

314 W. 58th St. & 5811 S. Broadway LOS ANGELES



OFFERED AT: **\$7,250,000**



310-941-8199

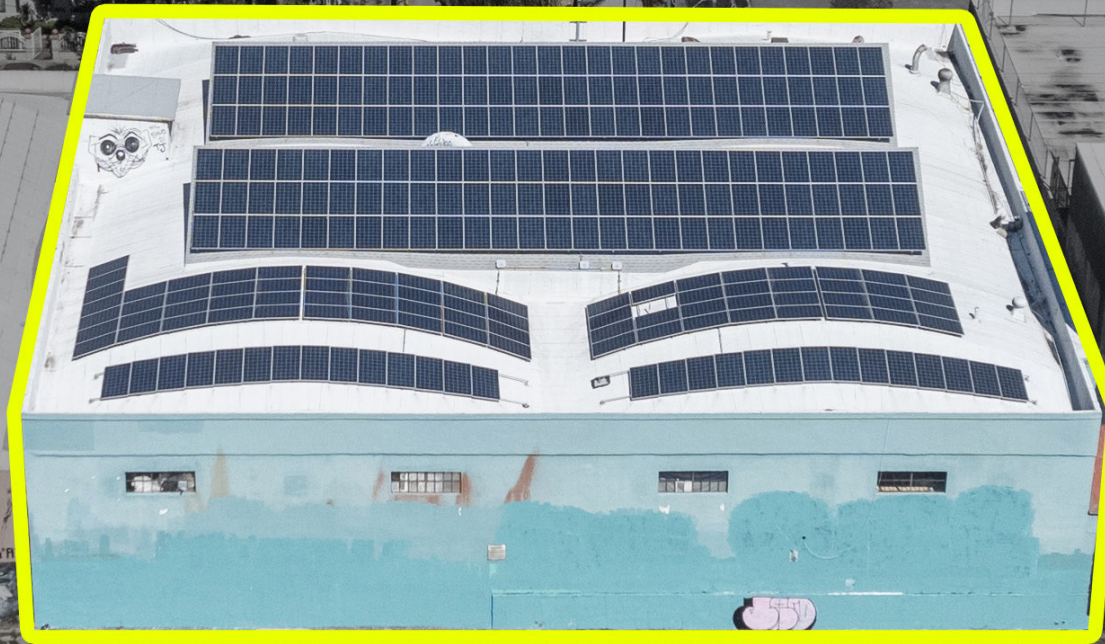
DRE #0200676

DARRYLL@2BUY.COM



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314 W 58th St. Los Angeles, CA



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PROPERTY SUMMARY

314 W 58th St, Los Angeles, CA

Thompson Team Real Estate is proud to exclusively offer a unique commercial property with immense potential for customization and profitability.

This two-story building features a detached gated parking lot, ground roll-up door, truck dock, and major street frontage. It is conveniently located close to the 110 freeway, providing direct access to downtown Los Angeles and the Los Angeles docks. Currently, the building is divided into multiple units, making it a great investment opportunity for multiple tenants. However, the building can easily be converted back into a single or double-tenant space for one to two tenants. The property also includes a fully operational freight elevator with 24-hour access, allowing for easy transportation of goods and materials.

In addition to its great location and versatile layout, this property also includes paid-off operational solar panels. This investment in renewable energy can save tenants significant amounts on energy costs, making the property even more attractive to potential tenants. The tenants in the building are either month-to-month or have a short amount of time left on their leases, providing flexibility for new owners to reposition the property as they see fit.

Whether you are looking to invest in a high-potential commercial property or establish your business in a prime location, this property is a must-see. Don't miss out on the opportunity to own a profitable and environmentally conscious property. Schedule a viewing today and explore the possibilities!

