

3122 S GRAND AVENUE

LOS ANGELES, CA 90007 | URBAN INFILL INDUSTRIAL PROPERTY

Immediate Utility. Central LA Positioning. Long-Term Optionality.

3122 S GRAND AVE
LOS ANGELES, CA

1ST STREET

HILL STREET

SOUTH GRAND AVENUE

32ND STREET

EXCLUSIVELY LISTED BY

MARK WHITMAN

President, CEO

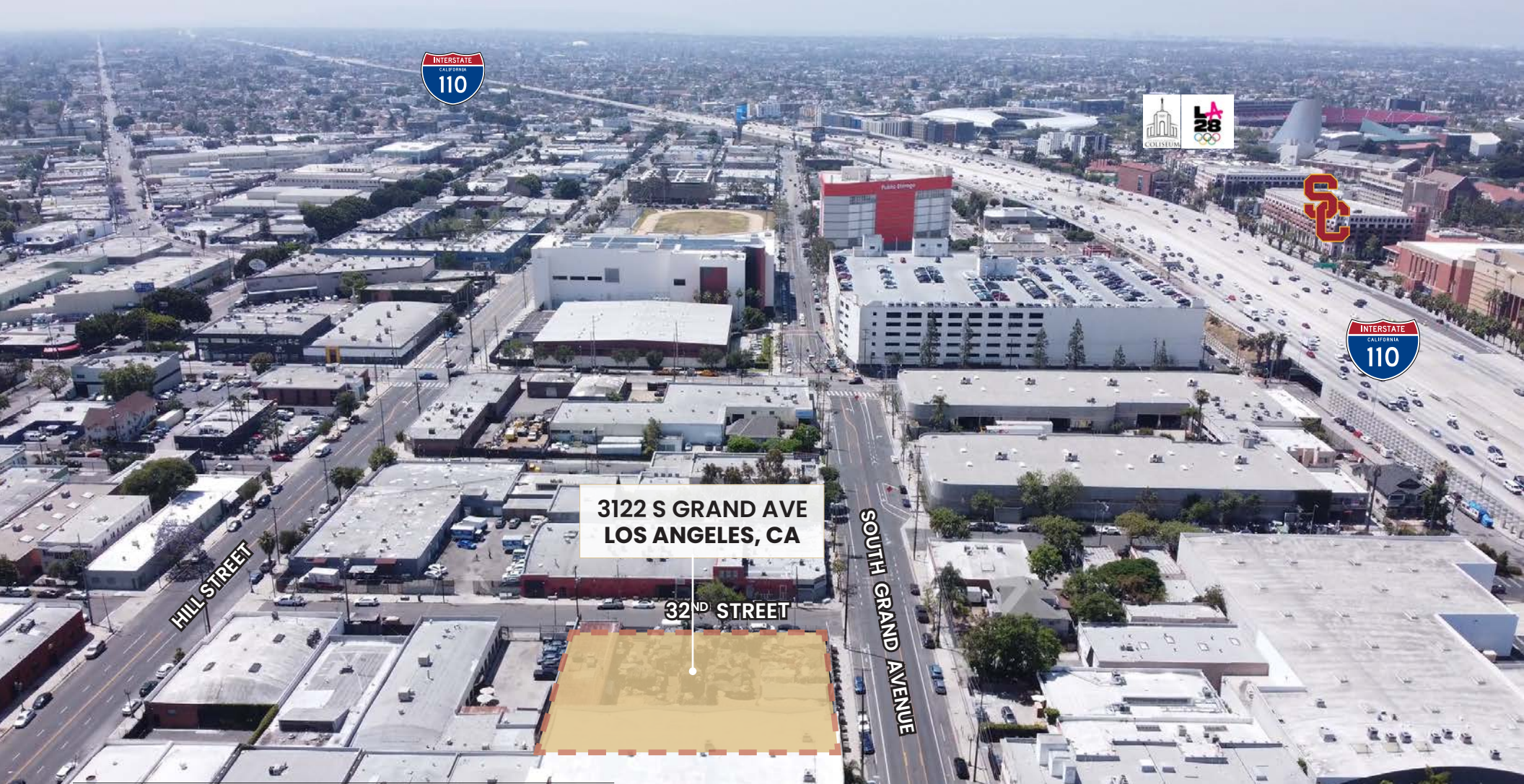
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**3122 S GRAND AVE
LOS ANGELES, CA**

