

FOR SALE DTLA INDUSTRIAL FACILITY

**Major
Price
Reduction!**



±10,000 SF of Buildings | \$1,650,000

Ideal Manufacturing/Warehouse Facility

1654-1658 TARLETON ST, LOS ANGELES, CA 90021

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM

1654-1658 TARLETON ST, LOS ANGELES 90021

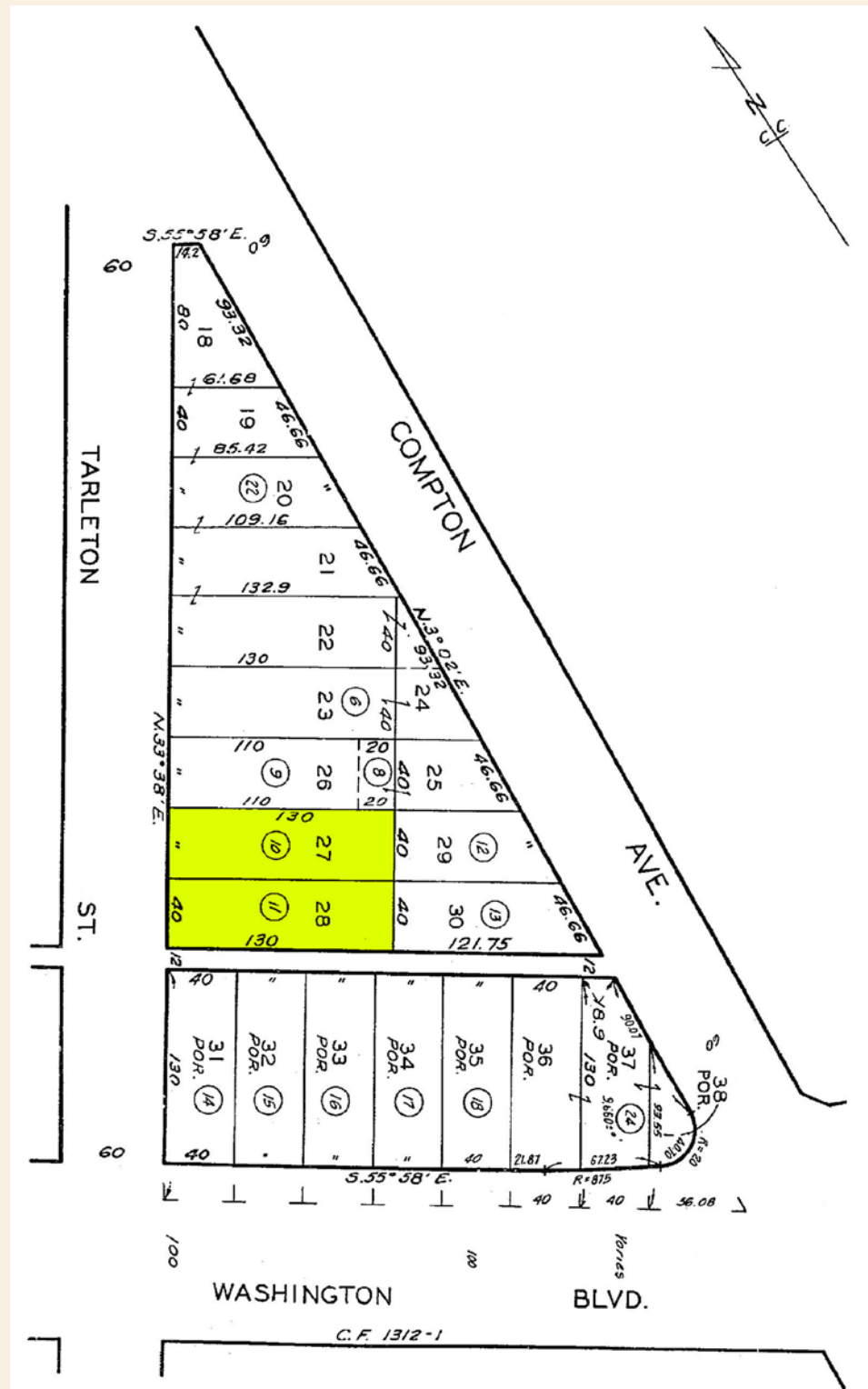
Total Building Area*	±10,000 SF
Office Area	±1,500 SF (3)
Year Built	1926/1948
Construction	Masonry
Warehouse Clearance Height	16'+
Ground Level Loading Doors	1: 10x12
Dock High Loading Doors	1
Power	200A/240V 3Ph 4W
Restrooms	2
Parking	5-6 Surface Spaces
Zone	LA M2-2
APN	5129-010-010,011

