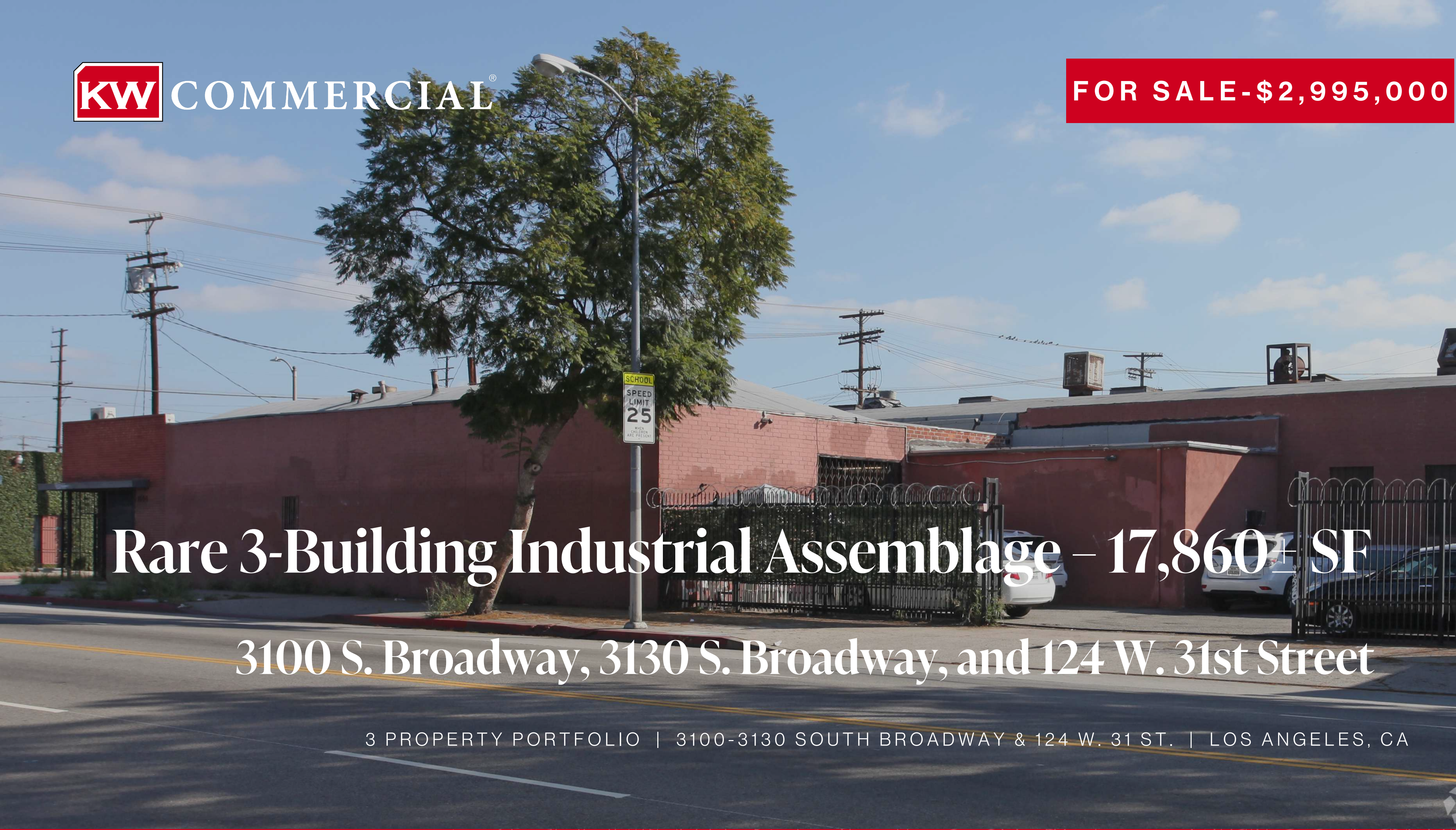
KW COMMERCIAL

FOR SALE-$2,995,000



Rare 3-Building Industrial Assemblage – 17,860± SF

3100 S. Broadway, 3130 S. Broadway, and 124 W. 31st Street

3 PROPERTY PORTFOLIO | 3100-3130 SOUTH BROADWAY & 124 W. 31 ST. | LOS ANGELES, CA

Exclusively Listed by

David Moskowitz - Director, KW Commercial | 323-493-3659 | dmoskowitzkw@gmail.com | DRE#: 01372552

Benjamin Zev | 818-636-6191 | mr.benzev@gmail.com | DRE#: 02020374

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Each Office is Independently Owned and Operated

www.kwcommercial.com

Table of Contents

Disclaimer

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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Exclusively Listed by

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Professional Bio

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Regional Ambassador for KW Commercial (California Central/Southern and Inland Empire Regions).
Director, KW Commercial Santa Barbara/Central Coast.

