

DTLA WAREHOUSE FOR SALE

8,400± SF Building on 7,362± SF of Land

Zoned C2-2D-O-CPIO

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDRUM



SOUTH PARK

55 Unit
Apartment Building

SUBJECT



Sale Price Reduced!

746 E WASHINGTON BOULEVARD LOS ANGELES, CA 90021

Building Area	±8,400 SF
2nd Floor Office Area	±2,000 SF
Land Area	7,362± SF
Construction	Masonry
Year Built	1928
Ground Level Loading	1: 11x10
Clearance Height	12'
Power	None
Water & Gas	Yes
Zone	LA C2-2D-O-CPIO
APN	5131-006-010
TOC	Tier 3
Opportunity Zone	Yes

Property Highlights

- DTLA industrial facility for sale
- Rehab/value add opportunity for investor or owner-user
- Ground level loading door
- Abundant street parking
- New owner will have to contact and work with LADWP to add power
- Designated Qualified Opportunity Zone location (tax benefits)
- Prime Washington Boulevard location across from Metro A Line light rail station
- Just minutes east of South Park District, Los Angeles Convention Center, Crypto.com Area, Peacock Theater, and LA LIVE
- Easy access to all DTLA freeways

**ASKING PRICE: ~~\$1,490,000~~ \$1,350,000
(\$160.71 PER SF BUILDING)**

SOUTH PARK DTLA'S PREMIER DISTRICT

South Park, a rapidly growing neighborhood within Downtown Los Angeles, stands out as an excellent example of urban renewal and well-planned mixed-use development. With key attractions like the Crypto.com Arena and LA LIVE complex at its core, South Park has drawn significant investment from large institutions in high-end residential towers, top-tier office spaces, and retail projects.

This concentration of amenities and infrastructure has led to strong increases in rental rates and high occupancy levels. The area's economic indicators, such as population density, average income, and commercial property values, have consistently trended upward. As a result, South Park has become a crucial factor in DTLA's overall market performance and a central focus for future urban investment.

6.4M
SF OF OFFICE

2.5M
SF OF RETAIL (95% OCCUPIED)

