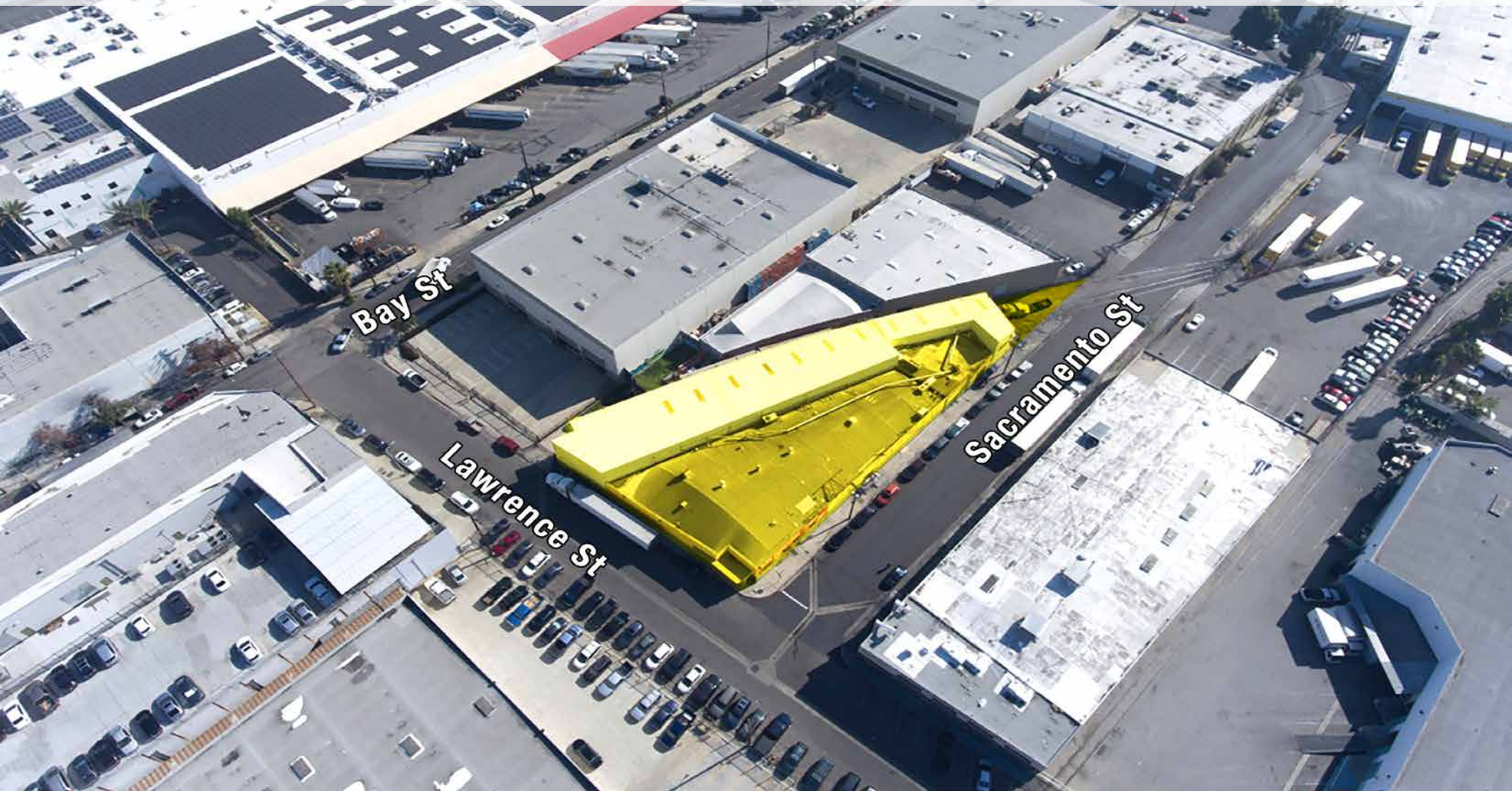


INDUSTRIAL FACILITY WITH COLD STORAGE

DTLA Produce District Location



±19,908 SF Building on ±22,391 SF of Land
1000 LAWRENCE ST, LOS ANGELES, CA 90021



1000 LAWRENCE ST, LOS ANGELES, CA 90021

Property Details

Building Area:	±19,908 SF
Offices:	5
Restrooms:	3
Land Area:	±22,391 SF
Year Built:	1945/1992
Construction:	Reinforced Concrete
Power:	TBD
Clear Height:	25'
Docks:	2 Exterior
Cooler Area:	±3,384 SF
Parking:	Street
Zoning:	LA M3-1-RIO
Parcel:	5166-030-007
Frontage:	131' on Lawrence St 297' frontage on Sacramento St
TOC:	Tier 1
Opportunity Zone:	Yes