Former Head of the Commercial Division for KW Commercial Hollywood Hills, Los Angeles and KW Commercial Brentwood and most recently Burbank/Glendale. Former Member of the KW Commercial National Leadership Council.

With almost 35 years of business experience behind him, David has found the Keller Williams spirit of entrepreneurship and innovation a driving force in his business. Having started the Commercial Division at Keller Williams Hollywood Hills, he has seen the growth of KW Commercial from its inception.

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BRE: 01372552

Professional Bio

BENJAMIN ZEV

CA DRE # 02020374

COMMERCIAL REAL ESTATE. Guiding Clients through Acquisition, Development, and timely Exits

Multi-Family Development | Investment property acquisitions | 1031 Tax-deferred Exchanging

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Benjamin Zev is a Commercial Real Estate agent specializing in residential and multifamily development, land, and investment property acquisitions, with a primary focus on the Los Angeles market. Working closely with investors and sellers, he brings a strategic approach to identifying and executing high-value opportunities across asset classes.

Benjamin has hands-on experience advising clients through the multifamily development process, including repositioning smaller assets into higher-density projects through planning, entitlement, and execution strategy. His work spans acquisitions, value-add opportunities, and long-term investment positioning.

With nearly a decade in the industry, Benjamin provides guidance across all stages of a transaction, including 1031 tax-deferred exchanges. He is known for his disciplined approach, market insight, and commitment to helping clients maximize value and make informed real estate decisions.

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01

Property Information

Executive Summary

Price:	$ 2,995,000
Building SF:	17,860
Occupancy:	Vacant Owner/User
Lot Size:	22,216 SF
Parking:	Approximately 10-12 spaces
PPSF:	$167.69
Loading:	2 Rollp Up Doors and 1 Slider Access

Property Highlights

- Rare 3-Building Industrial Assemblage – 17,860± SF across three contiguous buildings on 22,216± SF of M1-zoned land, offered together as a single transaction.
- Central, Multi-Freeway Location – roughly a dozen blocks south of the Downtown Los Angeles core, with easy access to the Santa Monica (I-10), Harbor (I-110), Hollywood/Santa Ana (US-101), and Golden State (I-5) freeways.
- Aggressive Price Per Foot – offered at $2,995,000 ($167.69 PSF) — roughly 35% below the trailing 24-month median of $260.68 PSF for comparable Central Los Angeles industrial sales under 30,000 SF (Source: CoStar sales-comp data, n=196), reflecting the property's as-is condition and scope of renovation needed.
- Very Flexible Layout – three contiguous structures that have long functioned as one overall property, suited to owner/user, investor, storage, distribution, or light industrial use.
- Significant Value-Add / Renovation Opportunity – the property requires significant renovation throughout, including replacement of the electrical system (panels and wiring) and general interior repairs — drywall, paint, and wall damage.
- Currently Vacant – available for immediate owner/user buildout, or as a renovation project for an investor.

Property Overview

KW Regional Advisors presents a rare opportunity to acquire three contiguous industrial buildings — 3100 S. Broadway, 3130 S. Broadway, and 124 W. 31st Street — offered together as a single transaction just south of the Downtown Los Angeles core. The combined offering totals 17,860± SF of building area across three structures on 22,216± SF (0.51± acres) of M1-zoned land. The property is offered at $2,995,000 ($167.69 PSF).

Built between 1950 and 1952, the three buildings have operated for decades as one flexible site, most recently by the ownership family as an owner/user. After the family retired from active use, the property became vacant and is now offered as-is, in value-add condition, priced well below market value. The property requires substantial renovation and repairs. Buyers should plan and budget accordingly. The site has new perimeter fencing and is ready for sale.

The property sits within the Central Los Angeles industrial corridor, in close proximity to the Downtown Los Angeles core — roughly a dozen blocks from the Santa Monica Freeway (I-10) — with easy access to the broader downtown freeway network, including the Harbor Freeway (I-110), the Hollywood/Santa Ana Freeway (US-101), and the Golden State Freeway (I-5), all of which converge in the downtown core just north of the site. This central location, wide-ranging freeway access, and the flexible layout across the three contiguous buildings position the property well for distribution, storage, or light industrial use serving the greater Los Angeles basin. At $2,995,000 ($167.69 PSF), the offering is priced roughly 35% below the trailing 24-month median of $260.68 PSF for comparable Central Los Angeles industrial sales under 30,000 SF (Source: CoStar sales-comp data).

