

OFFERING MEMORANDUM



Industrial | For Sublease 1700 MARTIN LUTHER KING BLVD.

VERNON | CA | 90058

EXCLUSIVE LISTING AGENTS:

MOON LIM
P: 213.270.2256
MLIM@DAUMCOMMERCIAL.COM
CADRE #01903050

LINDSAY PARK
P: 213.270.2223
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CADRE #02178941

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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1700 MARTIN LUTHER KING BLVD.

THE OFFERING



DOWNTOWN LOS ANGELES

ARTS DISTRICT



1700 MARTIN LUTHER KING JR. BLVD.

LONG BEACH AVENUE



CLOSE PROXIMITY TO
MAJOR HWYS
(10, 710, 110, 5, 60, 101)



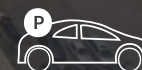
BUILT IN 2022
115,012 SF



27,192 SF OF
EXECUTIVE OFFICE WITH
TWO ELEVATORS



CEILING HEIGHT 31 FT &
ESFR SPRINKLERS



123 PARKING SPACES

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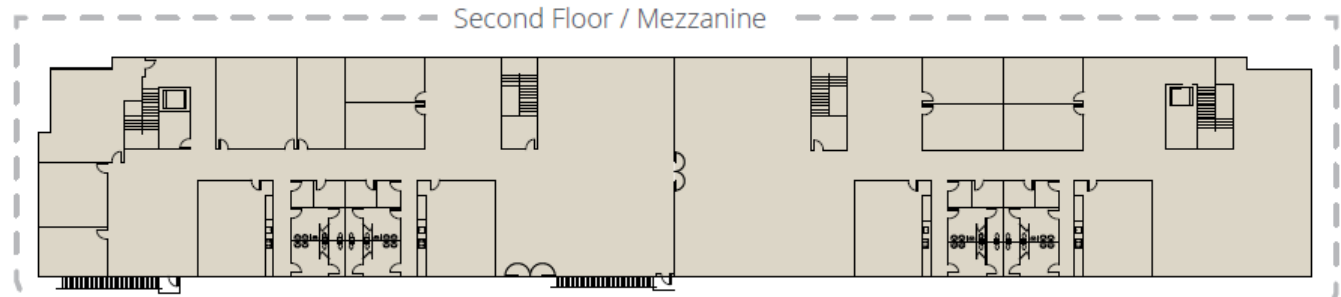
1700 MARTIN LUTHER KING BLVD.

