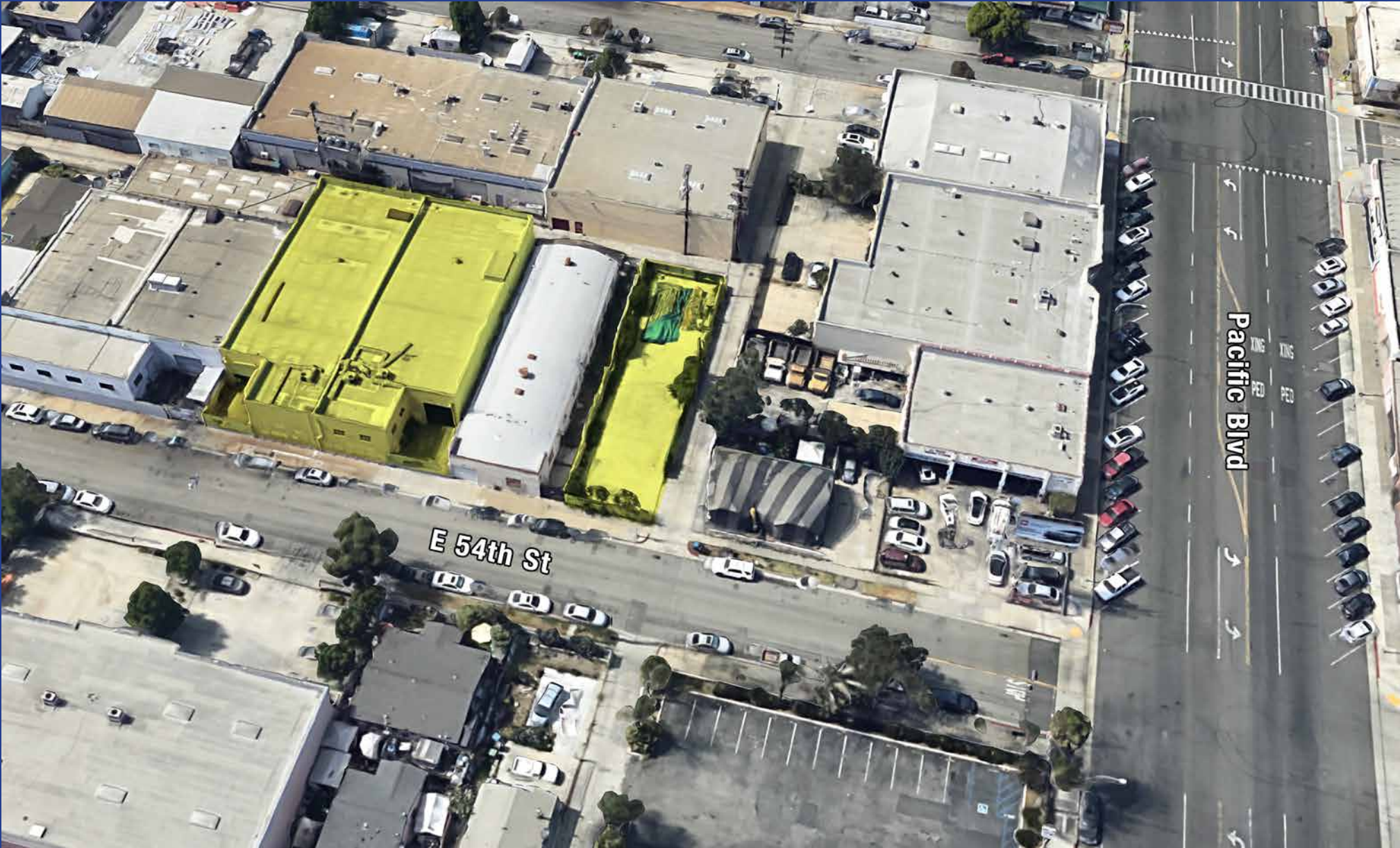
Sale Price: ~~\$4,275,000~~ \$3,887,000 (\$292.96 Per SF)

Seller confirmed its insurance company has approved the claim for electrical fire damage that occurred to the rear of one of the two buildings and roof earlier this year. Buyer to purchase completely based on its own independent third-party licensed contractor and architect specialists, including but not limited to all necessary government approvals. Brokers are not licensed to provide above specialist services.