Asking Price: \$9,999,999 (\$502.31 Per SF)



Property Highlights

- ±19,908 SF industrial facility with cold storage
- Configured for active food distribution and logistics use
- Prime DTLA Produce District location
- Two refrigerated storage rooms
- Two loading docks and ±25 foot clear height
- Two mezzanines (ideal for additional storage, light assembly, or office overflow)
- Office/administrative space
- Multiple ingress and egress points
- SBA 504 & 7a eligible
- Located in an Opportunity Zone (tax benefits)
- Potential development site: ED1 designation fast-tracks 100% affordable housing adaptive reuse projects

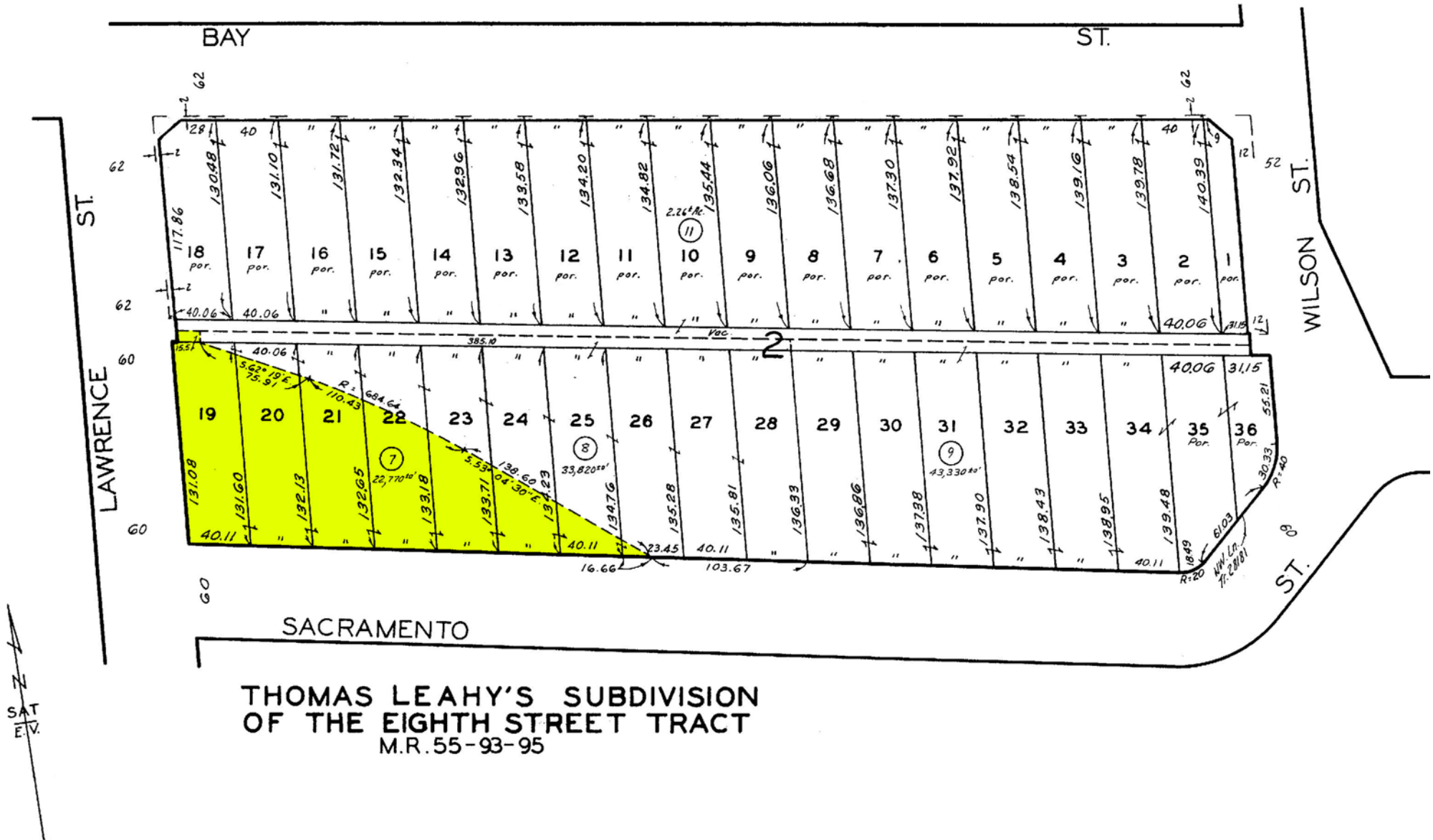




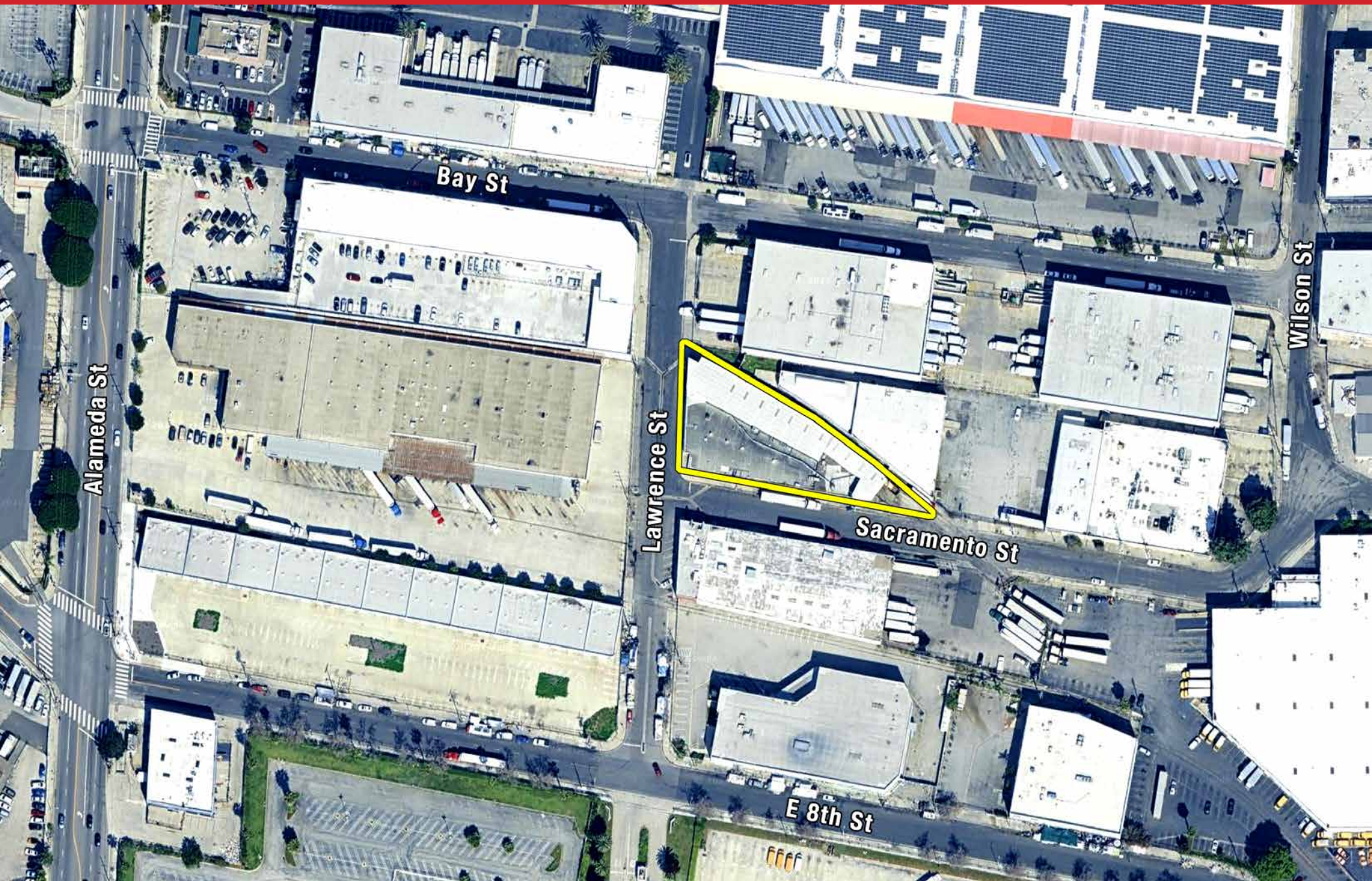




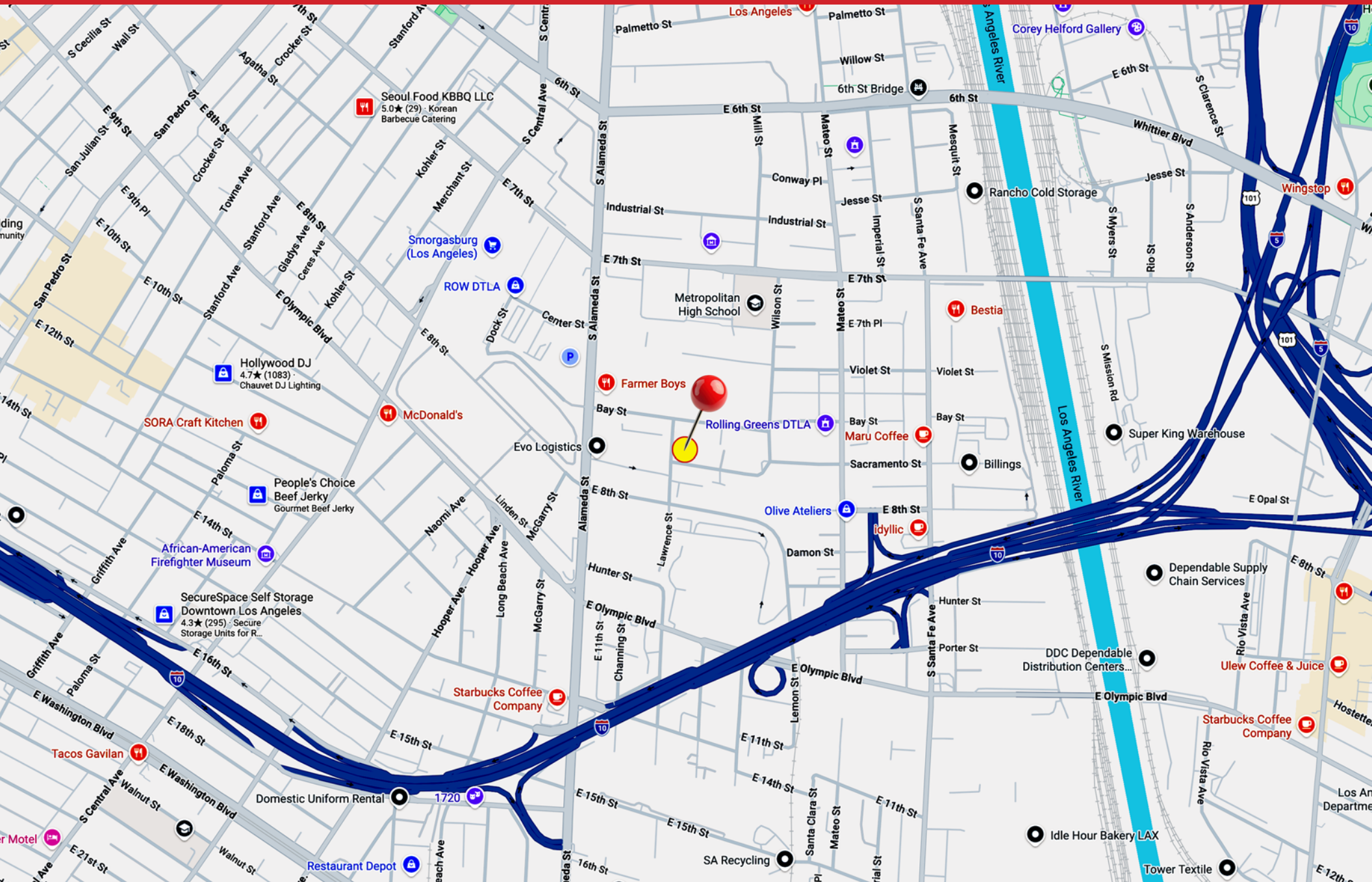
Plat Map



Aerial Photo



Area Map



Downtown Los Angeles Demographics

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average
Household
Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work
3-5 days in DTLA



79%

Expect to be in
the office at least
half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745

Retail+F&B Businesses
per Square Mile



171

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average
Household Income



26% All new
residential in the
City of LA
since 2010



24% Less
Income Spent
on Housing +
Transportation
than LA Average

41% Population
Growth 2010 - 2022

90%

Residential Occupancy



46%

Walk/Bike/Transit
or Work from Home

61%

25 - 54 Years Old



67%

Postsecondary
Education

FOR SALE

1000 LAWRENCE STREET, LOS ANGELES, CA 90021

DTLA Industrial Facility With Cold Storage

±19,908 SF Building on ±22,391 SF of Land

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