

SALE PRICE REDUCED

2615-2621
**S Hill
Street**
LOS ANGELES | CALIFORNIA



±28,667 SF TWO-STORY INDUSTRIAL/COMMERCIAL BUILDINGS FOR SALE

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S. Hill Street

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AI GENERATED IMAGE

ABOUT THE PROPERTY



High Identity Location



Divisible to allow for an owner to lease out a portion of the building with SBA financing



Heavy Power



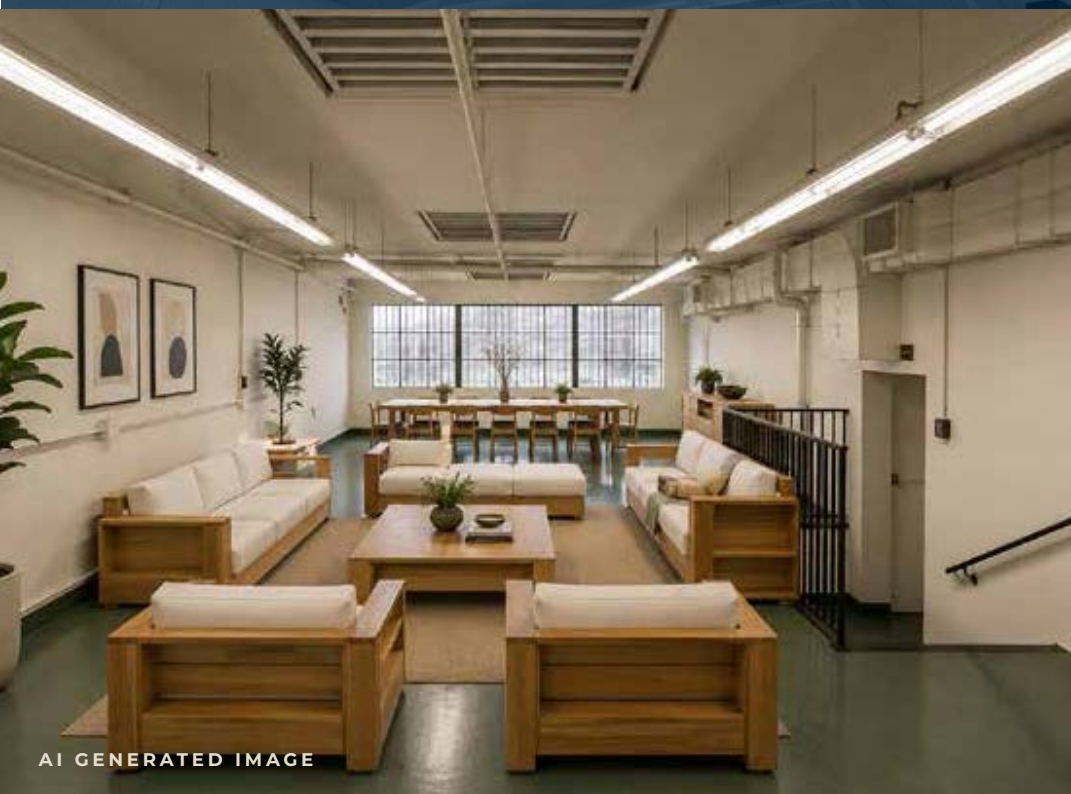
Located in the Enterprise Zone - Tax Benefits



Close Proximity to Freeways (Harbor and Santa Monica Fwy)