3100-3130 S. BROADWAY & 124 W. 31ST STREET

Los Angeles, CA 90007 | Industrial For Sale | $2,995,000 ($167.69/SF)

Property Description

KW Regional Advisors presents a rare opportunity to acquire three contiguous industrial buildings — 3100 S. Broadway, 3130 S. Broadway, and 124 W. 31st Street — offered together as a single transaction just south of the Downtown Los Angeles core. The combined offering totals 17,860± SF of building area across three structures on 22,216± SF (0.51± acres) of M1-zoned land. The property is offered at $2,995,000 ($167.69 PSF).

Built between 1950 and 1952, the three buildings have operated for decades as one flexible site, most recently by the ownership family as an owner/user. After the family retired from active use, the property became vacant and is now offered as-is, in value-add condition, priced well below market value. The property requires substantial renovation and repairs. Buyers should plan and budget accordingly. The site has new perimeter fencing and is ready for sale.

The property sits within the Central Los Angeles industrial corridor, in close proximity to the Downtown Los Angeles core — roughly a dozen blocks from the Santa Monica Freeway (I-10) — with easy access to the broader downtown freeway network, including the Harbor Freeway (I-110), the Hollywood/Santa Ana Freeway (US-101), and the Golden State Freeway (I-5), all of which converge in the downtown core just north of the site. This central location, wide-ranging freeway access, and the flexible layout across the three contiguous buildings position the property well for distribution, storage, or light industrial use serving the greater Los Angeles basin. At $2,995,000 ($167.69 PSF), the offering is priced roughly 35% below the trailing 24-month median of $260.68 PSF for comparable Central Los Angeles industrial sales under 30,000 SF (Source: CoStar sales-comp data) — an aggressive basis for a well-located, multi-building assemblage. Call Listing Agent for a complete OM, property tour, or additional detail.

Property Facts

Offering Price: $2,995,000 | Price Per SF: $167.69 (17,860± SF combined building area)

Address	APN	Building SF	Lot SF	Year Built	Zoning
3100 S. Broadway	5122-005-007	3,600 SF	6,289 SF	1951	M1
3130 S. Broadway	5122-005-017	7,560 SF	8,178 SF	1950	M1
124 W. 31st Street	5122-005-006	6,700 SF	7,749 SF	1952	M1
Combined	3 APNs	17,860 SF	22,216 SF (0.51± AC)	1950–1952	M1

Property Details

Key Highlights

- **Rare 3-Building Industrial Assemblage –** 17,860± SF across three contiguous buildings on 22,216± SF of M1-zoned land, offered together as a single transaction.
- **Central, Multi-Freeway Location –** roughly a dozen blocks south of the Downtown Los Angeles core, with easy access to the Santa Monica (I-10), Harbor (I-110), Hollywood/Santa Ana (US-101), and Golden State (I-5) freeways.
- **Aggressive Price Per Foot –** offered at $2,995,000 ($167.69 PSF) — roughly 35% below the trailing 24-month median of $260.68 PSF for comparable Central Los Angeles industrial sales under 30,000 SF (Source: CoStar sales-comp data, n=196), reflecting the property's as-is condition and scope of renovation needed.
- **Reasonable On-Site Parking –** parking availability that is very reasonable relative to the building size, a differentiator versus much of the surrounding industrial product.
- **Significant Value-Add / Renovation Opportunity –** the property requires significant renovation throughout, including replacement of the electrical system (panels and wiring) and general interior repairs — drywall, paint, and wall damage.
- **Now Listed –** actively marketed on CoStar, LoopNet, Crexi, and the MLS at $2,995,000 ($167.69 PSF).

