



14,384 SF - WAREHOUSE/DISTRIBUTION W/ MEZZANINE SPACE

802-810 E Washington Blvd, Los Angeles, CA



SALE PRICE

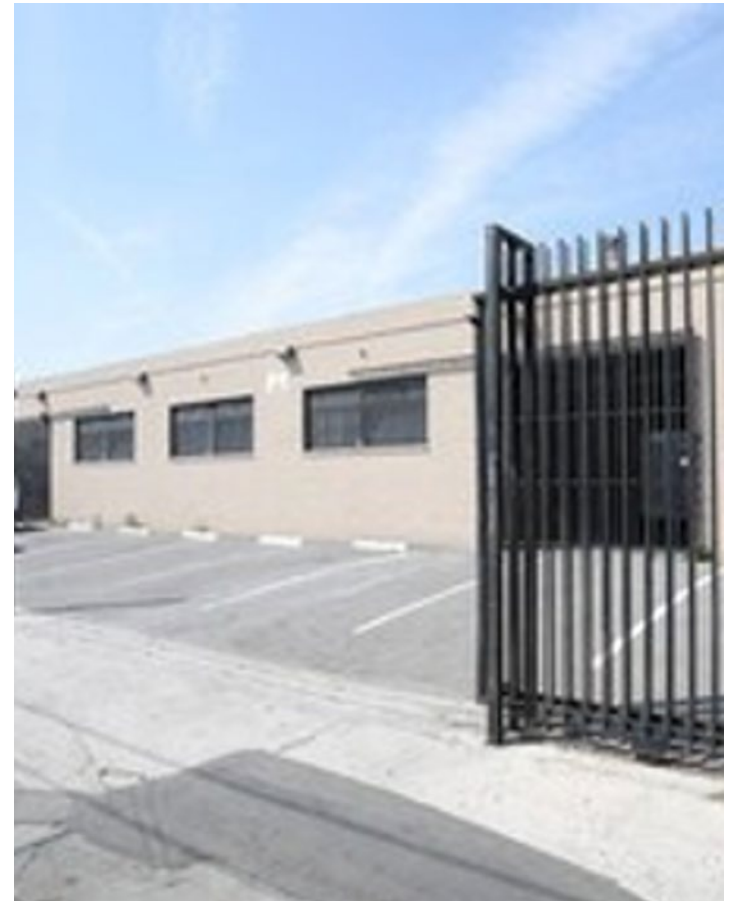
Sale Price	\$3,999,000
Price PSF Bldg	\$278
Building Size	14,384 SF
Parking	15 On-Site Spaces - Security Gate
Year Built	1955 / Renovated 2013
APN	5131-007-007

PROPERTY INFORMATION

Address	802-810 E Washington Boulevard
City	Los Angeles
Zoning	LAC2-2D-O-CPIOA

CURRENT / POTENTIAL USES

Current Uses	Garment Industry Warehouse/Distribution
Potential Uses	Warehouse, Distribution, Industrial