32ND STREET

SOUTH GRAND AVENUE

HILL STREET

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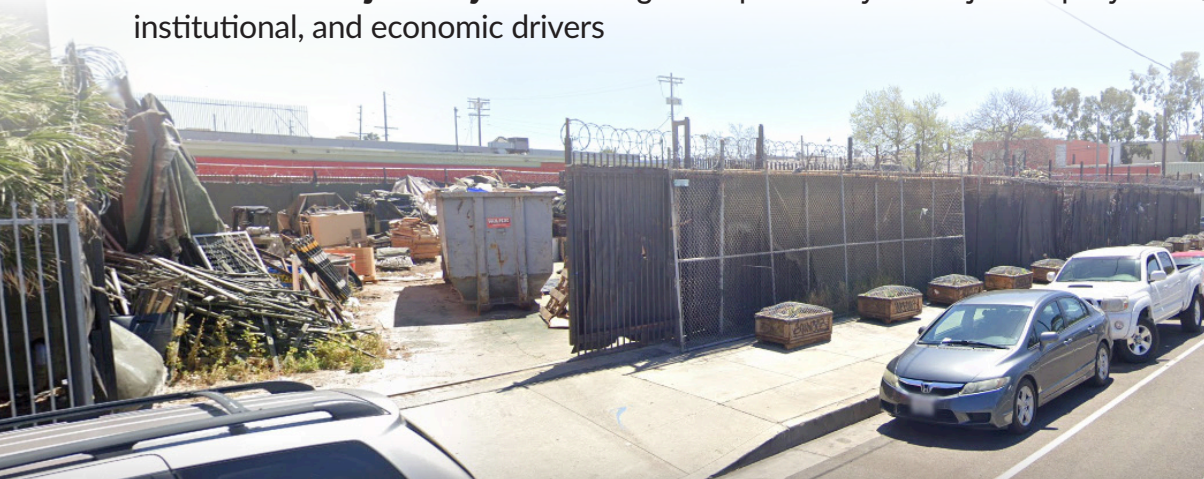
The Offering: 3122 S Grand Ave, Los Angeles CA

A FLEXIBLE URBAN INDUSTRIAL SITE IN THE PATH OF GROWTH

3122 South Grand Ave is an 0.52 acre urban industrial property improved with an approximately ±3,900 sq. ft. building, located within a dense infill corridor just south of Downtown Los Angeles and adjacent to the University of Southern California.

CORE ATTRIBUTES

- **Central LA Infill Location:** Positioned within one of Los Angeles' most active and supply-constrained urban submarkets
- **Functional Industrial Zoning:** M1 zoning supports a wide range of operational and service-based uses
- **Existing Industrial Improvements:** ±3,900 SF building with raised loading platform and flexible open layout
- **TOC Tier 3 Development Opportunity with Existing Cash Flow**
- **Transit Proximity:** Located near major transportation infrastructure
- **USC / DTLA Adjacency:** Benefiting from proximity to major employment, institutional, and economic drivers



URBAN INDUSTRIAL OPPORTUNITY

3122 SOUTH GRAND AVENUE, LOS ANGELES CA 90007

FOR SALE

\$3,650,000
ASKING PRICE

±22,860 Sq. Ft
LOT SIZE

Property Type	Urban Infill Industrial
Building Area	±3,900 SF (Masonry)
Zoning	M1-2-O
Incentives	TOC Tier 3
Site Configuration	Building + Excess Yard Area
Transit Access	0.3 mi. to Metro A Line Station 1.0 mi. to 110 Freeway Ramp
APN / Parcel ID	5122-009-014

TWO DISTINCT PATHS TO VALUE CREATION:

Path 1: Immediate Operational Use:

Functional Industrial / IOS Activation

The site configuration and industrial zoning support operational use with limited upfront entitlement risk.

Path 2: Long-Term Strategic Optionality

Future Repositioning Potential

Positioned within a transit-served corridor offers long-term flexibility for future repositioning.

