

# FOR SALE OR LEASE

236 W 18TH STREET | LOS ANGELES, CA

RENOVATED INDUSTRIAL BLDG  
IN THE HEART OF DOWNTOWN LA

**THE PASSMAN GROUP**  
REAL ESTATE BROKERAGE



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# PROPERTY HIGHLIGHTS

Recently renovated 7,644 SF industrial building sits in the heart of Downtown Los Angeles, delivering an open floor plan with soaring 12-14 ft bow truss ceilings, polished concrete floors, exposed utilities, LED lighting, and massive 800-amp three-phase power. A ground-level roll-up door with loading dock, alley access, and ample storage round out an exceptional feature set built for serious operators. Potential uses include fitness, automotive, creative/gallery, restaurant, bar, banquet hall, e-commerce, light manufacturing, and beyond. High visibility facade along 18th Street between Grand and Olive, with immediate 10 Freeway access at Grand Ave and just blocks from Crypto.com Arena, amid one of LA's most dynamic and high-profile urban corridors.



Recently remodeled industrial building ideal for fitness, automotive, creative gallery, restaurant, bar, banquet hall, e-commerce distribution, light manufacturing + more!



Close to the Fashion District, Crypto.com Arena, the LA Convention Center + the LA Live complex



Surrounded by ample street parking



Just southeast of the 10 + 110 freeway interchange



Bow + Truss ceiling warehouse space, rear roll-up door with alley access, glassed-in foyer, 2 offices, storage room + 2 private restrooms



SALE PRICE: \$3,295,000  
LEASE RATE: \$1.00 Per Square + NNN Fees

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## BUILDING SPECS

<b>BLDG SIZE</b>	± 7,644
<b>YEAR BUILT</b>	1927
<b>REMODLED</b>	2025
<b>POWER SUPPLY</b>	Amps: 800 Volts: 240 Phase: 3
<b>ZONING</b>	C2-2D



