

*for sale*

2250  
MAPLE AVENUE  
LOS ANGELES

Prime 95,108 SF  
of Industrial/Office Building  
In Downtown Los Angeles

[Video Tour](#)

**NEWMARK**

**EPIQUE**  
REALTY





# PROPOSAL

## 2250 Maple Ave.

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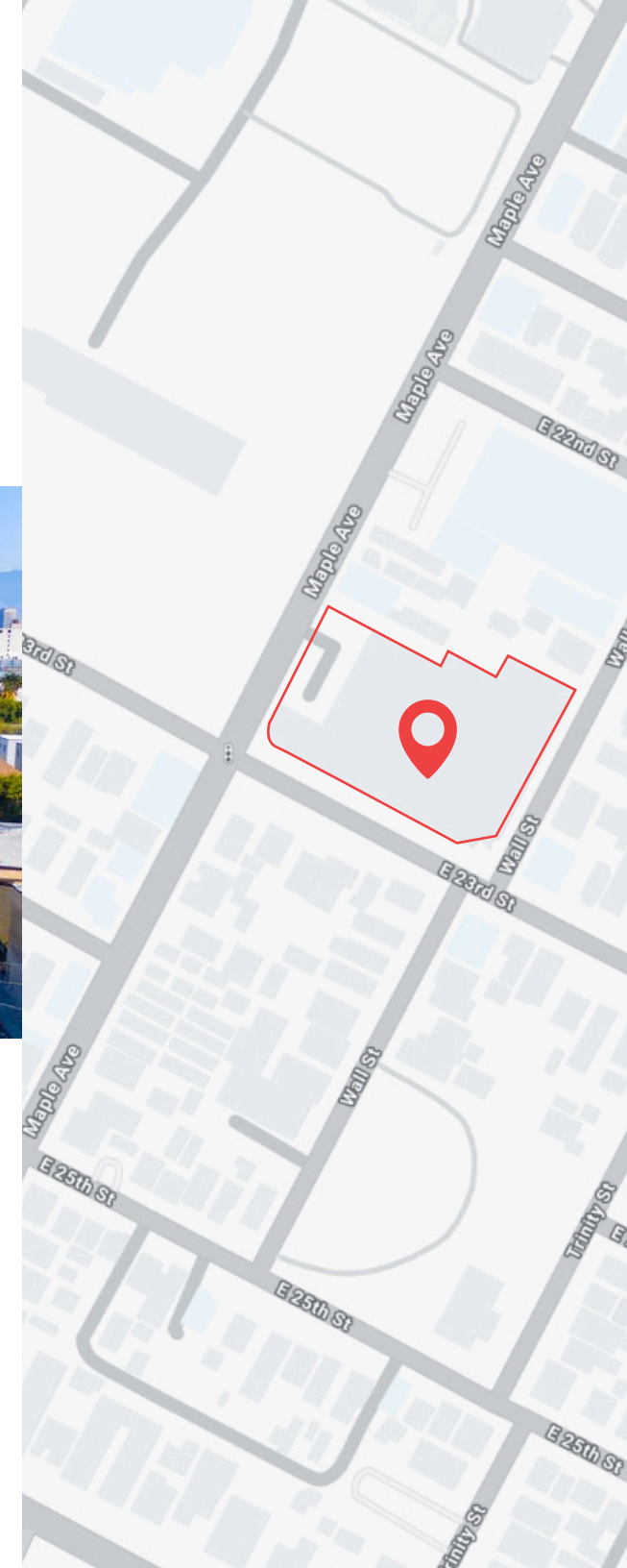
# EXECUTIVE SUMMARY

Price: Contact Broker



2250 Maple Avenue is a newly renovated (2024) industrial warehouse and office property located in the heart of Downtown Los Angeles. Spanning 95,108 square feet on a 78,409 SF lot, this versatile two-story building offers a unique opportunity for owner/users and investors alike. The property features high warehouse clearance (12 to 26 feet), seven dock-high loading positions, and a large, open-plan second-floor office area. Strategically situated block-to-block along 23rd Street between Wall Street and Maple Avenue, the building provides excellent connectivity with immediate access to major DTLA freeways and is within half a mile of two Metro Blue Line stations. The property is fully improved with private offices, a welcoming lobby, conference rooms, a kitchen, break area, and 13 HVAC-equipped restrooms.

With approximately 103 surface parking spaces, LA CM zoning, and a fenced and secured lot, the asset is ideal for a wide range of industrial, commercial, or creative office uses. Moreover, the property is located in a Qualified Opportunity Zone, offering potential tax incentives for long-term investors and redevelopment flexibility in a rapidly evolving area. 2250 Maple Avenue combines prime location, modern infrastructure, and long-term upside—making it a standout opportunity in the Downtown LA market.



# PROPERTY DESCRIPTION

Property Type

Warehouse/Office

Building Size

95,108 SF

Lot Size

78,409 SF

Stories

2

Year Built/Renovated

1981/2024

Clear Height

12 - 26 Ft.

Docks

7 ext.

Drive Ins

1 tot.

