

FOR SALE & LEASE

RENOVATED REINFORCED BRICK WAREHOUSE · OWNER-USER OR INVESTMENT

±7,250 SF
RENOVATED SINGLE-TENANT WAREHOUSE

\$2,750,000
ASKING PRICE

\$1.10/SF NNN
ASKING LEASE RATE

600A - 3Ø
HEAVY POWER

1314

JAMES M WOOD BLVD

Los Angeles, California

**Saxum
West**

THE OFFERING

Saxum West is pleased to present 1314 James M Wood Boulevard, a newly renovated, single-tenant reinforced brick warehouse with triangular wooden trusses in the City West district of Downtown Los Angeles — three blocks from LA Live and the Ritz-Carlton, at the junction of the 10 and 110 freeways. The Property is offered for sale at \$2,750,000 and for lease at \$1.10/SF/Mo NNN, and is delivered vacant and ready for immediate occupancy.

The ±7,250 SF freestanding building has just completed a comprehensive 2025 renovation: brand-new 600-amp electrical service, panel and meter; roof upgrades; new fire/life-safety systems; restored masonry; and secure heavy metal entry doors front and rear. A ground-level drive-in loading door off the rear alley serves an interior pony dock, and monthly parking for 15+ vehicles is available from the adjacent lot directly behind the building at an additional cost.

Zoned C2(CW)-U/1.5 within the Central City West Specific Plan, the building accommodates warehouse, commercial and medical uses (buyer/tenant to verify) — a rare single-tenant medical-office opportunity minutes from PIH Health Good Samaritan Hospital.



OFFERING PRICE	PRICE / SF	ASKING LEASE RATE	POWER	PARKING	LOADING
\$2,750,000	±\$379	\$1.10 NNN	600A, 3Ø	15+ Cars MTM - Additional Cost	1 GL Door
BUILDING SF	LOT SF	BUILT / RENOVATED	CONSTRUCTION	ROOF TYPE	OCCUPANCY
±7,250	±7,246	1920/2025	Reinforced Brick Masonry	Triangular Wooden Truss	Vacant

PROPERTY HIGHLIGHTS

01 Newly Renovated & Delivered Vacant

Comprehensive 2025 renovation — new electrical panel and meter, roof upgrades, new fire/life-safety systems and masonry work. Ready for immediate occupancy.

02 Rare Freestanding Single-Tenant Building

Reinforced brick construction with triangular wooden trusses and 14' clear height — an increasingly scarce format this close to the urban core.

03 Heavy Power

New 600-amp, 120/240V three-phase, four-wire service supports industrial, production and medical equipment loads.

04 Flexible C2 Zoning — Medical Uses Possible

C2(CW)-U/1.5 permits warehouse and commercial uses; a rare single-tenant medical-office opportunity (buyer/tenant to verify with the City).

05 GL Loading Door with Interior Pony Dock

Drive-in loading off the rear alley through a heavy metal sliding door, served by an interior pony dock.

06 Month-to-Month Parking Next Door

Up to 15+ spaces available for lease from the adjacent lot directly behind the building, month-to-month at an additional cost.

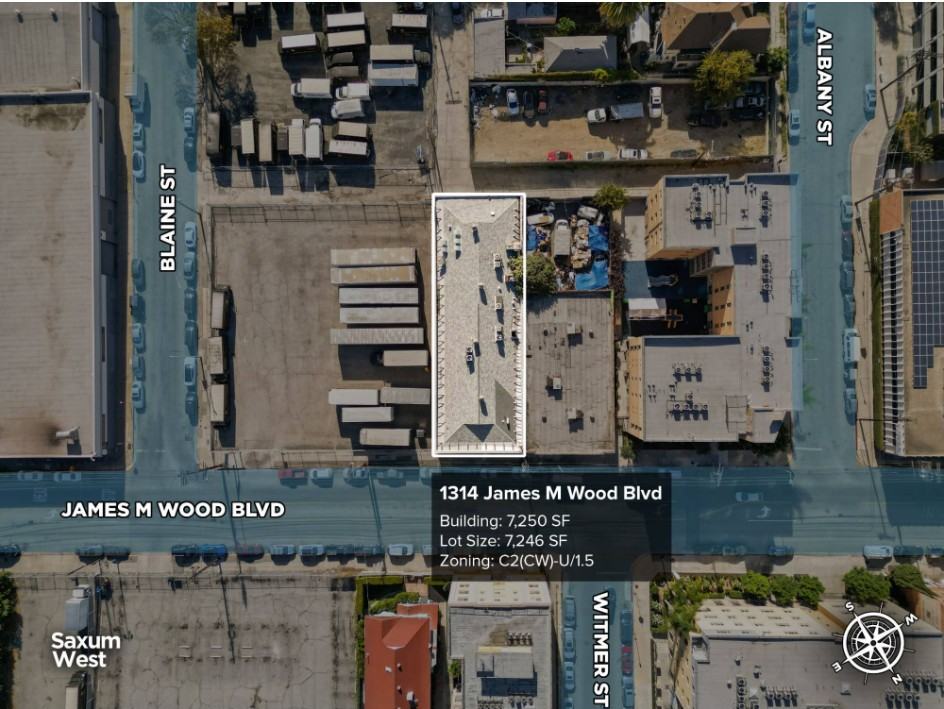
07 DTLA Adjacency, Exceptional Access

Walking distance to LA Live with immediate access to the 10 and 110 freeways; Transit Score 100.