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WAREHOUSE INTERIOR





GLASSED-IN FOYER, OFFICES  
+ PRIVATE RESTROOMS

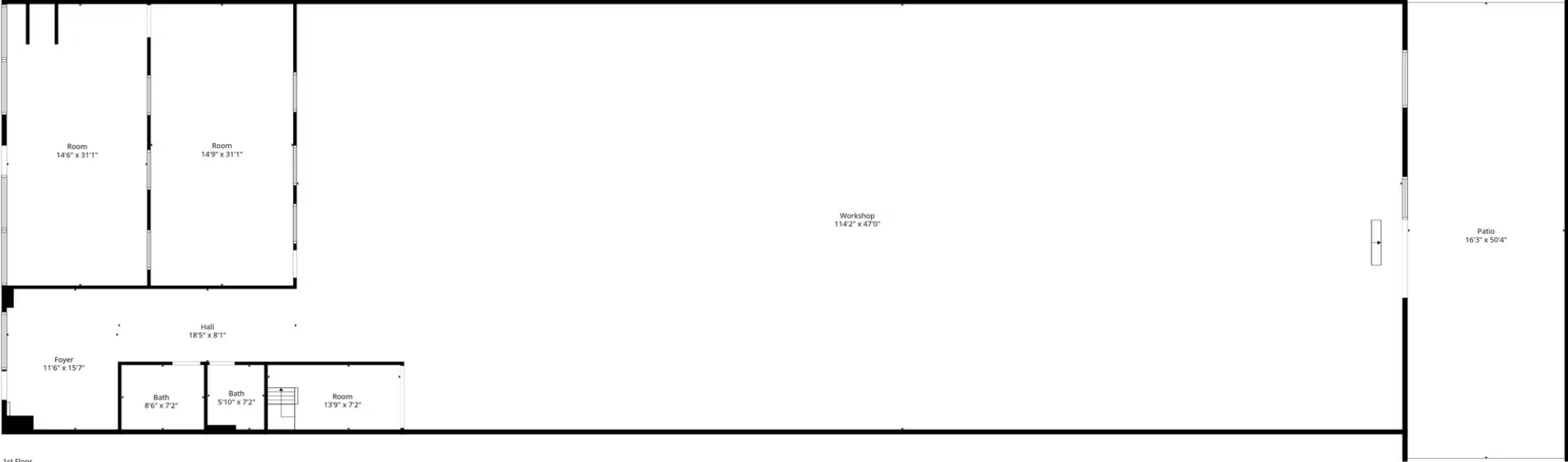


# FLOOR PLAN

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2nd Floor



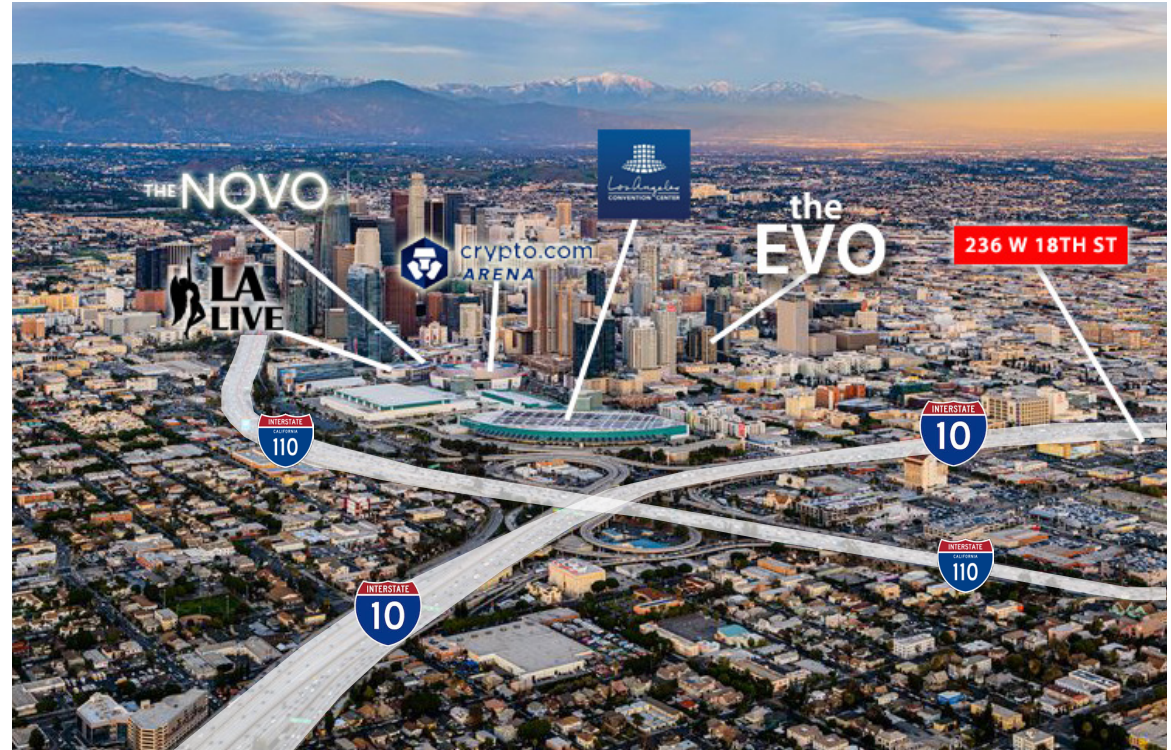
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# COMMUNITY PROFILE

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The South Park district of Downtown Los Angeles is the city's premier sports and entertainment epicenter, anchored by Crypto.com Arena, the Los Angeles Convention Center, and the iconic L.A. LIVE complex. Together, these world class destinations draw millions of visitors annually for professional sporting events, concerts, conventions, and marquee entertainment, generating unrivaled foot traffic and energy year round. Seamlessly connected to major freeways and public transit, South Park sits at the crossroads of Downtown's Financial District, cultural corridors, and regional destinations, making it one of the most dynamic and high profile urban addresses in Los Angeles.



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