KEY TENANTS



228 K SF



600K SF



85K SF



600K SF



160K SF



LA LIVE

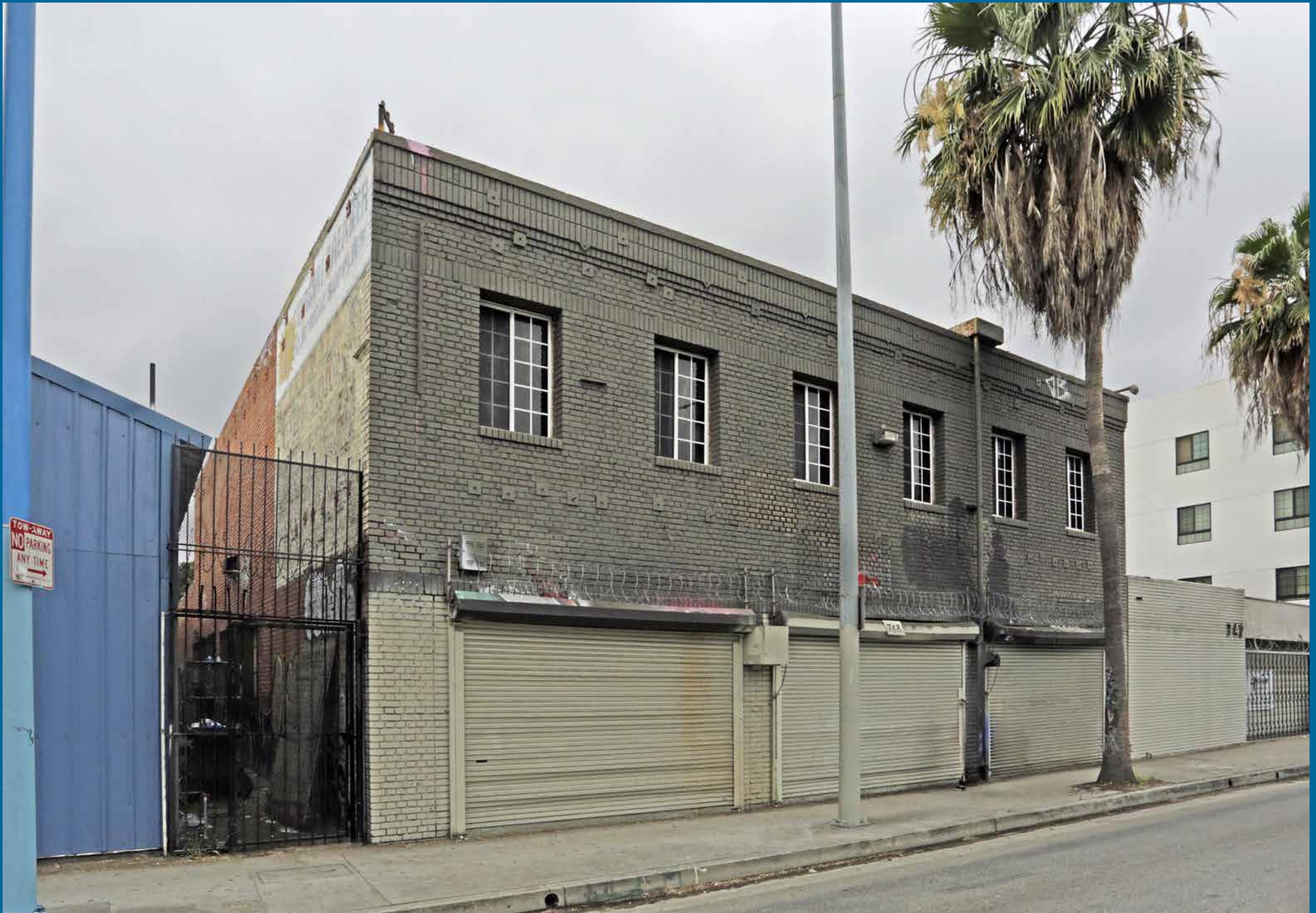


CRYPTO.COM ARENA

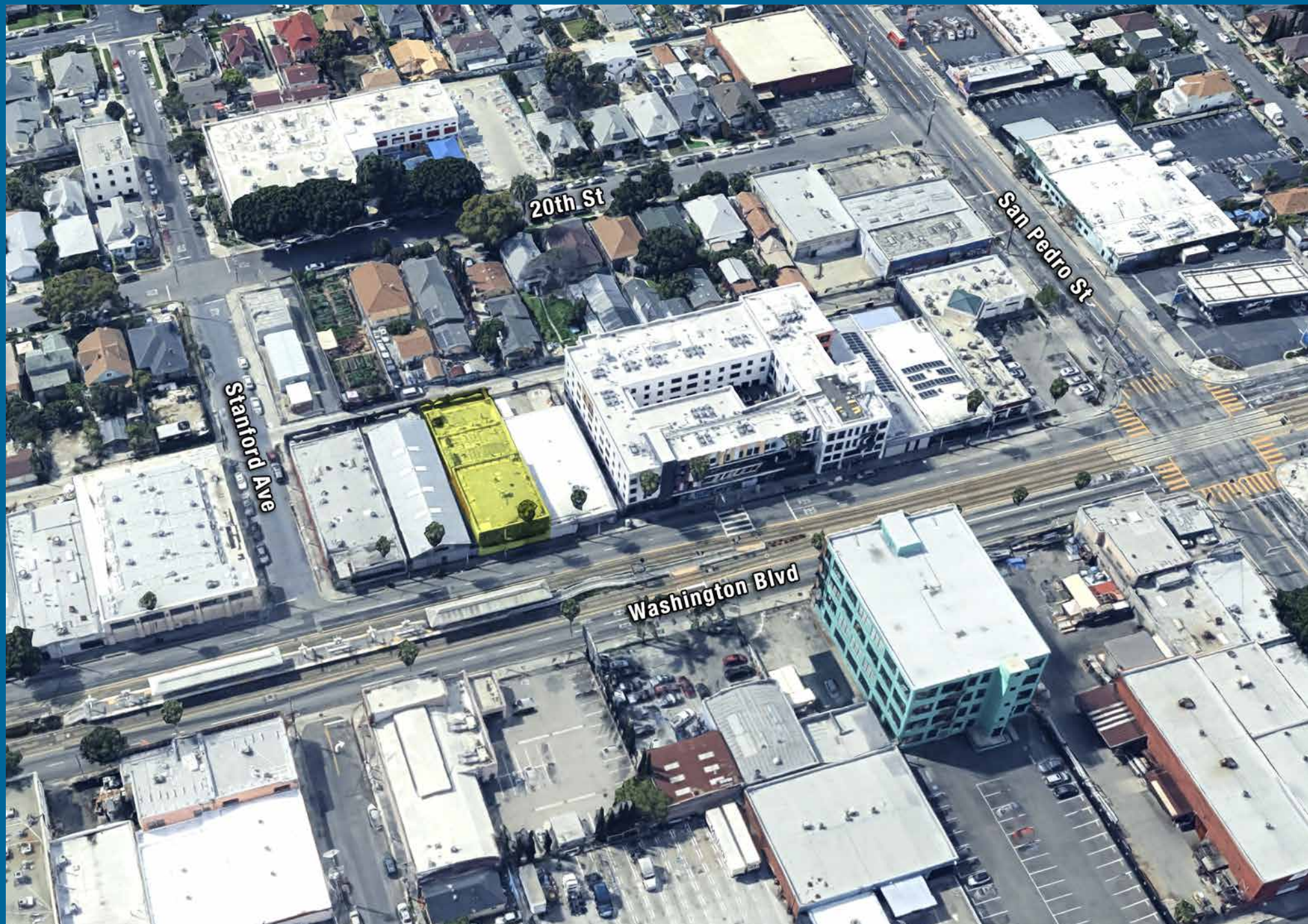


PEACOCK THEATRE

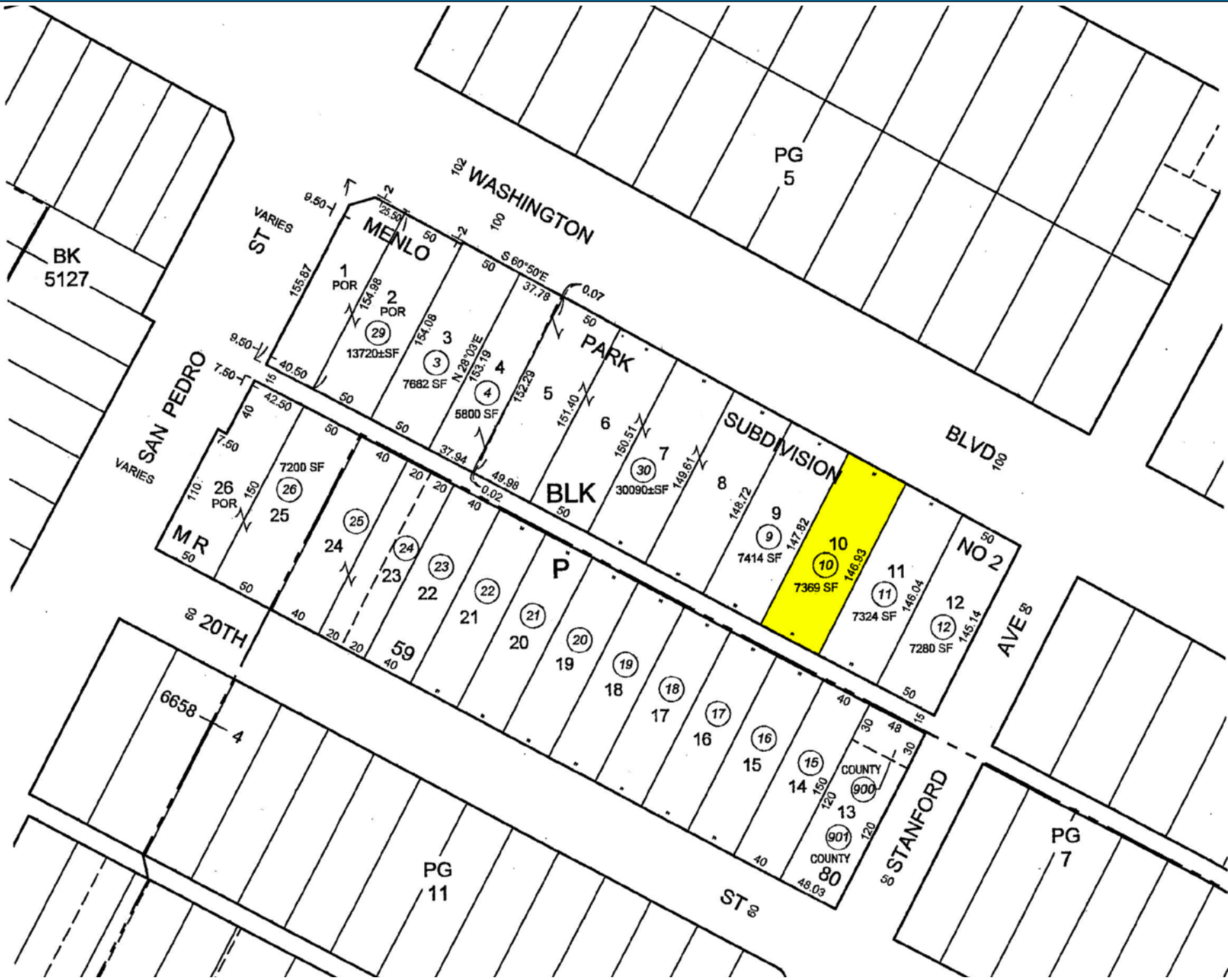
