

# PURCHASE OPPORTUNITY | MULTI-USE FACILITY ON 2.3 ACRES



47,575 SF of Buildings on 99,980 SF of Land

*One-Half Mile East of USC Campus/Coliseum/Exposition Park*

307 E JEFFERSON BLVD, LOS ANGELES, CA 90011

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
Offering Memorandum

- Back on the Market!
- Historic South Central District
- Ideal for Owner/User or Developer
- Frontage on 4 Streets
- Many Possible Uses: Open Air Facility for Brewery, Gym, Food Court, Ghost Kitchen; Creative Campus; Charter School; Artist Community; Industrial Compound; Mixed-Use Development Site; Etc.



*Exclusively offered by*

**Samuel P Luster**

Sales Associate

213.222.1200 office

818.584.4344 mobile

sam@majorproperties.com

Lic. 02012790

**Bradley A Luster**

President

213.747.4154 office

213.276.2483 mobile

brad@majorproperties.com

Lic. 00913803

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# Property Summary

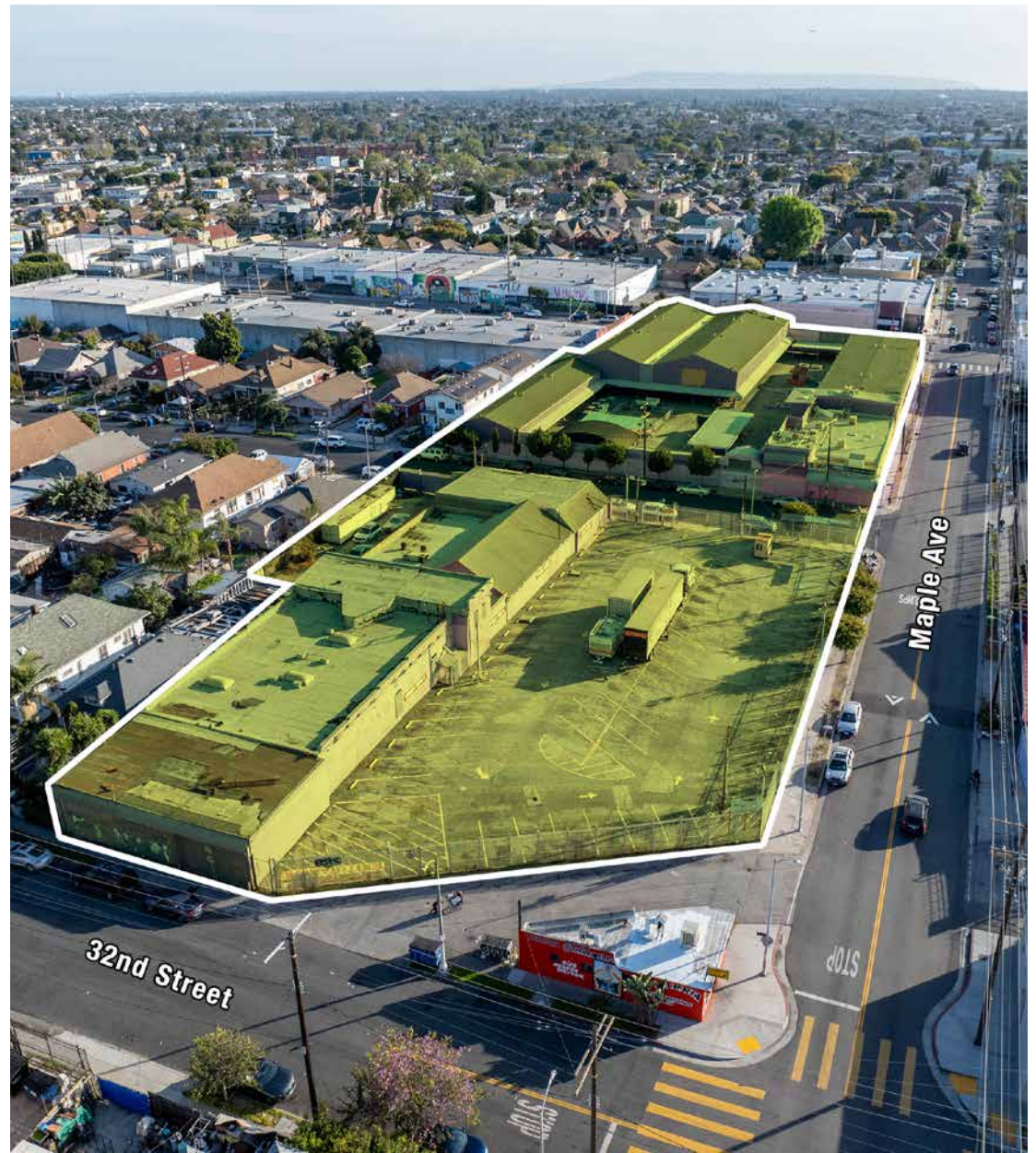
The subject consists of four contiguous parcels located block-to-block along Maple Ave between Jefferson Blvd and 33rd St, and two parking lot parcels on 33rd St that are separated by an industrial building on two additional parcels.

