



2622 S Grand Ave

Los Angeles, CA 90007

Industrial Property For Sale

Alex Matevosian

Broker

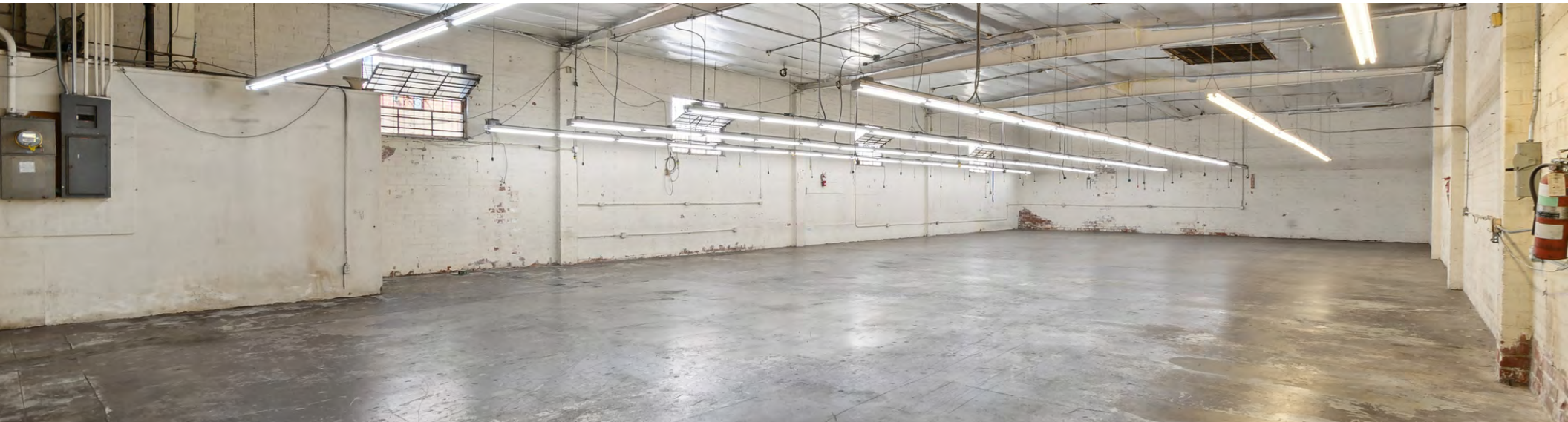
alex@migcres.com

818.482.3830

CalDRE #DRE 02047572

MIG Commercial Real Estate Services INC., is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.

Property Summary



PROPERTY HIGHLIGHTS

- ▶ FREE STANDING
- ▶ ZONED M1-2
- ▶ CLEAR HEIGHT 13 FEET
- ▶ 11 FOOT GROUND LEVEL LOADING DOOR
- ▶ PRIVATE YARD
- ▶ ELECTRIC GATE
- ▶ APN 5122-013-007
- ▶ ENTERPRISE ZONE
- ▶ VACANT

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OFFERING SUMMARY

Sale Price:	\$2,195,000
Lot Size:	6,445 SF
Building Size:	4,966 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	13,549	471,006	1,352,700
Total Population	50,648	1,339,034	3,687,130
Average HH Income	\$53,570	\$63,342	\$82,266

Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	50,648	1,339,034	3,687,130
Average Age	28.4	34.0	35.7
Average Age (Male)	27.8	33.0	34.7
Average Age (Female)	28.9	35.4	36.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	13,549	471,006	1,352,700
# of Persons per HH	3.7	2.8	2.7
Average HH Income	\$53,570	\$63,342	\$82,266
Average House Value	\$345,906	\$465,618	\$609,513

* Demographic data derived from 2020 ACS - US Census



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Executive Summary



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PROPERTY DESCRIPTION

MIG Commercial Real Estate Services is proud to present 2622 S Grand Ave located in the heart of Los Angeles. Built in 1951, this vacant free-standing building is zoned M1-2 comprises 4,966 square feet located on a 6,445 square foot lot. Enclosed by a private electric gate, the warehouse features an 11 foot ground level loading door, a clearance height of 13 feet, and is packed with three phase 240 volts/200 amps, as well as single phase 200 amps of power.