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Executive Summary

3122 SOUTH GRAND AVE | LOS ANGELES, CA

The property represents a ±22,860 SF (0.52-acre) M1-zoned industrial site improved with an approximately ±3,900 SF commercial building, located within Central Los Angeles' Mid-Cities submarket.

Positioned along the South Grand corridor just south of Downtown Los Angeles, the property offers a functional industrial site with immediate usability across a range of industrial and commercial applications, while benefiting from strong regional connectivity and long-term growth drivers.

IN-PLACE FLEXIBILITY WITH DEVELOPMENT POTENTIAL

Rare M1 Industrial Zoning — Supports a wide range of industrial, storage, and service-oriented uses in a supply-constrained market.

Functional, Usable Site (±0.52 Acres) — Level topography allows for immediate activation as a yard, storage facility, or owner-user site.

Existing Industrial Improvements — ±3,900 SF industrial building supporting a range of commercial uses.

Carry Mitigation + Optionality — Existing occupancy provides interim income potential while a future owner evaluates entitlement or redevelopment strategies.

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The Opportunity

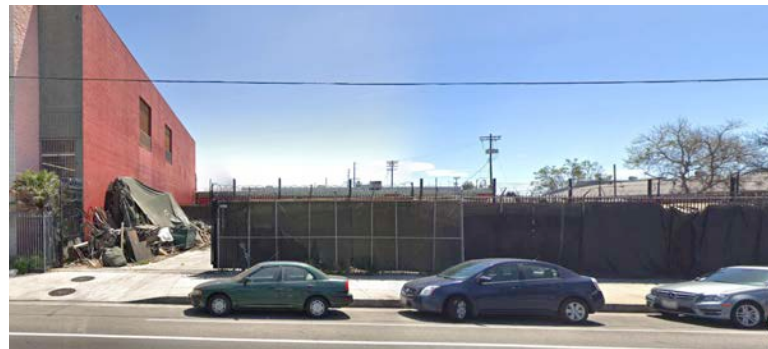
SCARCITY MEETS FLEXIBILITY

The offering represents a rare opportunity to acquire industrial-zoned property in Central Los Angeles, where supply is increasingly constrained and demand remains driven by owner-users, contractors, and service-based operators.

While much of the surrounding market is being repositioned for residential and mixed-use development, opportunities to acquire functional industrial sites with existing improvements have become increasingly limited.

Unlike many infill sites that require significant entitlement or redevelopment, the subject property offers:

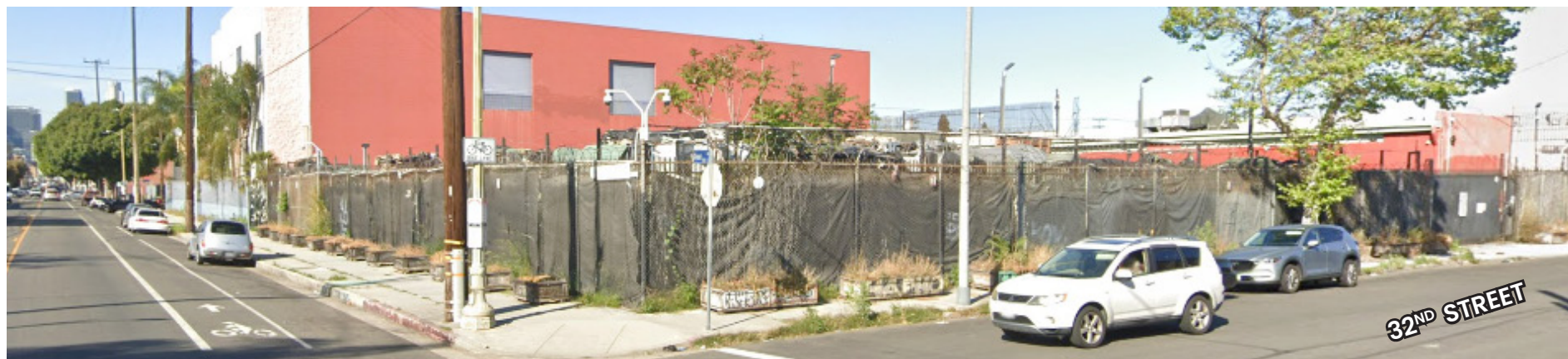
- **Immediate usability** for industrial and operational applications
- **Flexible** execution strategies across multiple user profiles
- **Central** positioning within a transit-connected corridor