* ±2,300 SF structure added to rear by owner

Property Highlights

- Industrial facility ideal for manufacturing/warehouse use
- 3 structures on ±10,400 SF of land
- Abundant natural light from many skylights
- Includes onsite parking + free street parking (no meters)
- Just south of the I-10 Freeway; north of Washington Blvd
- 5 blocks west of Alameda Street
- Adjacent to the DTLA Arts District and Fashion District

Sale Price: \$1,750,000 \$1,650,000 (\$165 Per SF)



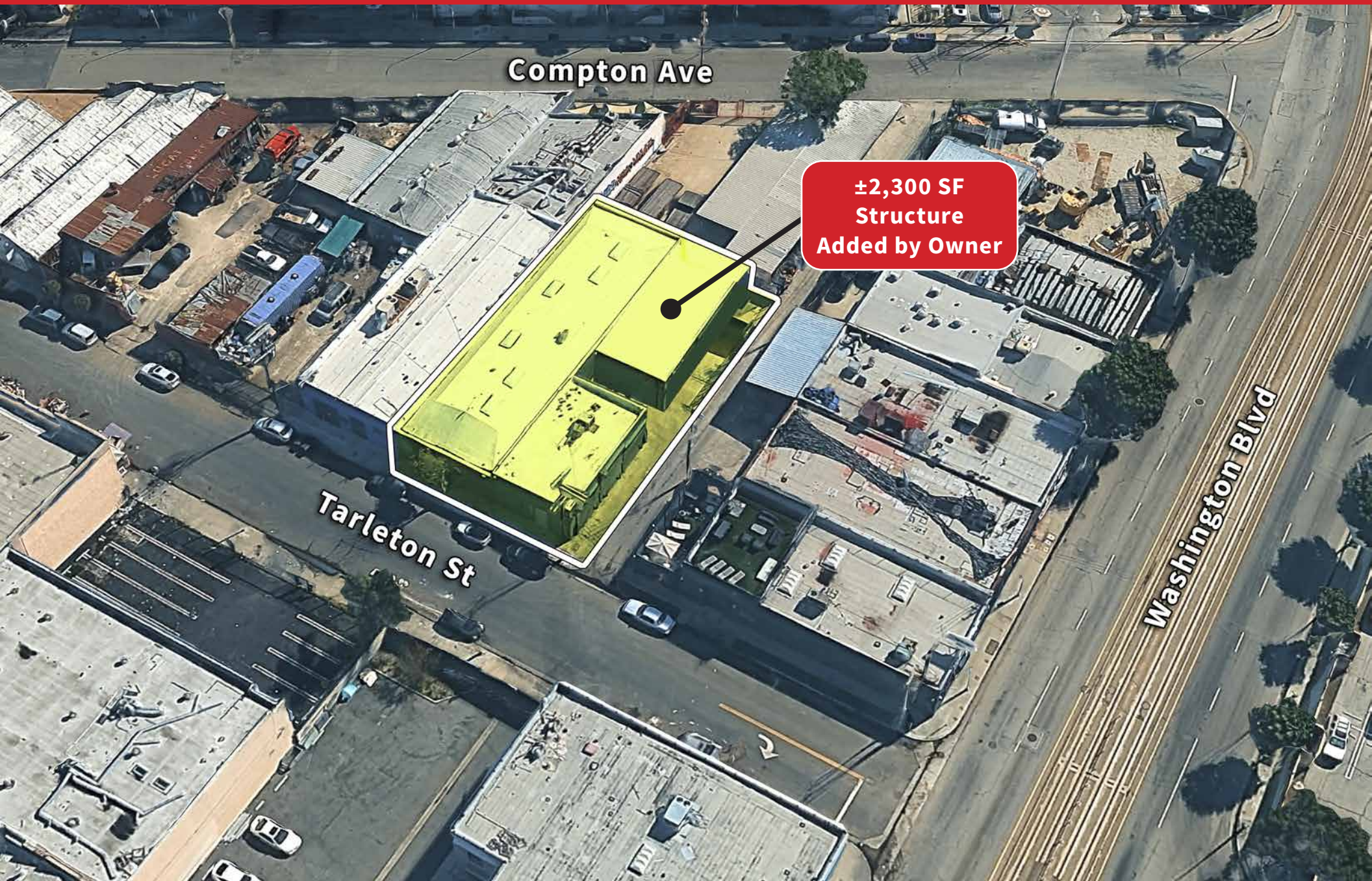
PROPERTY PHOTO







AERIAL PHOTO



Compton Ave

±2,300 SF
Structure
Added by Owner

Tarleton St

Washington Blvd

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

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DTLA Industrial Facility

±10,000 SF Building on ±10,400 SF of Land

Sale Price Reduced!

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