



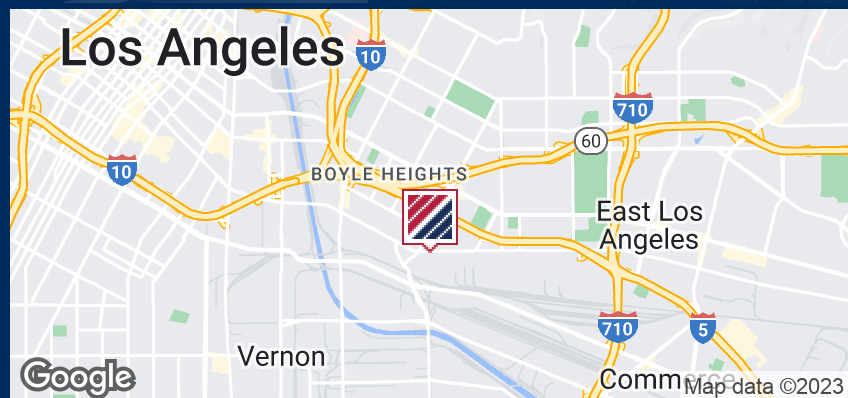
INDUSTRIAL LAND

FOR SALE

3412-3420 E OLYMPIC BLVD & 3447-3463 E PICO BLVD
LOS ANGELES | CA, 90023

PROPERTY FEATURES:

- Additional Address: 1350 Velasco & 3450 E Pico Blvd
- Centrally Located Industrial Land
- East LA Location w/ M2 Zoning
- Street to Street Access
- Fenced and Paved
- Olympic/Pico Sites: \$5,921,327 | \$101 PSF Land
- Pico/Velasco Sites: \$2,392,724 | \$83 PSF Land
- Total Price: \$8,314,051 | \$95 PSF Land



FOR MORE INFORMATION PLEASE CONTACT:

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CADRE #01210653

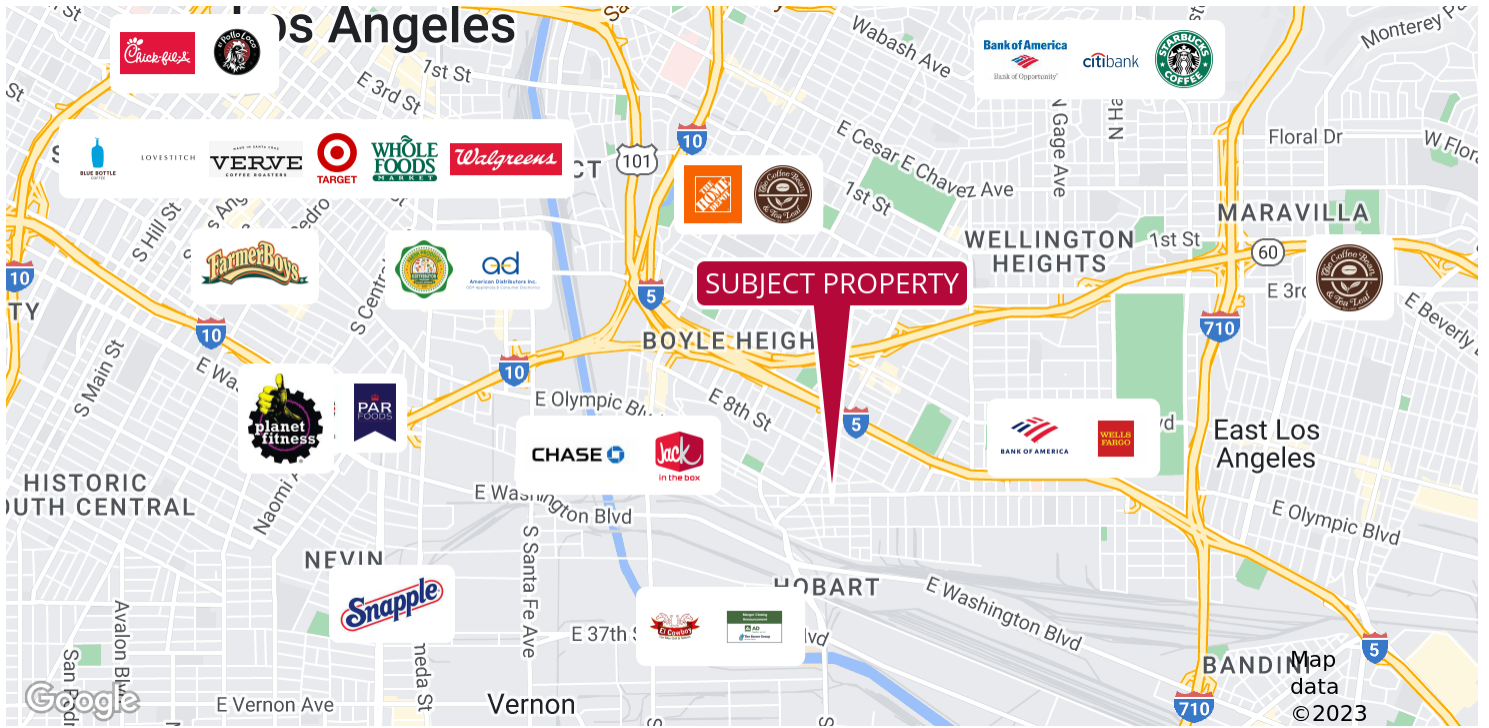
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DAUM
COMMERCIAL REAL ESTATE SERVICES