PROPERTY DETAILS

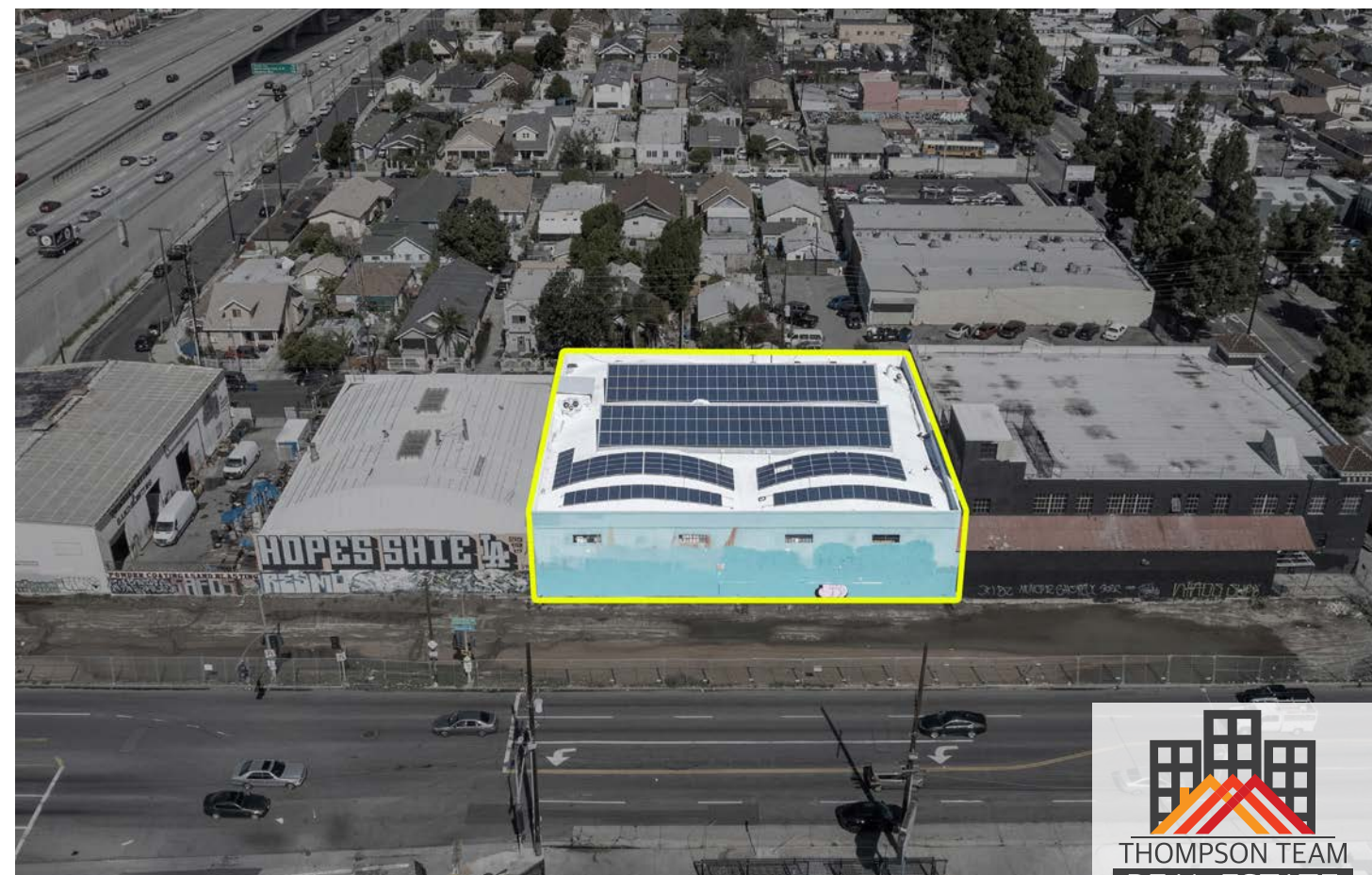
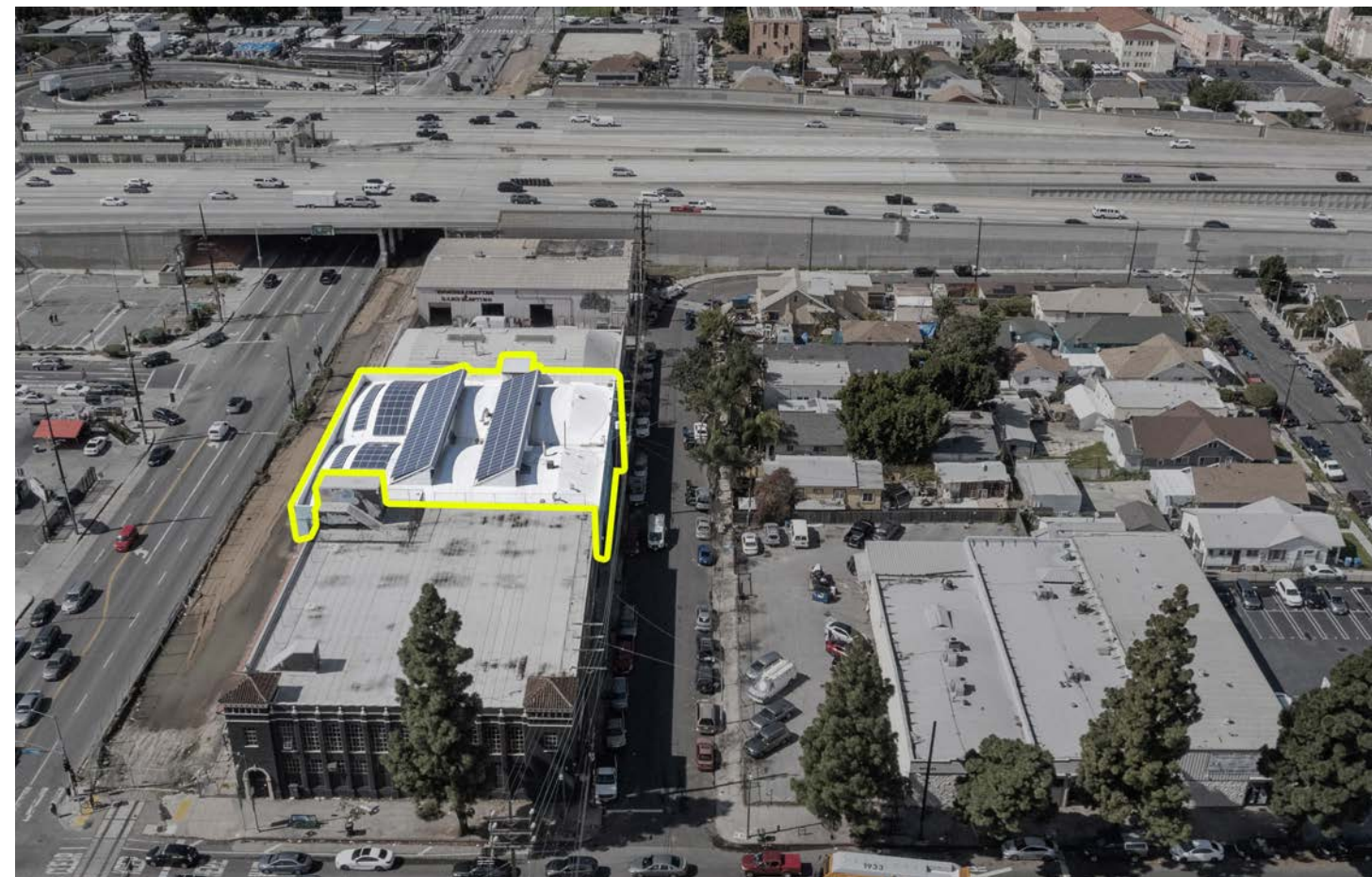
Address	314 W 58th St. Los Angeles, CA 90037
APN	5101-040-005
Year Built	1926
Construction	Brick
Clear Height	12-16FT
Building SQ.FT	27,572SQ.FT
Lot SF	13,923
Zoning	M1