OPTION 1: ENTIRE PROPERTY



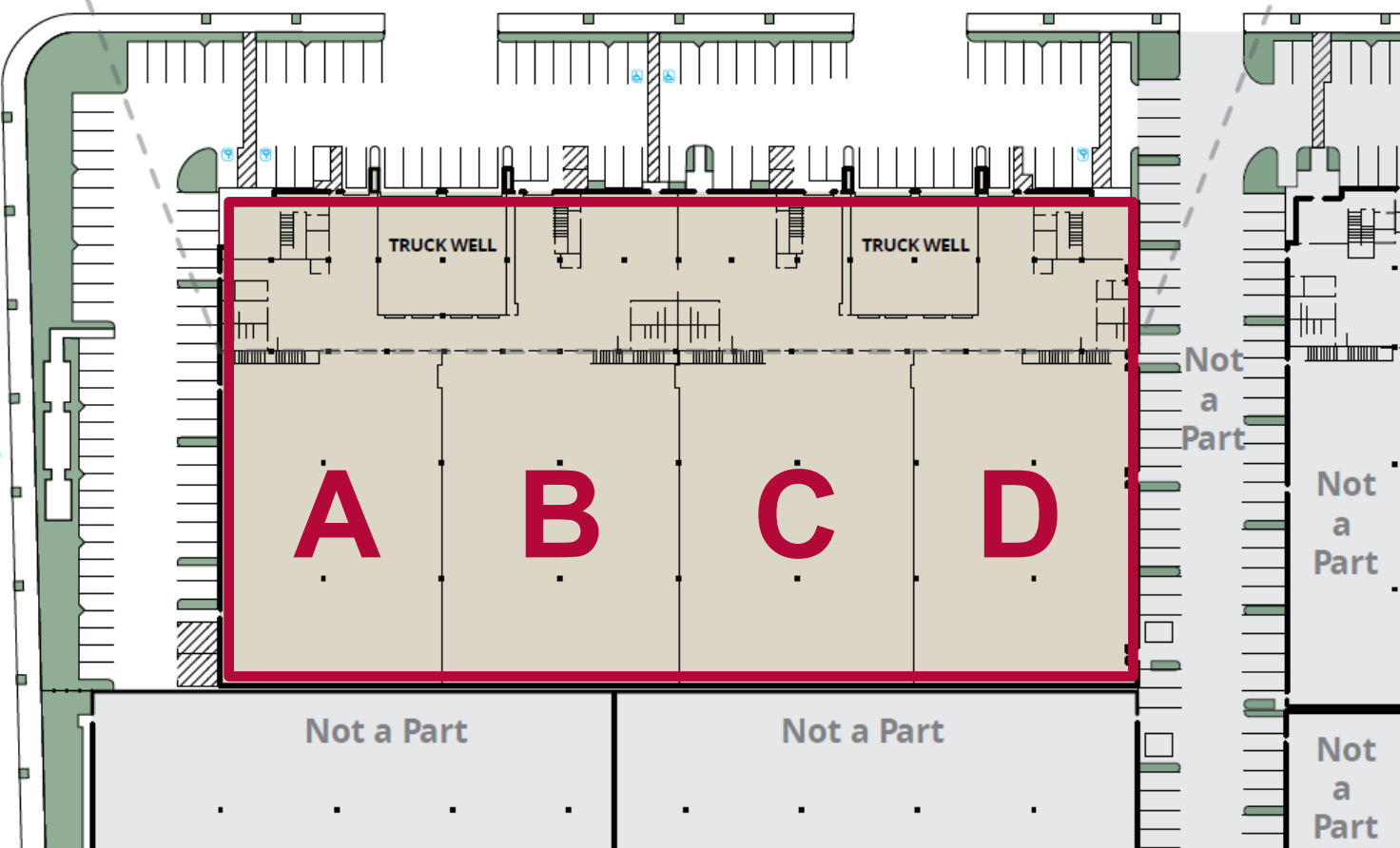
FIRST FLOOR

First Floor	87,820 ft
Mezz	27,192 ft
Total	115,012 ft
Loading	8 DH
Ceiling Heights	31 ft



Martin Luther King Jr. Blvd.

Long Beach Avenue



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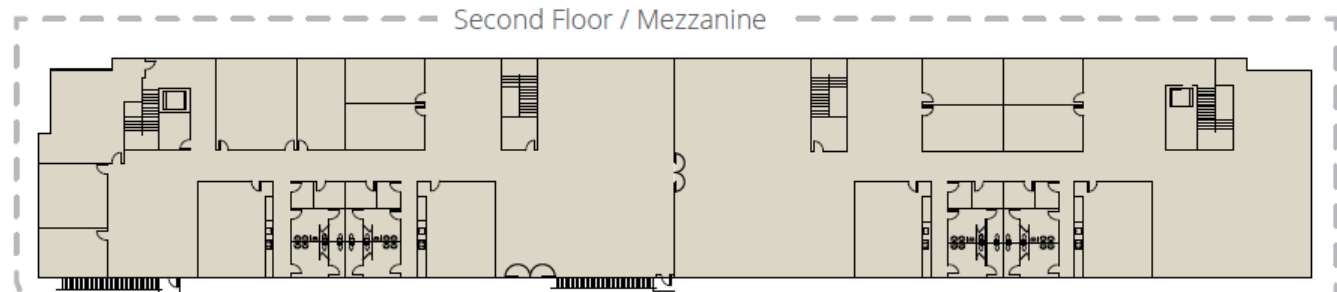
1700 MARTIN LUTHER KING BLVD.