Investment Highlights

Excellent Owner-User Industrial Opportunity

Federally Designated Qualified Opportunity Zone

Approximately 14,384 SF Warehouse, Office & Showroom

Completely Renovated in 2013

Desirable Downtown Los Angeles Industrial Location

Near Downtown LA Fashion & Wholesale Districts

Over 10,000 SF of Warehouse Space

Approximately 4,000 SF Creative Offices & Showrooms

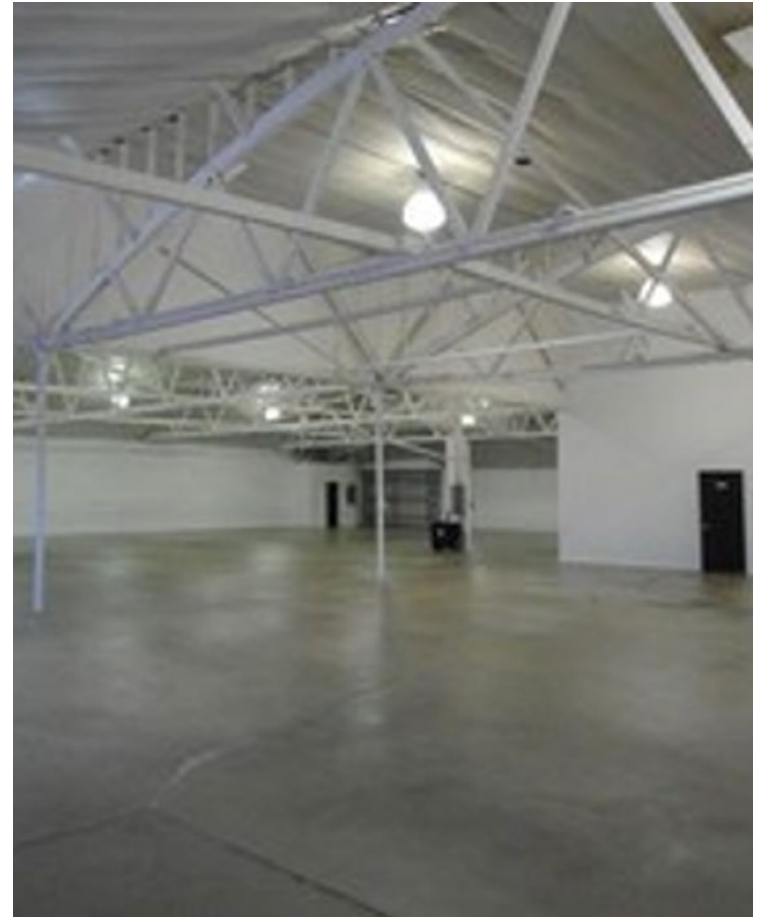
Approximately 500 SF Office & Creative Mezzanine

600 Amps, 240V, 3-Phase, 4 Wire Electrical Power

15 Secure, Gated On-Site Parking Spaces

LA-M2 Industrial Zoning

Approximately 200 Feet from Metro A Line Station



Building Highlights

Approximately 14,384 SF Single-Story Industrial Building

Beautiful Bow Truss Ceiling Construction

20' Ceiling Height / 12' Beam Clearance

Two (2) 10' × 12' Roll-Up Truck Loading Doors

Convenient Rear Alley Truck Loading Access

Over 10,000 SF of Warehouse Space

Approximately 4,000 SF Creative Offices & Showrooms

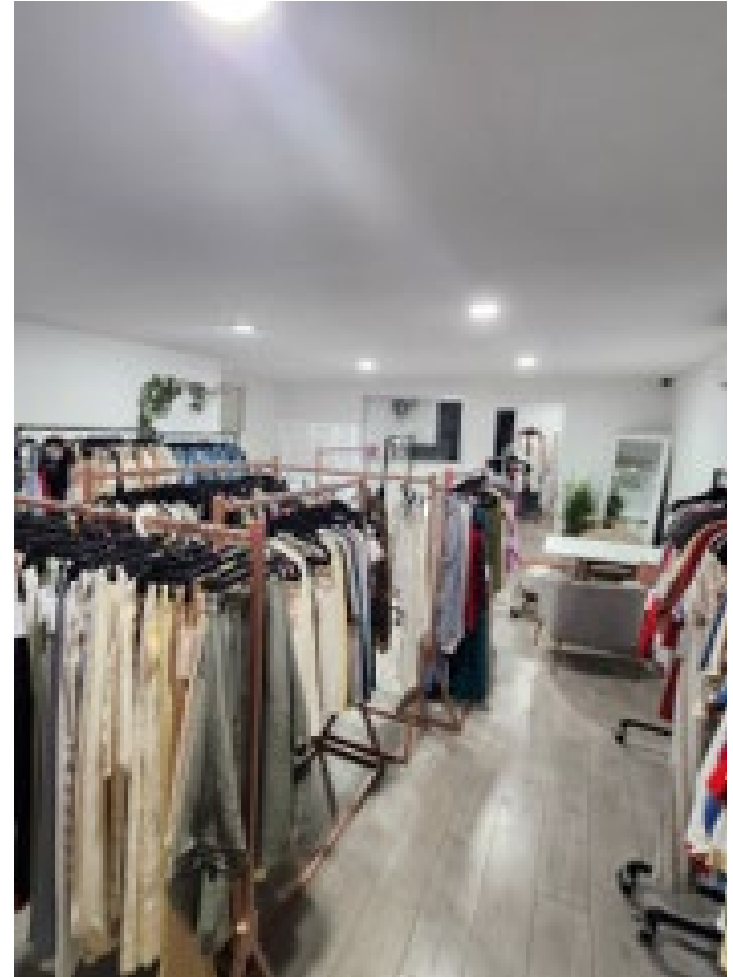
Approximately 500 SF Office & Creative Mezzanine