DEMOGRAPHICS

HOUSEHOLDS

Description	1mile	3mile
Population	66,912	494,094
Households	15,903	124,578
Median Age	35.60	37.00
Median HH Income	\$39,110	\$74,010
Daytime Employees	6,844	
Population Growth '22 - '27	1.19%	-1.52%
Household Growth '22 - '27	1.19%	-1.67%



DEMOGRAPHICS

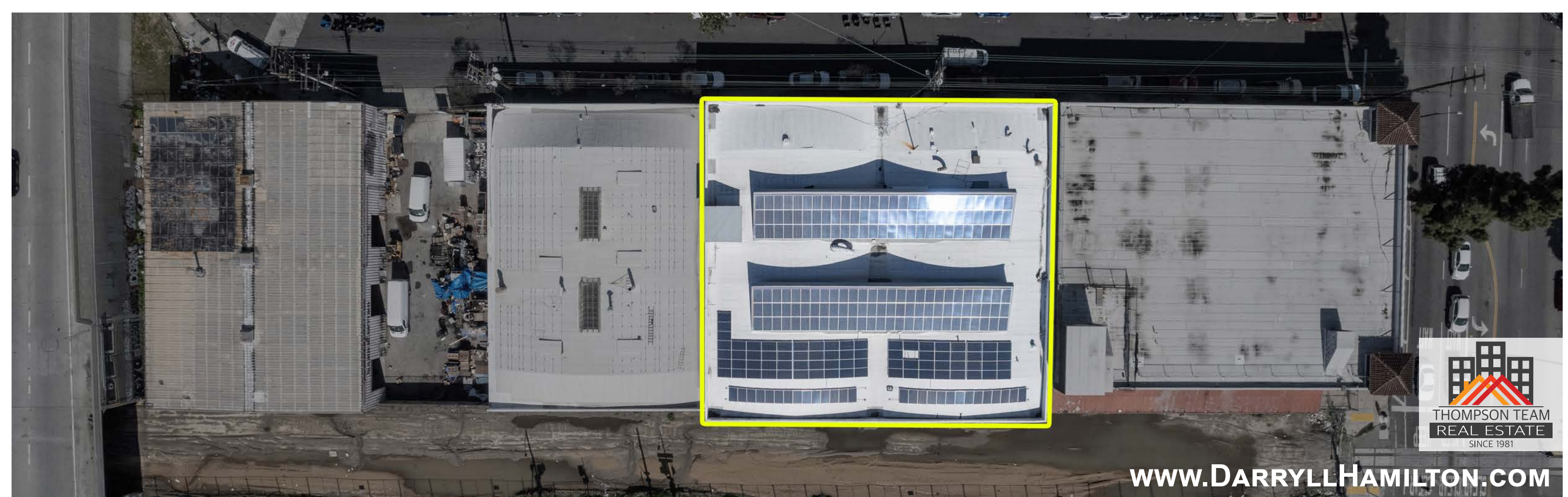
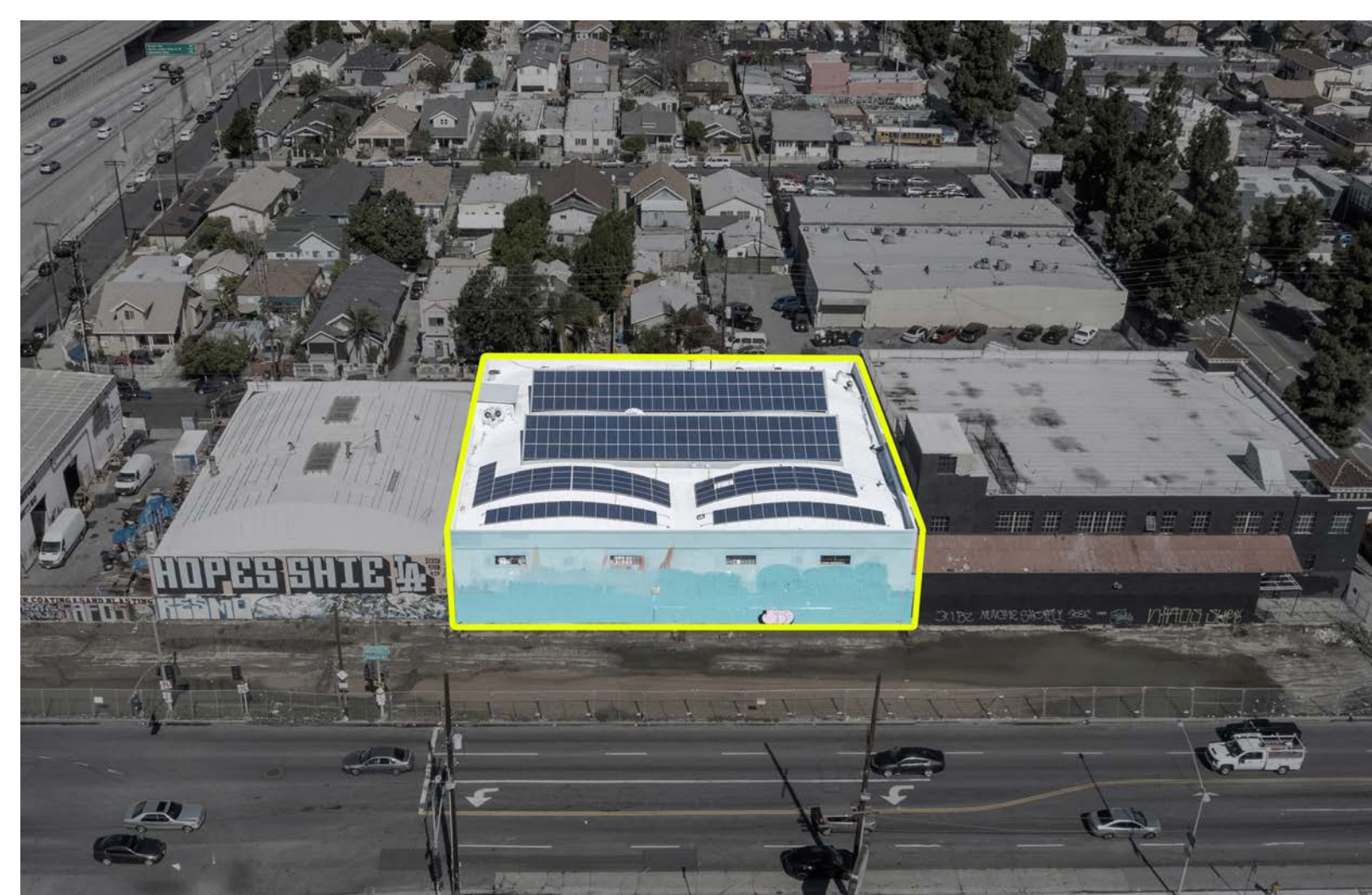
TRAFFIC