OPTION 2: TWO(2) UNITS



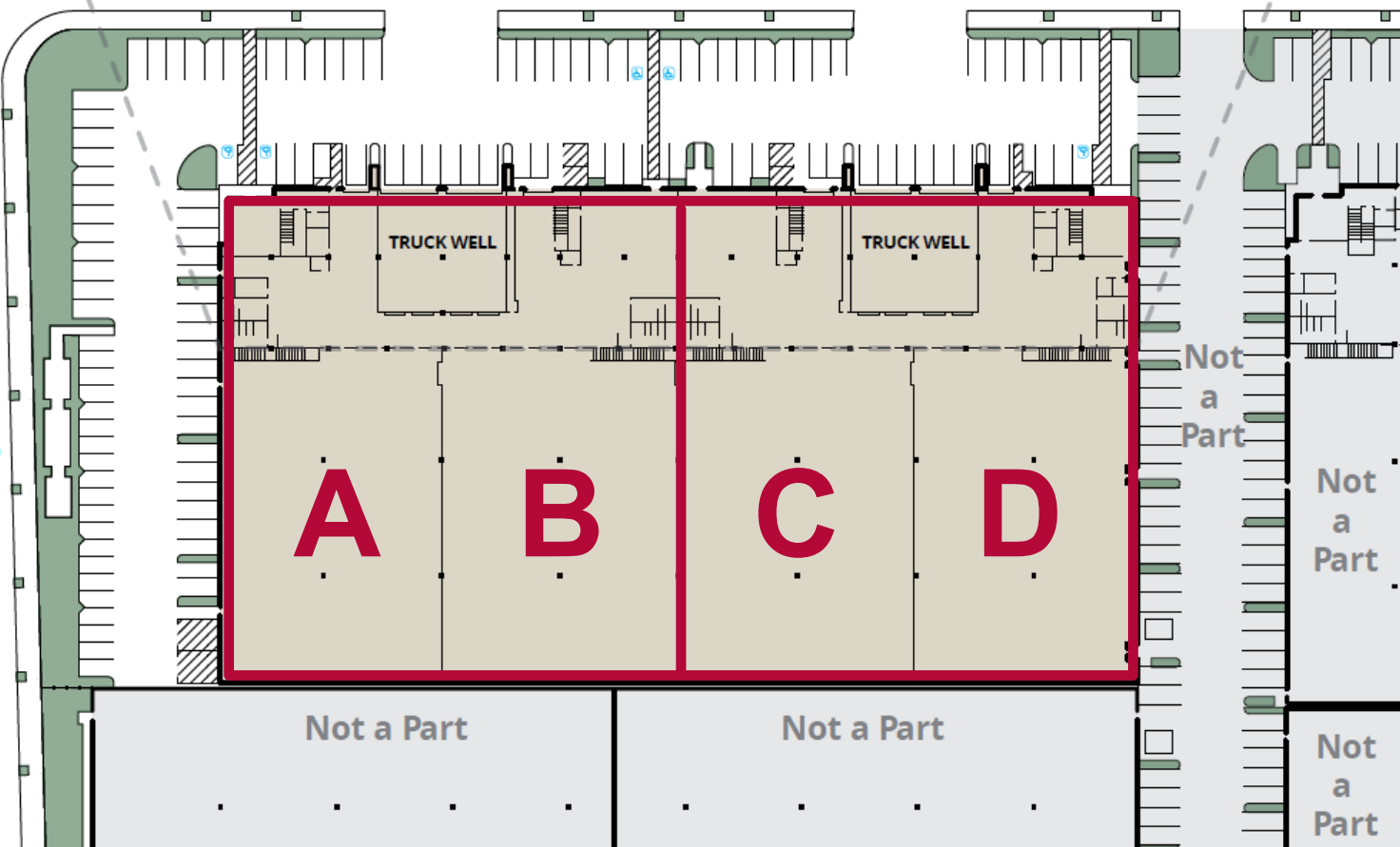
FIRST FLOOR	UNIT AB
First Floor	Approx. 43,134 ft
Mezz	Approx. 13,685 ft
Total	Aprox. 56,819 ft
Loading	4 DH
Ceiling Heights	31 ft

FIRST FLOOR	UNIT CD
First Floor	Approx. 43,176 ft
Mezz	Approx. 13,788 ft
Total	Aprox. 56,964 ft
Loading	4 DH
Ceiling Heights	31 ft



Martin Luther King Jr. Blvd.