PROPERTY DETAILS

ADDRESS	1314 James M Wood Blvd, 90015
PROPERTY TYPE	Industrial — Reinforced Brick Warehouse with Triangular Wooden Trusses
BUILDING SIZE	±7,250 SF
LOT SIZE	±7,246 SF (0.17 AC)
YEAR BUILT / RENOVATED	1920 / 2025
STORIES	1
FRONTAGE	±50' on James M Wood Blvd
CLEAR HEIGHT	14'
ZONING	C2(CW)-U/1.5 · Central City West
PARKING	15+ adjacent-lot spaces (MTM, add'l cost)
APN	5137-007-005
POWER	600A · 120/240V · 3Ø · 4-Wire
LOADING	GL drive-in door w/ pony dock (rear alley)
OCCUPANCY	Vacant — available now



FLOOR PLAN

±7,250

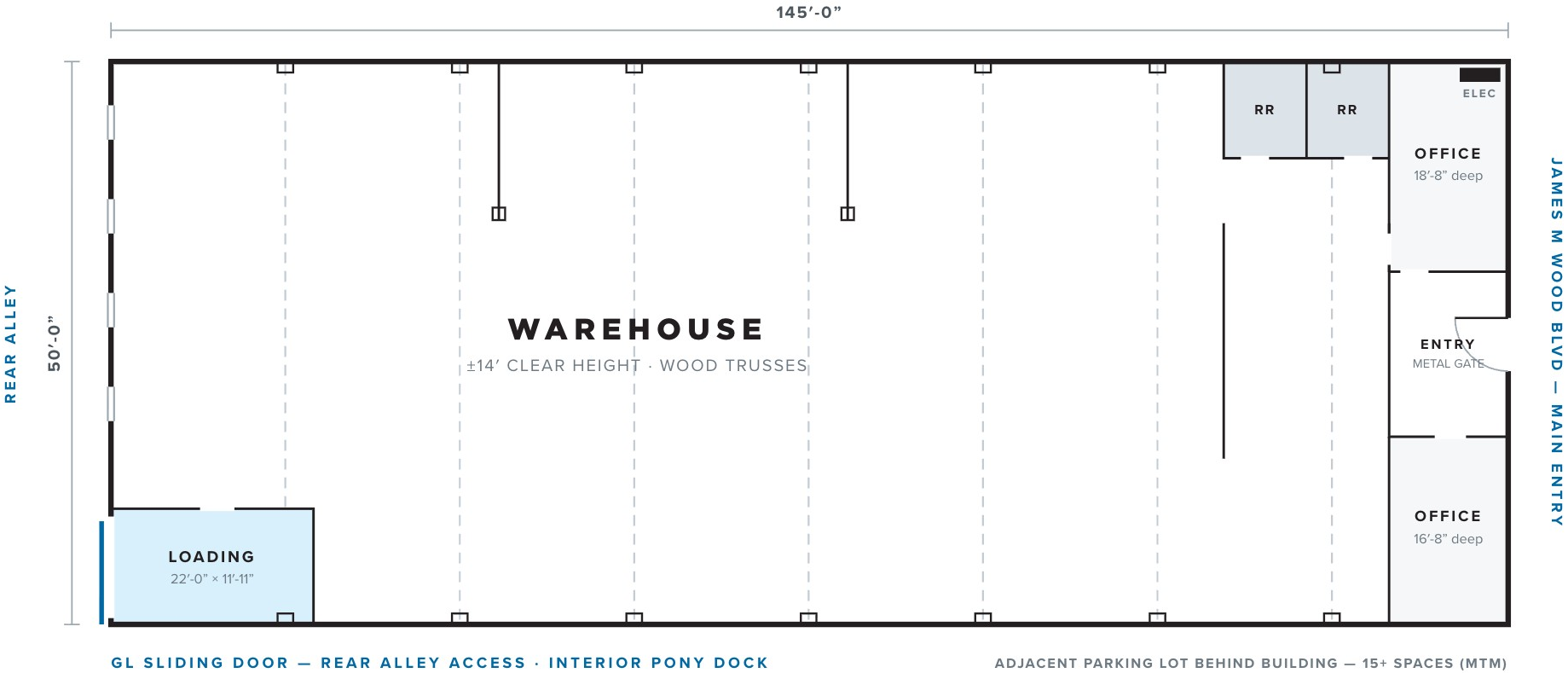
TOTAL SF

14'

CLEAR

145'x50'