Street	Cross Street	Count Year	Avg. Daily Volume	Miles From Subject Prop
W Slauson Ave	S Olive St	2025	30,665	.02 mi
S Broadway W	Slauson Ave	2025	23,553	.04 mi
W Slauson Ave	N Harbor Fwy	2025	27,847	.05 mi
W Slauson Ave	Brentwood St	2025	23,208	.08 mi
I-110 Metro ExpressLanes		2025	305,401	.09 mi
S Broadway	W 56th St	2025	24,527	.12 mi
S Broadway	W 59th St	2025	22,606	.12 mi
W Slauson Ave	S Flower St	2025	35,247	.13 mi
110		2025	304,784	.15 mi
110		2025	316,072	.16 mi





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PROPERTY SUMMARY

5811 S. BROADWAY AVE, LOS ANGELES

Thompson Team Real Estate is proud to exclusively offer this fantastic opportunity to own a prime commercial property with excellent potential for customization and redevelopment.

This two-story building features a detached gated parking lot, ground roll-up door, truck dock, and major street frontage. Conveniently located close to the 110 freeway, the property boasts direct access to downtown Los Angeles and the Los Angeles docks.

Currently, the building is divided into multiple units, making it a great investment opportunity for multiple tenants. However, the building can easily be converted back into a single or double-tenant space for one to two tenants. The building also includes a fully operational freight elevator with 24-hour access, allowing for easy transportation of goods and materials.

