

for sale

3900-3912 BROADWAY PLACE

Industrial Investment/Owner-User Opportunity Near Downtown LA and USC

NEWMARK



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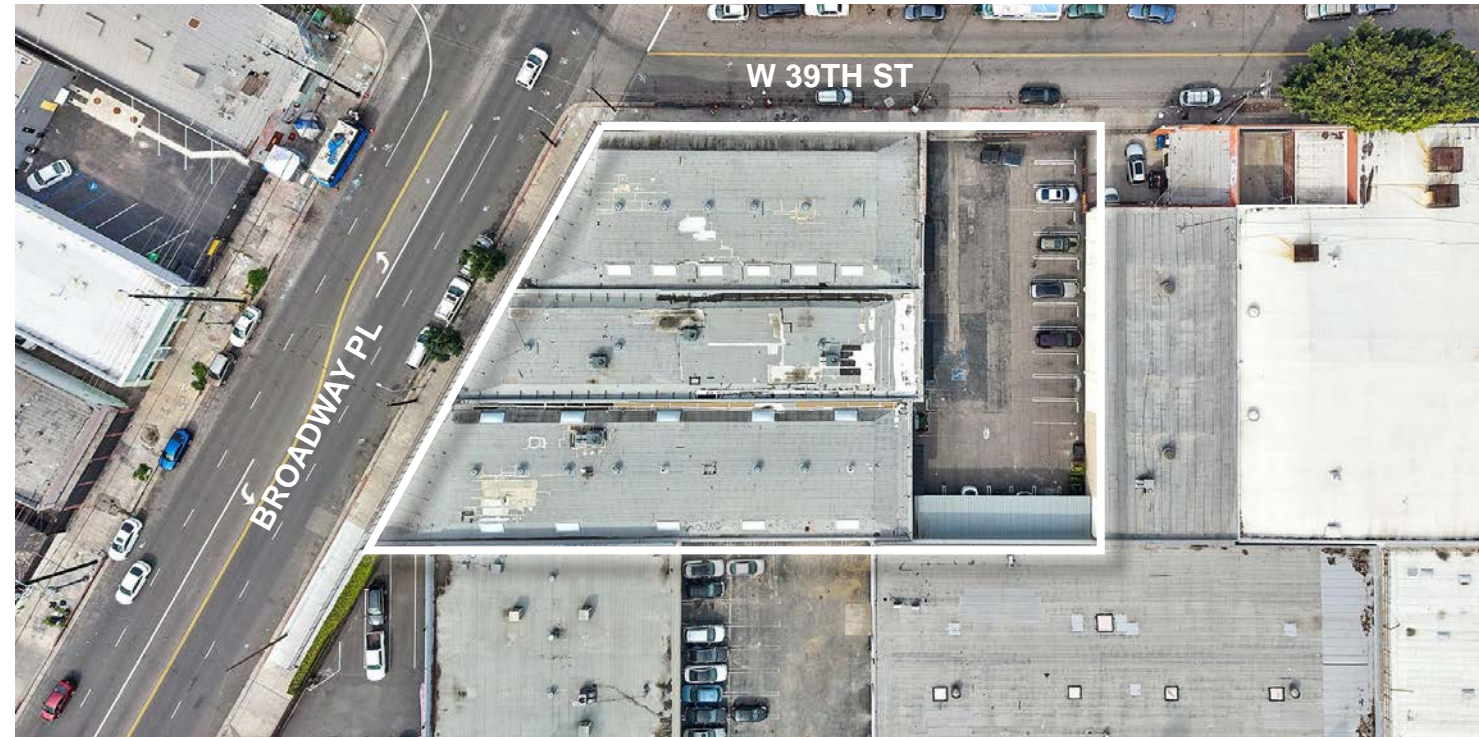
OFFERING SUMMARY

Price: Contact Broker

Newmark is pleased to present 3900-3912 Broadway Place, a premier industrial campus situated in one of Los Angeles' most strategic logistical corridors. This versatile opportunity features three functional buildings totaling \pm 24,005 SF on a substantial \pm 33,119 SF lot, offering a rare blend of scale and connectivity.

Strategically positioned just 1 mile from USC and 2.5 miles from Downtown Los Angeles, the property provides unparalleled access to the 110 Freeway, ensuring seamless regional transit and high-brand visibility. Located within a designated Opportunity Zone, this asset offers investors significant long-term tax advantages in a rapidly appreciating submarket.