View from South Grand Avenue highlighting the primary frontage and site entrance



32nd Street access point adjacent to the building supporting internal circulation and operational flow



Angular view of the property highlighting excess yard area, industrial building, dual access points, and secured perimeter configuration

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Property Details

FUNCTIONAL AND READY FOR IMMEDIATE USE

3122 South Grand Avenue, Los Angeles CA

Property Type	Urban Infill Industrial
Land Area	±22,860 SF / ±0.52 AC
Existing Building	±3,900 SF Industrial Building
Incentives	TOC Tier-3
Site Configuration	Building + Excess Yard Area
Zoning	M1-2-O / M1,2LA
General Plan	Limited Industrial
Topography	Level
APN	5122-009-014
Opportunity Zone	Yes
Transit Access	6-Min Walk to Jefferson/USC Station
Transit Score	90 – Exceptionally Transit Friendly

*Existing improvements support immediate use
Yard area supports storage and operational flexibility
Level site allows efficient circulation and access
Near transit, USC, DTLA, and major freeways*



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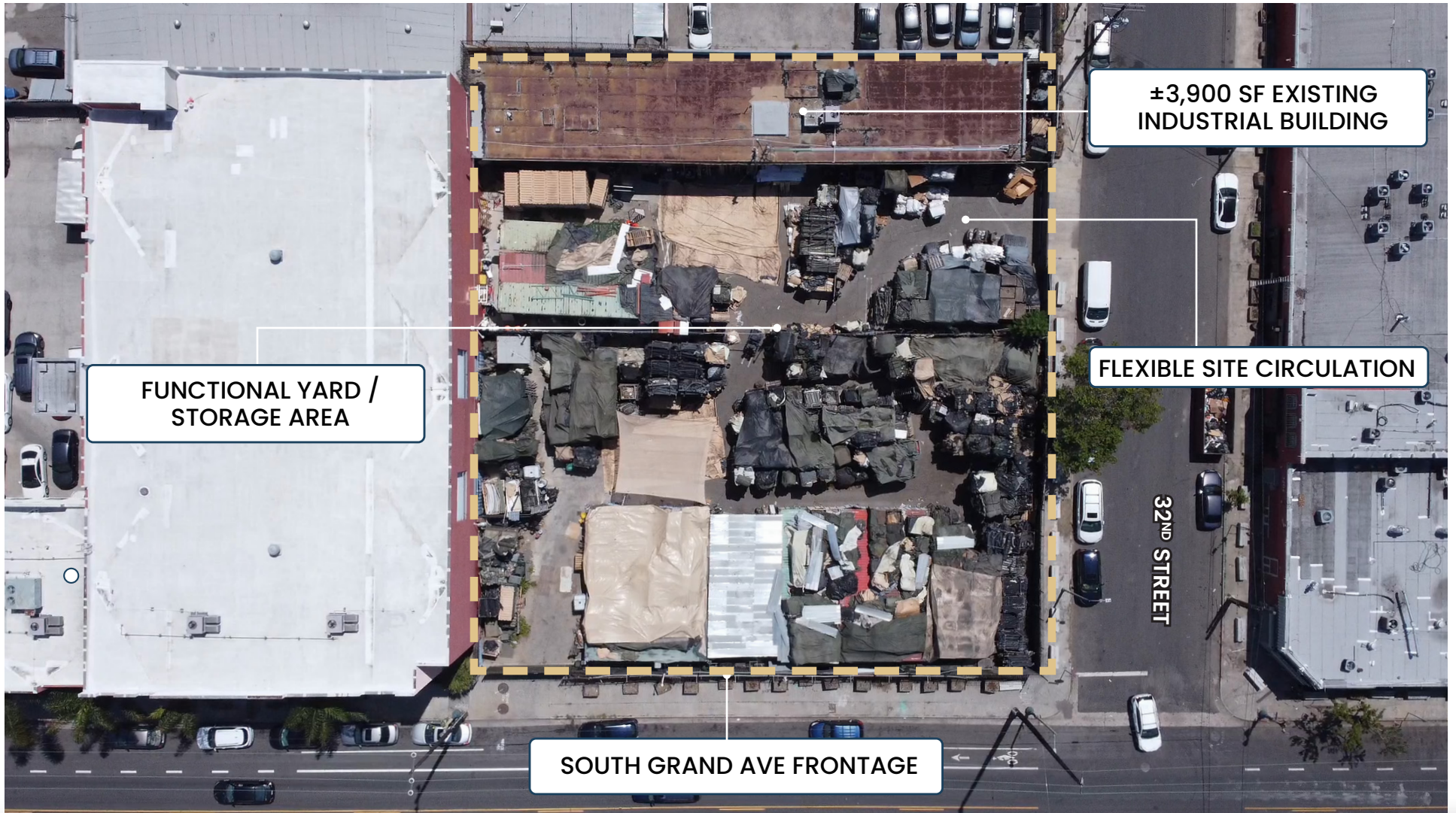
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Site Characteristics

