

INDUSTRIAL FOR SALE | DEVELOPMENT OPPORTUNITY

925

S. HOOPER AVE. | LOS ANGELES | CA



±21,430 SF

MULTI-TENANT PRODUCE
COOLER BUILDING

800 AMPS

240/480 VOLTS
POWER (VERIFY)

FIFTEEN

DOCK HIGH POSITIONS &
ONE GRADE LEVEL DOOR

±15'

CLEAR
HEIGHT

**EXCLUSIVELY
LISTED BY:**



DAVID FREITAG
P: 213.270.2235 | M: 310.413.9390
E: dfreitag@daumcre.com
CA License #00855673



MICHAEL NUBEL
P: 213.270.2240
E: mnubel@daumcre.com
CA License #00757698

DAUM
COMMERCIAL REAL ESTATE SERVICES

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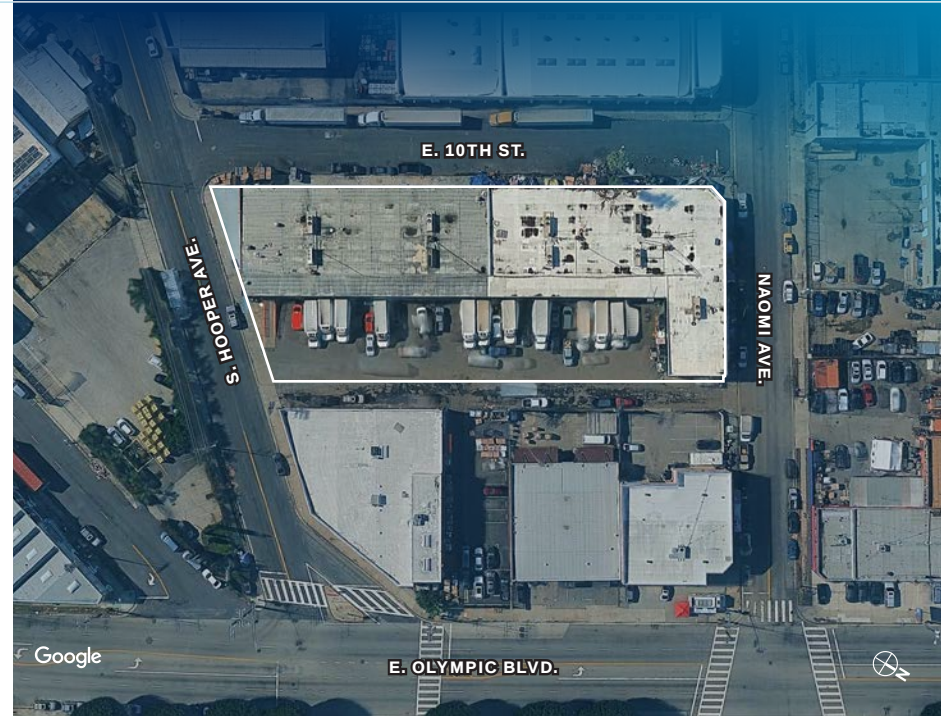
PROPERTY OVERVIEW

ADDRESS:	925 S. Hooper Ave. Los Angeles, CA
BUILDING SF:	±21,430 SF (8 Individual Units)
LOT SIZE:	±1.05 AC
LOT SF:	±45,607 SF
PARKING STALLS:	Sixty-Three (63)
YEAR BUILT:	1974
CLEAR HEIGHT:	±15'
GRADE LEVEL DOOR:	One (1) 10'w x 12'h
DOCK HIGH POSITIONS:	Fifteen (15)
POWER:	800 Amps, 240/480 Volts, 3-Phase
ZONING:	M2LA