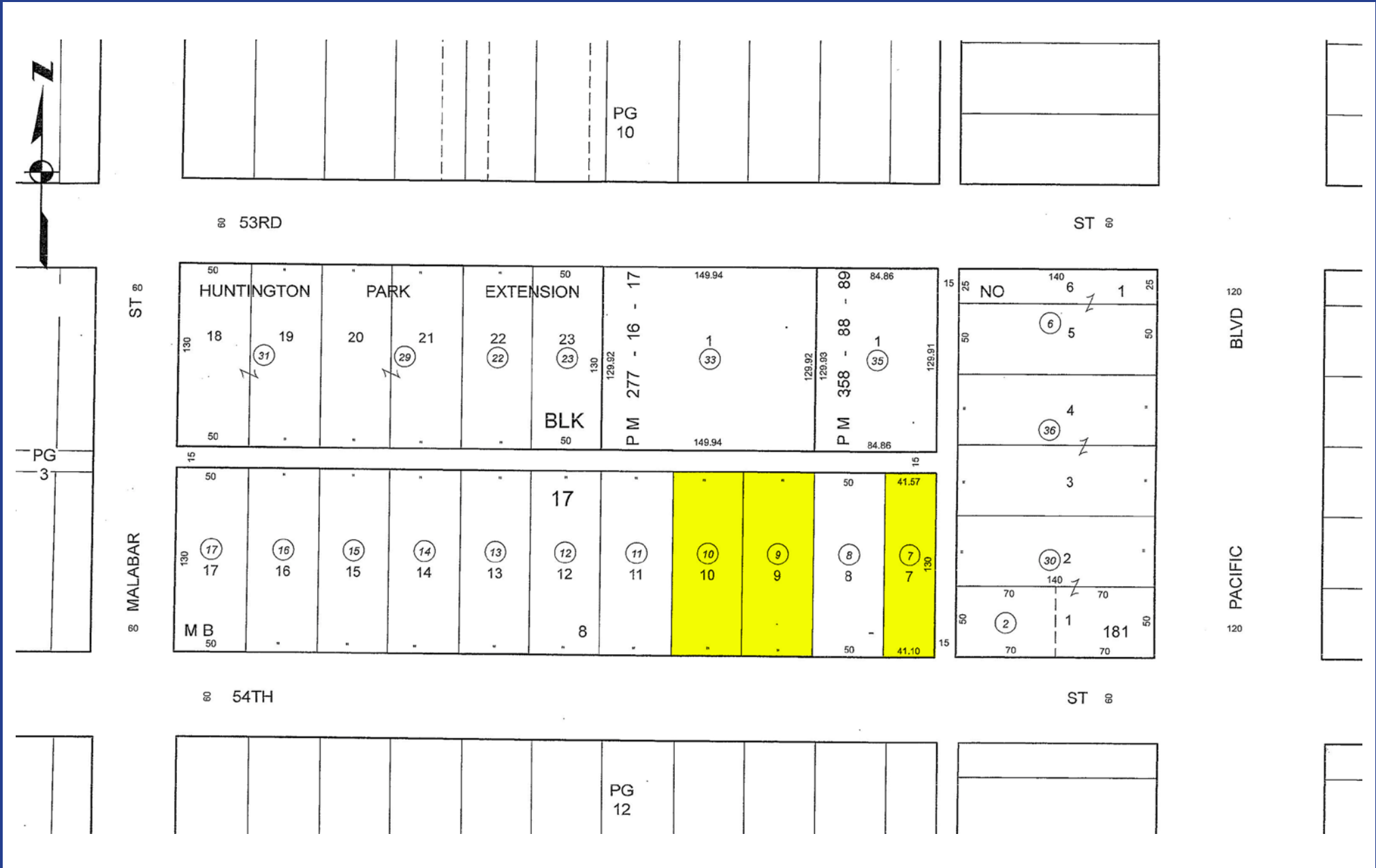




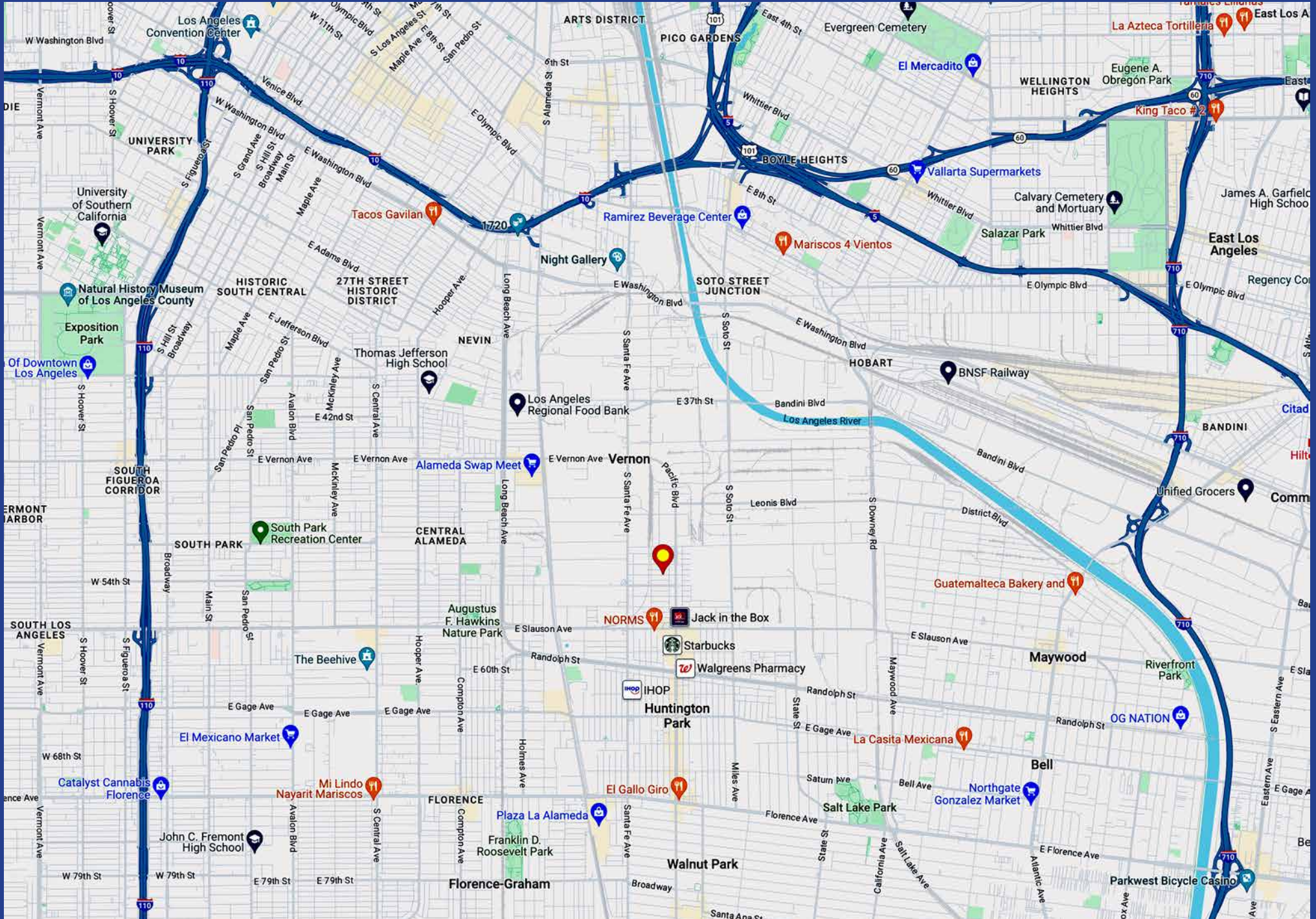
Aerial Photo



Plat Map

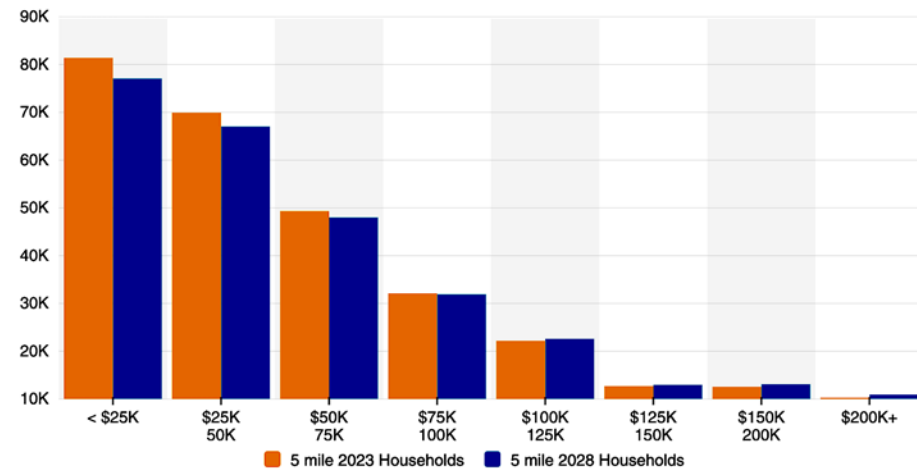


Area Map

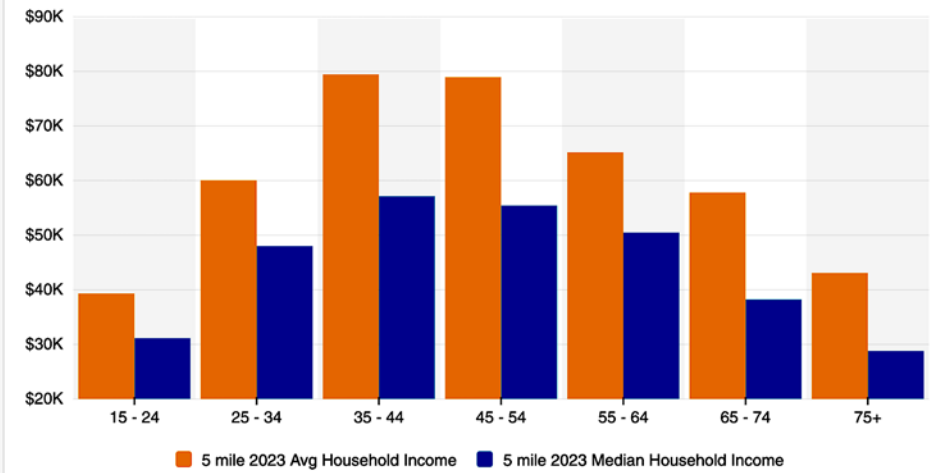


Huntington Park Demographics

