

**1326 S. GRAND AVENUE
LOS ANGELES, CALIFORNIA 90015**

OFFERED AT \$2,075,000

HORRELL
REALTORS

In The "Riviera Village"
EST. 1964



DO NOT DISTURB TENANTS

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CONFIDENTIALITY AGREEMENT

1326 S. GRAND AVENUE LOS ANGELES, CA 90015

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Horrell Realtors. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to lot size, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements

referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Horrell Realtors, nor any of their respective agents, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you --will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Horrell Realtors. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Horrell Realtors.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Horrell Realtors.

The information being provided by Horrell Realtors, and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any information, measurements, facts and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property or any hazards contained therein nor any to be implied. Logos are for identification purposes only and may be trademarks of their respective companies.

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PROPERTY SUMMARY

ADDRESS:	1326 S. Grand Avenue Los Angeles, CA 90015
PRICE:	\$2,075,000
APN:	5134-025-044
LAND USE:	Department Store / Wholesale Manufacturing Outlet
BLDG SF:	5,850
LOT SIZE:	5,814
ZONING:	LAC2

INVESTMENT HIGHLIGHTS

An exceptional opportunity for both owner-users and investors, 1326 South Grand Avenue offers a versatile commercial space in the heart of Downtown Los Angeles. This 5,850 square-foot building provides a unique blend of office, warehouse, and showroom/retail space, making it ideal for a variety of business uses.

Featuring over 70 feet of street frontage along Grand Avenue, the property boasts an open floor plan with a bowstring truss roof and high ceilings, creating an expansive and airy atmosphere. Additional amenities include office space, two bathrooms, and convenient direct delivery access via Margot Street.

Positioned just minutes from the Fashion District, Crypto Arena, and Los Angeles Convention Center, and with easy access to the 5, 10, and 110 freeways, this location is perfect for businesses that require visibility and accessibility. Whether you're looking to expand your operations or secure a valuable asset, this property presents an outstanding opportunity in one of LA's most sought-after areas.

LOCATION MAP

1326 S. Grand Avenue
Los Angeles,
California 90015



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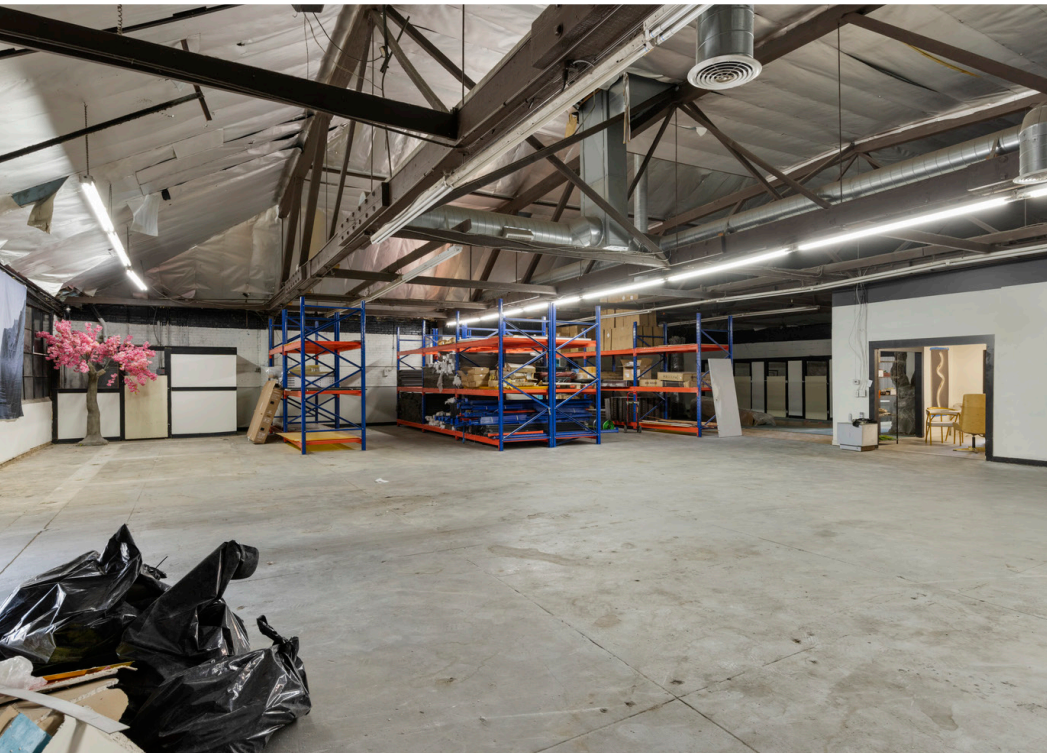
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