With M1 zoning, \pm 9,000 SF of dedicated office space, and a secure, paved lot featuring 26 parking spaces, this campus is perfectly engineered for creative industrial, specialized logistics, or a flagship owner-user headquarters. 3900-3912 Broadway Place represents a cornerstone investment in the evolving Los Angeles industrial landscape.



PROPERTY TYPE

INDUSTRIAL

OF BUILDINGS

3

ZONING

LAM1

BUILDING SIZE

\pm 24,005 SF

YEAR BUILT

1924

OPPORTUNITY ZONE

YES

LOT SIZE

\pm 33,119 SF

PARKING

\pm 26 SPACES

APN

5122-043-019,020,021

PROPERTY HIGHLIGHTS

Strategic Owner-User Opportunity:

A rare chance to acquire a versatile industrial campus in a supply-constrained market, allowing an owner-user to stabilize occupancy costs and building long-term equity.

Superior Site Security & Logistics:

The fully fenced, paved, and secure lot provides peace of mind for high-value inventory while offering an exceptional parking ratio of $\pm 1.08/1,000$ SF - a premium feature in the LA core.

Optimal Functional Layout:

The three-building configuration offers maximum operational flexibility, allowing for a mix of specialized production, high-clearance warehousing, and creative office/showroom space.

Institutional-Grade Connectivity:

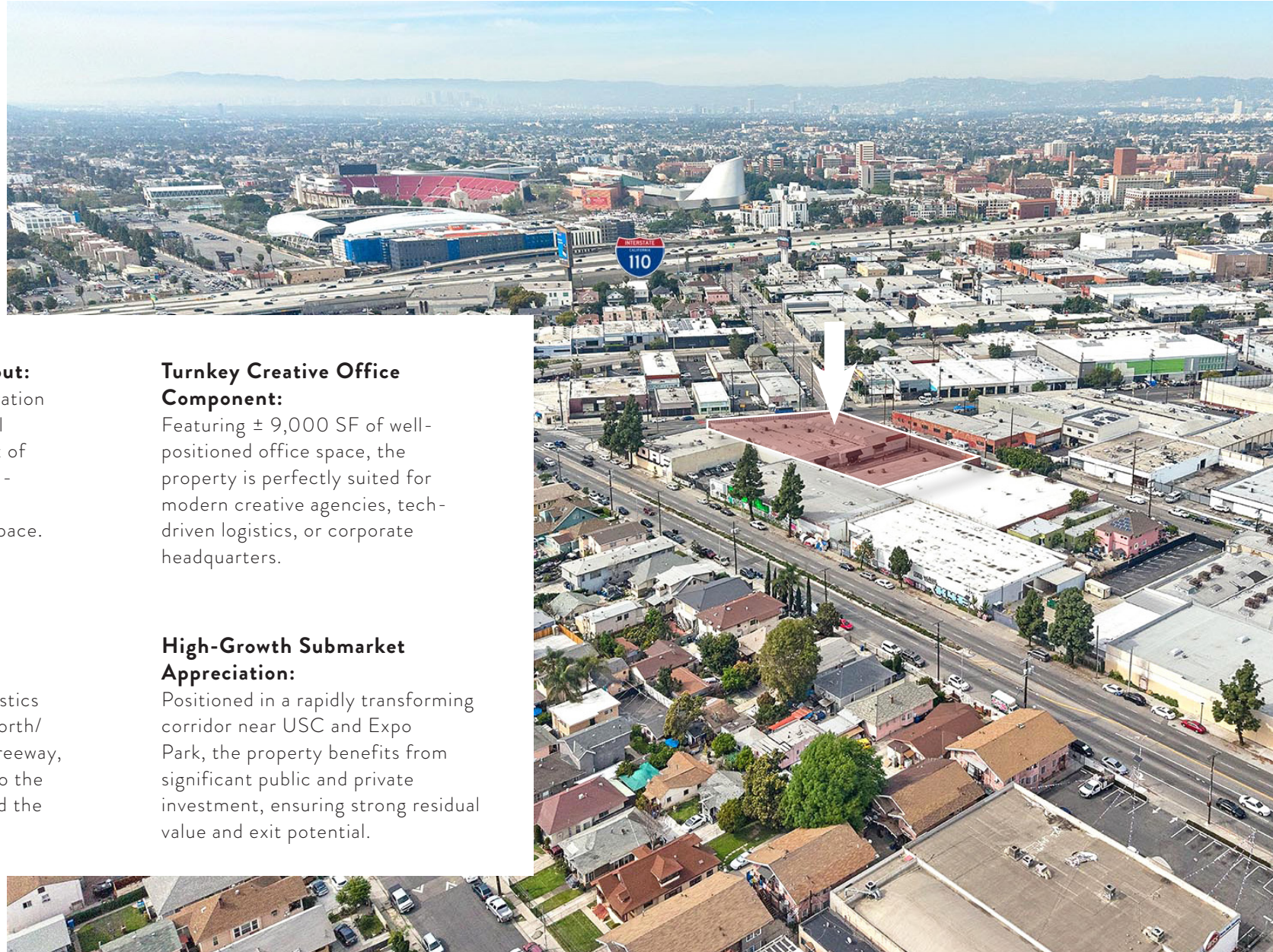
Unmatched "Last Mile" logistics potential with immediate North/South access via the 100 Freeway, providing a direct pipeline to the Ports of LA/Long Beach and the Greater Los Angeles basin.