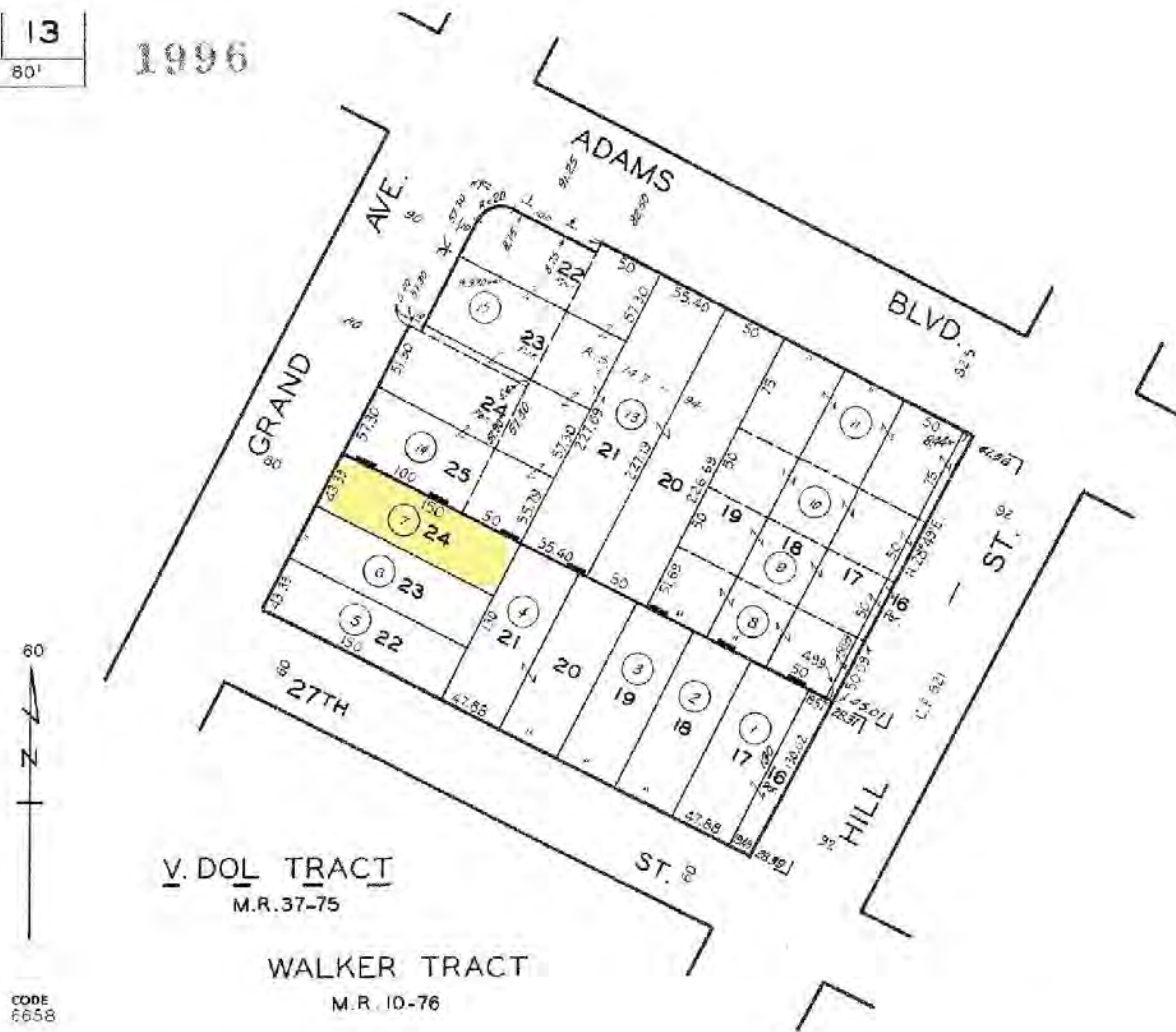
A prime location due to its proximity to the 10 and 110 Freeways, Crypto Arena, the Los Angeles Convention Center, USC, and the Fashion District. It is also close in proximity to major public transportation, making it easier for employees to commute. The property is also located in an Enterprise Zone, providing many incentives to owner-users. Such incentives include tax breaks, reduced regulations, streamlined permitting processes, as well as tax credits or subsidies for each new job that is created.