Long Beach Avenue



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OPTION 3: FOUR (4) UNITS

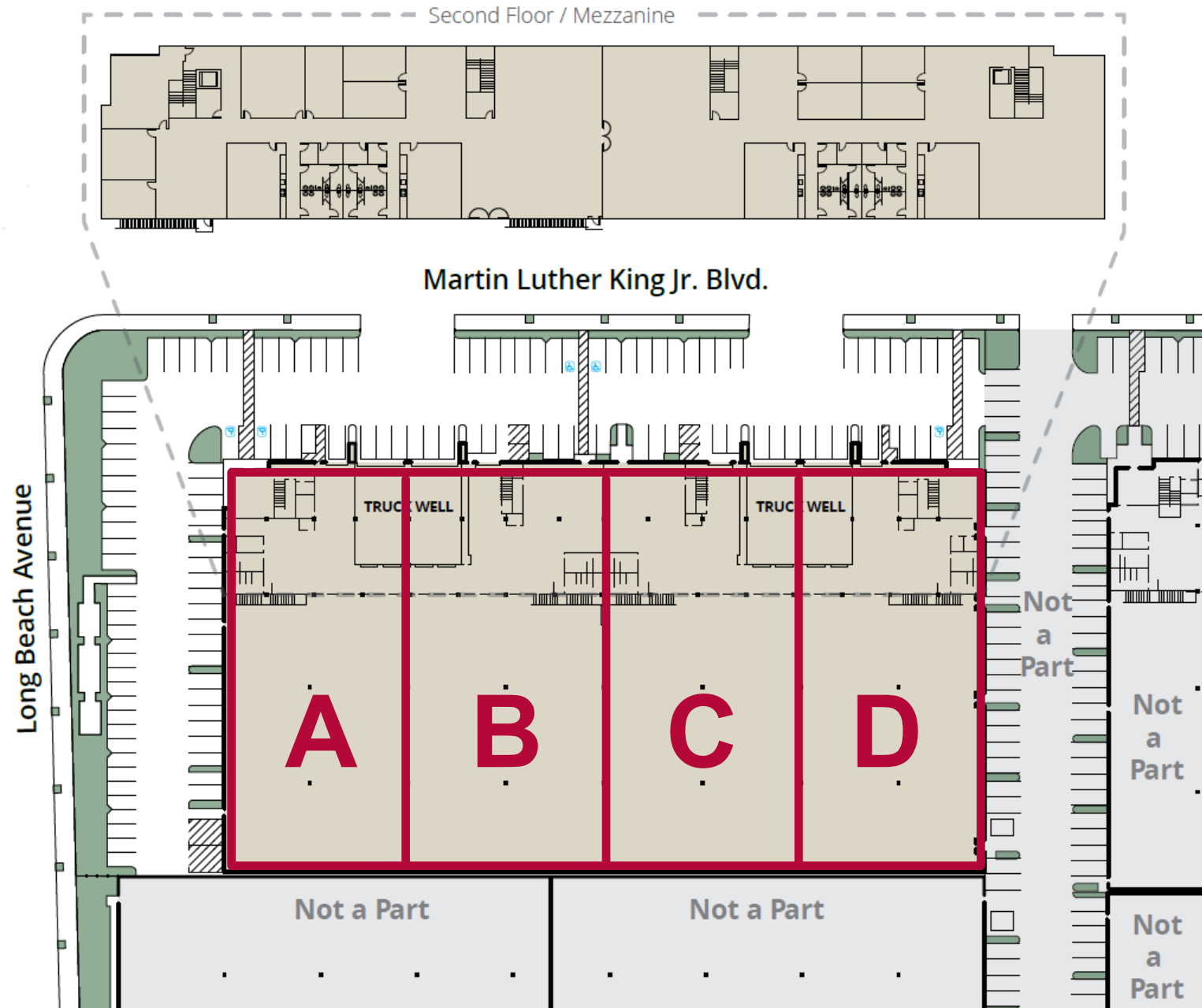


FIRST FLOOR	UNIT A
First Floor	Approx. 20,787 ft
Mezz	Approx. 6,529 ft
Total	Aprox. 27,316 ft
Loading	2 DH
Ceiling Heights	31 ft

FIRST FLOOR	UNIT B
First Floor	Approx. 22,347 ft
Mezz	Approx. 7,156 ft
Total	Aprox. 29,503 ft
Loading	2 DH
Ceiling Heights	31 ft

FIRST FLOOR	UNIT C
First Floor	Approx. 22,348 ft
Mezz	Approx. 7,152 ft
Total	Aprox. 29,500 ft
Loading	2 DH
Ceiling Heights	31 ft

FIRST FLOOR	UNIT D
First Floor	Approx. 20,828 ft
Mezz	Approx. 6,636 ft
Total	Aprox. 27,464 ft
Loading	2 DH
Ceiling Heights	31 ft



PROPERTY PHOTOS



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PUBLIC TRANSPORTATION



TRANSIT /SUBWAY

Vernon Station (Blue Line - Los Angeles County Metropolitan Transportation Authority (Metro))
1 min | 10 min | 0.6 mi
Washington Station (Blue Line - Los Angeles County Metropolitan Transportation Authority (Metro))
2 min | 16 min | 0.9 mi

COMMUTER RAIL

Los Angeles (Coast Starlight - Amtrak, Pacific Surfliner - Amtrak, Southwest Chief - Amtrak, Texas Eagle - Amtrak)
8 min | 3.4 mi
Union Station (91 Line - (Metrolink))
10 min | 3.7 mi



AIRPORT

Los Angeles International Airport
24 min | 13.7 mi
Long Beach-Daugherty Field Airport
29 min | 16.3 mi



Bob Hope Airport
28 min | 20.4 mi

PORTS

Port of Long Beach
27 mi
Port of Los Angeles
25 mi



DEMOGRAPHICS	3 mile	5 mile	10 mile
2010 Population	373,922	1,273,520	3,694,754
2023 Population	383,861	1,262,884	3,649,335
2028 Population Projection	378,039	1,235,477	3,567,248
Avg Household Income	\$70,120	\$65,908	\$86,402
Median Household Income	\$46,786	\$46,998	\$62,314
Total Specified Consumer Spending (\$)	\$3B	\$9.7B	\$36.3B

LOCATION



3 MILES

5 MILES

10 MILES

Google



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