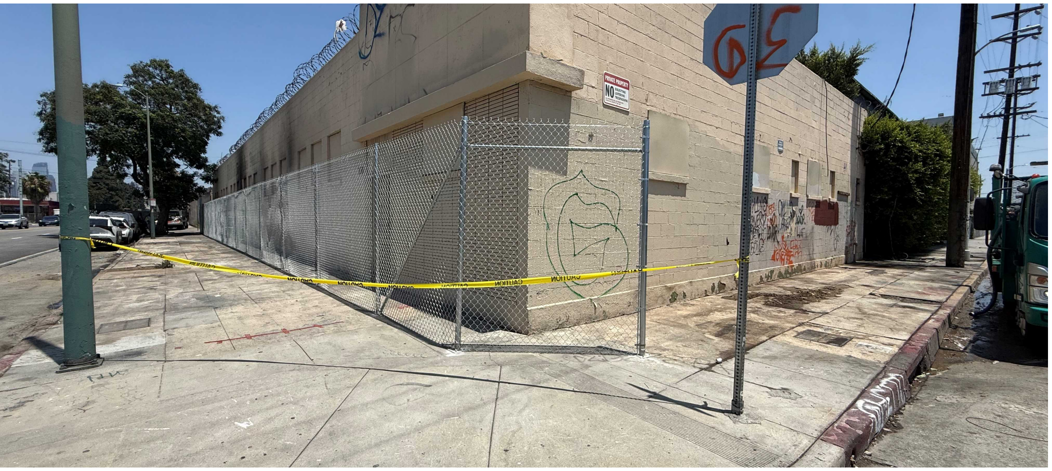
Property Condition

The property is offered as-is and requires significant renovation throughout. The building was occupied and operated by the ownership family for many years and became vacant following the family's retirement from active use. Known items include a non-functional electrical system (panels and wiring will need to be replaced) and general interior repairs, including drywall, paint, and wall damage. The seller has completed site security improvements, including new perimeter fencing. Buyer to independently verify the condition of all building systems and improvements, square footage, lot size, zoning, and permitted use directly with the City of Los Angeles and appropriate professionals prior to relying on this information for underwriting purposes.

Location

The property is located on South Broadway between 30th and 31st Streets, within the Central Los Angeles industrial corridor, roughly a dozen blocks south of the Downtown Los Angeles core in the 90007 zip code. The combined offering totals 17,860± SF of building area on 22,216± SF (0.51± acres) of land, with on-site parking that is very reasonable relative to the building size. The location offers easy access to the Santa Monica (I-10), Harbor (I-110), Hollywood/Santa Ana (US-101), and Golden State (I-5) freeways, all converging in the downtown core just north of the site.

Property Photos



02

Trade Area Information

DTLA SOUTH AREA INFORMATION

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

DEMOGRAPHICS

DOWNTOWN LOS ANGELES & THE CENTRAL LA INDUSTRIAL CORRIDOR

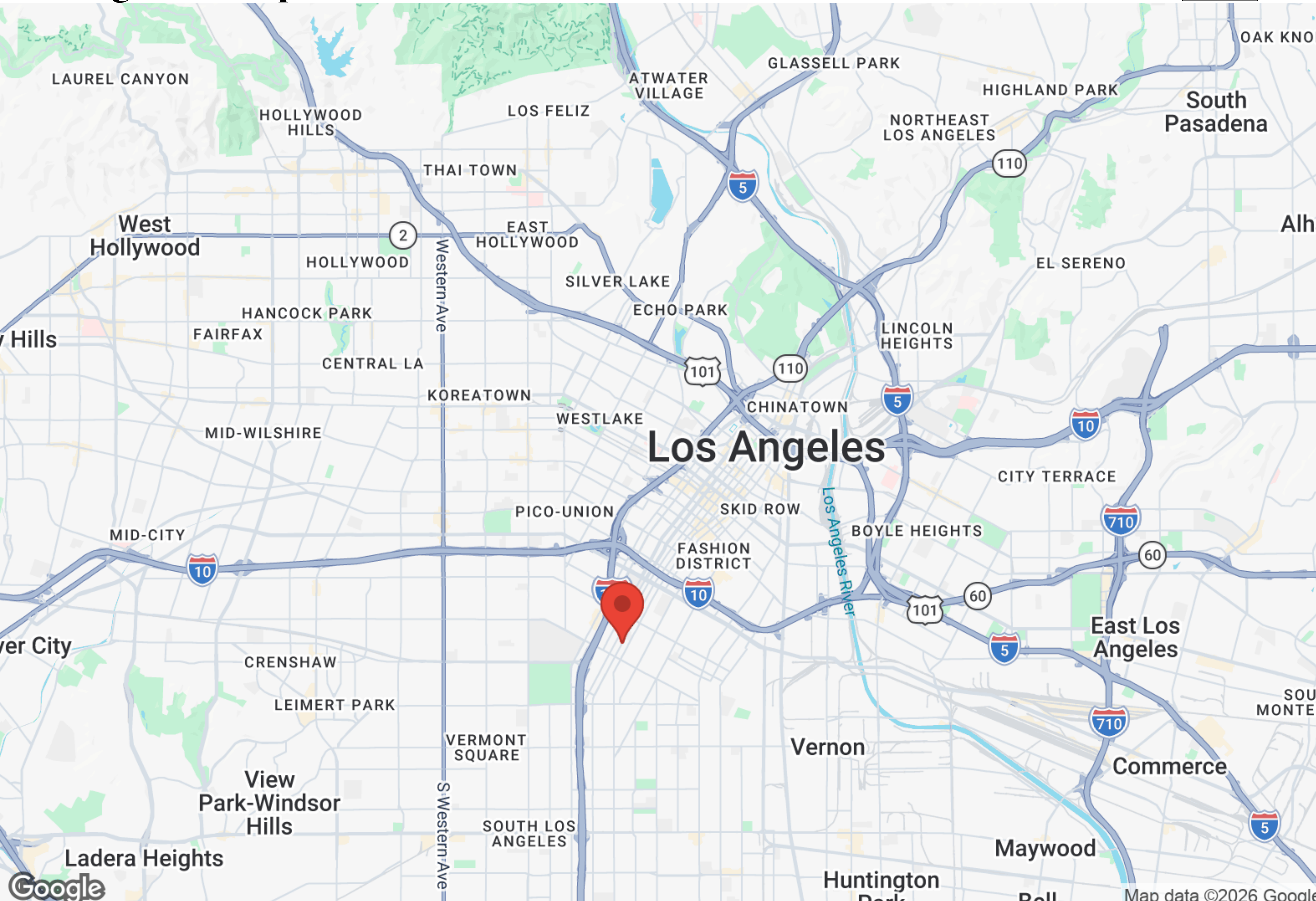
3100-3130 S. Broadway & 124 W. 31st Street, Los Angeles, CA 90007