FOOTPRINT



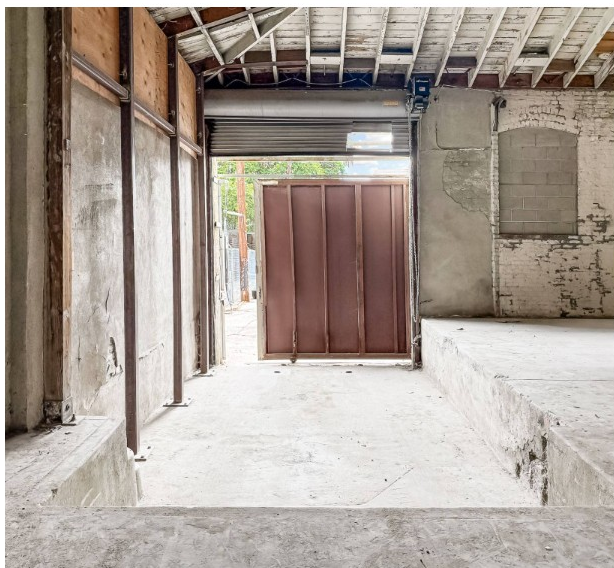
OFFICE RESTROOMS LOADING

Illustrative — after proposed floor plan by Yakov Design. Not to scale; buyer/tenant to verify all dimensions.

INTERIORS



BUILD-OUT & POWER



PRICING & LEASE TERMS

FOR SALE

ASKING PRICE	\$2,750,000
PRICE / SF (BUILDING)	±\$379
BUILDING / LOT	±7,250 SF / ±7,246 SF
DELIVERY	Vacant at close of escrow
IDEAL BUYER	Owner-user or single-tenant investor

FOR LEASE

ASKING RENT	\$1.10/SF/Mo (\$13.20/SF/Yr)
LEASE TYPE	NNN — est. charges ±\$0.42/SF/Mo
AVAILABLE SF	±7,250 SF — entire building
TERM	Negotiable
BUILD-OUT	Full build-out · available now
PARKING	15+ spaces next door, month-to-month (add'l cost)

ESTIMATED OCCUPANCY COST — ENTIRE BUILDING (±7,250 SF)

	\$/SF/MO	MONTHLY	ANNUAL
Base Rent (NNN)	\$1.10	\$7,975	\$95,700
NNN Charges (est.)	±\$0.42	±\$3,045	±\$36,540
Total Occupancy (est.)	±\$1.52	±\$11,020	±\$132,240

Net charges are estimates and subject to reconciliation; tenant to verify. Rent excludes utilities, janitorial and building services. Monthly parking from the adjacent lot is at an additional cost and subject to availability.

OFFERING PROCESS

The Property is offered for sale or for lease on an as-is basis. Offers and lease proposals should be directed to Saxum West, the Owner’s exclusive broker. Tours are by appointment.

AREA AMENITIES

Saxum
West



STILTON



CIRCA



JW MARRIOTT



crypto.com
ARENA



Los Angeles
CONVENTION CENTER

COURTYARD
BY MARRIOTT



LA
LIVE



REGAL
ENTERTAINMENT
GROUP



W OLYMPIC BLVD



OLYMPIC PRIMARY CENTER
EST. 2005

BLAINE ST



JAMES M WOOD BLVD



1314

James M. Wood Blvd.

ALBANY ST



Loyola Law School
Loyola Marymount University
Los Angeles

LOCATION & DEMOGRAPHICS

Positioned one block off Olympic Boulevard between the 110 freeway and Loyola Law School, the Property sits at the seam of City West and the LA Live entertainment district — three blocks from Crypto.com Arena, the LA Convention Center and the Ritz-Carlton, and minutes from PIH Health Good Samaritan Hospital. Downtown Los Angeles draws a daytime population of roughly 400,000 workers and visitors and contains over 500,000 jobs, with continued public and private investment across the arena and convention-center districts.

DEMOGRAPHICS — CITY WEST / 90015

±27,300 POPULATION	\$69.3K MEDIAN HH INCOME	33.3 MEDIAN AGE	400K+ DTLA DAYTIME POP.	80 WALK SCORE	100 TRANSIT SCORE
--	--	---------------------------------------	---	-------------------------------------	---

ANCHORS & ACCESS

- LA LIVE
- CRYPTO.COM ARENA
- LA CONVENTION CENTER
- LOYOLA LAW SCHOOL
- PIH GOOD SAMARITAN
- METRO A/E — PICO STATION
- I-10 & I-110
- RITZ-CARLTON · 3 BLOCKS



Sources: U.S. Census Bureau ACS 5-Year Estimates (ZIP 90015); DTLA Alliance / CCA (2025); Local Logic. Figures approximate.

FOR MORE INFORMATION, CONTACT

EXCLUSIVELY LISTED BY

JOE BOLOGNESE

MANAGING DIRECTOR

License #01966025

(310) 422-3891

joe@saxumwest.com

SAXUM WEST

407 North Maple Drive, Ground Floor
Beverly Hills, California 90210

(310) 595-9000 · SAXUMWEST.COM

Saxum West is the exclusive broker to the Owner. The information herein was obtained from sources believed reliable; Saxum West has not verified it and makes no guarantee, warranty or representation about it. Buyer or tenant to verify all information, including permitted uses, dimensions and square footages.



Saxum West