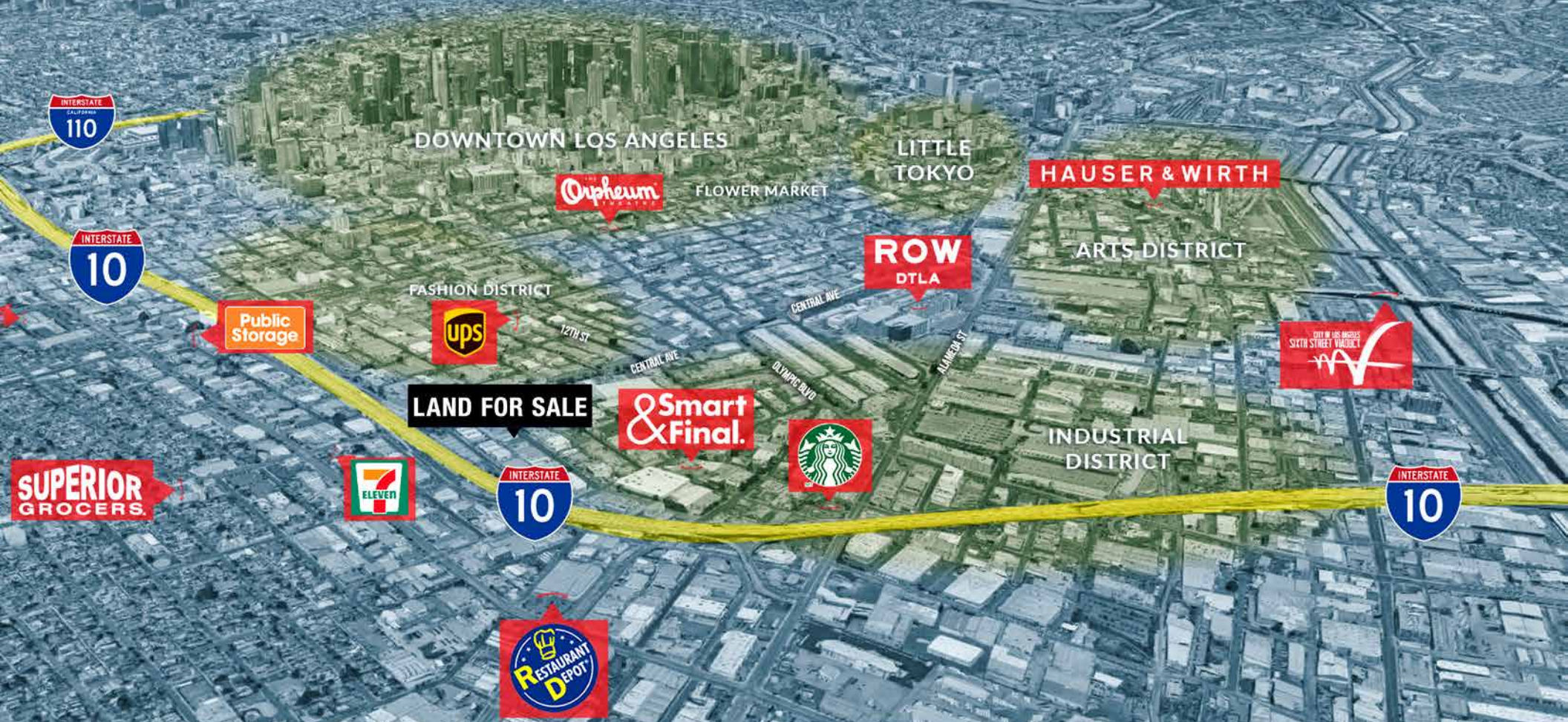


DTLA INDUSTRIAL LAND FOR SALE



±10,465 SF OF LAND

1400 NEWTON ST, LOS ANGELES, CA 90021



Property Details

Land Use (Per Assessor):	Light Industrial
Building Area:	None
Land Area (Per Assessor):	±10,465 SF
Zone:	LA M2
APN:	5130-012-025

Asking Price: \$1,100,000 (\$105.11 Per SF)

