

# FOR SALE

ARCHITECTURALLY DISTINCTIVE WAREHOUSE BUILDING — IN PRIME DOWNTOWN LA

1800 GRAND AVENUE  
LOS ANGELES, CA 90015



**PAUL HERMAN**

DRE LIC. #02065550

OFF 818.748.3411

CEL 323.333.4014

PAUL@THEHERMANCO.COM



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INTEGRITY. RESPECT. TRUST.

# INVESTMENT OVERVIEW

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## FREE STANDING WAREHOUSE BUILDING Superbly Located in Downtown Los Angeles Off the 10 Freeway Grand Avenue Exit

11,728 SF freeway-visible freestanding warehouse available in Downtown Los Angeles. In business for more than two decades as the noted architectural salvage operation – Olde Good Things – the property offers investors a site with a proven track record as-is, complimented by significant upside through potential redevelopment. Situated adjacent to the 10 freeway's Grand Avenue exit, with traffic counts soaring above 300,000 cars per day. Ideal for an owner/user ready seeking immediate occupancy or an investor seeking a long-term asset destined to steadily accrue in value.

***Offered at: \$3,495,000***



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# PROPERTY OVERVIEW

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- » 9,936 SF Land Parcel
- » APN: 5126-026-007
- » Small Rear Yard
- » Zoned LA C2-2D-0-CPIO
- » Southeast Community Plan Implementation Overlay
- » Allows for Possible Multi-Family Redevelopment
- » Regional Transit Oriented District (TOD)
- » Up to 6:1 FAR & 12 Story Conforming Height
- » Federal Opportunity Zone
- » State Enterprise Zone

- » Bow Truss Roof w/12' Minimum Clearance Height
- » 600 Amp 120/240 Volt 3 Phase Power
- » 12' x 11' Ground Level Loading Door
- » Large Glass Storefront Windows
- » Approximately 2,500 Sq. Ft. Air-Conditioned Office Mezzanine
- » Eclectic Brick Building Built in 1922
- » 3 Private Restrooms
- » Buyer to Verify Seismic Retrofit
- » Building to be Delivered Vacant at Close of Escrow

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# LOCATION AMENITIES

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- » 10 Freeway Visibility in DTLA at Grand Avenue Exit
- » 1/10th Mile to Metro A Line Station
- » Proximate to LA Trade Tech, LA Metro Courthouse, The Reef Furniture Mart
- » ½ Mile to LA Convention Center & 10/110 Fwy Interchange
- » ¾ Mile to Crypto.com Arena & LA Live
- » 1+ Miles to University of Southern California

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# SITE PHOTOS

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## Southeast Los Angeles Community Plan Proposed Change Areas Matrix