Turnkey Creative Office Component:

Featuring $\pm 9,000$ SF of well-positioned office space, the property is perfectly suited for modern creative agencies, tech-driven logistics, or corporate headquarters.

High-Growth Submarket Appreciation:

Positioned in a rapidly transforming corridor near USC and Expo Park, the property benefits from significant public and private investment, ensuring strong residual value and exit potential.

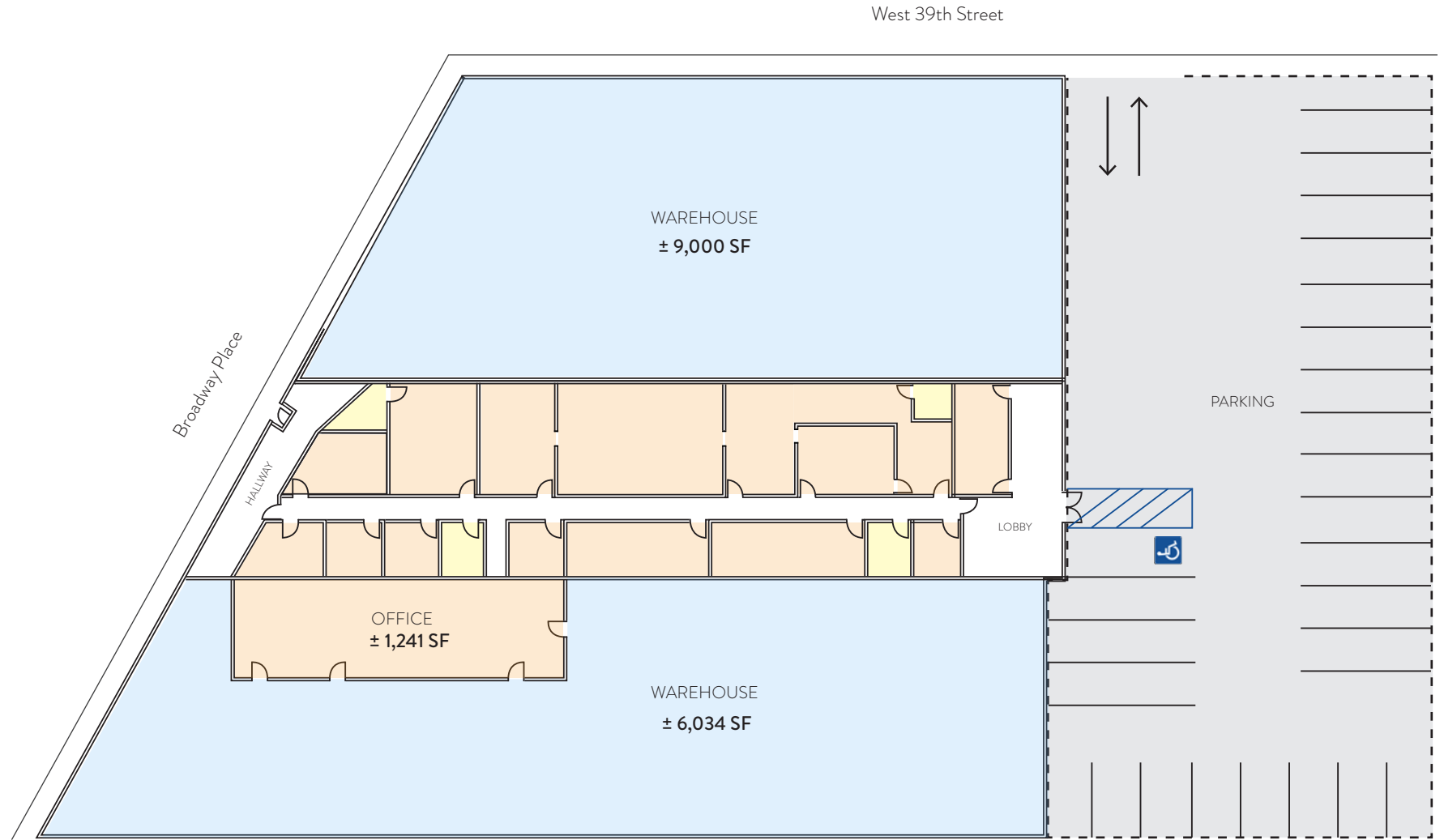




FLOOR PLAN

- Warehouse
- Office
- Restroom

Warehouse	± 15,034 SF
Office	± 8,971 SF
Total SF	± 24,005 SF



SITE PLAN

Broadway Pl

W 39th St

WAREHOUSE

OFFICE

OFFICE

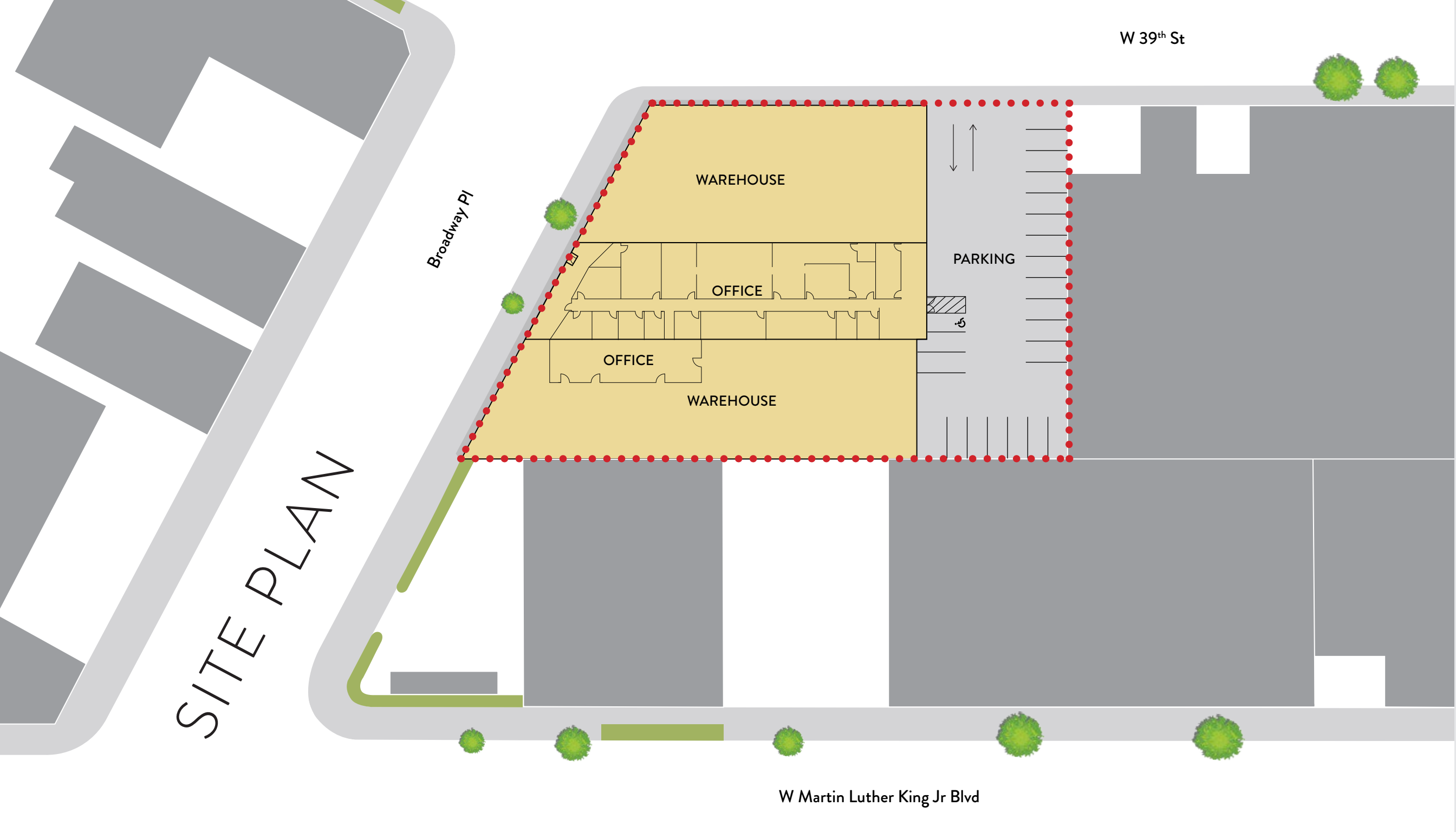
