

ARTS DISTRICT COLD STORAGE WAREHOUSE



FOR SALE

±14,313 SF COLD STORAGE WAREHOUSE

1100 S. SANTA FE AVE.
LOS ANGELES | CA

FOR MORE INFORMATION, PLEASE CONTACT US:

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PROPERTY HIGHLIGHTS



LOCATED IN
OPPORTUNITY ZONE



NEAR 10 FWY ON-OFF
RAMPS / CLOSE TO
6TH ST BRIDGE

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PROPERTY FEATURES:

- ±14,313 SF Cold Storage Warehouse
- ±17,812 SF Lot
- 800A/280V/3 Power
- 12 Parking Spaces
- 18'-24' Clear Height
- GL Doors: 1 / 14' high x 17' wide
- DH Doors: 1 / 14' high x 18' wide
- High Ceilings and Heavy Power
- ±3,000 SF of Freezer, ±1,000 SF of Cooler, ±3,000 SF of Processing Room
- Corner Lot Zoned M3-1-RIO for a Multitude of Uses.
- Located in an Opportunity Zone in the Heart of the Arts District One Block South from Soho House.
- Transit Oriented Community (TOC) Tier 1
- Rare Industrial Investment Sale Opportunity in Arts district.
- Potential 5% in-place cap rate depending on terms and conditions.
- 3 year Leaseback from Seller



14,313 SF
Cold Storage
Warehouse



Located in the
Heart of Arts
District



18'-24'
Clear Height



12
Parking Spaces



Near 10 Fwy
On-Off Ramps
Close to 6th St Bridge

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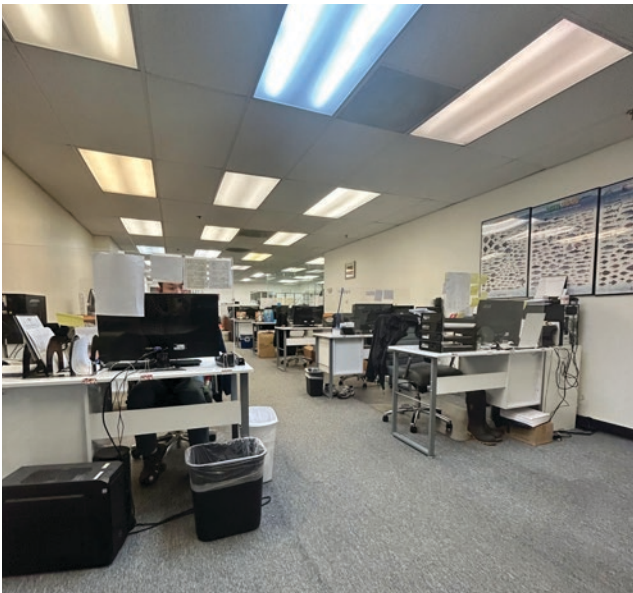
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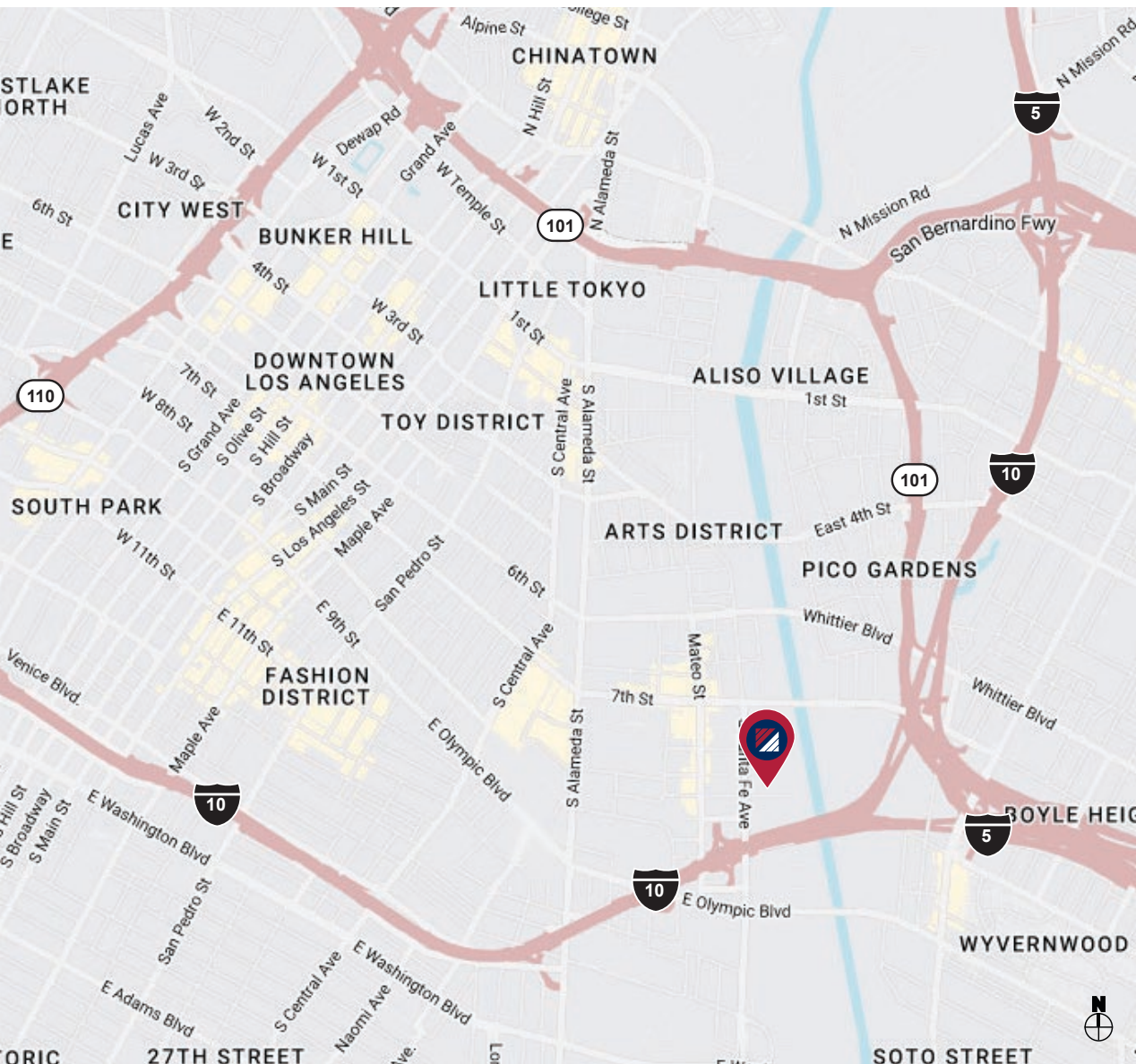
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LOCATION MAP AND DEMOGRAPHICS