PROPERTY PHOTO



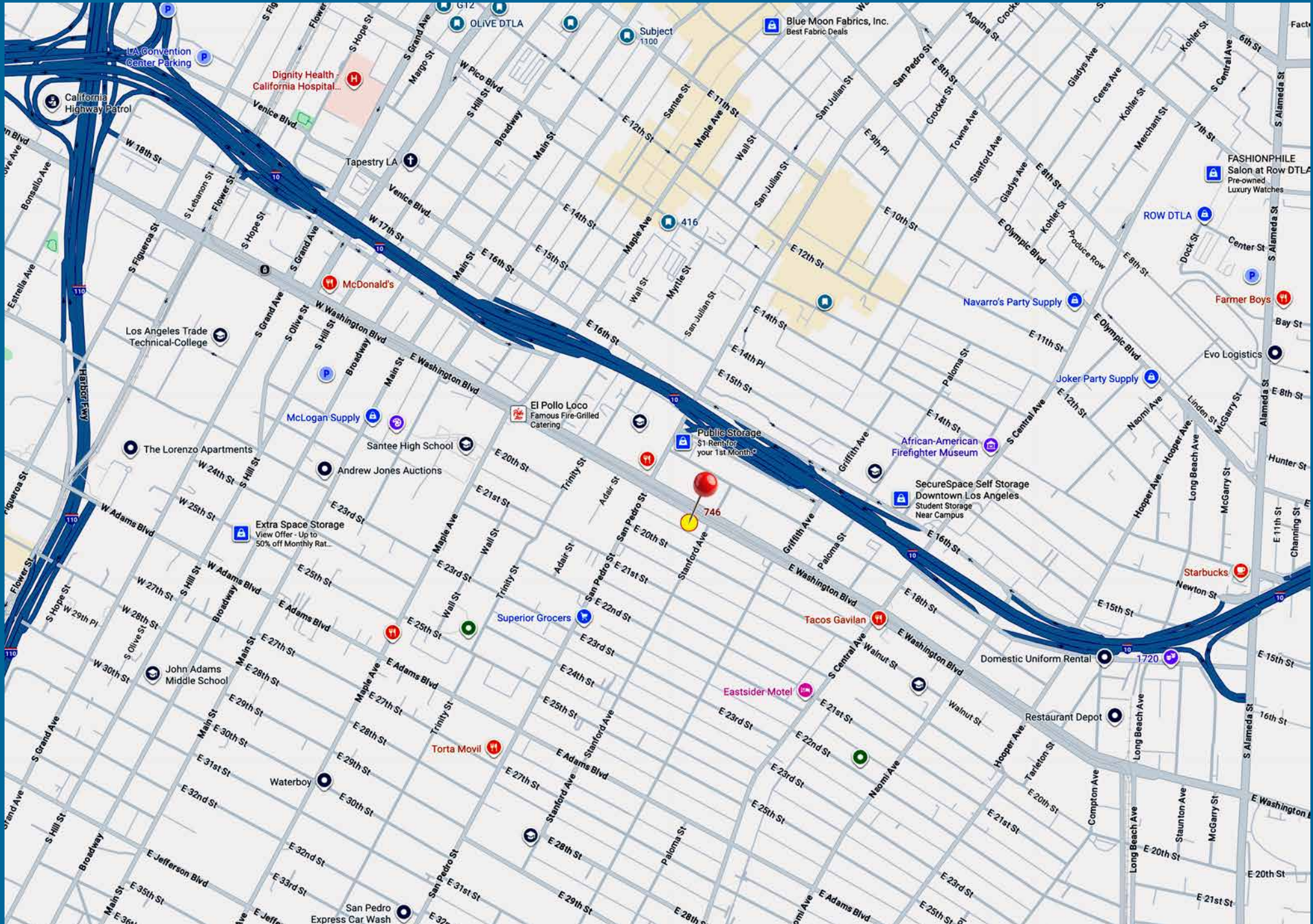
AERIAL PHOTO



PLAT MAP



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



61%

25 - 54 Years Old



67%

Postsecondary Education

90%

Residential Occupancy

46%

Walk/Bike/Transit or Work from Home

FOR SALE

746 E WASHINGTON BLVD, LOS ANGELES, CA 90021

DTLA Warehouse For Sale

8,400± SF Building on 7,362± SF of Land

Price Reduced! Seller Motivated!

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