3412-3420

FOR SALE

INDUSTRIAL LAND



OLYMPIC/PICO SITES			
ADDRESS	APN	BUILDING SF	LAND SF
3420 E OLYMPIC BLVD	5190-035-029	1,003	16,751
3412 E OLYMPIC BLVD	5190-035-004	4,187	4,187
3463 E PICO BLVD	5190-035-030	25,827	29,313
3447 E PICO BLVD	5190-035-025	4,095	8,376
SUBTOTAL		35,112	58,627

ASKING SALE PRICE	
OLYMPIC/PICO SITES	\$5,921,327 \$101 PSF Land
PICO/VELASCO SITES	\$2,392,724 \$83 PSF Land
TOTAL	\$8,314,051 \$95 PSF Land

PICO/VELASCO SITES			
ADDRESS	APN	BUILDING SF	LAND SF
3450 E PICO BLVD	5190-036-023	7,100	20,948
1350 VELASCO	5190-036-002	4,100	7,880
SUBTOTAL		11,200	28,828

TOTAL SF	
46,132 SF BUILDING	87,455 SF LAND

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PICO BLVD
LOS ANGELES | CA

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5190 35
SCALE 1" = 60'

2000



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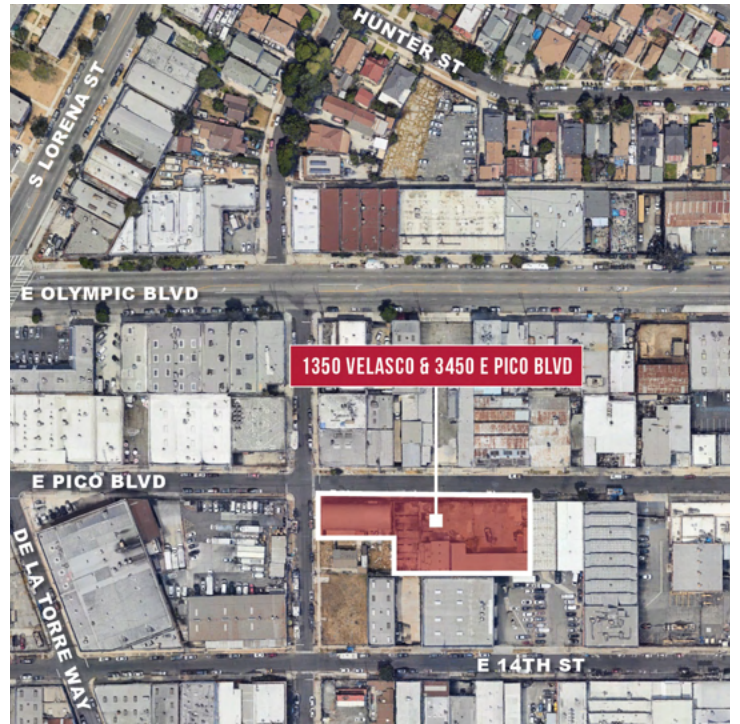