Parking

± 103 surface and rooftop spaces

Zoning

LA CM

APN

5127-014-047

Opportunity Zone

Yes



Maple Ave

E 23rd St

	Warehouse	49,962 SF
	Office	45,146 SF
	Total	95,108 SF



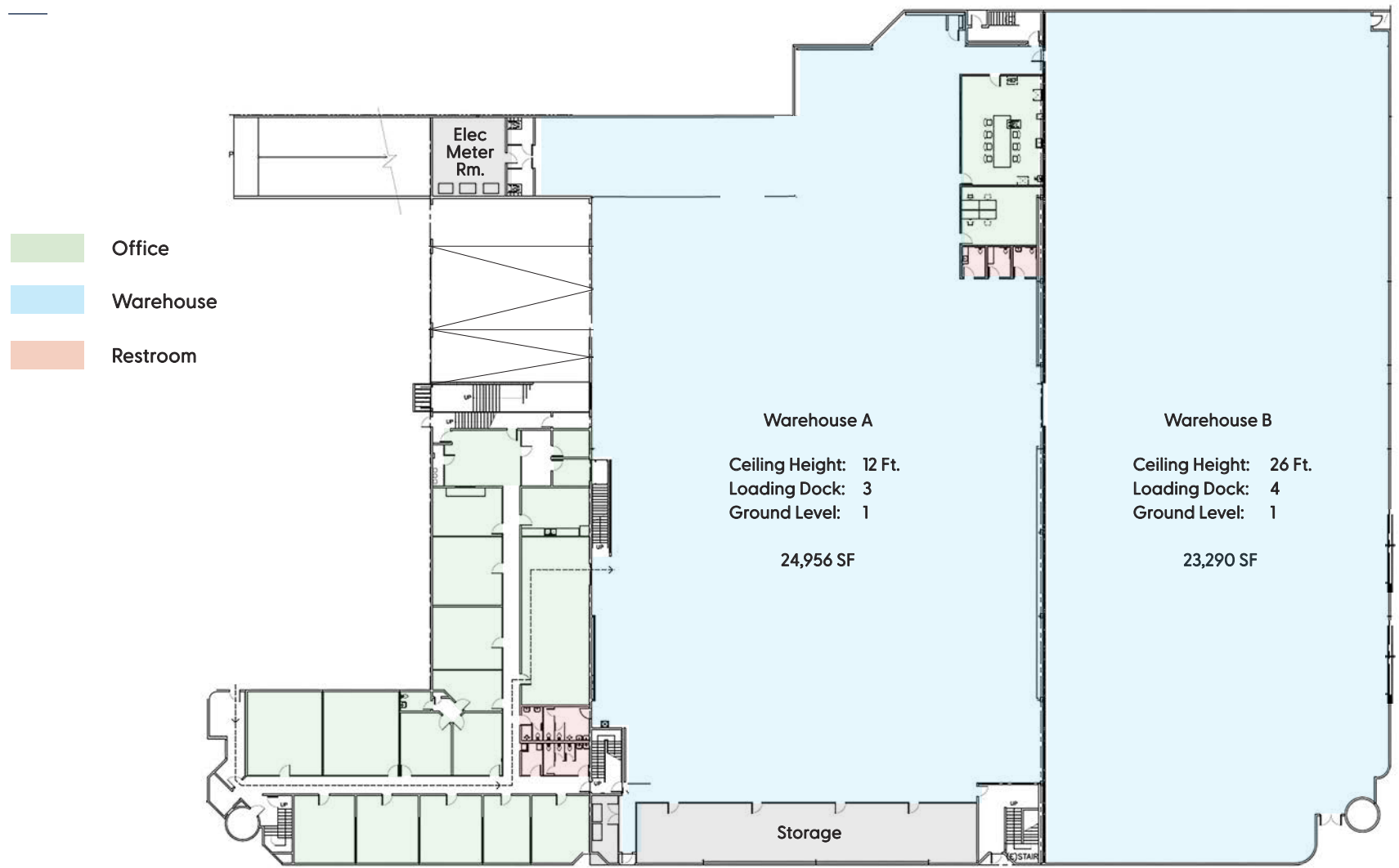
Parking

Parking

Maple Ave

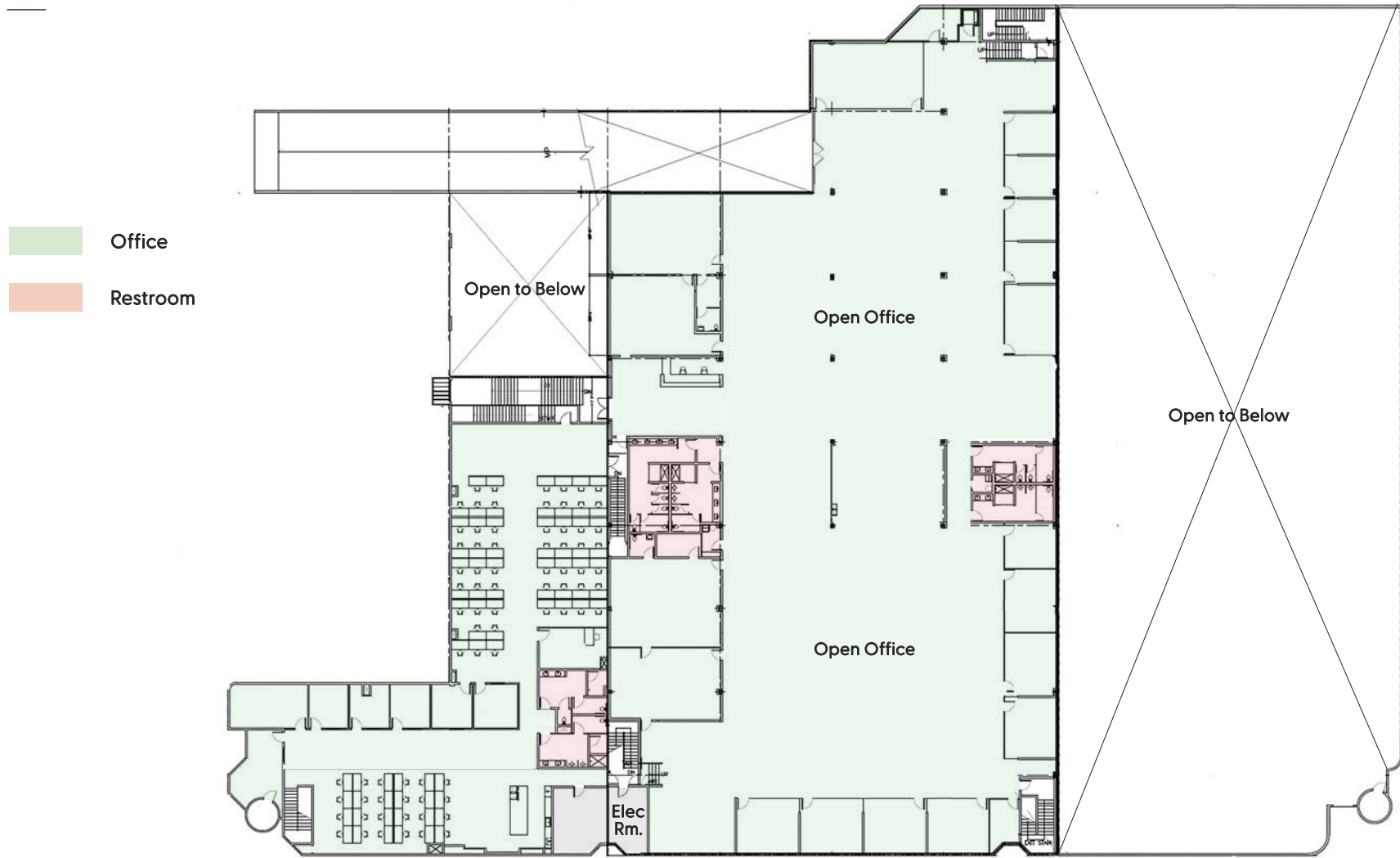
E 23rd St

# First Floor Plan



\* Floor plans are for illustrative purposes only and may not reflect the current layout. Buyer is responsible for verifying all information independently.

# Second Floor Plan



\* Floor plans are for illustrative purposes only and may not reflect the current layout. Buyer is responsible for verifying all information independently.