600 Amps, 240V, 3-Phase, 4 Wire Electrical Service

15 Gated Parking Spaces at Rear of Building

Security Cameras, Alarm System & Secured Access

1955 Masonry Construction / Completely Renovated in 2013

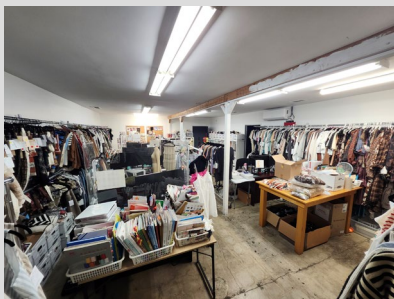
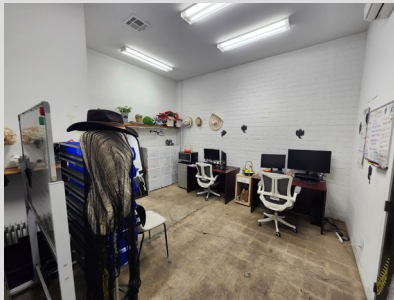


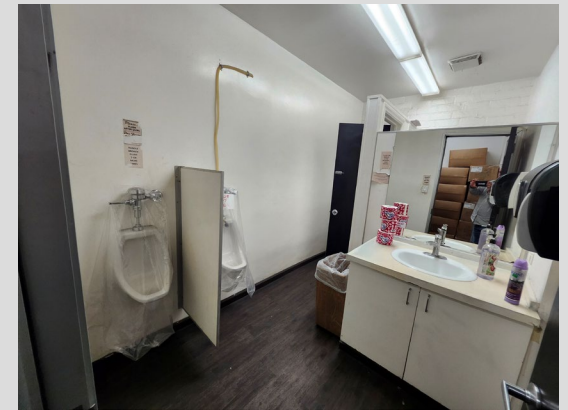
Burts & Associates is pleased to present 802–810 E. Washington Boulevard, an exceptional owner-user industrial opportunity strategically located near the Downtown Los Angeles Fashion and Wholesale Districts. The approximately 14,384 square-foot warehouse, creative office, and showroom building was originally constructed in 1955 and fully renovated in 2013. The property offers over 10,000 square feet of warehouse space and about 4,000 square feet of creative offices and showrooms, combining industrial functionality with modern creative workspace.