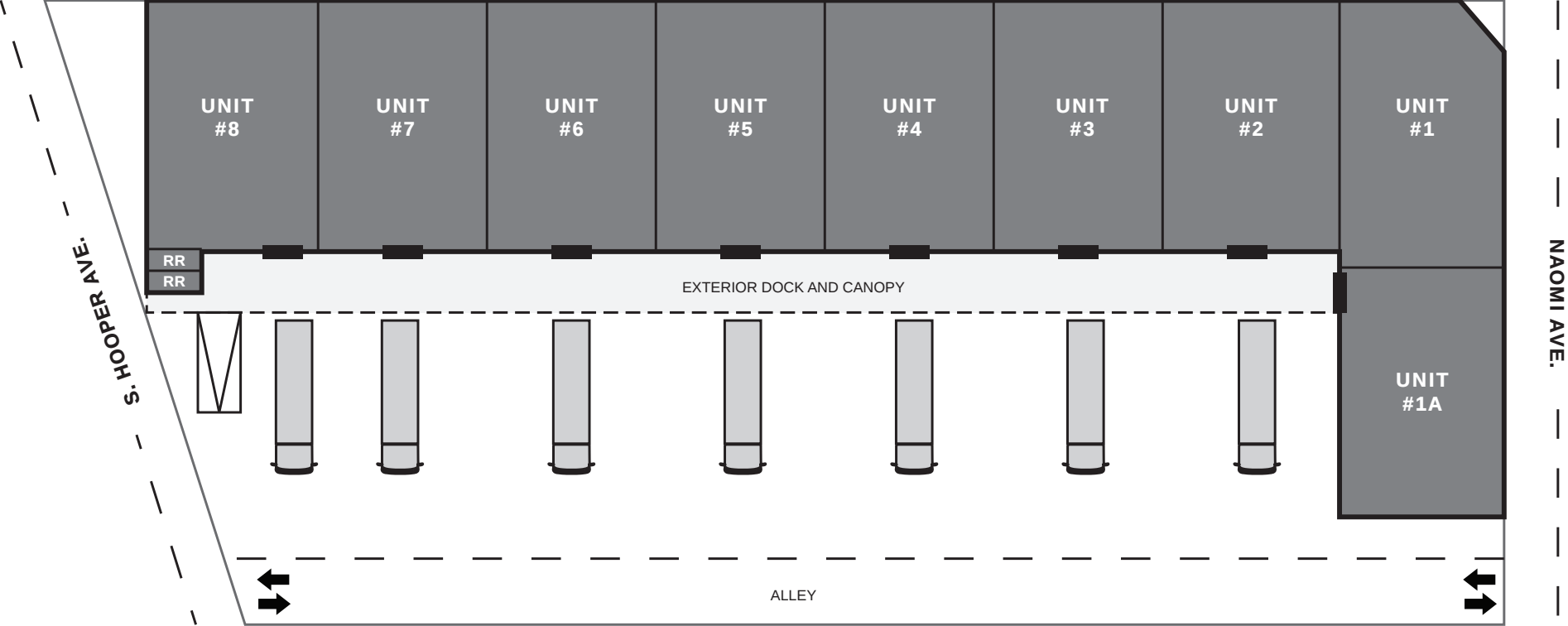
FEATURES:

- » Development Opportunity - Block to Block or Inherit ±21,340 SF Multi-Tenant Cooler Facility
- » Strategically Located by the Los Angeles Produce Mart

SALE PRICE:	\$7,700,000 (\$359.31 PSF) \$168.83 PSF of Land
GROUND LEASE:	Expires April 30, 2029
ANNUAL NET INCOME:	\$44,555.00 NNN