## First Floor

Office	8,825 SF
Warehouse	49,962 SF
<b>Total</b>	<b>58,787 SF</b>

# Second Floor








Office	36,321 SF
<b>Total</b>	<b>36,321 SF</b>

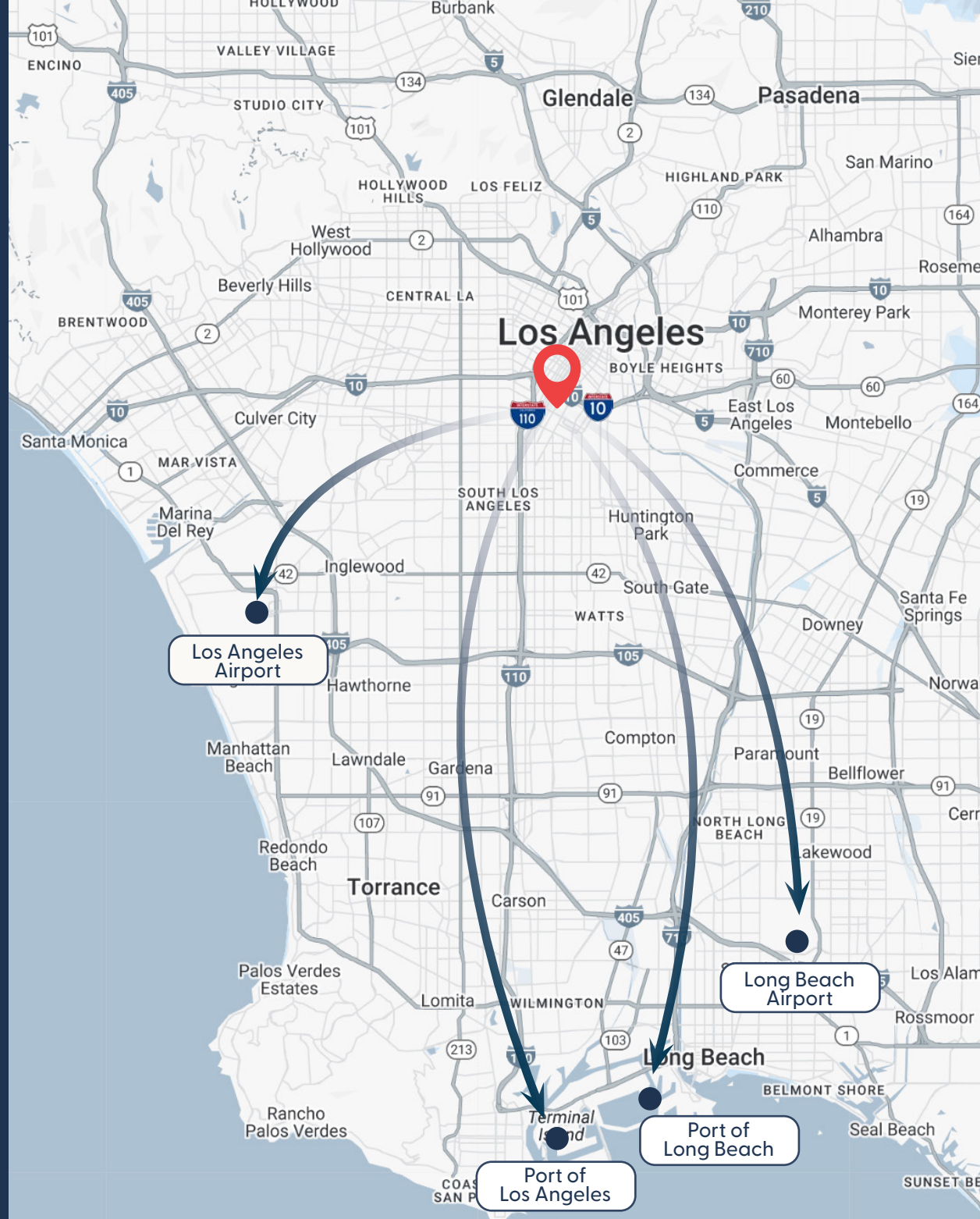


# Strategic Location

Located in a Qualified Opportunity Zone, 2250 Maple Avenue offers excellent accessibility and long-term upside. Just blocks from the I-10 and I-110 freeways and nearby Metro Blue Line stations, the property is also close to USC, FIDM, the Arts District, and the Fashion District—placing it at the center of Downtown LA's most vibrant and rapidly developing neighborhoods.

## Distance to Key Locations

-  I-10 Freeway  
0.5 Miles
-  I-110 Freeway  
0.6 Miles
-  Downtown Los Angeles Core  
1.2 Miles
-  Los Angeles Airport  
15.8 Miles
-  Long Beach Airport  
22.8 Miles
-  Port of Los Angeles  
23.7 Miles
-  Port of Long Beach  
24.9 Miles