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Santa Monica Freeway	-	319,797	2020	0.13 mi
I- 10	E Santa Monica Fwy E	320,342	2022	0.14 mi
10	E Santa Monica Fwy E	311,000	2018	0.14 mi
10	-	301,705	2022	0.18 mi
E 7th Pl	S Santa Fe Ave W	20,006	2022	0.22 mi
Pomona Freeway	-	185,092	2020	0.23 mi
Bay St	Wilson St W	1,937	2022	0.23 mi
S Santa Fe Ave	E 7th Pl S	13,697	2022	0.24 mi
Wilson St	Bay St N	3,268	2022	0.26 mi
S Santa Fe Ave	Porter St N	42,506	2018	0.28 mi

DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
2010 Population	354,291	1,176,028	3,570,335
2022 Population	379,327	1,205,362	3,613,552
2027 Population Projection	378,252	1,192,406	3,566,209
2010 Households	100,711	338,617	1,149,255
2022 Households	114,026	352,534	1,166,868
2027 Household Projection	114,787	349,706	1,152,096
Total Specified Consumer Spending (\$)	\$3.1B	\$9.7B	\$36.1B
Avg Household Income	\$70,364	\$67,078	\$83,949
Median Household Income	\$46,120	\$47,025	\$59,793



- Washington Station
8 Min. | 1.9 Miles
- Union Station Commuter Rail
10 Min. | 2.3 Miles
- Cal State LA Commuter Rail
18 Min. | 7 Miles



- Bob Hope Airport
25 Min. | 18.7 Miles
- Los Angeles International Airport
26 Min. | 19.5 Miles
- Long Beach-Daugherty Field Airport
27 Min. | 22.1 Miles

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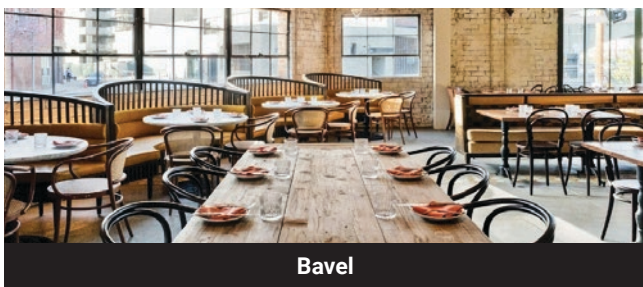
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AMENITIES MAP