WAREHOUSE



PARKING



W Martin Luther King Jr Blvd

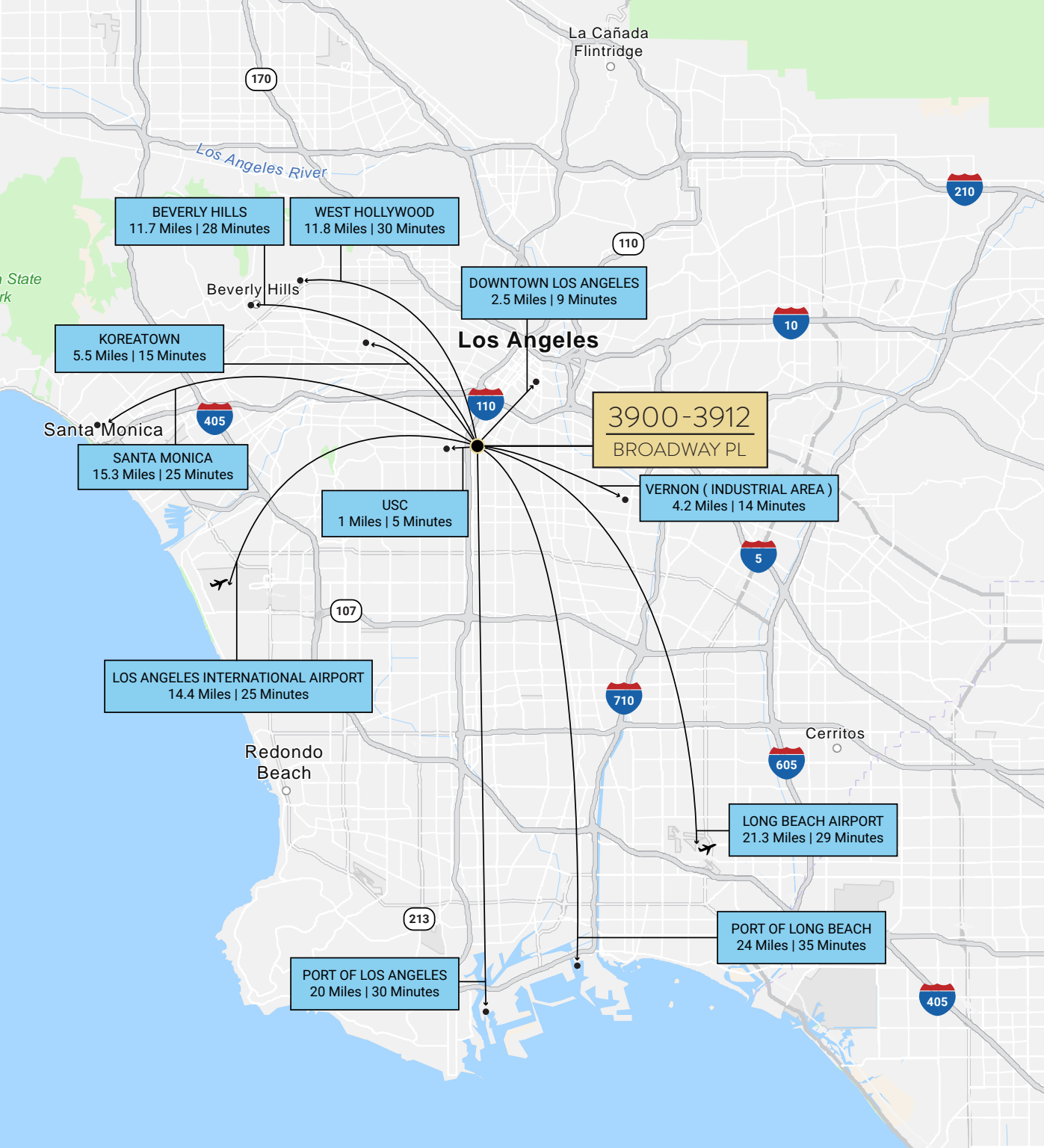




PROPERTY GALLERY







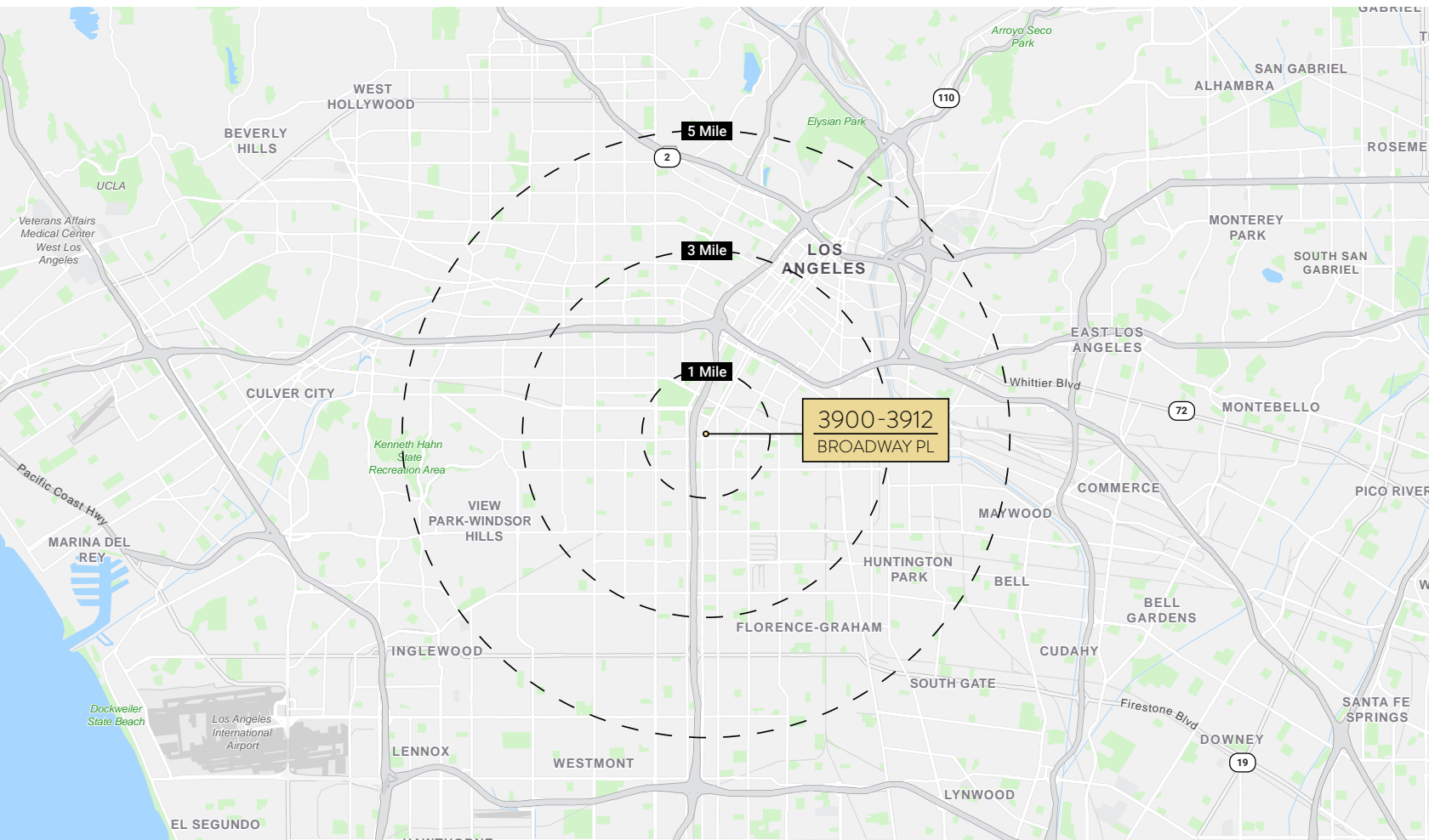
STRATEGIC CONNECTIVITY

3900-3912 Broadway Place is not just a property; it's a strategically positioned hub offering unparalleled access to Greater Los Angeles' most critical commercial, logistical, and cultural destinations. This map vividly illustrates the site's prime location, placing your business at the nexus of efficient transportation, vast consumer markets, and dynamic urban centers. Whether optimizing supply chains, reaching key client bases, or attracting top talent, this location provides a distinct competitive advantage.