The subject property offers a clean, level, and highly usable configuration, allowing for efficient activation across a range of industrial uses with minimal site preparation. Its physical characteristics support straightforward circulation, access, and layout—making it well-suited for immediate use as a yard, storage site, or owner-user facility.



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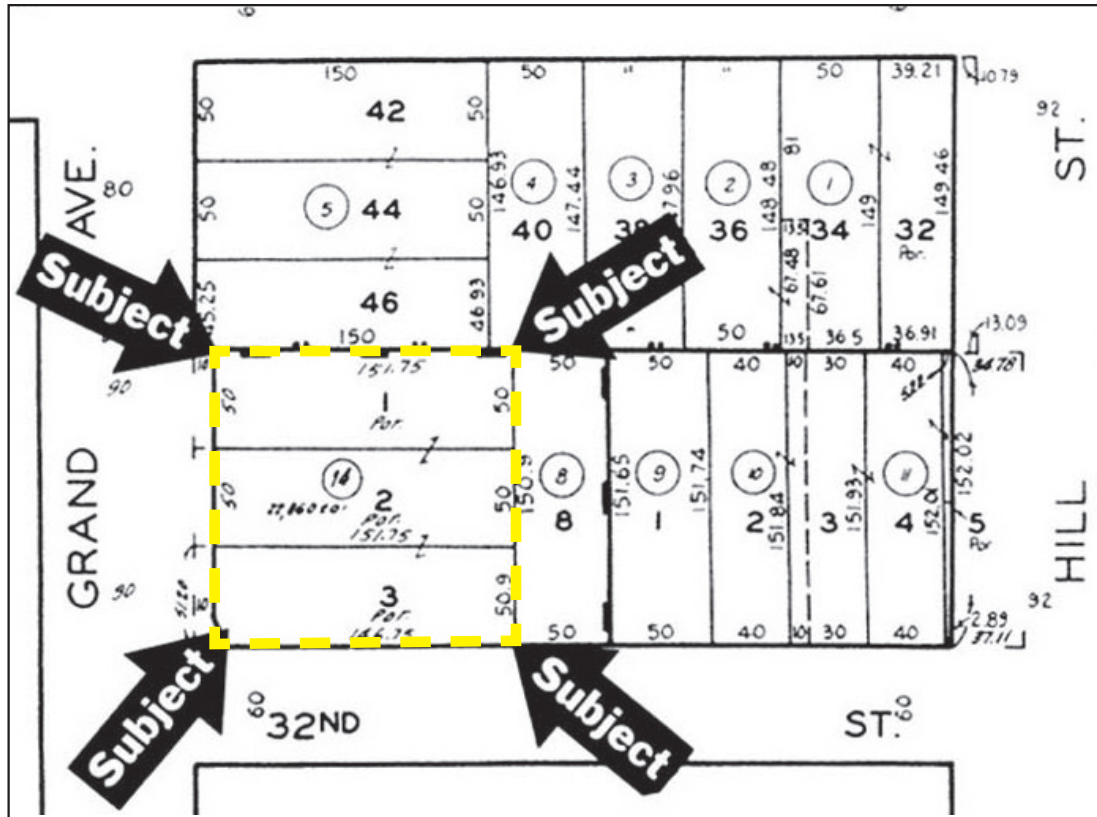
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Zoning & Planning

FLEXIBLE INDUSTRIAL ZONING WITH LONG-TERM OPTIONALITY

The property is zoned M1-2-O, supporting a wide range of industrial and light manufacturing uses suited for service-based operations, storage, and flexible industrial applications.