No guarantee, warranty or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyer & Buyer's Agent to do their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.

Parcel Map

5122 | 13
SCALE 1" = 80'

1996



FOR PREV. ASSMT. SEE 33-49 & 50

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Additional Photos



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Zoning Map



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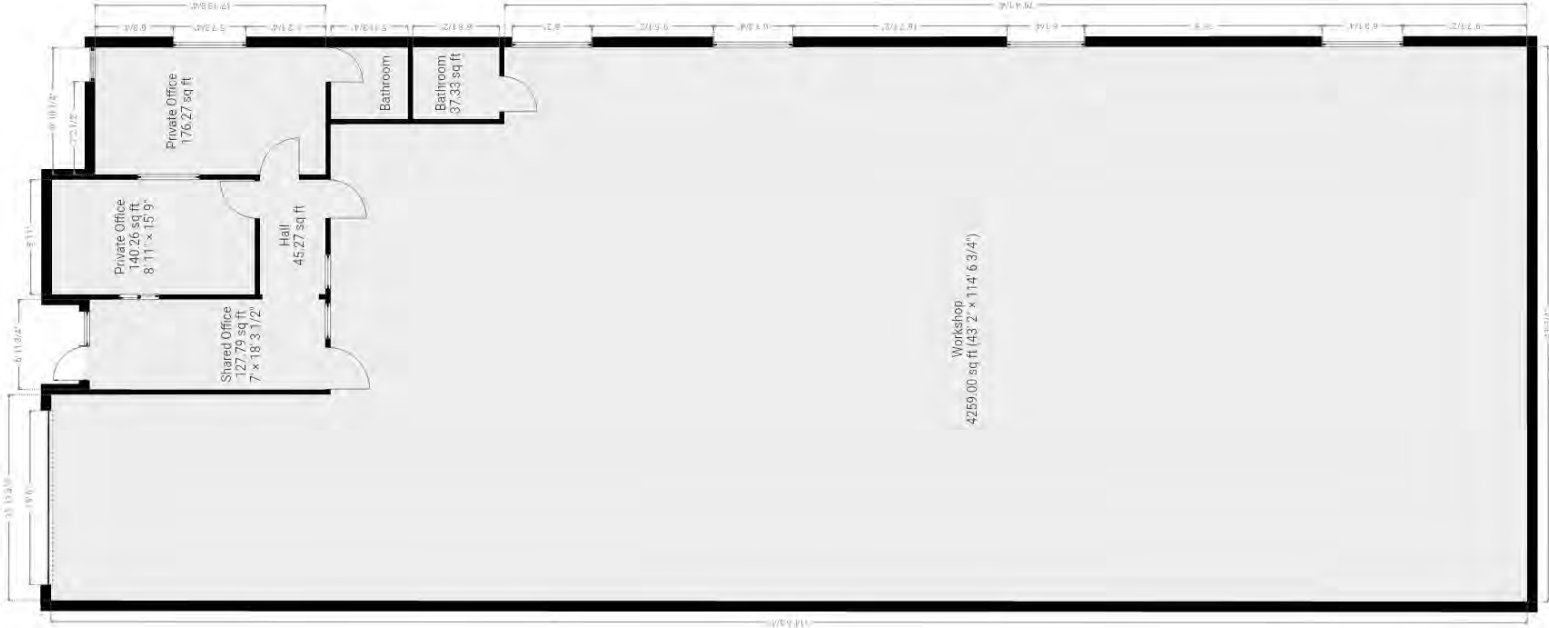
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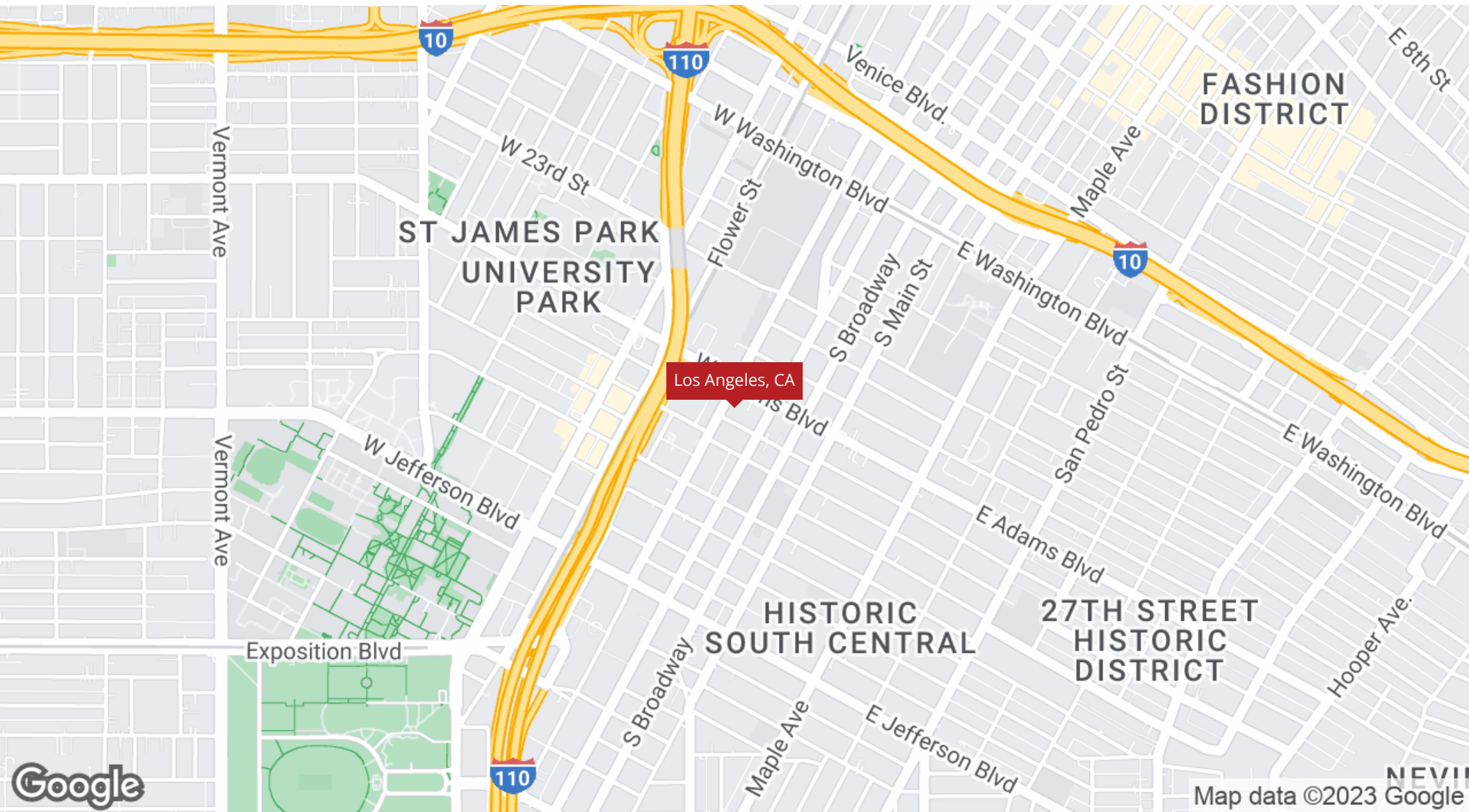
Floorplan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