The parcels total approximately 99,980 sq.ft. of land (2.3 acres) and include 47,575 sq.ft. of buildings, which were formerly used as the Los Amigos Retail Outlet/Swap Meet, and are now vacant.

The property is situated in the Historic South Central District of Los Angeles. The property is a short distance south of Downtown Los Angeles, with USC, Banc of California Stadium, Exposition Park and the Natural History Museum just 1/2-mile to the west. The subject is also just minutes away from the South Park District, the Convention Center, Crypto.com Arena, and LA LIVE.

Additionally, a Metro Bus Line stop is right in front of the subject on Maple Ave., offering access to all light rail, rail, subway and bus destinations in Los Angeles County. The Harbor (110) and Santa Monica (I-10) Freeways are also within one mile of the subject.

The subject offers an owner/user the opportunity to reposition the site to many possible applications. Possibilities include an open air facility for a brewery, gym, food court or ghost kitchen. Other potential uses are as a creative campus; charter school; artist community; or industrial compound. A developer would find the site very attractive for new commercial, residential, or mixed-use construction.



**307 E JEFFERSON BOULEVARD  
LOS ANGELES, CA 90011**

## Property Details

**Addresses** 307-313-317 E Jefferson Blvd; 318 E 33rd St  
305-317-319 E 33rd St; 410 E 32nd St

**Total Building Area** 47,575± SF

**Land Area** 99,980± SF

**Construction** Mixed

**Year Built** 1905 to 1992

**Zoning** LA M1-1-CPIO; LA R2-1  
Transit Priority Area in the City of Los Angeles  
Southeast Los Angeles Community Plan Adoption  
State Enterprise Zone: Los Angeles

**APN** 5120-016-004,027,028,034 & 5120-017-001,002,029,030

**Parking** 33,695± SF

**Frontage** 173' on Jefferson Blvd and 464' on Maple Ave

**Council District** CD 9 - Curren D. Price, Jr.

## Property Highlights

- Rare purchase opportunity: 2.3 acres of land
- 8 parcels with fantastic exposure and visibility
- Former Los Amigos retail outlet/swap meet site is block-to-block on Maple Avenue between Jefferson Blvd and 33rd Street
- Parking lot is almost block-to-block between 32nd Street and 33rd Street
- Includes industrial property at 410 E 32nd Street and 317 E 33rd Street
- Entire property is vacant
- Great location 1/2-mile east of USC campus, Memorial Coliseum, Exposition Park, Banc of California Stadium
- One mile south of Downtown Los Angeles, Convention Center, Crypto.com Arena, LA LIVE
- Easy Harbor (110) freeway access

**Sale Price: \$20,000,000 (\$200 Per SF Land)**

# Property Details

## 307 E. Jefferson Boulevard

Land Use:	Store Building
Building Area:	22,362± Sq.Ft.
Year Built:	1923
Land Area:	38,743± Sq.Ft.
Zoning:	LA M1
Assessor's Parcel Number:	5120-016-034

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## 313 E. Jefferson Boulevard

Land Use:	Store Building
Building Area:	4,350± Sq.Ft.
Year Built:	1992
Land Area:	5,123± Sq.Ft.
Zoning:	LA M1
Assessor's Parcel Number:	5120-016-028

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## 317 E. Jefferson Boulevard

Land Use:	Store Building
Building Area:	7,200± Sq.Ft.
Year Built:	1992
Land Area:	7,497± Sq.Ft.
Zoning:	LA M1
Assessor's Parcel Number:	5120-016-027

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## 305 E. 33rd Street

Land Use:	Industrial Lot
Land Area:	22,995± Sq.Ft.
Zoning:	LA M1
Assessor's Parcel Number:	5120-017-001

## 318 E. 33rd Street

Land Use:	Industrial Lot
Land Area:	5,647± Sq.Ft.
Zoning:	LA M1
Assessor's Parcel Number:	5120-016-004

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## 319 E. 33rd Street

Land Use:	Industrial Lot
Land Area:	5,053± Sq.Ft.
Zoning:	LA R2
Assessor's Parcel Number:	5120-017-029