This zoning allows for immediate operational use, while the site's location within a transit-served corridor provides long-term optionality.



PLANNING CONSIDERATIONS

The property benefits from several planning overlays and policy designations:

- TOC Tier 3 Designation: Applicable to residential development only; may support future density strategies

THE AB 2097 ADVANTAGE

Since the site is located within 0.5 miles of a major transit stop (Jefferson/USC Metro A Line), it qualifies for AB 2097, which eliminates minimum parking requirements for most development projects.

STRATEGIC FUNCTIONALITY

While best suited for industrial use today, the site's location introduces potential for future redevelopment or repositioning, subject to entitlements.

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Location Overview

CONNECTED, CENTRAL, AND POSITIONED FOR GROWTH

3122 South Grand Ave is located within the Mid-Cities submarket of Los Angeles, strategically positioned between Downtown Los Angeles and the University of Southern California.

This central location places the property within a dense urban environment, supported by a strong workforce base, infrastructure, and connectivity to surrounding neighborhoods.

KEY LOCATION DRIVERS:

- **Downtown Adjacency:** Located minutes from Downtown Los Angeles, providing access to one of the region's largest economic and employment centers
- **USC Influence:** Proximity to the University of Southern California supports consistent demand from workforce, vendors, and service-based users
- **South Grand Corridor:** Situated along an improving corridor with visible infrastructure investment and a mix of residential and industrial activity
- **Active Urban Environment:** Surrounded by occupied, maintained properties with ongoing reinvestment and limited vacancy



3122 S Grand Avenue
Los Angeles, CA 90007

- Jefferson / USC Metro A Line Station: 0.3 miles
- University of Southern California (USC): 1 Mile
- Los Angeles Trade-Technical College: 1 Mile
- I-10 Freeway: 1 Mile
- I-110 Freeway: 1.5 Miles
- LA Live / Crypto.com Arena: 2.5 miles
- Downtown Los Angeles: 2.5-3.0 miles

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Connectivity & Transit

TRANSIT-CONNECTED INFILL SITE

3122 South Grand Ave benefits from strong multimodal connectivity, providing efficient access for workforce movement and day-to-day operations.

Positioned within a transit-served corridor and near major freeway infrastructure, the property offers direct connectivity to key employment centers across Central Los Angeles.

KEY ACCESS POINTS

- **Jefferson/USC Metro A Line Station:** Approx. 0.3 miles from the site, providing access to regional light rail connecting Downtown Los Angeles, West Los Angeles, and beyond
- **Regional Freeway Access:** Convenient proximity to the I-10 and I-110 Freeways, enabling efficient connectivity across Los Angeles
- **Central Positioning:** Located within a High Quality Transit Corridor, supporting both workforce accessibility and long-term development potential

Efficient connectivity supporting both operational functionality and regional access.



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Neighborhood Context

ACTIVE AND TRANSITIONING URBAN CORRIDOR

The surrounding neighborhood reflects a mix of industrial uses, residential housing, and emerging neighborhood-serving retail.

Along the S Grand corridor, recent observations indicate:

- Ongoing infrastructure improvements and public investment
- Maintained industrial properties with secured perimeters
- Increasing residential presence in surrounding blocks
- Limited visible vacancy or neglect across adjacent properties.

The corridor exhibits a blend of established industrial functionality and gradual reinvestment, contributing to a dynamic and evolving urban environment.