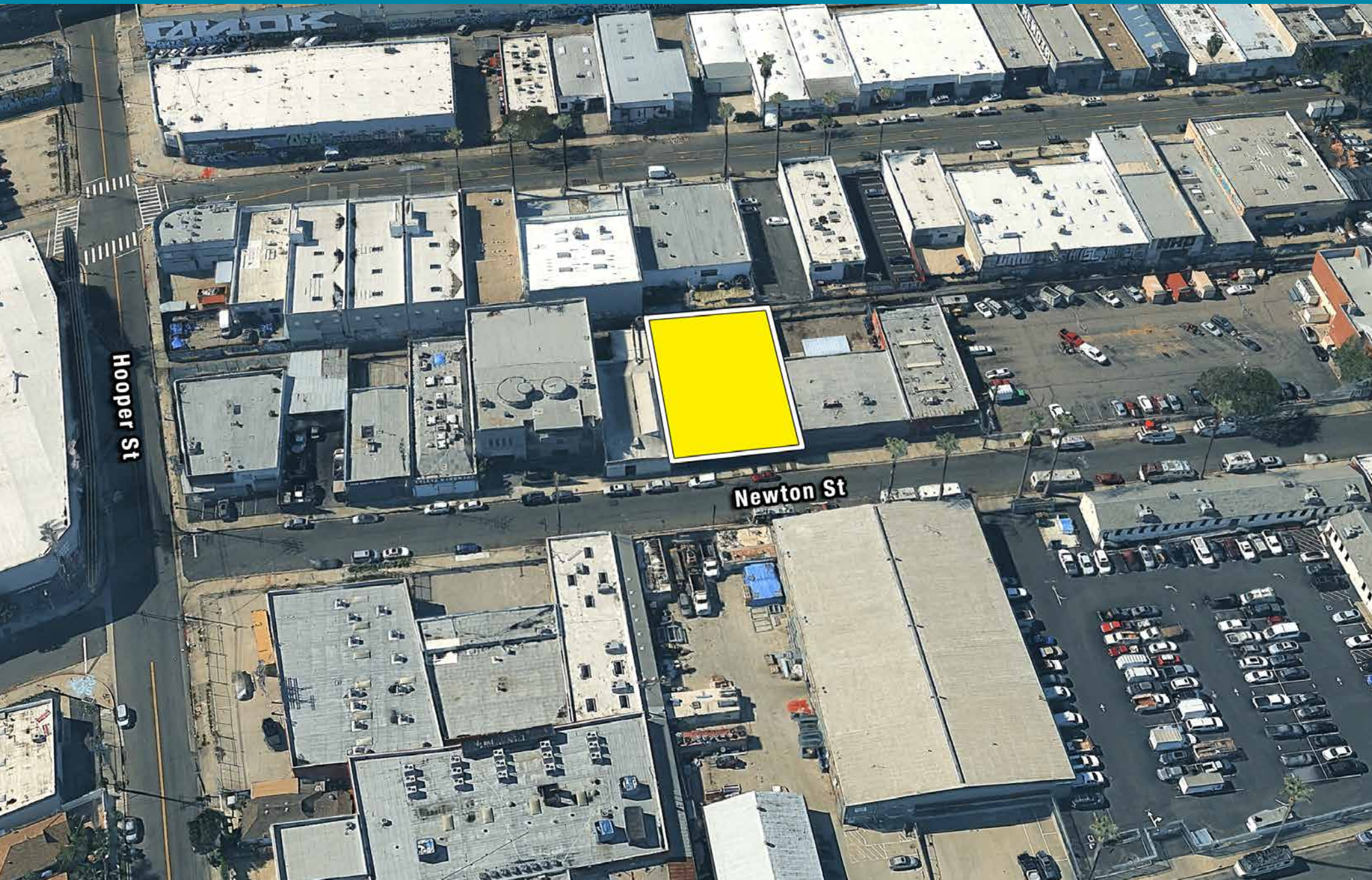
Property Highlights

- Downtown Los Angeles industrial land
- Ideal for owner-user, investor, or developer
- Ideal for any industrial use
- 3 blocks north of the Santa Monica (I-10) Freeway and just west of Hooper Ave
- Located in a Qualified Designated Opportunity Zone

