

149

W. 31ST STREET

LOS ANGELES | CA



± 5,740 SF INDUSTRIAL BUILDING FOR SALE

FOR MORE INFORMATION, PLEASE CONTACT:

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Highlights



**Ideal Opportunity for
Owner-User**



**Excellent Natural Light
Brick Building / Clear Span**



**Adjacent to 10 & 110 Freeways
Easy DTLA Access**



**Near USC, Banc of CA Stadium,
Expo Park Coliseum**

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About the Property

- Building Size: 5,740 SF
- Lot Size: 0.17 AC / 7,500 SF
- Sale Price: \$1,700,000 (\$296.17/SF)
- Zoning: M1

Building Specifications

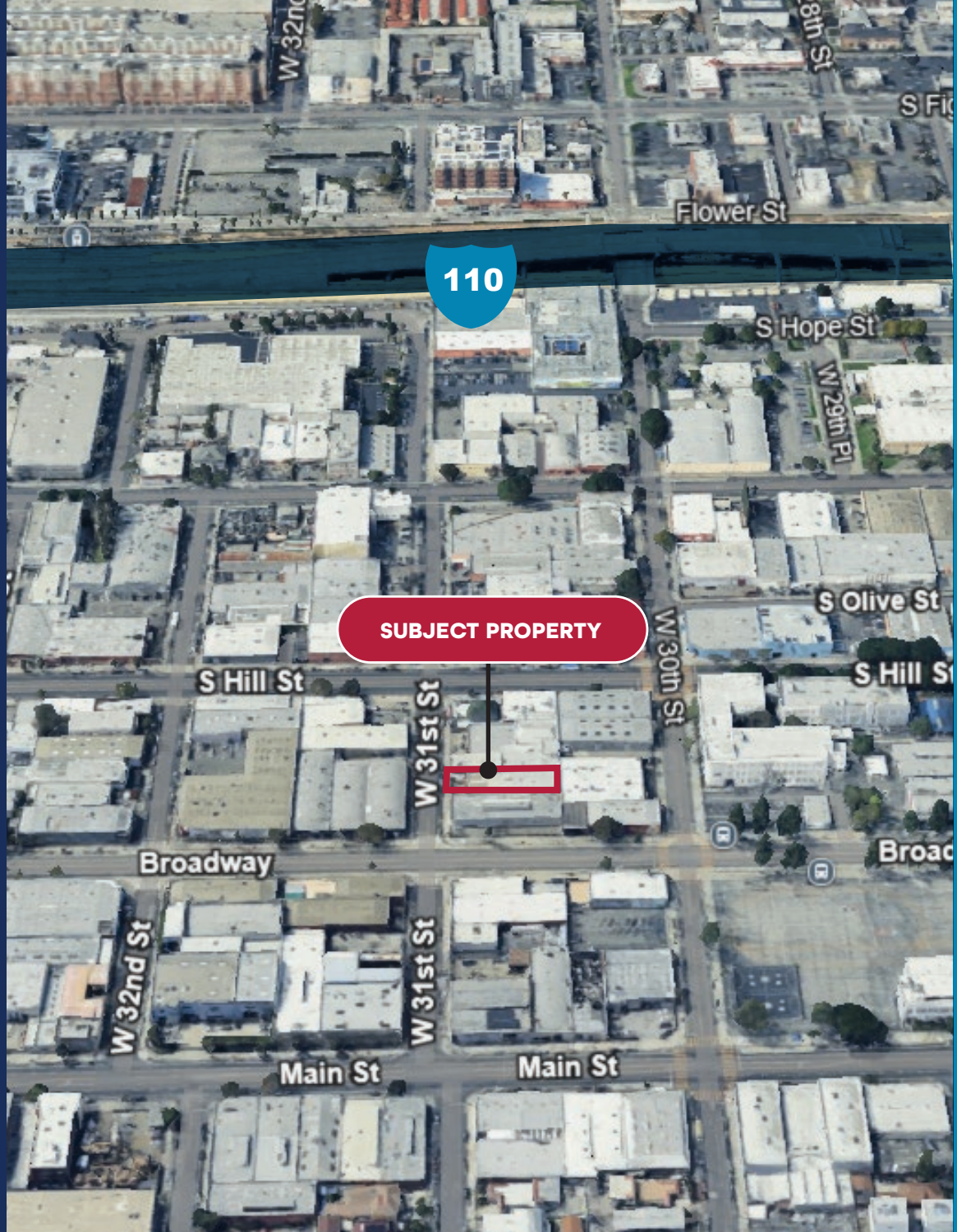
- Construction Type: Masonry
- Clear Height: 11'
- Office Space: 520 SF (1 Office)
- Restrooms: 2