WILTERN BCD LINE QUARTERS KOREAN BBQ

Koreatown

KTP MEMORYLOOK

Callista MARKET COFFEE MCO

VENICE BLVD

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FIGAT7TH

peacock theater

JW MARRIOTT

GRAMMY MUSEUM

crypto.com ARENA

Los Angeles Convention Center

Dignity Health

zinqué

THE BELASCO

THE BROAD

OMNI LOS ANGELES

THE LAST BOOKSTORE

zinqué

THE BELASCO

25

King Face

25

25

LAOPERA

THE BROAD

OMNI LOS ANGELES

THE LAST BOOKSTORE

zinqué

THE BELASCO

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King Face

25

Manuela

honey

Wurstküche

Lith Cafe

BAVEL

ZINC CAFE & BAR

Spotify

ROW DTLA

BESTIR

Manuela

honey

Wurstküche

Lith Cafe

BAVEL

ZINC CAFE & BAR

Spotify

ROW DTLA

BESTIR

USC

NATURAL HISTORY MUSEUM

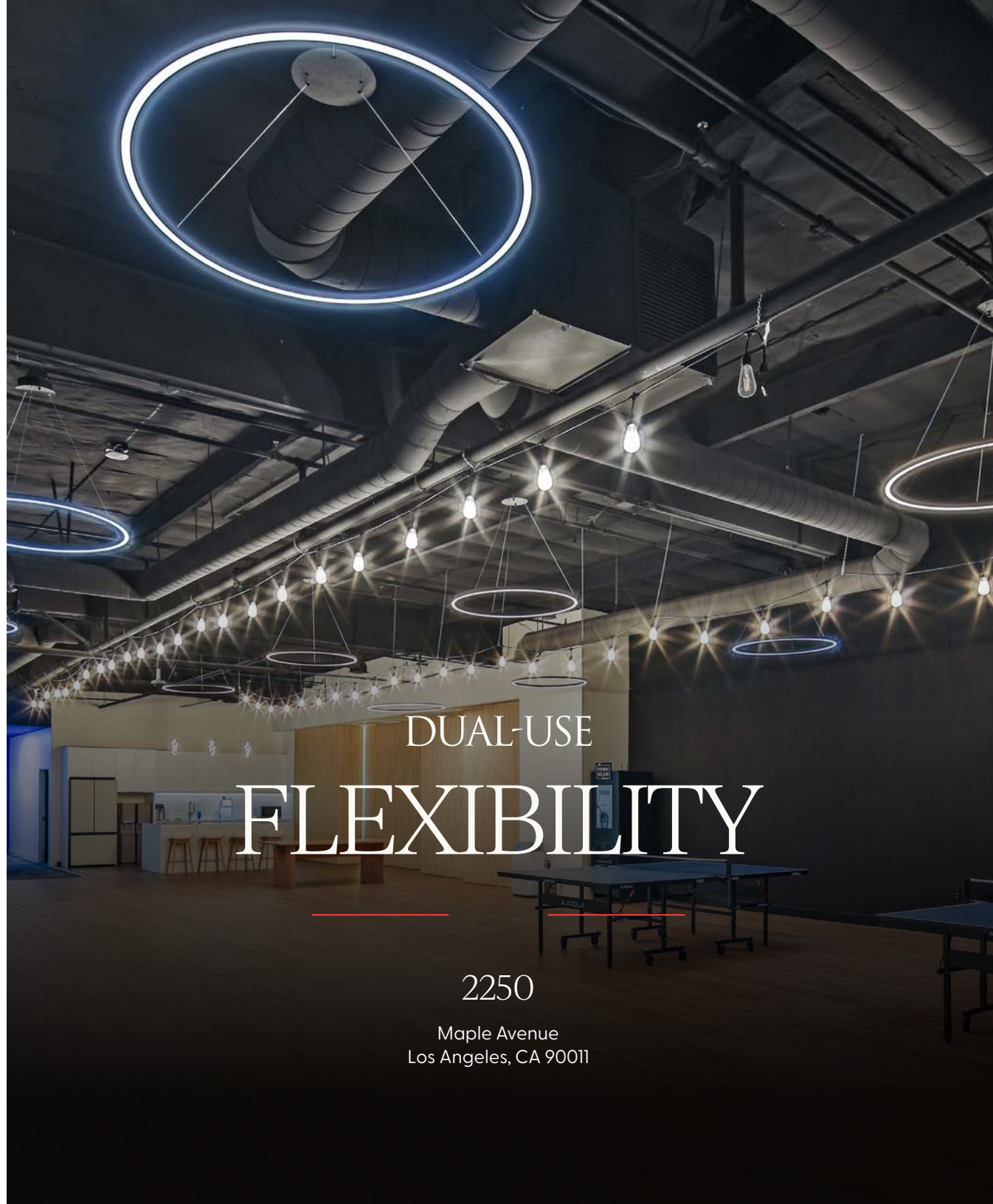
BMO STADIUM



1700 E 16th St