| SA No. | Existing GPU Designation                 | Proposed GPU Designation | Existing Zoning        | Proposed Zoning      | Building SF | Proposed FAR | Existing Height | Proposed Height | Location                                                                    | Proposed Changes                                                                                        | CPIO Subarea | Applicable Ordinance                                                                                                                      |
|--------|------------------------------------------|--------------------------|------------------------|----------------------|-------------|--------------|-----------------|-----------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 20     | Limited Manufacturing, Public Facilities | Public Facilities        | C2-2-O, M1-2-O, R4-2-O | PF-1-O               | 6:1         | 1.5:1        | NL              | NL              | south side of Washington Blvd between Flower St. and Grand Ave              | Bring zone and land use category into consistency with current use of subject parcels.                  | n/a          | none                                                                                                                                      |
| 25     | Community Commercial                     | Community Commercial     | [T][Q]C2-2-O-SN        | [T][Q]C2-2-O-SN-CPIO | 6:1         | 6:1          | NL              | NL              | south side of Washington Blvd between Hill St and Main St                   | Enable specialized transit-oriented development parameters for properties within transit station areas. | TOD Regional | CPC-2014-1771-GPA-VZC-SN-VCU-MCUP-CUX-ZV-SPR-MS-C: GPA to Community Commercial and zone change from M1-2-O, [Q]M1-2-O to [T][Q]C2-2-O-SN. |
| 29     | Light Manufacturing                      | Community Commercial     | M2-2-O                 | C2-2D-O-CPIO         | 6:1         | 6:1          | NL              | NL              | north side of Washington Blvd between Hill St and Trinity St                | Enable specialized transit-oriented development parameters for properties within transit station areas. | TOD Regional | none                                                                                                                                      |
| 30     | Limited Manufacturing                    | Community Commercial     | M1-2-O                 | C2-2D-O-CPIO         | 6:1         | 6:1          | NL              | NL              | south side of Washington Blvd between Main St and Maple Ave                 | Enable specialized transit-oriented development parameters for properties within transit station areas. | TOD Regional | none                                                                                                                                      |
| 31     | Community Commercial                     | Community Commercial     | M1-2-O                 | C2-2D-O-CPIO         | 6:1         | 6:1          | NL              | NL              | southeast corner of Washington Blvd and Los Angeles St                      | Enable specialized transit-oriented development parameters for properties within transit station areas. | TOD Regional | CPC-2008-3258-ZC to [TQ]M1-2-O Dev standards.                                                                                             |
| 32     | Community Commercial                     | Community Commercial     | (T)(Q)C2-1-O, M1-2-O   | (T)(Q)C2-2D-O-CPIO   | 1.5:1       | 6:1          | NL              | NL              | south side of Washington Blvd midblock between Los Angeles St and Maple Ave | Enable specialized transit-oriented development parameters for properties within transit station areas. | TOD Regional | case conditions                                                                                                                           |
| 35*    | Community Commercial                     | Community Commercial     | C2-1VL-O, C2-1L-O      | C2-2D-O-CPIO         | 1.5:1       | 6:1          | 45 ft, 75 ft    | NL              | northeast corner Figueroa and Adams                                         | Enable specialized transit-oriented development parameters for properties within transit station areas. | TOD High     | none                                                                                                                                      |
| 38*    | Community Commercial                     | Community Commercial     | C2-1L                  | C2-2D-CPIO           | 1.5:1       | 6:1          | 75 ft           | NL              | southeast corner Figueroa and Adams                                         | Enable specialized transit-oriented development parameters for properties within transit station areas. | TOD High     | none                                                                                                                                      |

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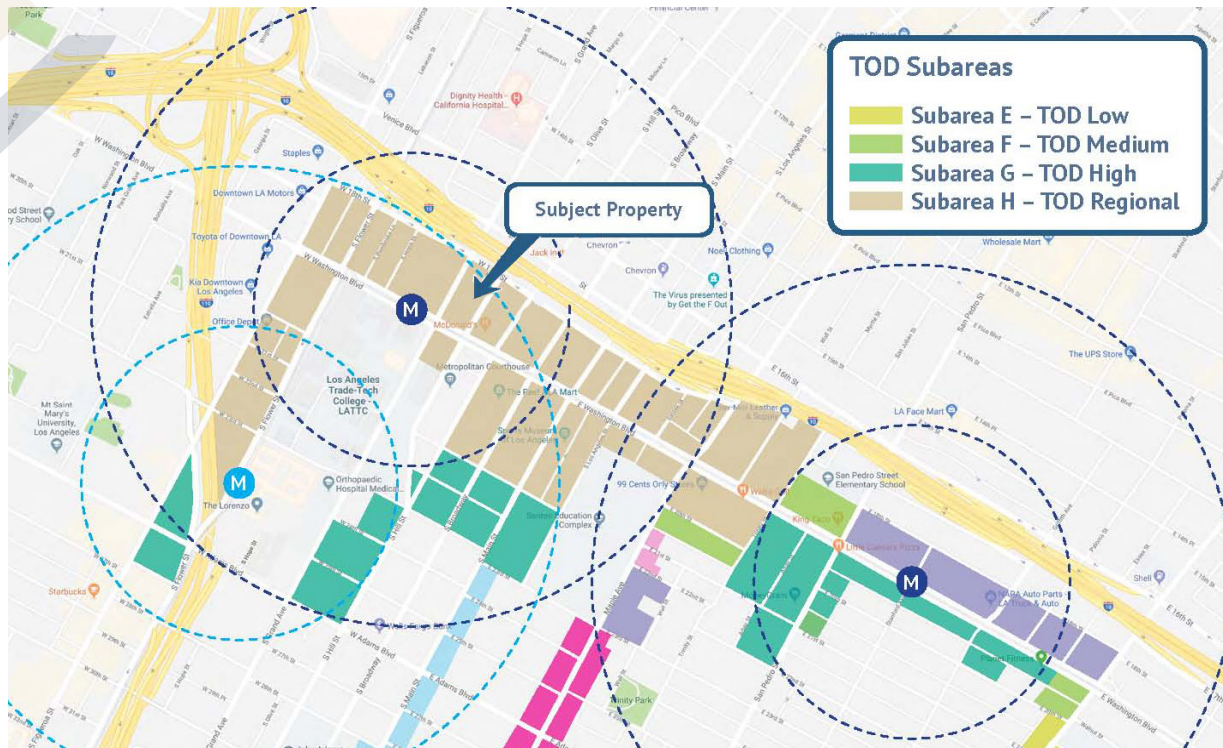
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# DEVELOPMENT OPPORTUNITY