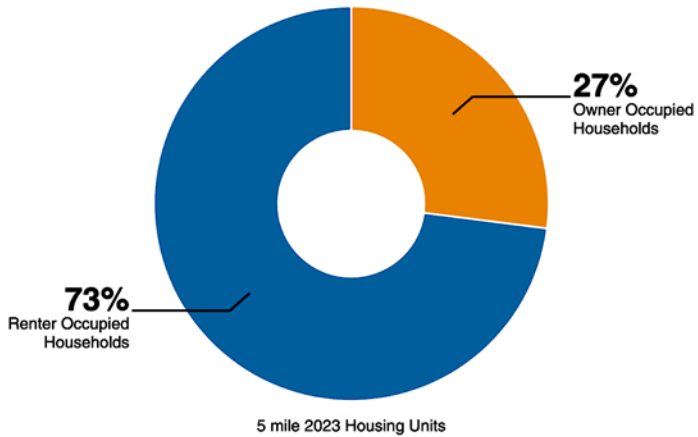
Household Income



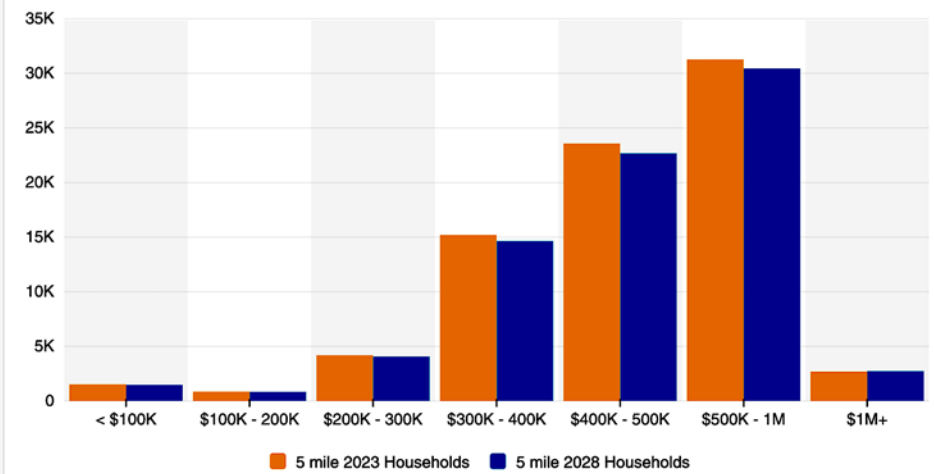
Household Income By Age



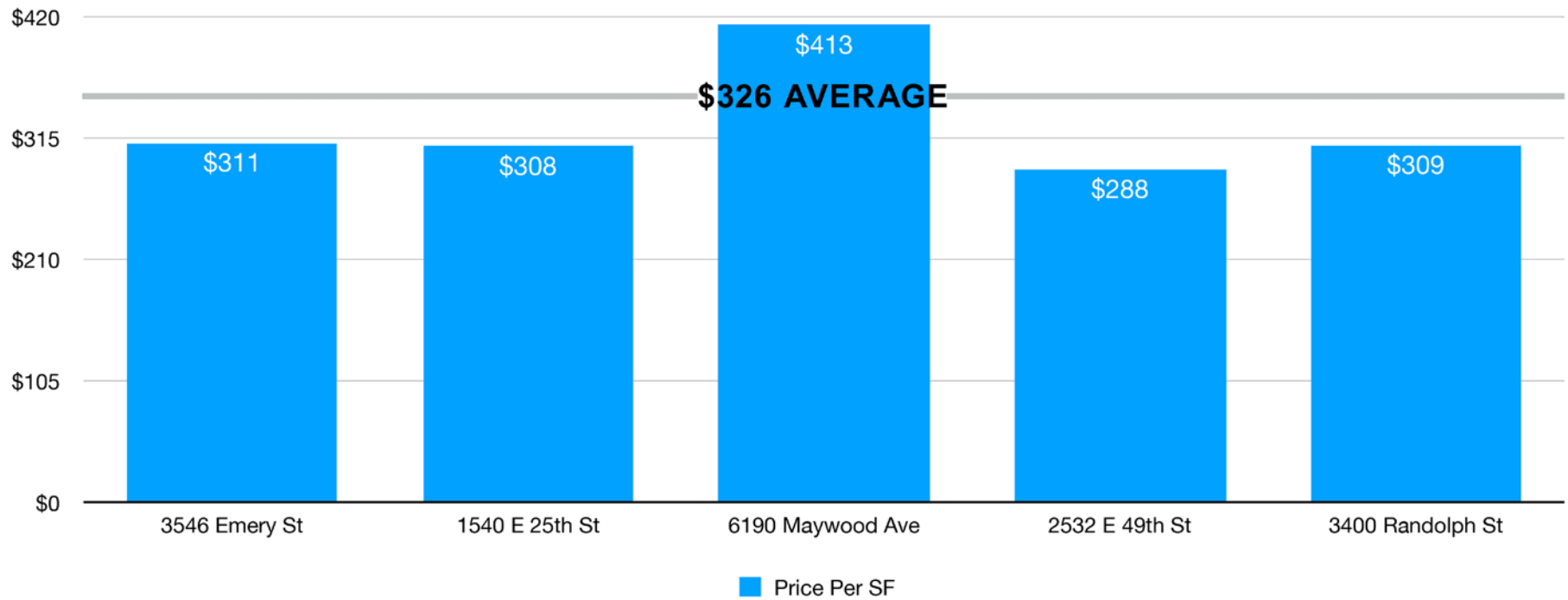
Housing Occupancy



Home Values



Comparable Area Building Sale Prices



Comparable Sale Prices

Address	Type	Building SF	Land SF	Price Per SF	Date Sold
3546 Emery St, Los Angeles 90023	Warehouse	6,435	12,197	\$311	October 2023
1540 E 25th St, Los Angeles 90011	Warehouse	8,190	12,591	\$308	July 2023
6190 Maywood Ave, Huntington Park 90255	Warehouse	3,050	5,430	\$413	June 2023
2532 E 49th St, Vernon 90058	Warehouse	20,100	42,253	\$288	March 2023
3400 Randolph St, Huntington Park 90255	Light Industrial	13,500	17,868	\$309	April 2022
Average Price Per SF Building Value				\$326	