# All Under One Roof

2250 Maple Avenue offers the rare opportunity to combine functional industrial warehouse space with modern, remodeled office areas—making it an ideal solution for companies that need both. Whether you're a logistics firm, manufacturer, creative agency, or e-commerce operator, this property allows you to streamline operations, reduce leasing overhead, and enhance team collaboration under one roof.



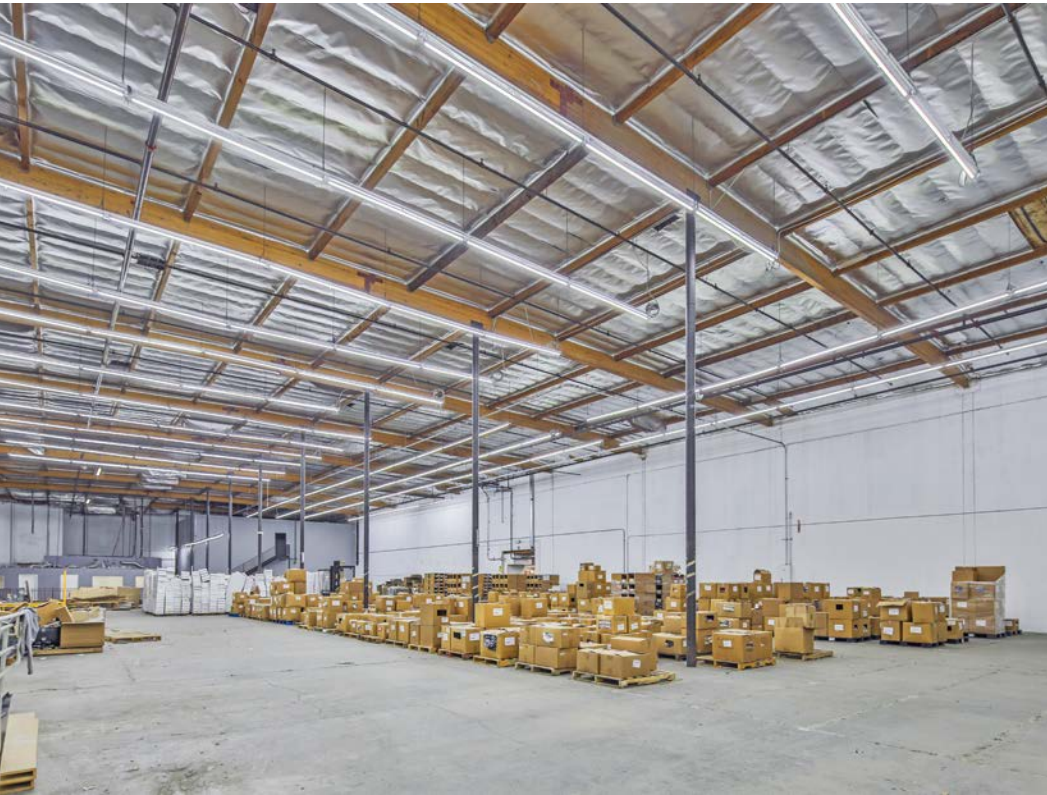
DUAL-USE  
FLEXIBILITY

2250

Maple Avenue  
Los Angeles, CA 90011

# Built for Performance

- 12-26 ft. warehouse clearance
- 7 dock-high loading positions
- Large open-span layout ideal for racking or production
- CM zoning for flexible industrial/commercial use
- Fully secured lot with rooftop parking
- Approx. 103 parking spaces (including EV charging)