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## 410 E. 32nd Street

Land Use:	Store Building
Building Area:	6,430± Sq.Ft.
Year Built:	1905
Land Area:	6,908± Sq.Ft.
Zoning:	LA M1
Assessor's Parcel Number:	5120-017-002

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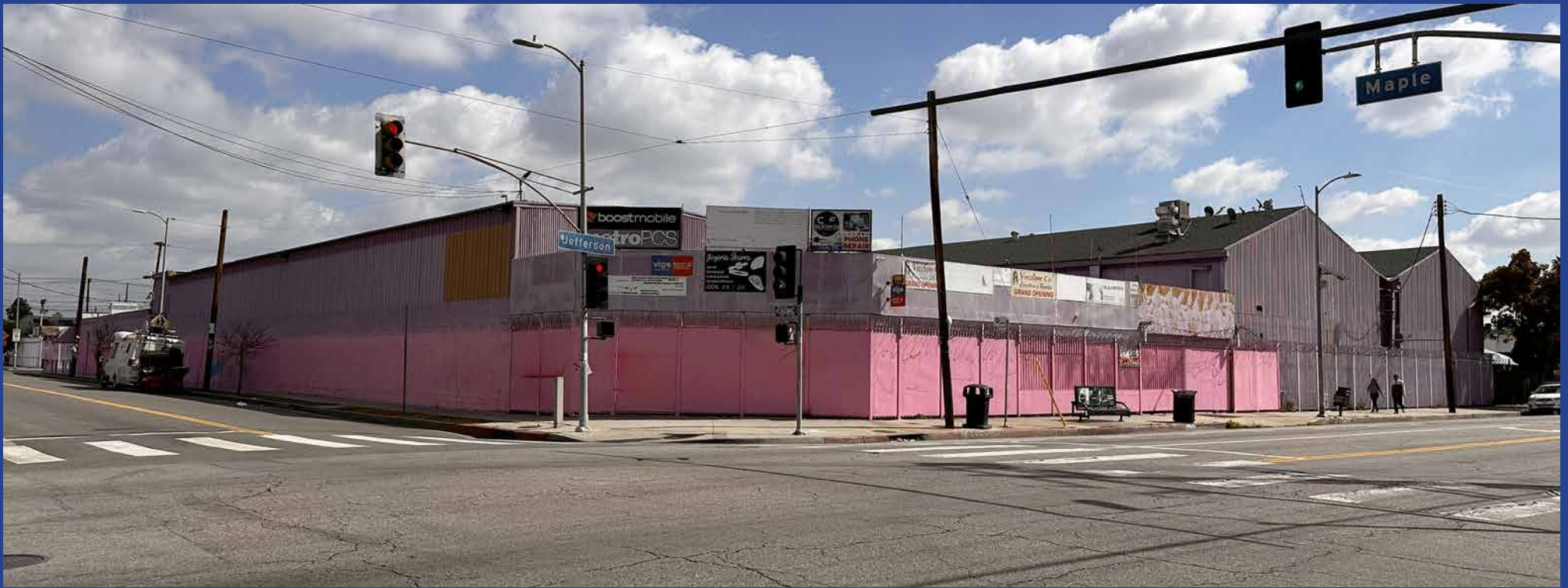
## 317 E. 33rd Street

Land Use:	Light Industrial
Building Area:	7,875± Sq.Ft.
Year Built:	1947
Land Area:	8,016± Sq.Ft.
Zoning:	LA M1
Assessor's Parcel Number:	5120-017-030

*Note: All square footages per Los Angeles County Assessor tax records. Buyer to verify all measurements.*