The property sits in the City of Los Angeles (population approximately 3.87 million, U.S. Census Bureau), immediately south of the Downtown Los Angeles core and roughly a dozen blocks from the Santa Monica Freeway (I-10). Downtown Los Angeles anchors the regional economy — including finance, entertainment, fashion, and logistics — and its continued growth and redevelopment has pushed industrial, residential, and commercial activity outward into the surrounding infill neighborhoods south of the core.

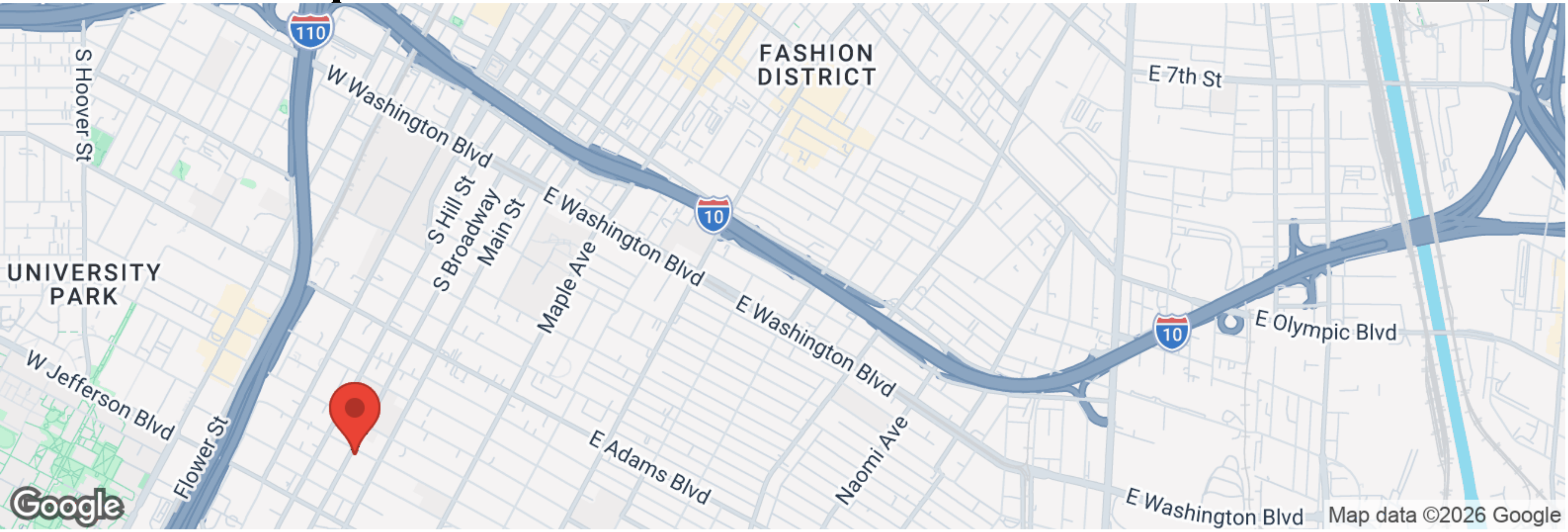
The property is located within the 90007 zip code in South Los Angeles, also home to the University of Southern California's University Park campus. The surrounding blocks are a mix of small-bay industrial, warehouse, and light manufacturing buildings typical of the Central Los Angeles industrial corridor, many built in the mid-20th century and now attracting renewed investor and owner/user interest as functional infill industrial space has become increasingly scarce.