## Ideal for a Wide Range of Businesses

2250 Maple Avenue offers the unique infrastructure and zoning to support a diverse mix of industries that benefit from on-site office + warehouse integration:

- Last-Mile Logistics
- E-Commerce Fulfillment Center
- Apparel & Garment Industry
- Creative Studios with Inventory Needs
- Light Manufacturing & Assembly

“



# Well Maintained Building

”

## Well-Maintained, Major Capital Improvements

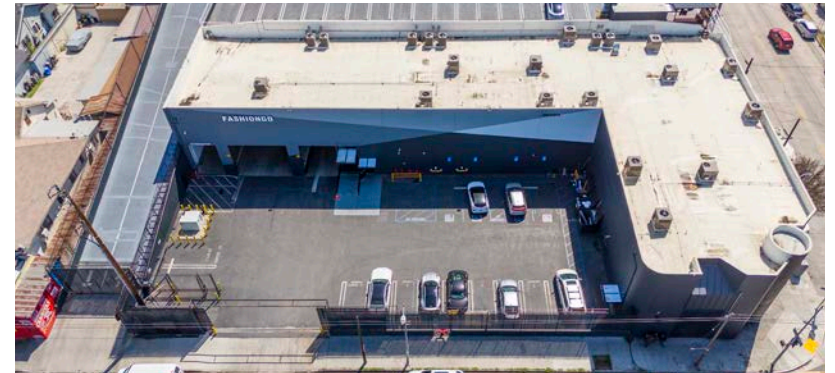
The current owner, a fashion tech company, invested over \$5 million into a comprehensive renovation to bring both the warehouse and office environments to top-tier condition. Upgrades include:

- New HVAC systems for year-round comfort
- Full roof replacement
- Structural and wall reinforcements
- Complete office improvements, including new restrooms, flooring, kitchen, and modern finishes

# “ Ample Parking Spaces ”

## Rooftop + Ground Level

Abundant on-site parking designed to support both employees and commercial operations.



### Ground Parking

Ground-level parking allows for easy loading/unloading and direct access to the building's warehouse and office areas.



### Rooftop Parking

Equipped with 22 dedicated electric vehicle (EV) charging stations, the rooftop parking deck provides infrastructure for modern fleets, employee sustainability programs, or compliance with green building requirements.

# “ Modern Office Space ”

The second-floor office space at 2250 Maple Avenue has been completely transformed to meet the needs of today's modern business environment. As part of the property's \$5 million capital improvement plan, the office interiors were thoughtfully designed with both aesthetic appeal and functionality in mind.

- Features a spacious, open-concept layout ideal for collaboration and team workflows
- Includes a mix of private executive offices, conference rooms, a reception/lobby area, break room, and a fully updated kitchen
- High-end finishes include new flooring, modern lighting, and contemporary design accents
- Complete office improvements, including new restrooms, flooring, kitchen, and modern finishes
- HVAC installed throughout, ensuring year-round comfort for staff and clients
- Designed to be move-in ready with minimal tenant improvement (TI) needs





*This is more than just a secured lot - it's professionally maintained, thoughtfully positioned property in a safer-than-average Downtown LA pocket, offering a secure base of operations for any business.*

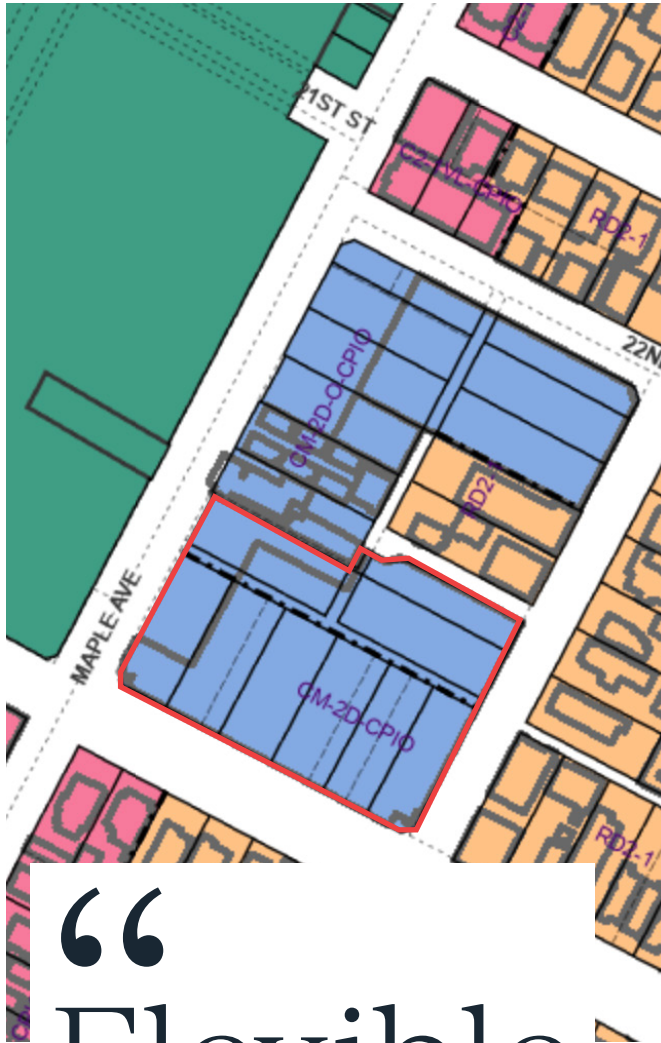


Security and safety are key differentiators at 2250 Maple Ave.