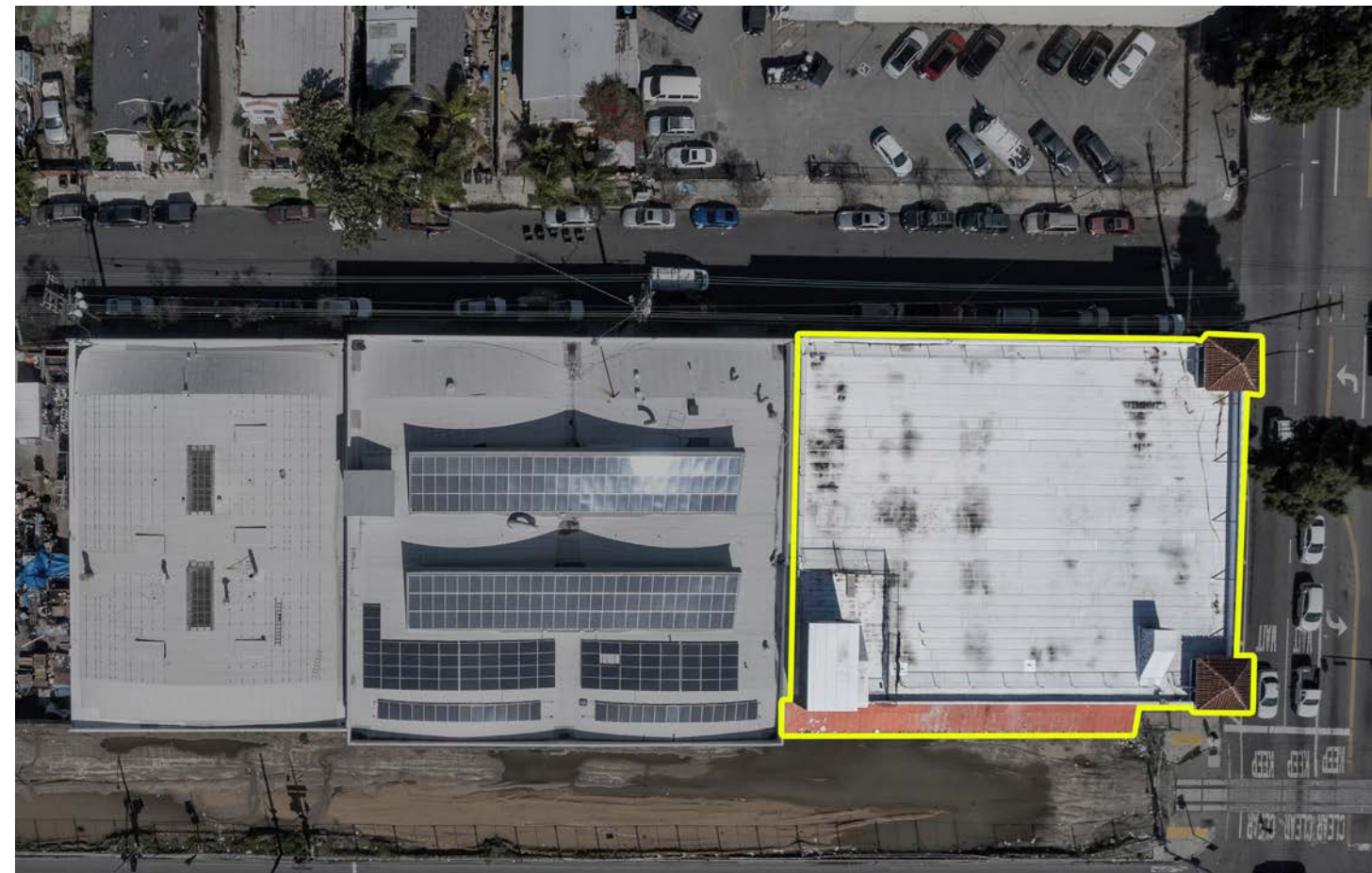