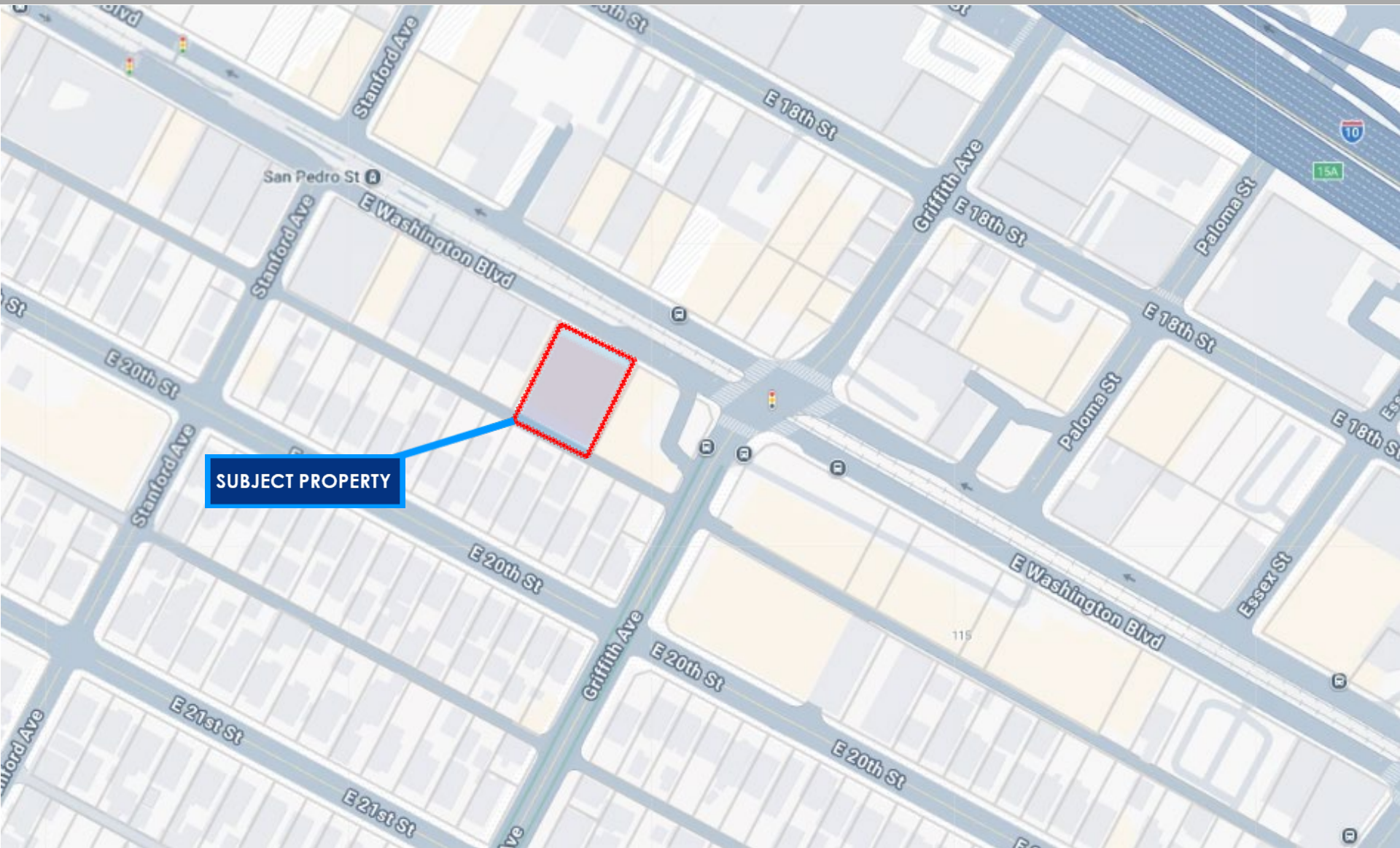
The masonry-constructed building features beautiful bow truss ceilings with approximately 20-foot ceiling heights, 12-foot beam clearance, two 10' x 12' roll-up truck loading doors with rear alley access, and 600 amps of 240V, three-phase electrical power. Additional improvements include an approximately 585-square-foot creative office mezzanine, three bathrooms, security cameras and security systems, secured Washington Boulevard entry, and 15 gated parking spaces at the rear of the building.