Girl & the Goat



Bavel



The Factory Kitchen



BRERA Ristorante



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OPPORTUNITY ZONE BENEFITS

- Deferral of capital gains on federal tax through a qualified opportunity fund
 - Step-up in basis (up to 15%) depending on holding period
 - Allows for real estate as well as securities and partnership interest to be invested in opportunity zones via opportunity funds
 - No capital gains tax on the opportunity zone investment funds held for at least 10 years
- map by cartifact*

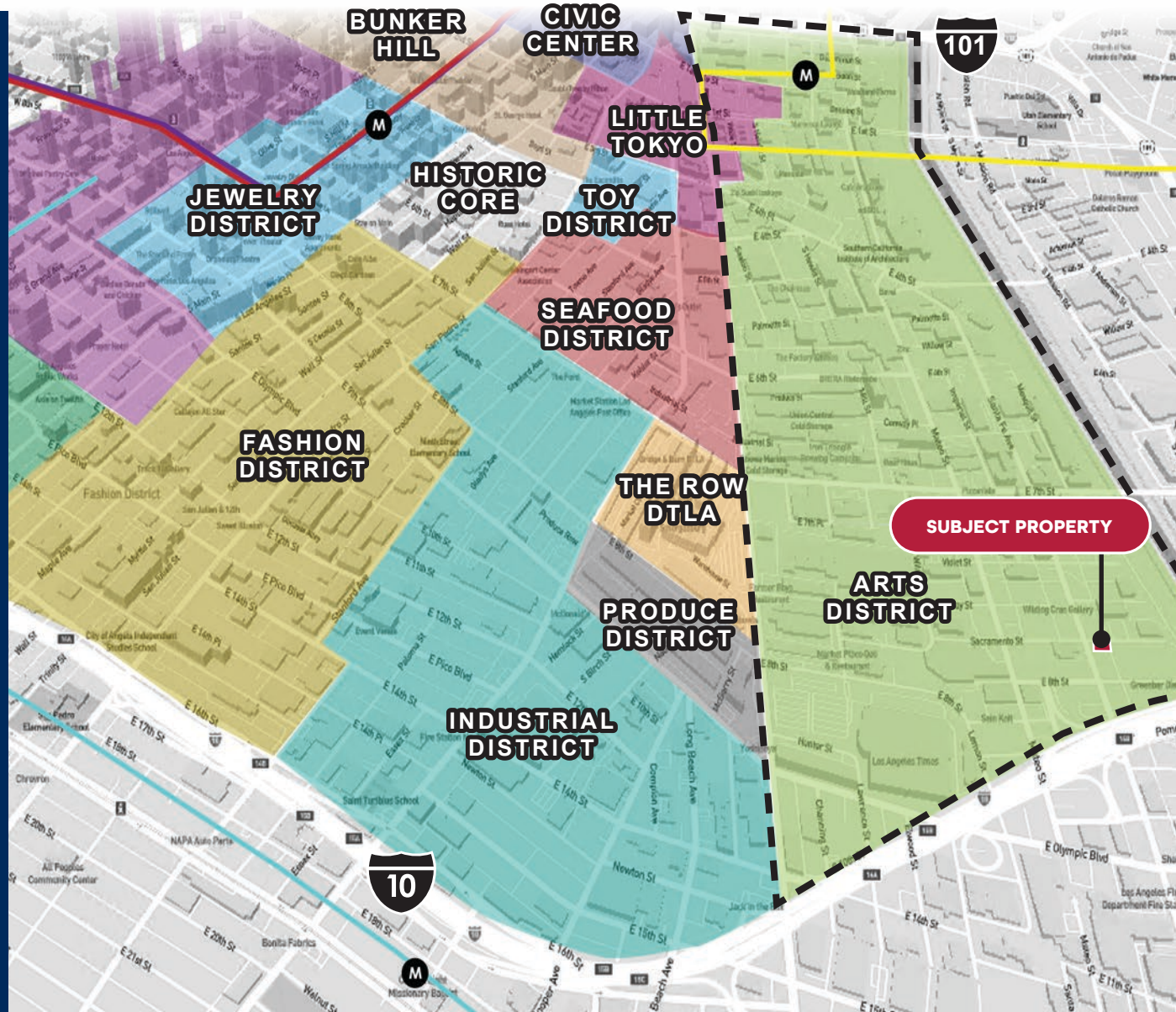
DEMOGRAPHICS

+161,517
PEOPLE
(2 MILE RADIUS)

+57,586
HOUSEHOLDS
(2 MILE RADIUS)

\$81,302
HH INCOME
(2 MILE RADIUS)

\$9.9B
CONSUMER SPENDING
(2 MILE RADIUS) | 2022



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