AI GENERATED IMAGE



AI GENERATED IMAGE

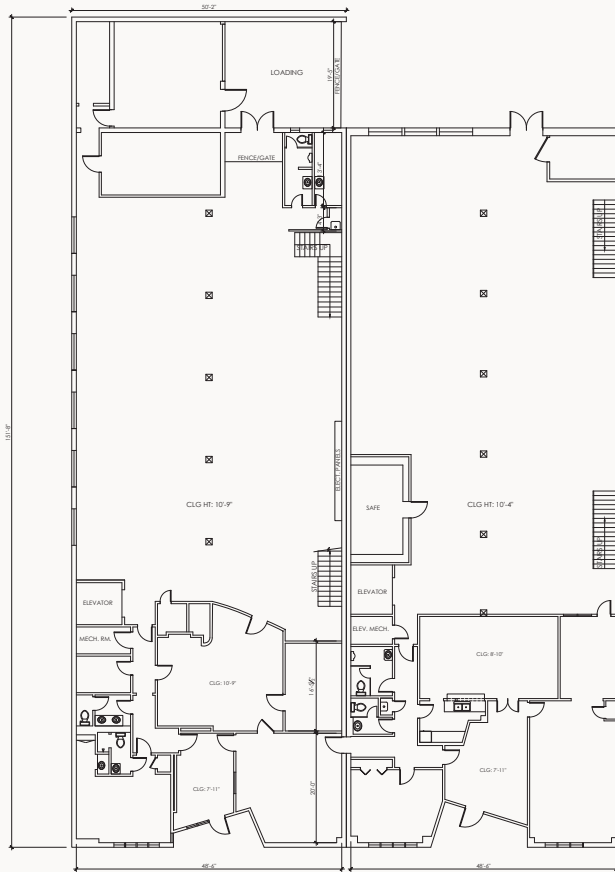




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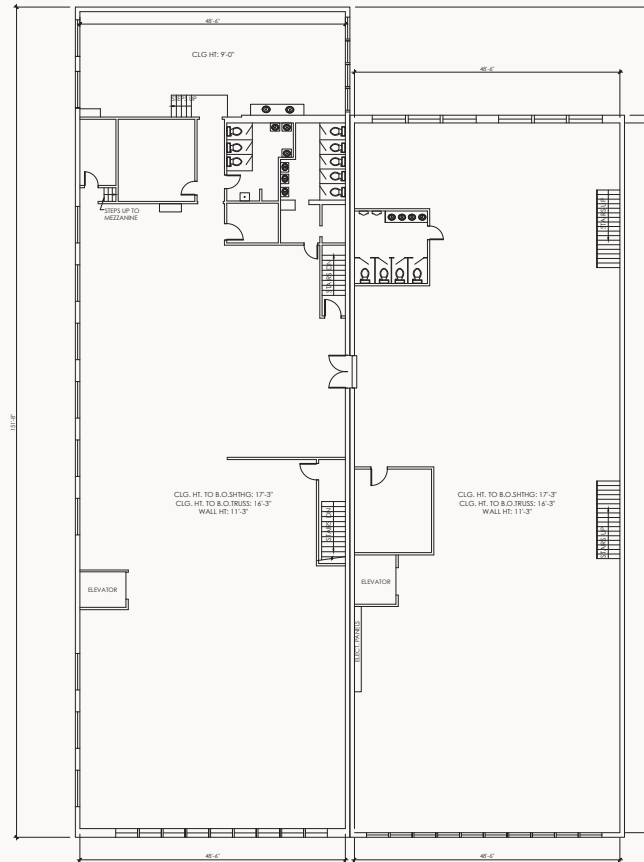
S. Hill Street

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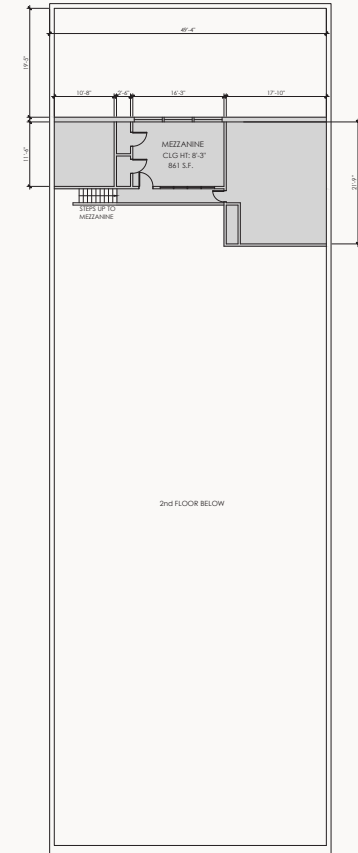
1st FLOOR PLAN

SCALE: 1/8" = 1'-0"



2nd FLOOR PLAN

SCALE: 1/8" = 1'-0"



MEZZANINE FLOOR PLAN

SCALE: 1/8" = 1'-0"

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HENDERSON & ASSOCIATES, INC.