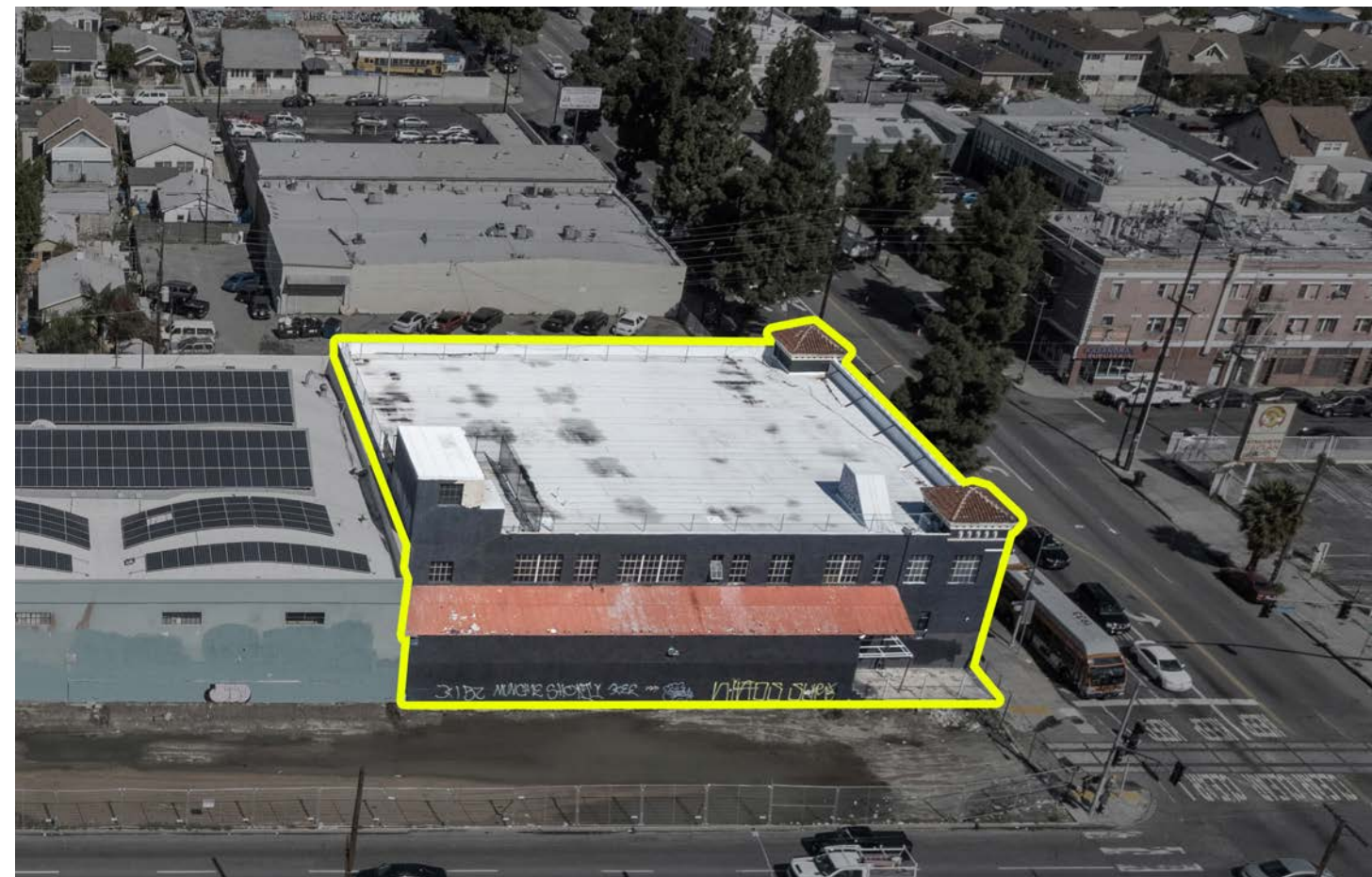
PROPERTY DETAILS