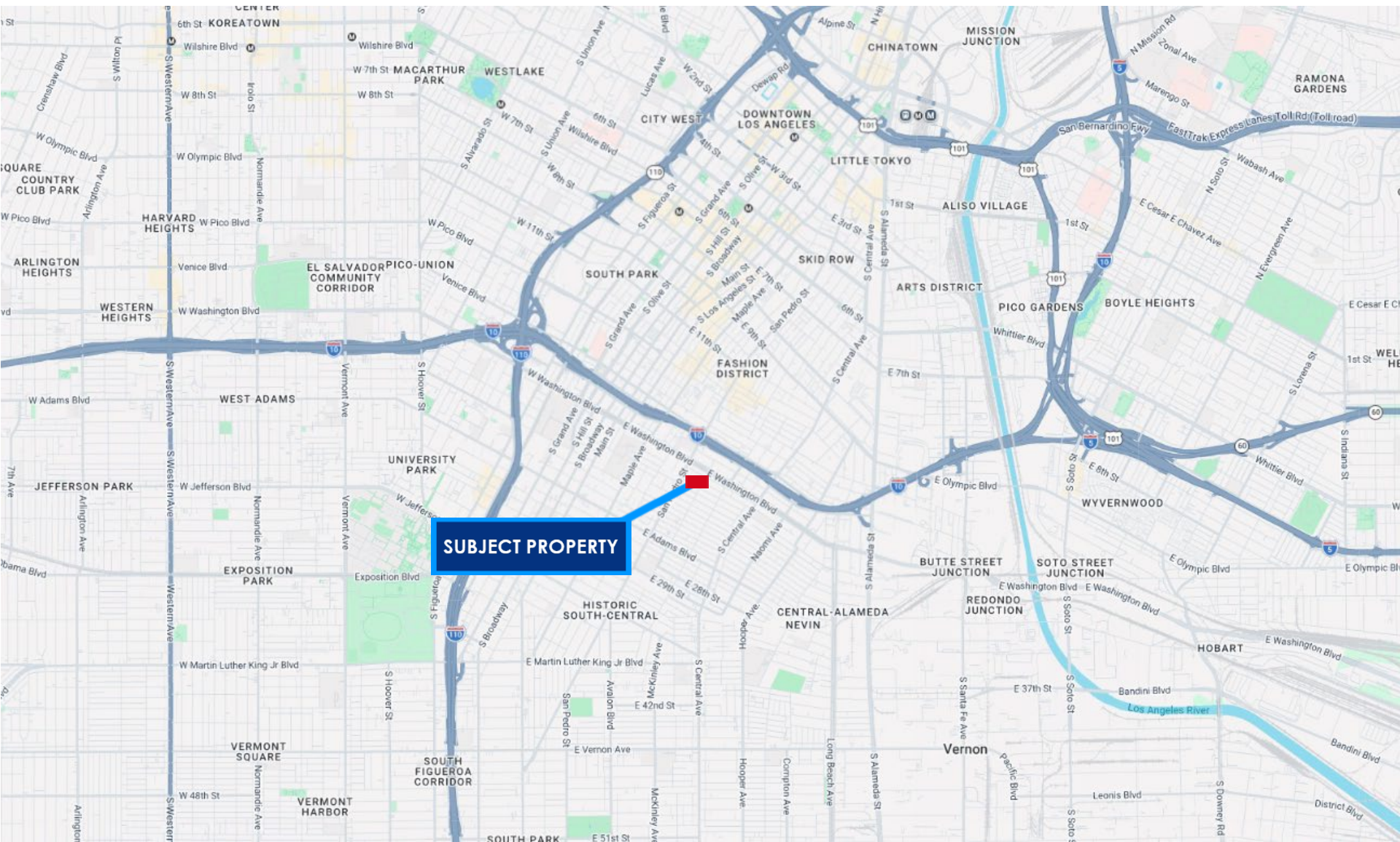
Reportedly located within a Federally Designated Qualified Opportunity Zone, the property offers potential investment advantages for qualified buyers, subject to applicable federal regulations and verification of its designation. Zoned LA-M2 Industrial, the property benefits from proximity to Downtown Los Angeles' established wholesale and manufacturing districts, major transportation corridors, and the Metro A Line. With its extensive renovations, creative office improvements, secure parking, and versatile industrial configuration, 802–810 E. Washington Boulevard presents an outstanding opportunity for an owner-user or investor seeking a well-improved industrial property in a central Los Angeles location.