# Property Aerial





# 307-313-317 E Jefferson Blvd & 318 E 33rd St



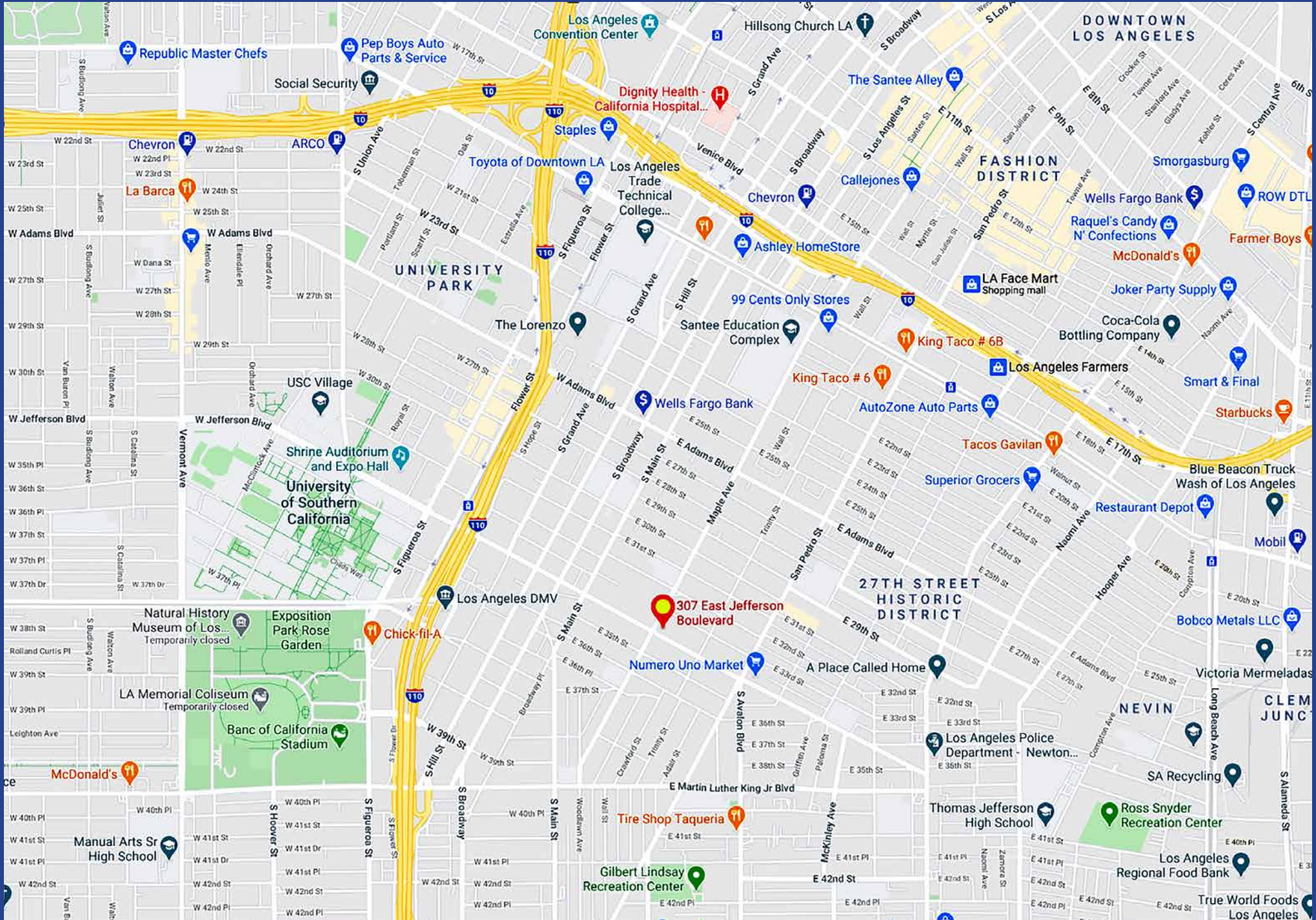


# 307-313-317 E Jefferson Blvd & 318 E 33rd St





# Area Map



# Downtown Los Angeles Demographics

## A PLACE TO WORK

**288,000+** JOBS

**\$95,000**

Average Household Income



**61%**

30 - 54 Years Old

**57%** Postsecondary Education



**65%**

Currently work 3-5 days in DTLA



**79%**

Expect to be in the office at least half the time

## A PLACE TO VISIT, SHOP, & DINE

**17+ million** VISITORS  
per year



**\$4.5+ billion**  
retail sales per year

**745**

Retail+F&B Businesses per Square Mile



**171**

Food/Beverage Businesses per Square Mile

**93**

Walkscore



## A PLACE TO LIVE

**90,000+** RESIDENTS

**\$93,000**

Average Household Income



**26%** All new residential in the City of LA since 2010



**24%** Less Income Spent on Housing + Transportation than LA Average

**41%** Population Growth 2010 - 2022



**61%**

25 - 54 Years Old



**67%**

Postsecondary Education

**90%**

Residential Occupancy

**46%**

Walk/Bike/Transit or Work from Home

307 E Jefferson Blvd  
Los Angeles, CA 90011

47,575± SF of Buildings  
99,980± SF of Land

Rare Purchase Opportunity  
1/2-Mile East of USC and 1-Mile  
South of Downtown Los Angeles



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**MAJOR PROPERTIES**

1200 W Olympic Blvd

Los Angeles, CA 90015

[majorproperties.com](http://majorproperties.com)