SITE PLAN



*NOT TO SCALE

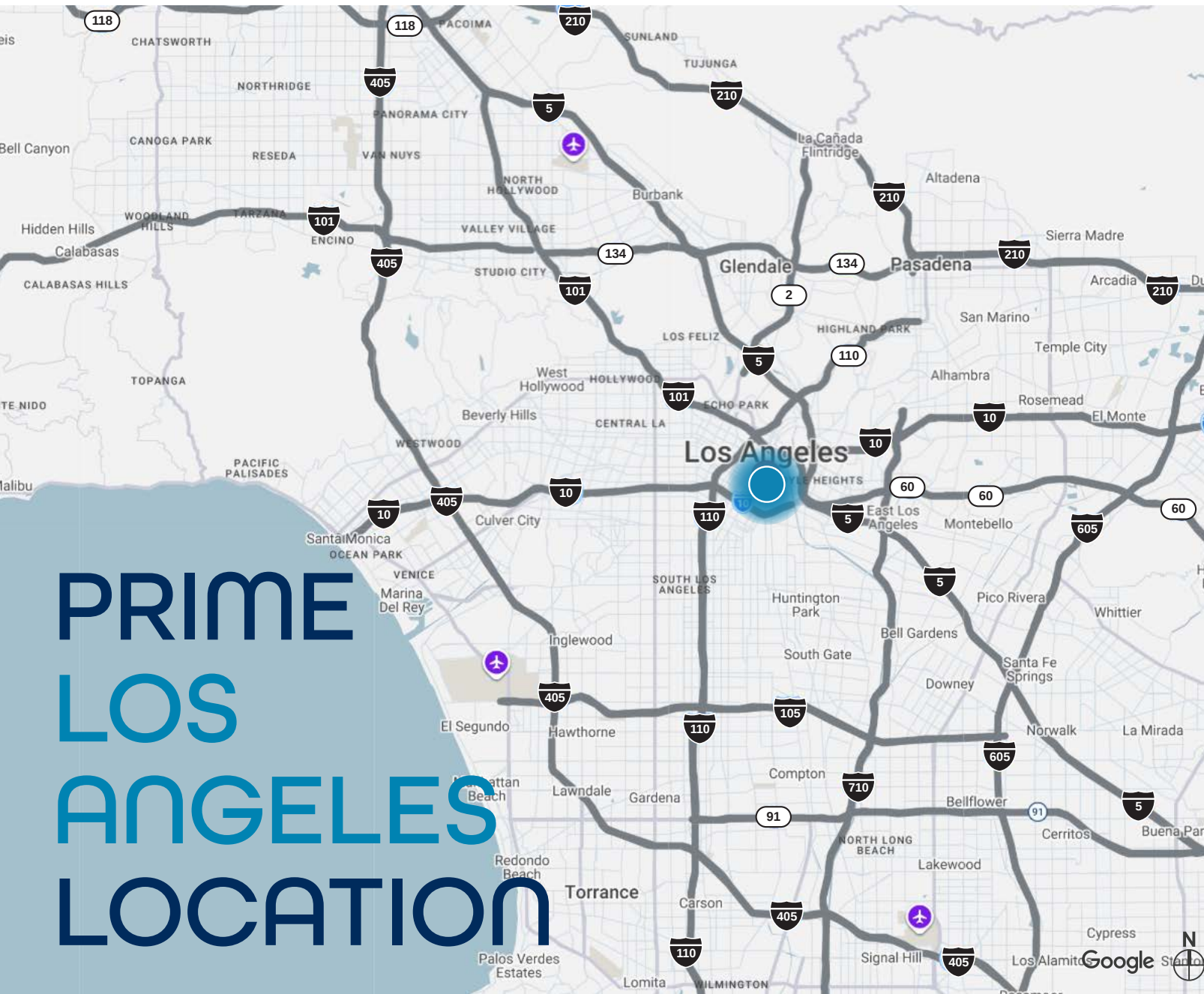
PROPERTY PHOTOS



AMENITIES MAP



LOCATION MAP



KEY DISTANCES



**Hollywood Burbank
Airport** | 17.0 Miles

**LOS ANGELES INT'L
AIRPORT** | 18.1 Miles

LONG BEACH AIRPORT
24.1 Miles



CA - 10 FWY
0.5 Miles

CA - 101 FWY
2.5 Miles

CA - 110 FWY
2.5 Miles

CA - 60 FWY
2.2 Miles



**PORT OF
LONG BEACH**
25.8 Miles

**PORT OF
LOS ANGELES**
26.3 Miles



Central Los Angeles Location with Unmatched Regional Connectivity



Strategically located in the heart of Central Los Angeles, 925 S. Hooper Avenue offers unmatched regional connectivity with immediate access to the I-10, I-110, I-5, and US-101 freeways. Positioned just minutes from Downtown Los Angeles, the Arts District, the Fashion District, and the Alameda Corridor, the property provides exceptional access to Southern California's major employment centers, distribution hubs, and transportation networks, making it an ideal location for industrial and commercial users.

Top Companies



Los Angeles, CA

Los Angeles, often abbreviated as L.A., is the largest city in California and the second-largest city in the United States. It is renowned for its cultural diversity, economic influence, and pivotal role in the entertainment industry. Situated in Southern California, Los Angeles spans a large area with diverse landscapes, including beaches, mountains, and urban environments.

Entertainment Industry: Known as the "Entertainment Capital of the World," Los Angeles is home to major film studios, television networks, and music recording companies. Hollywood, a district in L.A., is synonymous with the movie industry.

Technology and Innovation: The city has a growing tech sector, often referred to as "Silicon Beach," with numerous startups and established tech companies.

Trade and Manufacturing: The Port of Los Angeles is one of the busiest in the world, making the city a major hub for international trade. Aerospace, fashion, and apparel manufacturing are also significant contributors to the local economy.

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