Additional Details

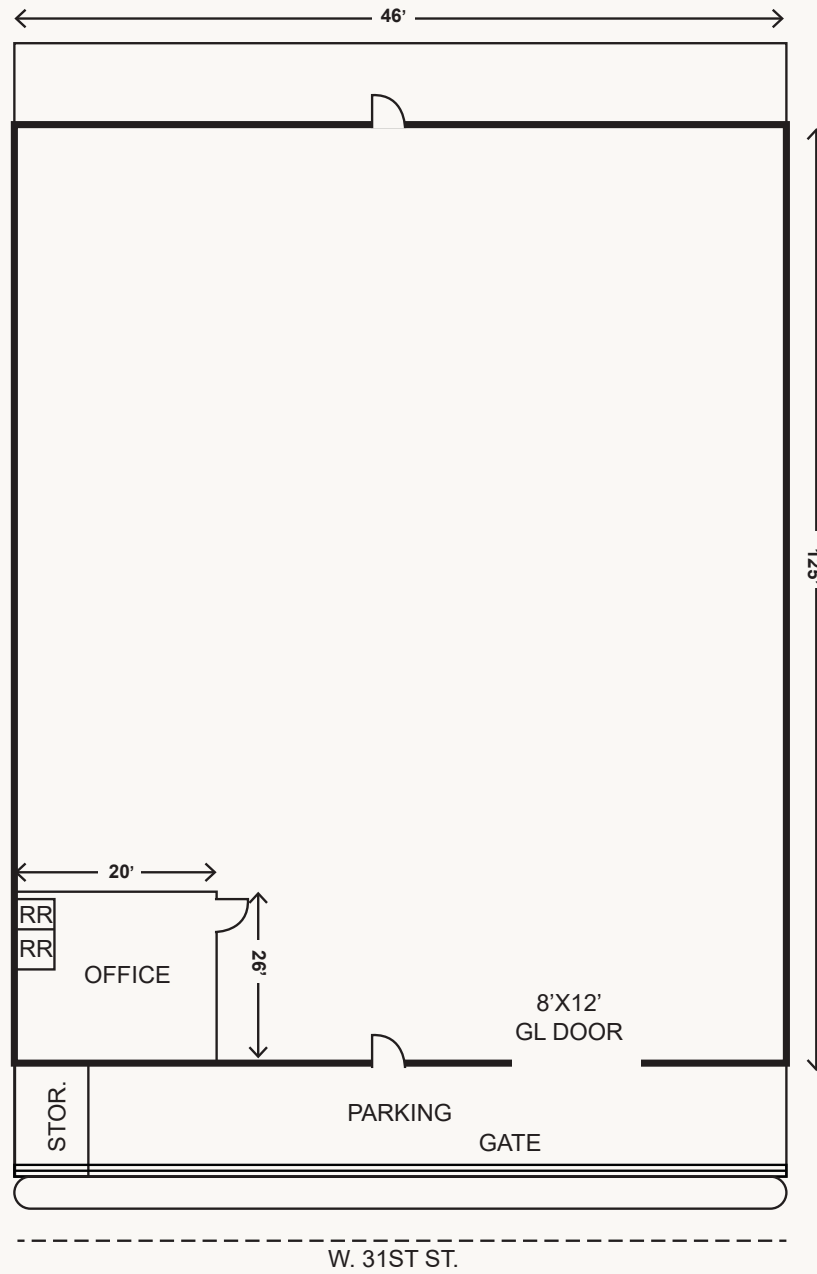
- Sprinklered: No
- Ground-Level Doors: One
- Power: 400A / 240V / 3-Phase / 4-Wire
- Parking: 3 Spaces (0.5:1 Ratio)
- Yard: Fenced/Paved