Address	5811 S. Broadway Ave, Los Angeles
APN	5101-040-006
Year Built	1927
Construction	Brick Construction
Clear Height	12-14 FT
Building SQ.FT	23,600 SQ.FT
Lot SF	14,074
Zoning	M1

DEMOGRAPHICS

HOUSEHOLDS

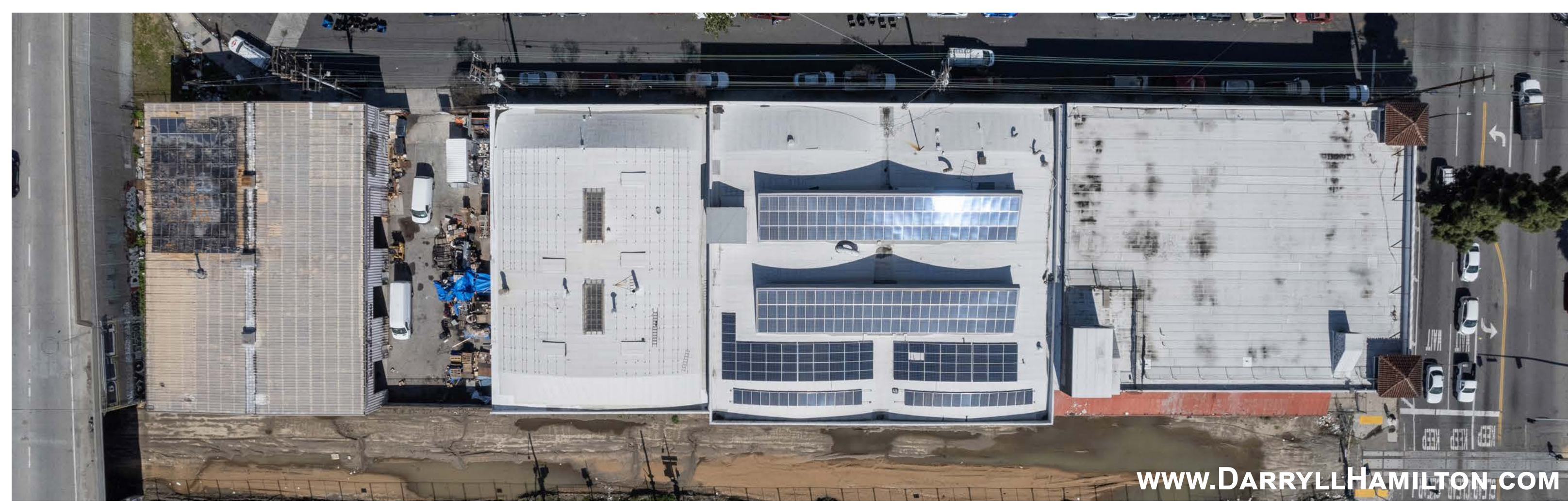
Description	1mile	3mile
Population	66,837	493,868
Households	15,814	124,667
Median Age	32.60	37.00
Median HH Income	\$39,268	\$74,010
Daytime Employees	6,779	
Population Growth '22 - '27	1.59%	-1.38%
Household Growth '22 - '27	1.84%	-1.60%



DEMOGRAPHICS

Street	Cross Street	Count Year	Avg. Daily Volume	Miles From Subject Prop
S Broadway	W Slauson Ave	2025	23,553	.05 mi
W Slauson Ave	S Olive St	2025	30,665	.05 mi
W Slauson Ave	N Harbor Fwy	2025	27,847	.08 mi
S Broadway	W 56th St	2025	24,527	.09 mi
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S Broadway	W 56th St	2025	22,977	.14 mi
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S Broadway	W 59th St	2025	22,606	.15 mi
110		2025	304,784	.18 mi





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