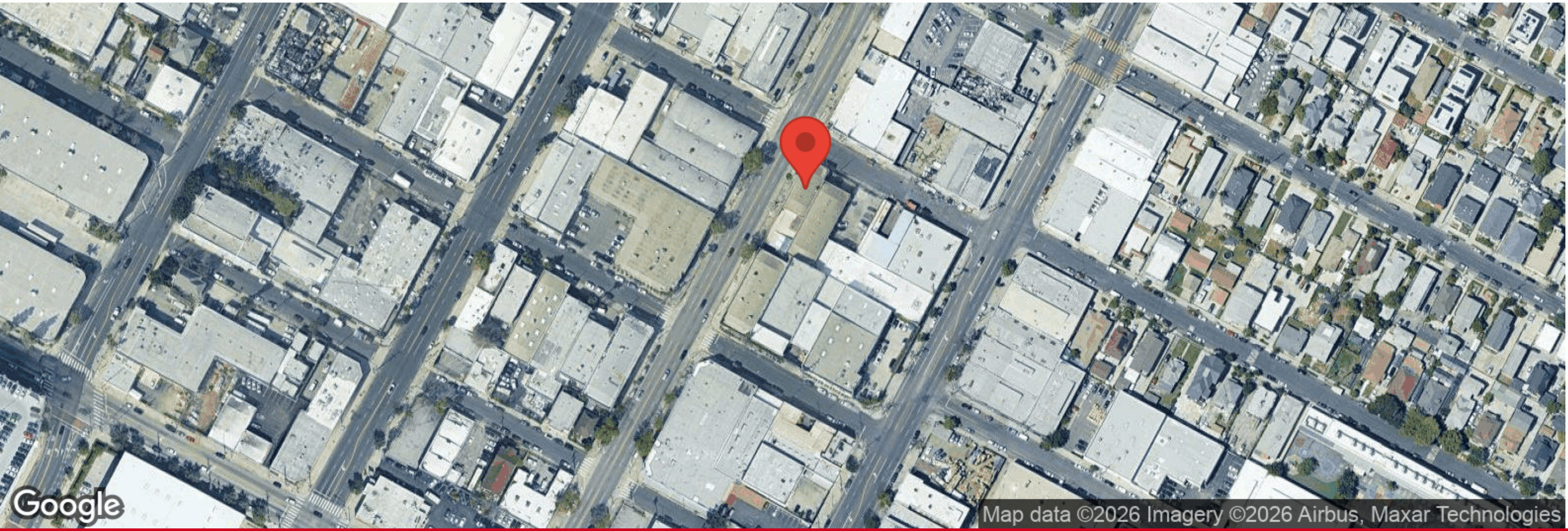
The property sits within CoStar's Central Los Angeles industrial submarket, which totals approximately 68.7 million SF of inventory. Submarket vacancy stood at 6.8% as of the third quarter of 2026, with average asking rents of $19.90/SF — above the broader Los Angeles metro average of $17.40/SF, reflecting the submarket's proximity to Downtown Los Angeles, dense population centers, and last-mile distribution demand. Much of the submarket's inventory consists of older, smaller-bay buildings under 10,000 SF, limiting the pool of comparable large-scale product and supporting continued demand for well-located infill industrial assets like this one.