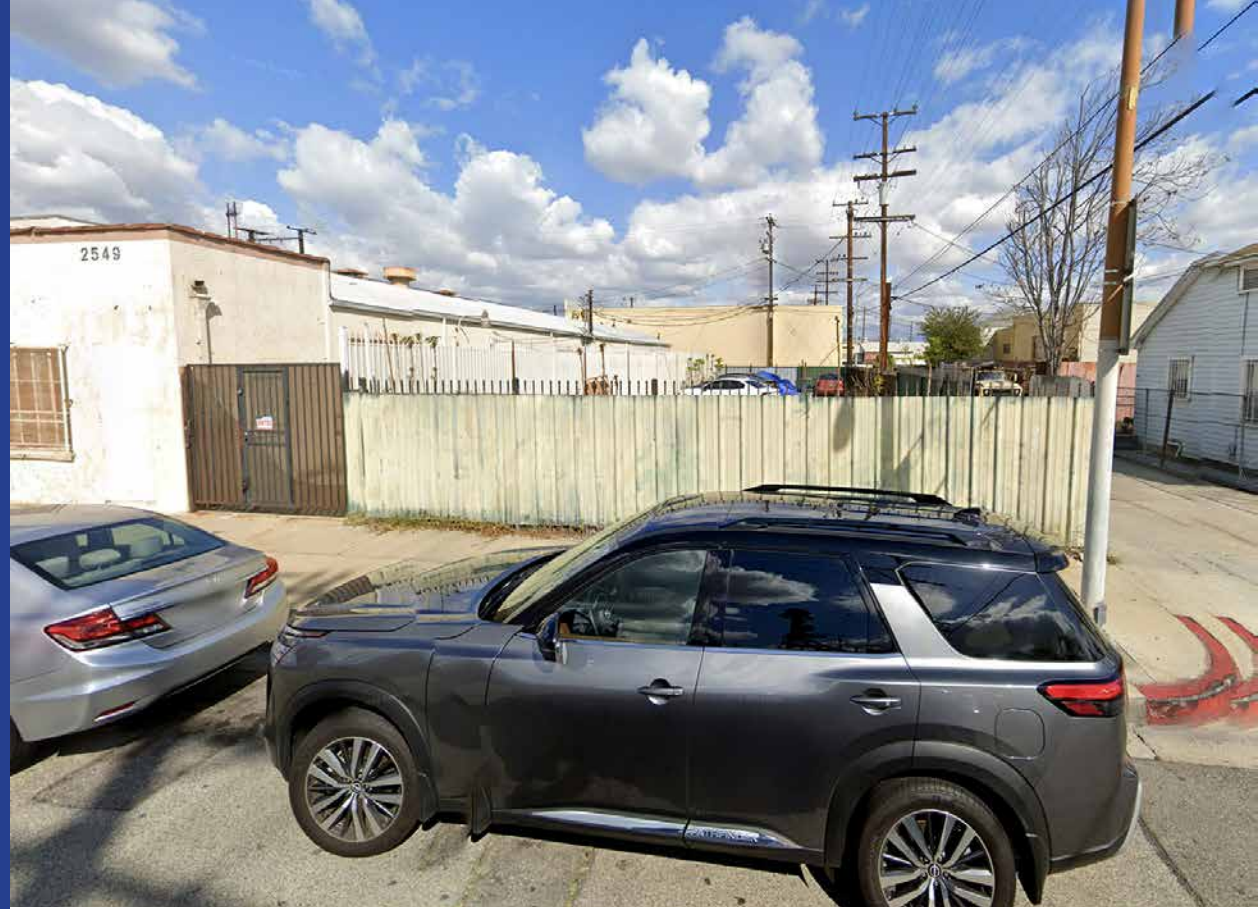
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Huntington Park, CA 90255

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