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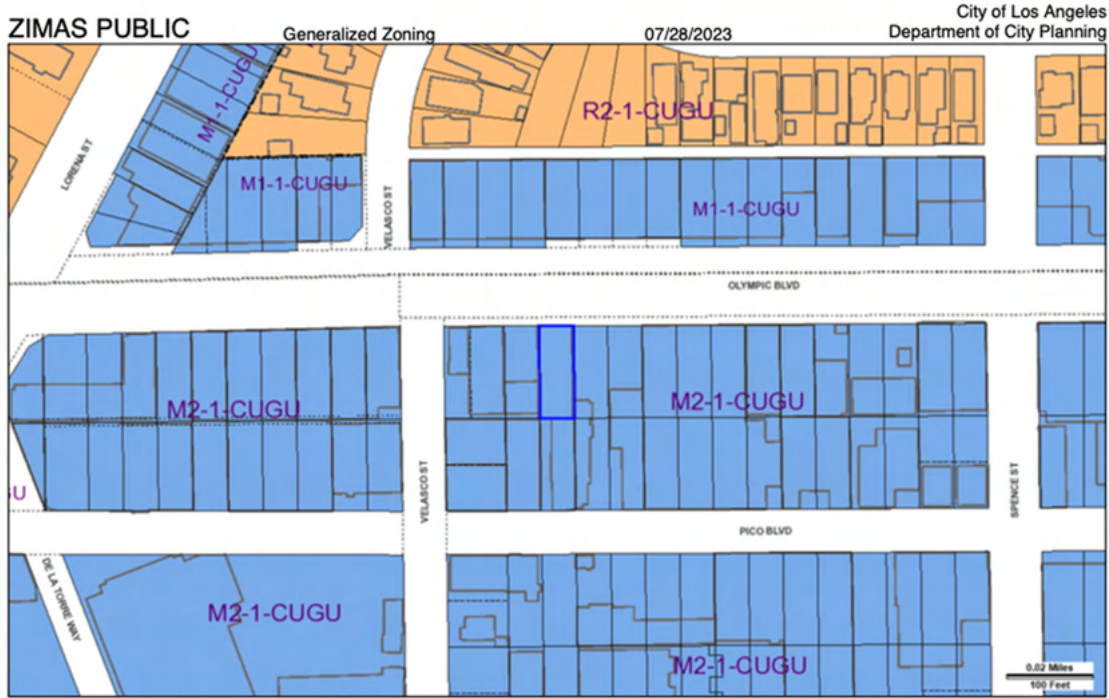


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Address: 3412 E OLYMPIC BLVD
APN: 5190035004
PIN #: 118-5A225 240

Tract: TR 5030
Block: None
Lot: 3
Arb: None

Zoning: M2-1-CUGU
General Plan: Light Manufacturing



LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, RA, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPS, MU, NMI
- CM, MR, CCS, UV, UL UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

- LAND USE**
- RESIDENTIAL**
- Minimum Residential
 - Very Low / Very Low I Residential
 - Very Low II Residential
 - Low / Low I Residential
 - Low II Residential
 - Low Medium / Low Medium I Residential
 - Low Medium II Residential
 - Medium Residential
 - High Medium Residential
 - High Density Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

INDUSTRIAL

- Commercial Manufacturing
 - Limited Manufacturing
 - Light Manufacturing
 - Heavy Manufacturing
 - Hybrid Industrial
- PARKING**
- Parking Buffer
- PORT OF LOS ANGELES**
- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
 - General / Bulk Cargo - Hazard
 - Commercial Fishing
 - Recreation and Commercial
 - Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
 - Airport Airside
 - LAX Airport Northside
- OPEN SPACE / PUBLIC FACILITIES**
- Open Space
 - Public / Open Space
 - Public / Quasi-Public Open Space
 - Other Public Open Space
 - Public Facilities

INDUSTRIAL

- Limited Industrial
- Light Industrial

FRAMEWORK

- COMMERCIAL**
- Neighborhood Commercial
 - General Commercial
 - Community Commercial
 - Regional Mixed Commercial