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| Subarea                 | Density Max.                                                                           | Height Max.                                                     | FAR Max.                                                    | Incentives/Clarifications                                                                                                                                                                                                        |
|-------------------------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H (TOD Regional Center) | R3<br>R4 (maximum density)<br>for Density Bonus projects<br>Unlimited for Mixed Income | 2 Stories minimum,<br>12 Stories maximum<br>Conditional use for | 1.5:1 2.25:1<br>6:1 Mixed-Income or 100% Affordable Housing | General commercial uses (Less retail, restaurant, entertainment uses) are permitted within the first two floors.<br><br>Project may apply for a conditional use for additional height (over 12 stories) pursuant to LAMC Section |

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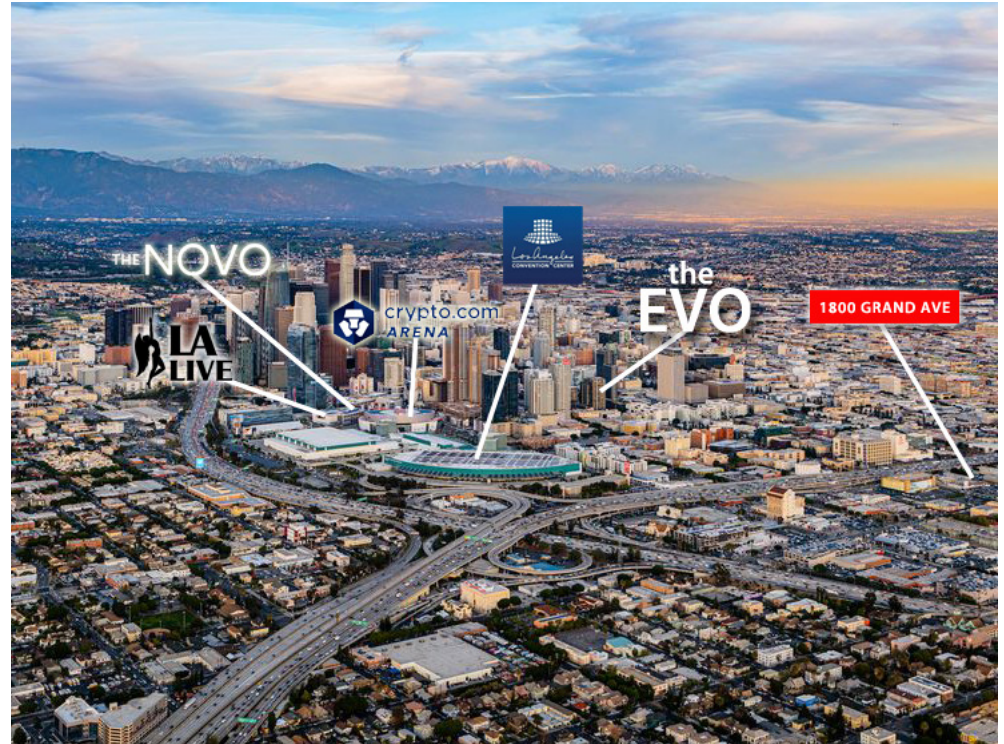


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# COMMUNITY PROFILE

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Situated in the heart of downtown Los Angeles' South Park district, 1800 South Grand Avenue places any owner or investor at the center of one of the city's most active and rapidly evolving submarkets. The neighborhood is home to LA Live, the Microsoft Theater, Crypto.com Arena, and the Los Angeles Convention Center, putting the property squarely within DTLA's premier sports and entertainment corridor. The area benefits from direct access to both the 10 and 110 freeways, making it one of the most connected addresses in the region.



Metro's A Line and E Line light rail also serve the district, adding transit optionality for employees and visitors alike. Fueled by proximity to USC and ongoing residential infill development, South Park has experienced sustained momentum as a live-work-play destination, with continued investment making it one of the most closely watched corridors in all of Los Angeles.

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# BROKER CONTACT



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