



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

INDUSTRIAL WAREHOUSE FOR **SALE** IN **DTLA OPPORTUNITY ZONE**

1204 Paloma St., Los Angeles, CA 90021



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EXECUTIVE SUMMARY

This industrial warehouse in Downtown Los Angeles offers approximately 3,928 square feet of space (7,800 square feet including mezzanine) on a 5,565 square foot lot. Located within an Opportunity Zone, this property is ideal for various industrial uses, including cannabis operations. Built in 1997 with tilt-up concrete construction, the facility features a 25-foot clearance height, 400 AMPS of 3-phase power (expandable to 1,200 AMPS), a 1-inch gas line, fire sprinklers, and a 25-ton HVAC system.

Additional highlights include rear gated parking, multiple restrooms, and proximity to major freeways (10, 5, 110, 101), public transportation, and amenities in the Fashion District and Wholesale Produce Market area. Also available are four cannabis licenses (Cultivation, Manufacturing, Distribution, Delivery), to be sold separately.

This property is ideal for investors or businesses looking to capitalize on the Opportunity Zone incentives, whether for general industrial use or cannabis operations. The facility's robust infrastructure, combined with its prime location in a bustling commercial area, offers significant potential for growth and profitability.

PROPERTY DETAILS

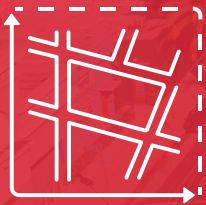
Address	1204 Paloma St., Los Angeles, CA 90021
APN	5132-016-047
Building area	±3,928 SF (7,800 SF inclusive of Mezzanine space)
Site area	±0.128 AC / ±5,565 SF
Year Built/ Renovated	1997
Zoning	LA-M2
Use	Industrial
Price	\$2,450,000 \$2,800,000



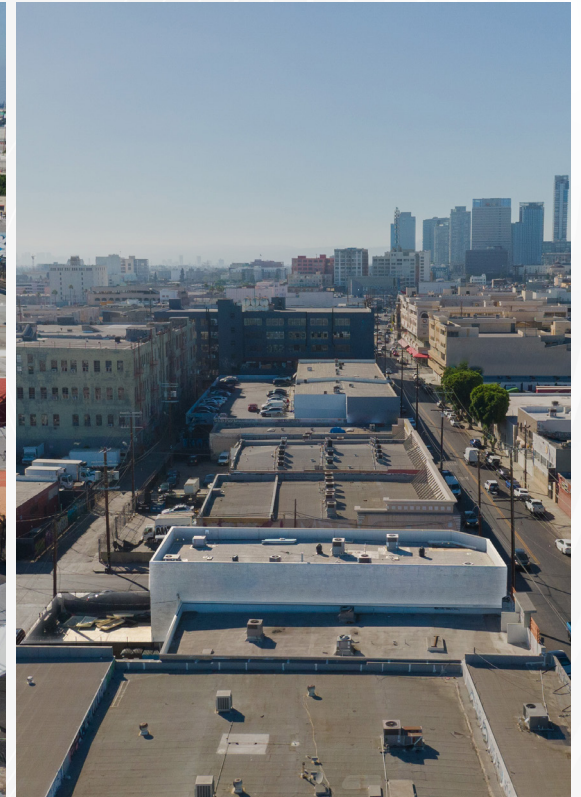
PROPERTY PHOTOS



RENTABLE AREA
±3,928 SF



SITE AREA
±0.128 AC / ±5,565 SF



INDUSTRIAL WAREHOUSE FOR SALE IN DTLA



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DOWNTOWN LOS ANGELES

FLOWER MARKET

ARTS DISTRICT

FASHION DISTRICT

AVAILABLE

ROW
DTLA

CITY OF LOS ANGELES
SIXTH STREET VIADUCT

Public Storage

AutoZone

SUPERIOR
GROCCERS

SUBWAY

7
ELEVEN

INTERSTATE
10

Smart
& Final.

McDonald's

STARBUCKS

YOSHINOYA

INTERSTATE
10

Jack
in the box

RESTAURANT
EPOT

WaBa
Grill



AERIAL MAP

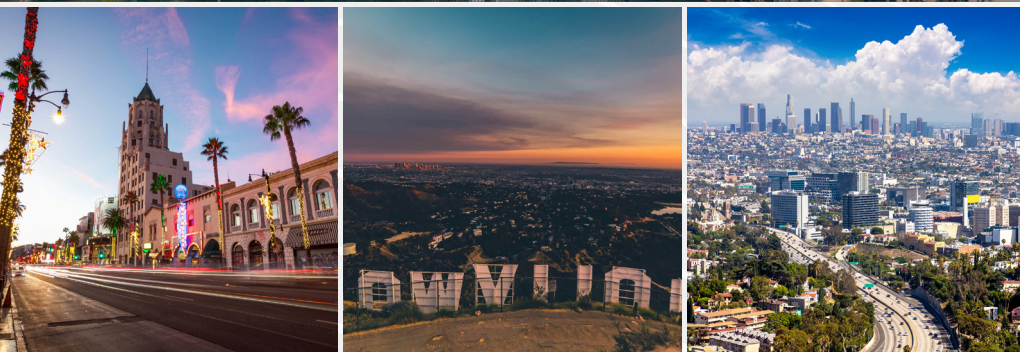
LOCATION OVERVIEW

Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and womenowned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.



DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2029 Projection	28,801	422,883	1,143,527
2024 Estimate	30,131	438,085	1,186,133
2010 Census	33,345	462,213	1,257,526
Hispanic Origin	15,875	293,095	813,747
Daytime Population	29,337	420,952	1,137,871

2024 TRAFFIC COUNTS	PICO BLVD	CENTRAL AVE	INTERSECTION	101 FREEWAY
Population	±38,000	±27,500	±65,500	±278,000

DEMOGRAPHIC SUMMARY

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Number of Household	10,986	148,238	390,143
Average Household Size	2.00	2.60	2.80
Average Household Income	\$70,171	\$69,109	\$73,331
Median Household Income	\$39,437	\$45,380	\$51,905

BUSINESSES	# OF BUSINESSES	# EMPLOYEES	# EMP / BUS
1-Mile Radius	6,992	44,321	6



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