KEY GROWTH DRIVERS

INSTITUTIONAL GRAVITY (USC)

Proximity to the University of Southern California supports continued demand from students, staff, vendors, and service-based businesses

TRANSIT INVESTMENT

Ongoing improvements to regional transit infrastructure and property-level improvements to enhance connectivity and accessibility across Los Angeles



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Active & Planned Construction

DEVELOPMENT MOMENTUM REDUCING AVAILABLE INDUSTRIAL SUPPLY

1,900+ Residential Units / Beds
Planned or Under Construction

180,000 SF Educational Expansion

Development activity within 1-mile of the property continues to accelerate, with multiple residential, institutional, and mixed-use projects proposed or under construction



3122 S Grand Avenue
Los Angeles, CA 90007

1 806 W Adams Blvd ★★★★★
Los Angeles, California 90007 (Los Angeles County) - West Adams Submarket
Apartments

Property Summary	
Units	102
Status	Proposed
Stories	4
Market Segment	All
Commercial Asking Rent	Withheld

2 3602-3604 S Crawford St ★★★★★
Los Angeles, California 90011 (Los Angeles County) - Southeast Los Angeles Submarket
Apartments

Property Summary	
Units	19
Status	Proposed
Built	February 2028
Stories	3
Market Segment	All
Commercial Asking Rent	Withheld

3 3900 S Figueroa St - The Standard at Los Angeles ★★★★★
Los Angeles, California 90037 (Los Angeles County) - South Central LA Submarket
Apartments (Student)

Property Summary	
Units	1,218
Status	Under Construction
Built	August 2026
Stories	7
Elevators	Yes
Market Segment	Student
Asking Rent Per Bed	\$2,143
Commercial Available	734 - 13,596 SF

4 2100-2214 S Grand Ave - Construction Technology Building ★★★★★
Los Angeles, California 90007 (Los Angeles County) - Mid-Cities Submarket
Specialty

Property Summary	
GBA	180,000 SF
Status	Under Construction
Built	May 2026
Asking Rent	Withheld

5 W Washington Blvd ★★★★★
Los Angeles, California 90015 (Los Angeles County) - Downtown Los Angeles Submarket
Specialty

Property Summary	
GBA	89,445 SF
Status	Under Construction
Built	April 2027
Stories	3
Typical Floor	29,815 SF
Asking Rent	Withheld

6 316 E Washington Blvd - Peak Plaza Apartments ★★★★★
Los Angeles, California 90015 (Los Angeles County) - West Adams Submarket
Apartments

Property Summary	
Units	104
Status	Under Construction
Built	June 2027
Stories	7
Market Segment	All
Commercial Asking Rent	Withheld
Parking Spaces	53 Covered Spaces

7 400 W Washington Blvd - Los Angeles Trade Technical College ★★★★★
Los Angeles, California 90015 (Los Angeles County) - Downtown Los Angeles Submarket
Specialty

Property Summary	
GBA	80,000 SF
Status	Proposed
Built	December 2027
Stories	2
Typical Floor	40,000 SF
Asking Rent	Withheld

8 161 W 35th St ★★★★★
Los Angeles, California 90007 (Los Angeles County) - South Central LA Submarket
Apartments

Property Summary	
Units	11
Status	Proposed
Stories	5
Commercial Asking Rent	Withheld

9 3510 S Broadway ★★★★★
Los Angeles, California 90007 (Los Angeles County) - South Central LA Submarket
Apartments

Property Summary	
Units	27
Status	Proposed
Stories	3
Market Segment	All
Commercial Asking Rent	Withheld

10 2321 Flower St - Ruspoli Tower ★★★★★
Los Angeles, California 90007 (Los Angeles County) - West Adams Submarket
Apartments

Property Summary	
Units	280
Status	Under Construction
Built	April 2027
Stories	15
Market Segment	All
Commercial Asking Rent	Withheld

11 3833 S Grand Ave ★★★★★
Los Angeles, California 90037 (Los Angeles County) - South Central LA Submarket
Apartments

Property Summary	
Units	54
Status	Proposed
Stories	4
Market Segment	All
Commercial Asking Rent	Withheld

12 4061 S Main St ★★★★★
Los Angeles, California 90037 (Los Angeles County) - Vernon-Main Submarket
Apartments

Property Summary	
Units	83
Status	Proposed
Stories	7
Market Segment	All
Commercial Asking Rent	Withheld

Source: Costar, May 2026

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Future Development Study

PRIOR FEASIBILITY ANALYSES EXPLORED HIGHER-DENSITY RESIDENTIAL REDEVELOPMENT CONCEPTS, REFLECTING THE SITE'S CENTRAL LOCATION, TRANSIT PROXIMITY, AND EVOLVING URBAN CONTEXT.