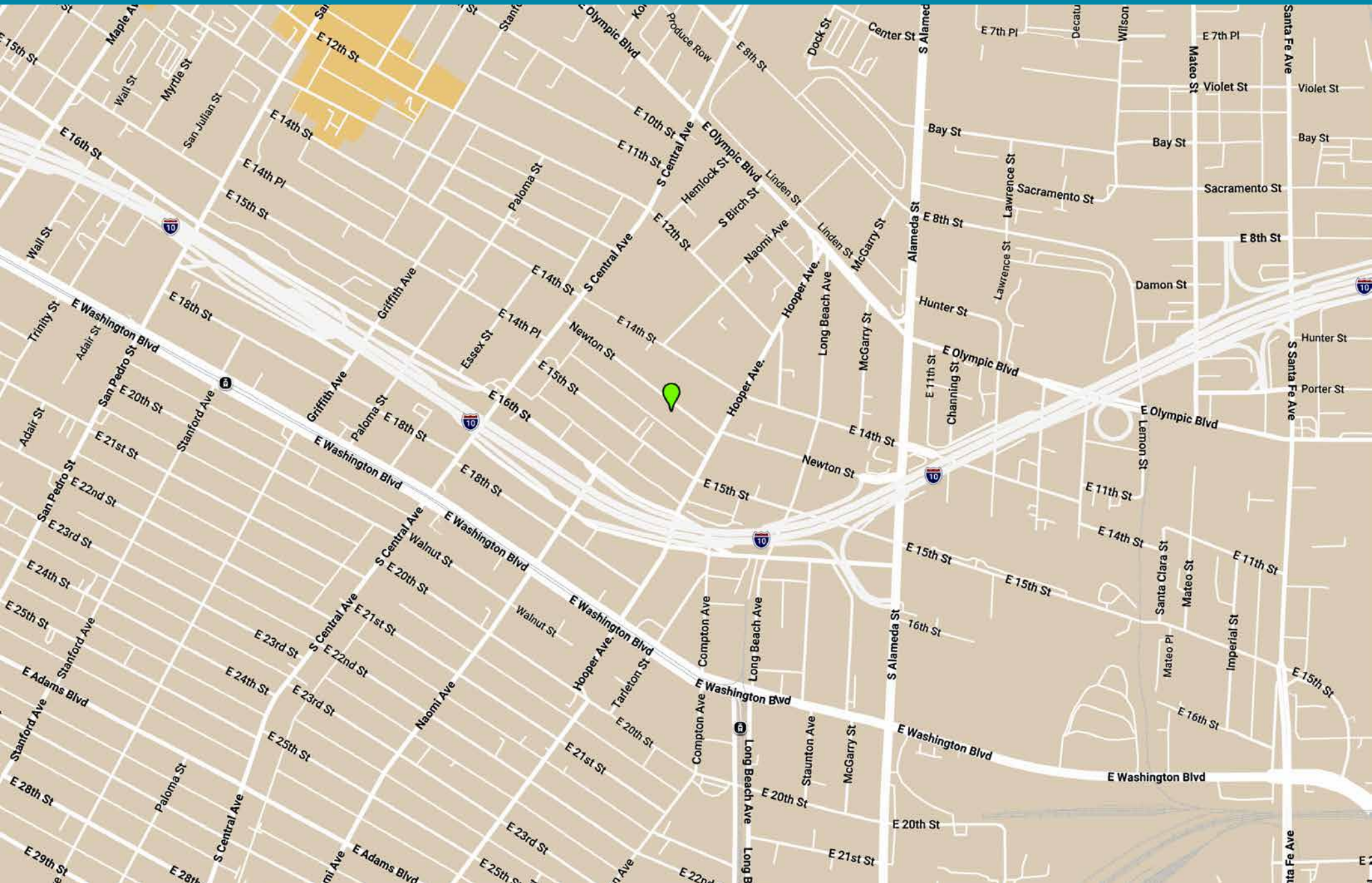
PLAT MAP



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

DTLA INDUSTRIAL LAND

±10,465 SF of Land

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