This property offers a fully fenced and gated lot, providing controlled access and peace of mind for owner-users, employees, and visitors alike.

- The entire perimeter is secured with durable fencing and an automated gate system, deterring unauthorized access and enhancing operational control.
- Surveillance camera infrastructure is in place, with excellent visibility across the lot and rooftop areas.
- The property is located adjacent to a local school, reinforcing the overall safety of the surrounding neighborhood and creating a more stable, community-driven environment.

“ Secured,  
Safe,  
Strategically  
Positioned ”



# “Flexible Zoning”



2250 Maple Avenue is zoned CM (Commercial Manufacturing) by the City of Los Angeles, offering exceptional flexibility for a wide range of current and future uses. This highly adaptable zoning designation supports:

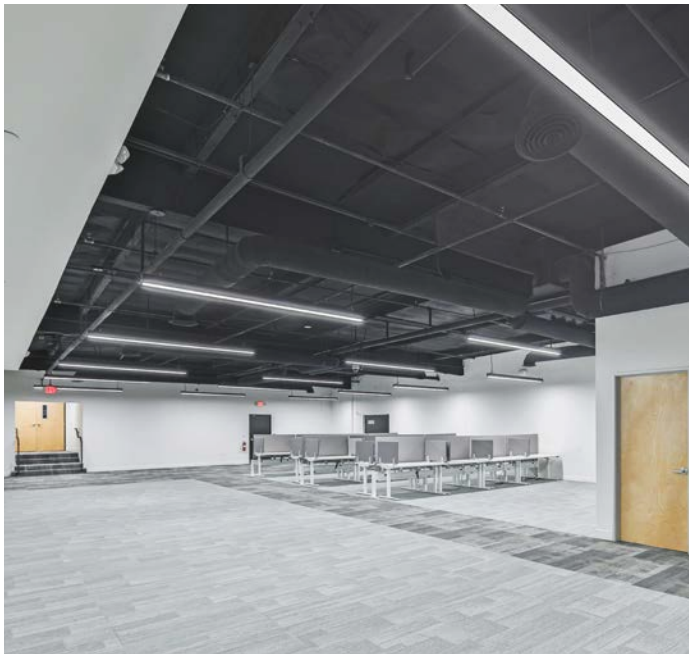
- Light industrial operations (e.g. warehousing, assembly, packaging)
- Commercial and professional office uses
- Creative or mixed-use tenants
- Showroom or studio space
- E-commerce, logistics, or last-mile distribution
- Retail potential (with certain allowances)

The CM zone strikes a rare balance—it allows for the robust infrastructure required by industrial users, while also accommodating the modern office and creative space needs of today’s businesses.

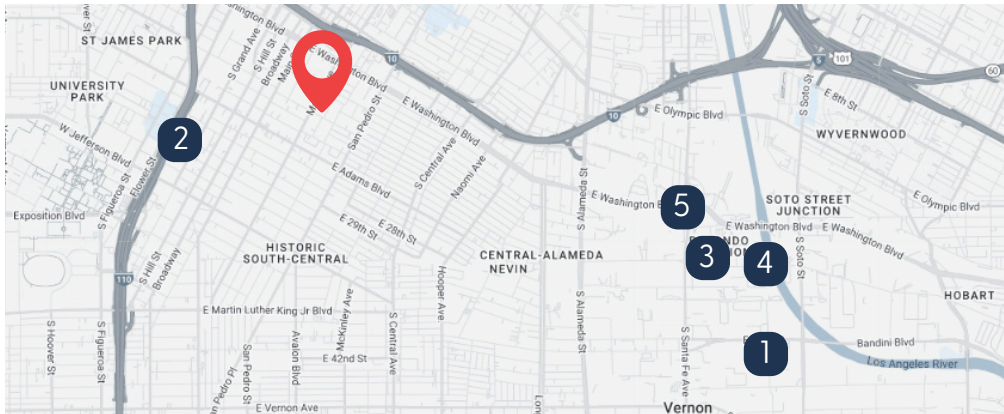
In addition, the large land area (78,409 SF) and Qualified Opportunity Zone location make the property highly attractive for future redevelopment or repositioning, including potential vertical expansion, adaptive reuse, or hybrid live/work space concepts.

## Built for Now, Ready for What’s Next

This versatile zoning structure is particularly valuable for owner-users with evolving space requirements or investor seeking a property with long-term strategic potential.