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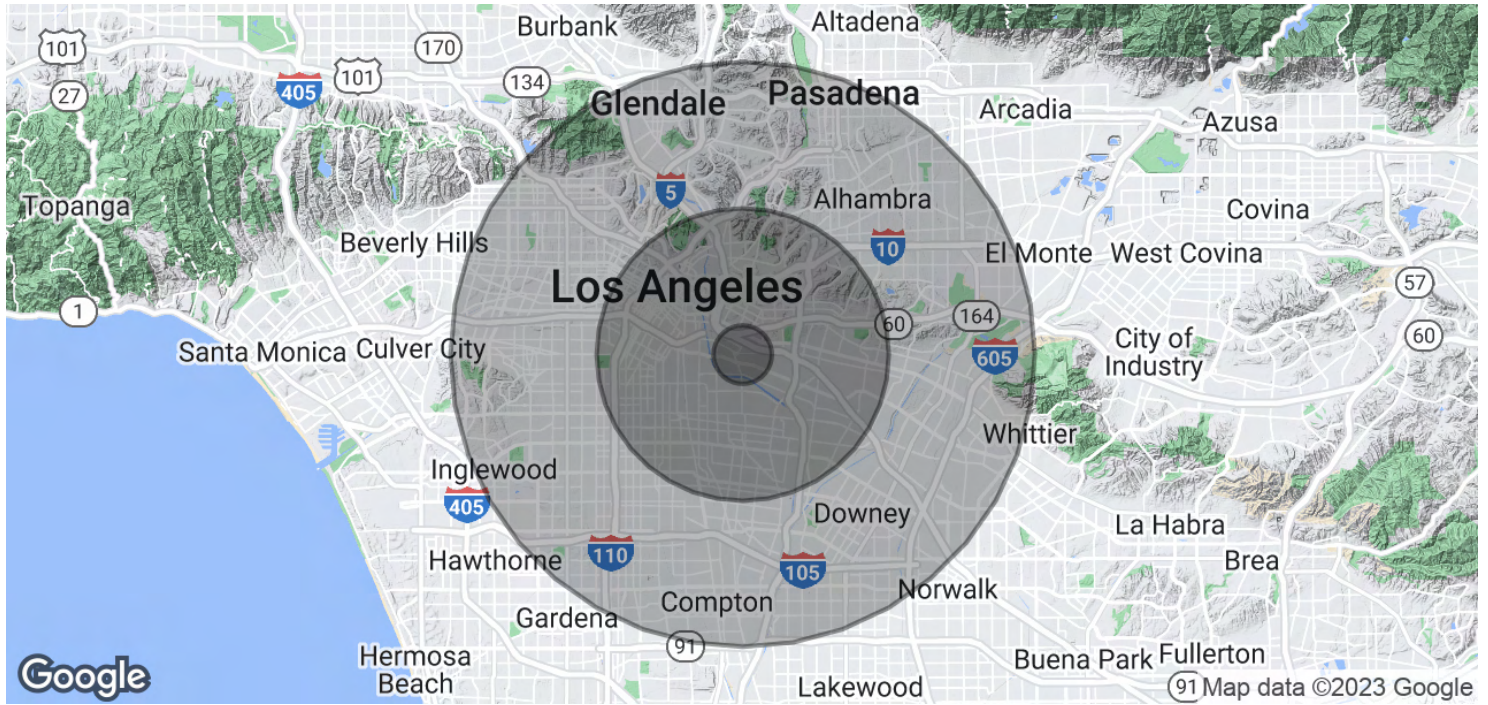


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DEMOGRAPHICS

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	6,982	307,592	1,232,202
# of persons per HH	4.0	3.4	2.9
Average HH income	\$57,602	\$61,398	\$75,144
Average house value	\$390,855	\$406,550	\$522,804

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
E Olympic Blvd	S Lorena St W	18,871	2022	0.09 mi
S Lorena St	E Olympic Blvd SW	12,822	2022	0.13 mi
S Lorena St	De La Torre Way SW	14,631	2022	0.14 mi
E Olympic Blvd	S Lorena St E	18,836	2022	0.19 m

* Traffic Count data derived from CoStar

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