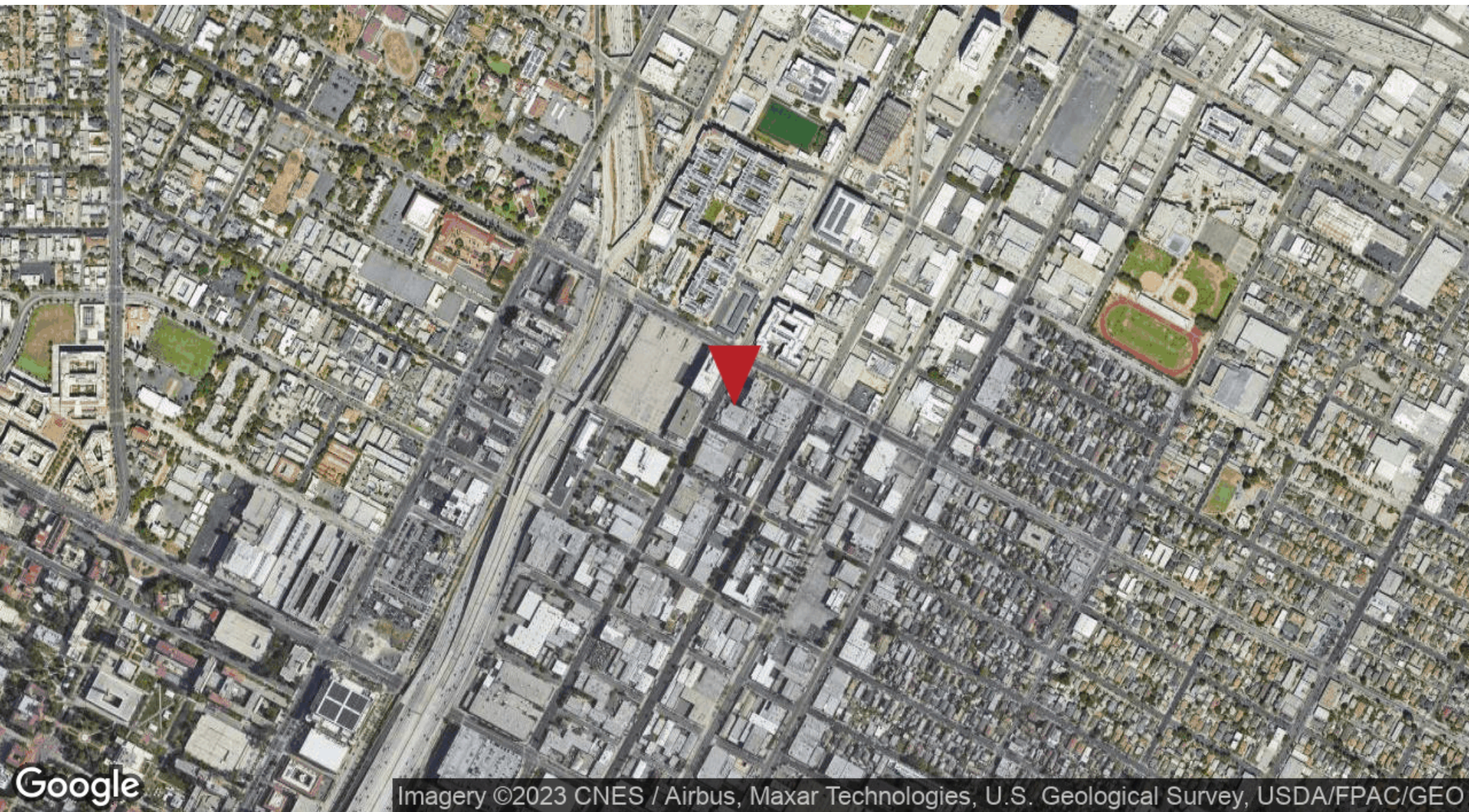
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Regional Map



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Aerial Map



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