Market & Availability

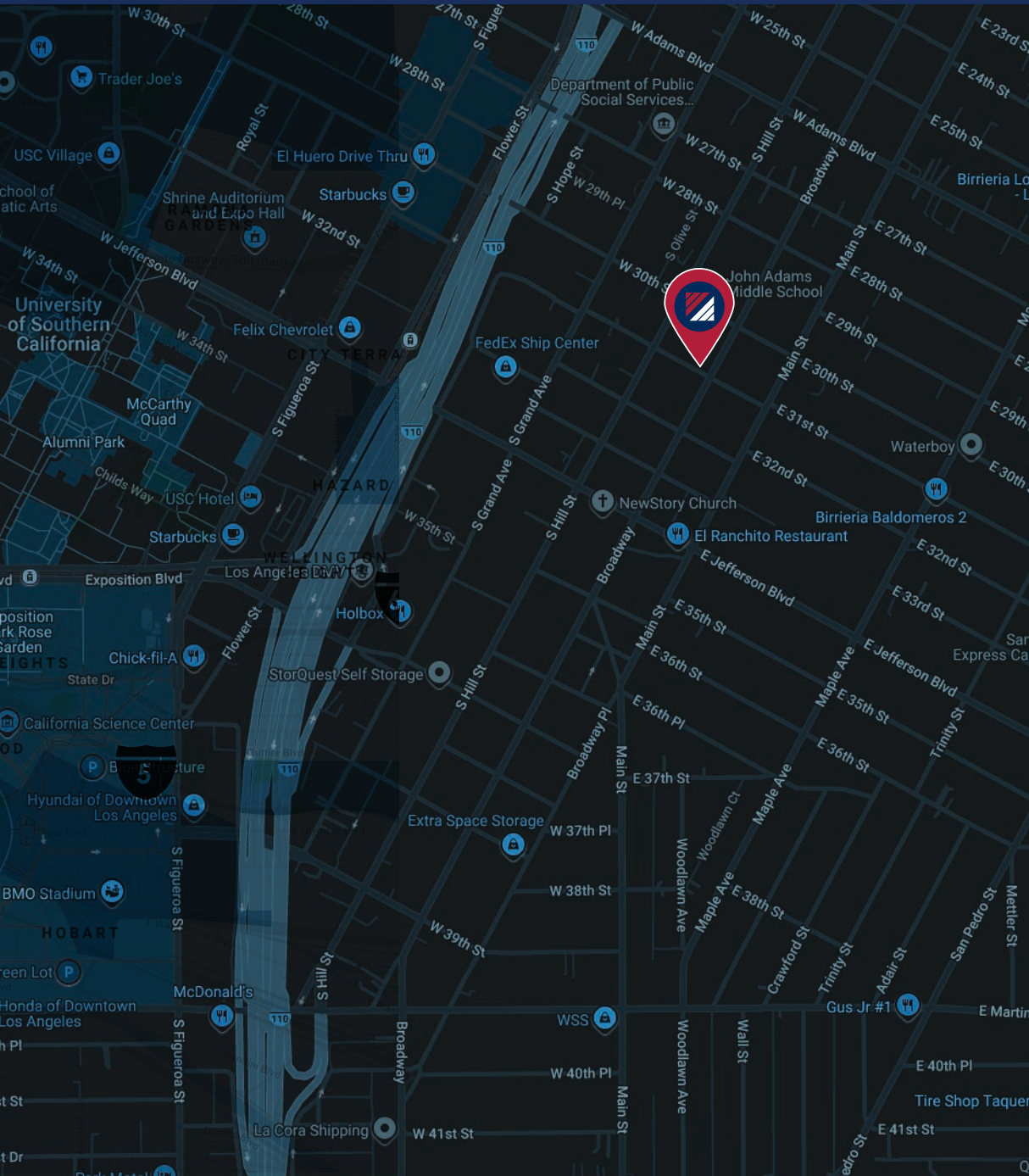
- Possession: COE
- Vacant: No
- APN #: 5122004008



PROPERTY INFORMATION



DEMOGRAPHICS



TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
E 9th St	Wall St NW	18,323	2022	0.02 mi
San Julian St	E 8th St NE	6,921	2022	0.03 mi
E 9th St	S San Pedro St SE	16,374	2022	0.07 mi
San Julian St	E Olympic Blvd SW	6,032	2022	0.07 mi
S San Pedro St	E 9th St SW	17,571	2022	0.09 mi
S San Pedro St	E 8th St NE	17,505	2022	0.10 mi
E 8th St	San Julian St SE	7,933	2022	0.11 mi
S San Pedro St	E 9th St NE	20,784	2022	0.11 mi
E 8th St	S San Pedro St SE	7,780	2022	0.12 mi
E 9th St	Maple Ave SE	14,859	2022	0.12 mi

DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
2020 Population	487,253	1,226,959	3,547,519
2024 Population	469,222	1,166,231	3,384,745
2029 Population Projection	454,460	1,126,198	3,270,944
2020 Households	168,648	410,430	1,238,921
2024 Households	166,089	393,964	1,188,786
2029 Household Projection	161,466	380,971	1,149,470
Total Specified Consumer Spending (\$)	\$4.1B	\$10.6B	\$36.6B
Avg Household Income	\$70,109	\$75,366	\$92,008
Median Household Income	\$46,773	\$52,453	\$66,030



**SUBJECT
PROPERTY**

Los Angeles CONVENTION & CENTER crypto.com ARENA

SHRINE AUDITORIUM & EXPO HALL

GALEN CENTER

USC

CAAM

110

W. JEFFERSON BLVD.

GRAND AVE.

HILL ST.

BROADWAY

MAIN ST.

ANTEX

LUCAS MUSEUM OF NARRATIVE ART

THE COLISEUM

BANC OF CALIFORNIA STADIUM

Chevron

FIGUEROA ST.

110

Google

AMENITIES MAP

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