Regional Map



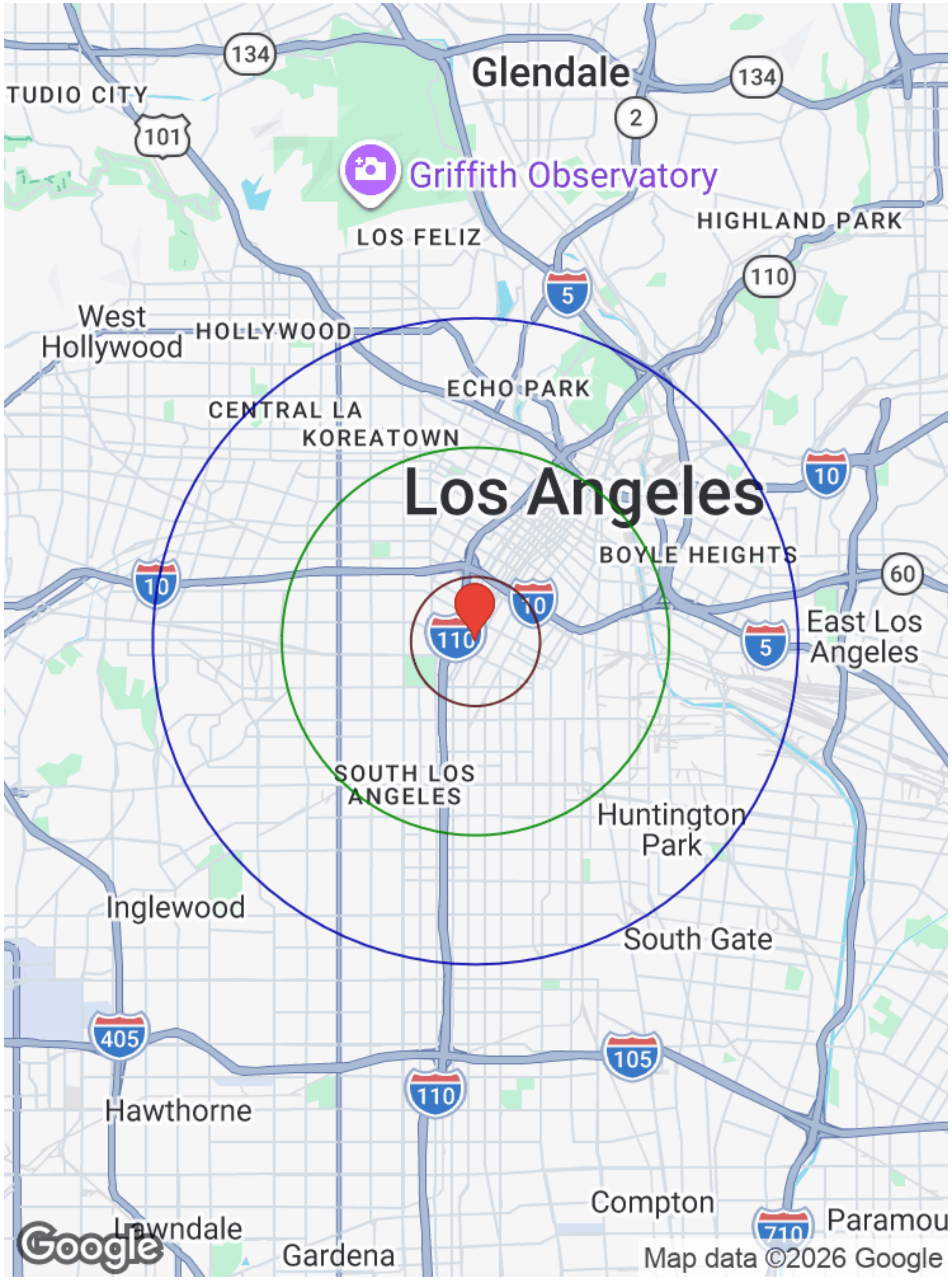
Location Maps





Aerial Map

Demographics



Distance: 1 Mile 3 Miles 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	27,324	282,558	660,094
	Female	26,156	269,810	659,785
	Total Population	53,480	552,368	1,319,879
Race / Ethnicity	White	7,247	65,179	153,502
	Black	4,086	68,052	186,895
	Am In/AK Nat	107	939	1,980
	Hawaiian	64	442	924
	Hispanic	35,083	341,142	787,440
	Asian	5,792	64,517	161,157
	Multiracial	904	10,274	23,362
	Other	198	1,878	4,620
Housing	Total Units	15,256	209,462	502,129
	Occupied	13,837	191,359	461,145
	Owner Occupied	1,952	31,189	100,770
	Renter Occupied	11,885	160,170	360,375
	Vacant	1,420	18,103	40,984
Age	Ages 0 - 14	8,545	90,160	215,852
	Ages 15 - 24	12,592	83,622	186,413
	Ages 25 - 54	23,593	257,982	609,473
	Ages 55 - 64	4,517	58,478	146,407
	Ages 65+	4,232	62,126	161,734
Income	Median	$50,963	$63,346	$68,659
	Under $15k	2,846	31,360	61,384
	$15k - $25k	1,261	14,168	32,793
	$25k - $35k	1,227	15,337	34,582
	$35k - $50k	1,502	19,002	47,809
	$50k - $75k	2,133	29,194	71,820
	$75k - $100k	1,659	21,909	54,540
	$100k - $150k	1,617	26,793	69,065
	$150k - $200k	646	13,874	35,792
	Over $200k	946	19,722	53,360

03

KW Regional Advisors

KW COMMERCIAL

KW REGIONAL ADVISORS

INDUSTRIAL SERVICES

KW Commercial is the commercial real estate arm of KW Commercial, the number one real estate company in the United States. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer.

When you work with a KW Commercial broker, you aren't just working with a single broker, you're hiring a vast network of dedicated real estate professionals. That's our commitment to you.

- 940 Offices Worldwide
- 2,500+ Commercial Brokers
- 20TH In Global Transaction Volume
- 13h in Lipsey Brand Ranking
- 180,000 Residential Agents
- Licensed in 49 States

KW COMMERCIAL AFFILIATION


KW Regional Advisors
Your Commercial Real Estate Resource
Retail & Industrial Brokerage Services

KW Regional Advisors

MISSION STATEMENT

To create a boutique alliance of key regional agents from Los Angeles to San Luis Obispo County, working together to provide buyers and sellers greater opportunities within the region. Uniting the Markets just north of Los Angeles and the opportunities they offer, with the core investment community of the state's largest metro. Bringing to life the foundational premises of Local Expertise & Community Presence with a National Commercial Real Estate Reach. LOCAL/REGIONAL & GLOBAL.