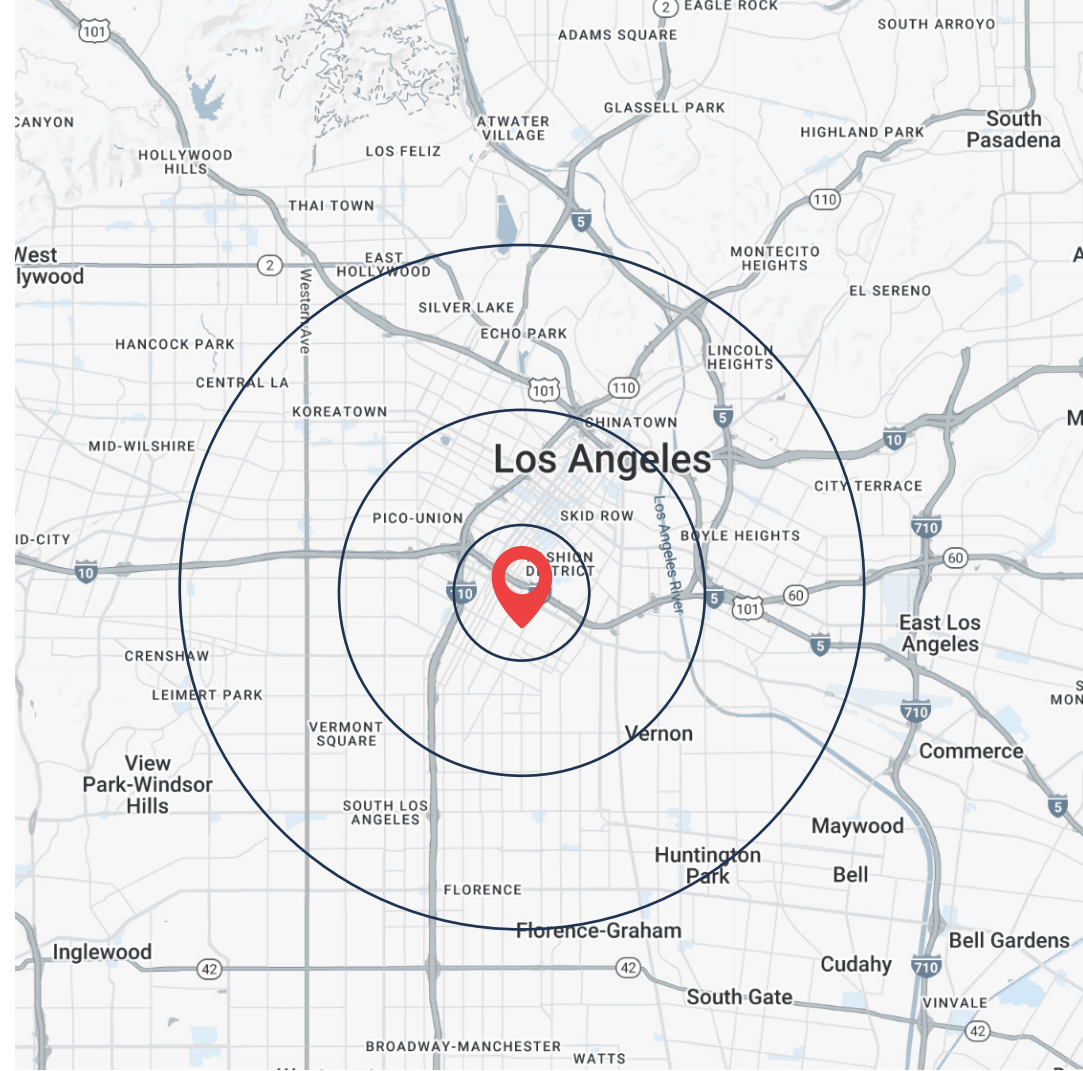
# Market Comparables



SALE COMPS LIST		Type	Size	Sale Date	Price	Year Built/Ren.	
	2250 Maple Ave, Los Angeles, CA 90011	Warehouse/Office	95,108 SF	-	-	1981/2024	
1	3870 Seville Ave, Vernon, CA 90058	Service	52,929 SF	06/28/24	\$15,750,000 (\$297.57/SF)	1991	
2	320-226 W 31st, Los Angeles, CA 90007	Warehouse	73,622 SF	03/14/24	\$37,900,000 (\$514.79/SF)	1997/2013	
3	2445 E 26th St, Vernon, CA 90058	Warehouse	30,000 SF	10/31/24	\$9,700,000 (\$323.33/SF)	1990	
4	2640 E 26th St, Vernon, VA 90058	Warehouse	40,129 SF	01/05/24	\$13,750,000 (\$342.64/SF)	1964/2015	
5	2315 S Santa Fe Ave, Los Angeles, CA 90058	Warehouse	42,825 SF	06/28/23	\$14,122,000 (\$329.76/SF)	1991	

# Demographics

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	44,800	521,913	1,272,753
Population Growth Rate	0.55%	0.27%	0.04%
Median Age	32.2	34.1	35.2
Households	12,895	179,606	435,917
Avg. HH Income	\$76,403	\$79,638	\$85,626
Med. HH Income	\$49,425	\$51,996	\$57,224
Avg. HH Size	3.20	2.71	2.82
Pct. Bachelor's	14.0%	17.4%	18.4%
Pct. Grad or Higher	6.3%	8.5%	8.0%
Businesses	5,604	33,018	57,658
Employees	32,894	333,659	526,760
Housing Units	14,405	200,190	473,351
Owner Occupied Housings	14.0%	13.8%	21.1%
Med. Home Value	\$634,934	\$724,529	\$780,371



*for sale*

# 2250 MAPLE AVENUE

LOS ANGELES

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