KEY ADVANTAGES OF THIS LOCATION

- Logistical Supremacy:** Direct access to major freeways (110 Fwy) ensures seamless transit to the world-renowned Ports of Los Angeles and Long Beach, as well as the bustling cargo operations of LAX and Long Beach Airport. This is ideal for import/export businesses, distribution centers, and "last-mile" delivery services.
- Proximity to Economic Engines:** Situated minutes from Downtown Los Angeles (DTLA), the property taps into a vast urban workforce and a dense concentration of businesses, fostering collaboration and growth. Nearby industrial powerhouses like Vernon offer immediate synergies for manufacturing and supply chain partners.
- Access to Talent & Innovation:** The property's close proximity to the University of Southern California (USC) provides a direct pipeline to a diverse and educated talent pool, fostering innovation and supporting business expansion.
- Gateway to Affluent Markets & Lifestyle:** Easily connect to the upscale retail and residential markets of West Hollywood, Beverly Hills, and Santa Monica, as well as the vibrant cultural hub of Koreatown. This accessibility broadens client reach and enhances employee recruitment and retention.

OPPORTUNITY ZONE



Strategic Opportunity Zone Investment

The subject property is located within a Qualified Opportunity Zone, providing a powerful tax-advantaged vehicle for sophisticated investors. The designation is intended to drive long-term private sector investment into the local economy, rewarding property owners who commit to the area's revitalization.

Key Investor Benefits Include:

The subject property is located within a Qualified Opportunity Zone, providing a powerful tax-advantaged vehicle for sophisticated investors. The designation is intended to drive long-term private sector investment into the local economy, rewarding property owners who commit to the area's revitalization.

- **Capital Gains Deferral:** Potential for immediate tax efficiency by reinvesting capital gains from prior asset sales into this site.
- **Strategic Growth Corridor:** The property's location in this designated zone aligns with ongoing municipal and private redevelopment efforts in Los Angeles, signaling strong long-term appreciation potential.

**** Disclaimer:** This summary of Opportunity Zone tax incentives is provided for general guidance only. Newmark and its affiliates do not provide tax or legal advice. Prospective buyer should perform their own due diligence and consult with professional advisors to confirm eligibility and compliance with federal and state Opportunity Zone regulations.

AMENITY MAP



USC VILLAGE

EST. 2011
CAFE DULCE
 Los Angeles

TRADER JOE'S target

CAVA JJ STARBUCKS

sweetgreen

USC

NATURAL HISTORY MUSEUM California Sciencenter

BMO STADIUM 100 L.A. MEMORIAL COLISEUM

EVERYTABLE

Ralphs

CHIPOTLE QWENCH juice bar
 DRNK coffee + tea

3900-3912
 BROADWAY PL

KFC

McDonald's

EVERYTABLE

ROSS
 DRESS FOR LESS

SOUTH LA
 CAFE

SUPERIOR GROCERS

7 ELEVEN

TACO BELL

Winchell's
 Donut House

El Super

CVS pharmacy

CVS pharmacy

BURGER KING

Los Angeles
 CONVENTION CENTER

GRAMMY MUSEUM

SONORATOWN

110
 crypto.com ARENA

LATTC
 LOS ANGELES TRADE TECHNICAL COLLEGE

USC Hotel

BURGER KING

CVS pharmacy

STARBUCKS

Carl's Jr. PANDA EXPRESS STARBUCKS
 Ono Hawaiian BBQ
 Northern Cafe Chinese Dumpling House MCDONALD'S