THE TEAM

David Moskowitz (Managing Director: KW Commercial Santa Barbara/Central Coast): David is currently heading the Commercial Division For KW Santa Barbara/Central Coast. He is also the Regional Ambassador for KW Commercial in the CA-Central Southern and Inland Empire Regions. Formerly the Managing Director for KW Commercial at various Market Centers in Los Angels including: Hollywood Hills, Brentwood and Burbank/Glendale. David was also a founding member of the KW Commercial National Leadership Counsel. David has built successful and comprehensive real estate practice based on knowing his clients goals, ethics, diligence, superior service, professionalism and long-term relationships.

Kathy Partch (Director of Sales, Los Angeles & Ventura County): Kathy is Director of Commercial Sales at ICS Real Estate, an independently owned division of KW Commercial focused primarily in Southern California. She brings a wealth of professional experience as an Accountant, Principal, Builder, Syndicator and Investor for over 25-years. Focused on business owners, Kathy and her team specialize in industrial warehouses, manufacturing, retail shopping centers and single-tenant business properties, but experienced across all commercial real estate asset types.

Scott Taylor (Senior Commercial Advisor, San Luis Obispo County): An accomplished real estate professional with more than two decades of experience, Scott is a trusted commercial advisor serving the California Central Coast. As a licensed broker across four states (California, Arizona, Nevada, and Utah), Scott has developed an expertise in medical and dental practice sales alongside his work in retail,mixed-use, retail and multifamily property transactions. Scott's leadership experience is extensive. As Principal Broker at Keller Williams Realty Central Coast from 2016-2020, he managed over 200 agents and brokers, overseeing more than 900 transactions annually. His ability to guide large teams through complex deals and maintain high professional standards has earned him a reputation for results-driven leadership.

KW Regional Advisors

KW COMMERCIAL

PROFILE

DAVID MOSKOWITZ
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PROFESSIONAL BACKGROUND

Managing Director: KW Commercial Santa Barbara & Central Coast

Regional Ambassador, KW Commercial California Central/Southern & Inland Empire

Former Division Head, KW Commercial: Hollywood Hills, Brentwood & Burbank/Glendale

Founding Member KWC National Leadership Counsel

SPECIALTY

- Retail Sales, STNL & Strip Centers
- Multifamily and Investment Property
- 1031 Tax Deferred Exchanging

SUMMARY

David is currently heading the Commercial Division For KW Santa Barbara/Central Coast. He is also the Regional Ambassador for KW Commercial in the CA-Central Southern and Inland Empire Regions. Formerly the Managing Director for KW Commercial at various Market Centers in Los Angels including: Hollywood Hills, Brentwood and Burbank/Glendale. David was also a founding member of the KW Commercial National Leadership Counsel. David has built successful and comprehensive real estate practice based on knowing his clients goals, ethics, diligence, superior service, professionalism and long-term relationships.

PROFILE

KATHY PARTCH
Director Commercial Sales
Los Angeles/Ventura
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Kpartch@kwcommercial.com

PROFESSIONAL BACKGROUND

2025 SRAR Commercial & Investment Division Board Member SRAR (Southland Regional Realtors® Association)

KW Commercial Regional Ambassador Associate

CA Central/Southern

SPECIALTY

- Retail Sales and Leasing
- Industrial Sales and Leasing
- 1031 Tax Deferred Exchanging

SUMMARY

Focused on business owners, Kathy specializes in industrial warehouses, manufacturing, retail shopping centers and single-tenant business properties, but experienced across all commercial real estate asset types. Kathy is also an expert in 1031 Exchanges and exchange alternatives for both investment and retirees. Kathy adds value through assisting her clients with real property ownership or investments.

PROFILE

SCOTT TAYLOR, MBA
Sr Commercial Advisor, Broker Associate
San Luis Obispo/Santa Barbara
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PROFESSIONAL BACKGROUND

Senior Commercial Advisor, KW Commercial, Central Coast

VP Operations, Southwest States, Integrity Practice Sales 2020- 2024

Commercial Broker Associate, KW Commercial: SLO/SB Counties 2016-2020

SPECIALTY

- Multifamily and Investment Property
- Dental/Medical Leasing & Sales Leasing,
- Industrial and Retail Investments

SUMMARY

An accomplished real estate professional with more than two decades of experience, Scott is a trusted commercial advisor serving the California Central Coast. As a licensed broker across four states (California, Arizona, Nevada, and Utah), Scott has developed an expertise in medical and dental practice sales alongside his work in retail, mixed-use, and industrial. Scott's leadership experience is extensive. As Principal Broker at Keller Williams Realty Central Coast from 2016-2020, he managed over 200 agents and brokers, overseeing more than 900 transactions annually. Scott is also dedicated to the local real estate community, having served as Chairman and Interim Board Member for the local Association of Realtors.