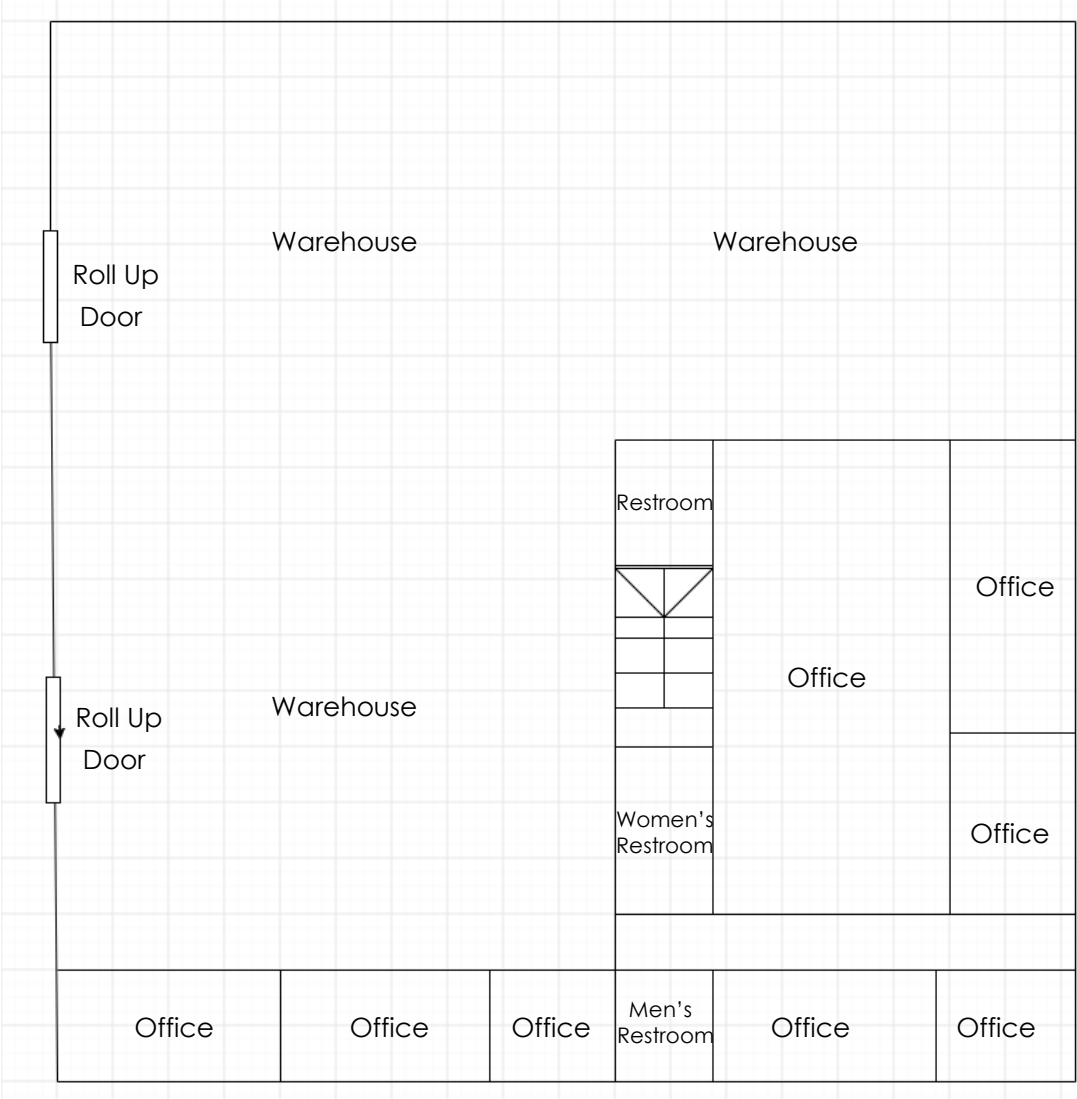




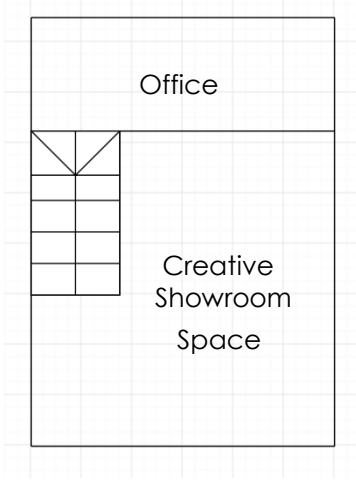


Alley

Parking



Washington Boulevard



Mezzanine 2nd Floor



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