2615

Sales Price

±28,667 x \$188.20 PSF = \$5,395,000.00

Address	2615 S Hill St	2621 S Hill St	230 W 27th St
APNS	5122-013-008	5122-013-009	5122-012-017
RBA	± 13,110 SF	± 15,557 SF	Partial Ownership
Year Built	1947	1947	N/A
Power	3,000 Amps 240-480V 3 Phase	3,000 Amps 240-480V 3 Phase	N/A
Parking	To Be Verified	To Be Verified	13 Spaces
Zoning	M1-2	M1-2	M1-2

LOCATION



**ADJACENT
TO THE 110
FWY**



**10 MINUTES
FROM DTLA**



LOS ANGELES
INTERNATIONAL AIRPORT
23 MIN | 15.7 MI

BOB HOPE AIRPORT
29 MIN | 19.5 MI

LONG BEACH-DAUGHERTY
FIELD AIRPORT
29 MIN | 20.8 MI



UNION STATION (91 LINE -
SOUTHERN CALIFORNIA REGIONAL
RAIL AUTHORITY...)

**10 MIN DRIVE
3.4 MI DISTANCE**



LOCATION:

Located in the dynamic urban core of Los Angeles, 2615 S Hill Street benefits from immediate access to Downtown Los Angeles, the Fashion District, USC, and major transportation corridors including the I-10, I-110, and SR-60 freeways. The property is strategically positioned within a dense infill market surrounded by residential, commercial, industrial, and creative business hubs.

HISTORY:

The surrounding South Los Angeles and Downtown LA markets have long served as vital centers for manufacturing, wholesale trade, logistics, and commerce. The area continues to evolve through significant redevelopment and adaptive reuse projects, attracting new investment and business activity throughout the urban core.

ECONOMY AND INFRASTRUCTURE:

Business and Industry:

Los Angeles is one of the largest economies in the world, driven by international trade, entertainment, fashion, technology, manufacturing, and logistics. The nearby Downtown and Arts District markets continue to experience growth from creative office users, distributors, e-commerce businesses, and emerging startups.

Transportation & Connectivity: The property offers excellent regional connectivity with convenient access to the Ports of Los Angeles and Long Beach, major rail infrastructure, and multiple freeway systems. Nearby public transit options include the Los Angeles Metro Rail network and major bus lines serving the greater metropolitan area.

CULTURE AND LIFESTYLE:

Arts and Culture: The surrounding area is minutes from renowned destinations including the Crypto.com Arena, LA Live, and the thriving Downtown Arts District, known for its galleries, restaurants, and creative spaces.

Dining and Shopping: The neighborhood offers a wide variety of dining, retail, and entertainment amenities ranging from authentic local eateries and cafes to upscale restaurants and lifestyle destinations throughout Downtown Los Angeles and neighboring communities.

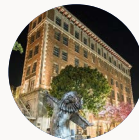


PRIME LOCATION



Central Los Angeles Location with Unmatched Regional Connectivity

Located in the heart of Los Angeles, 2615 S Hill Street offers exceptional access to Downtown Los Angeles, major freeways, and one of the nation's most dynamic business markets. Surrounded by key transportation corridors, industrial hubs, and thriving commercial districts, the property is ideally positioned for businesses seeking connectivity, visibility, and access to the greater Southern California region.



TOP COMPANIES



crypto.com
ARENA



BMO
STADIUM



Los Angeles, CA

Los Angeles, often abbreviated as L.A., is the largest city in California and the second-largest city in the United States. It is renowned for its cultural diversity, economic influence, and pivotal role in the entertainment industry. Situated in Southern California, Los Angeles spans a large area with diverse landscapes, including beaches, mountains, and urban environments.

Entertainment Industry: Known as the "Entertainment Capital of the World," Los Angeles is home to major film studios, television networks, and music recording companies. Hollywood, a district in L.A., is synonymous with the movie industry.

Technology and Innovation: The city has a growing tech sector, often referred to as "Silicon Beach," with numerous startups and established tech companies.

Trade and Manufacturing: The Port of Los Angeles is one of the busiest in the world, making the city a major hub for international trade. Aerospace, fashion, and apparel manufacturing are also significant contributors to the local economy.

DEMOGRAPHICS



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