Conceptual development analyses evaluating the potential residential redevelopment of the site were commissioned approximately four years ago. Preliminary studies explored a higher-density multifamily scenario of approximately 61 units, as well as a smaller-scale 10-unit configuration, including reduced parking assumptions associated with transit proximity and TOC considerations.

These conceptual analyses are provided for informational purposes only and may be made available during due diligence. Buyers are encouraged to independently verify all zoning, density, entitlement, parking, and development assumptions.

PRELIMINARY CONCEPTS EXPLORED:

61 UNITS
Larger Study Scenario

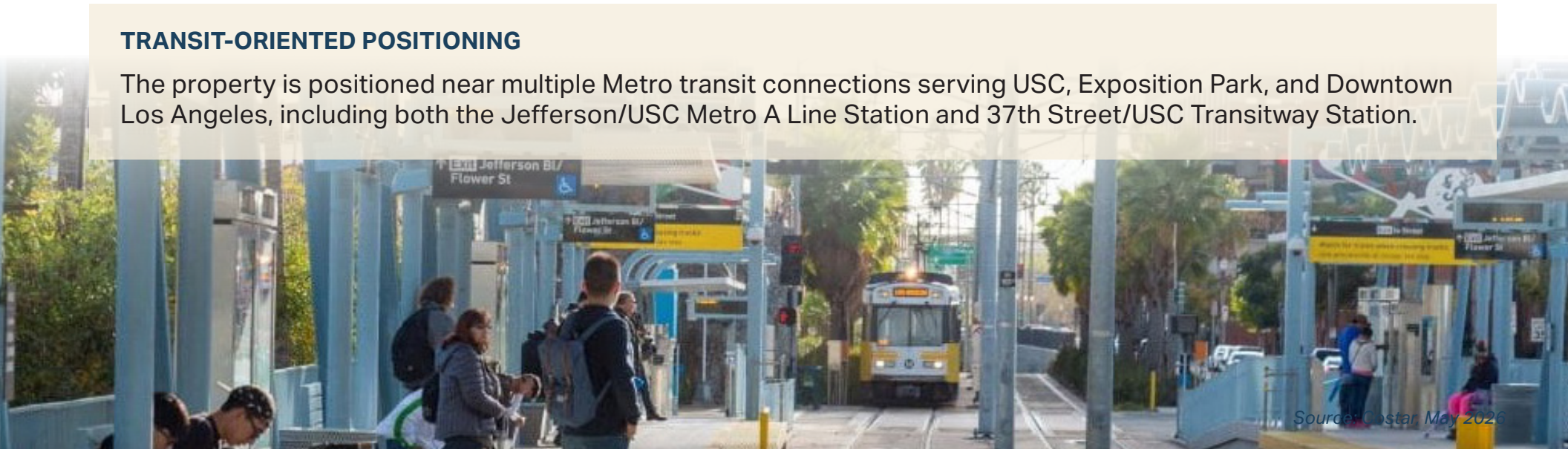
10 UNITS
Smaller Study Scenario

0.3 MI TO METRO A LINE
Transit Proximity

PARKING
Potential AB 2097 Benefit

TRANSIT-ORIENTED POSITIONING

The property is positioned near multiple Metro transit connections serving USC, Exposition Park, and Downtown Los Angeles, including both the Jefferson/USC Metro A Line Station and 37th Street/USC Transitway Station.



Source: Costar, May 2026

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Immediate Utility. Central LA Positioning. Long-Term Optionality.

Transaction Guidelines — The offering of 3122 South Grand Ave is being conducted exclusively by Dorin Realty. All questions and inquiries should be directed to the designated listing representatives. Prospective purchasers are encouraged to review the offering materials and submit offers for consideration.

Property Access — Tours and site inspections will be coordinated through the listing team. Please contact the representatives below to schedule access or request additional information.

Submission Considerations — The selected buyer will be determined based on a combination of factors, including but not limited to: Purchase Price, Strength of Buyer Profile, Certainty of Execution, Proposed Due Diligence Timeline, Closing Schedule, and Source of Capital.

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