Tam's 8

SUPERIOR GROCERS

WSS

KFC

Tacos Gavilan

Jack
 In the box

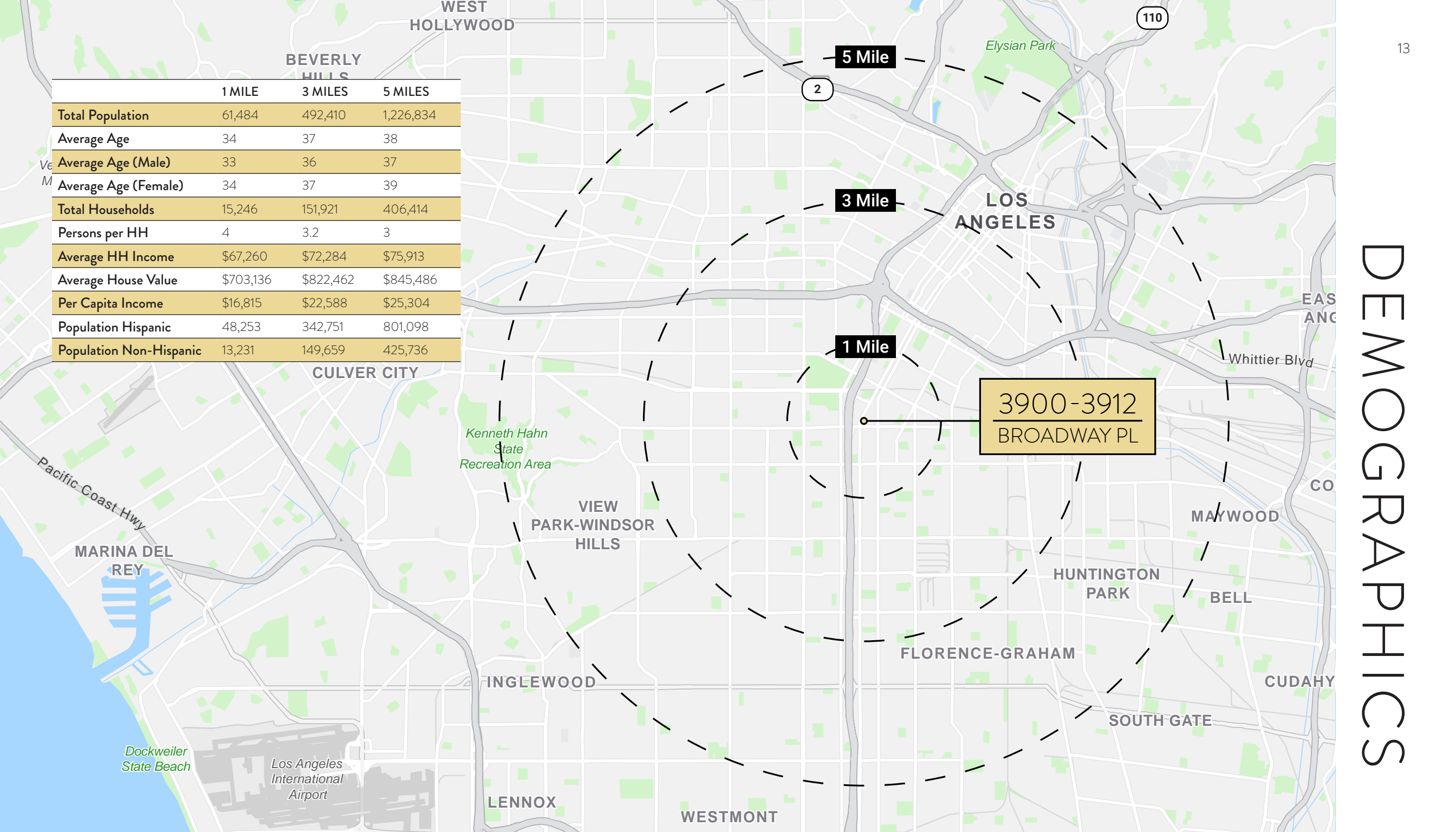
WING-STOP

FOOD 4 LESS

FASHION DISTRICT
ARTS DISTRICT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	61,484	492,410	1,226,834
Average Age	34	37	38
Average Age (Male)	33	36	37
Average Age (Female)	34	37	39
Total Households	15,246	151,921	406,414
Persons per HH	4	3.2	3
Average HH Income	\$67,260	\$72,284	\$75,913
Average House Value	\$703,136	\$822,462	\$845,486
Per Capita Income	\$16,815	\$22,588	\$25,304
Population Hispanic	48,253	342,751	801,098
Population Non-Hispanic	13,231	149,659	425,736



3900-3912
BROADWAY PL

EXCLUSIVELY LISTED BY

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