

# FOR SALE

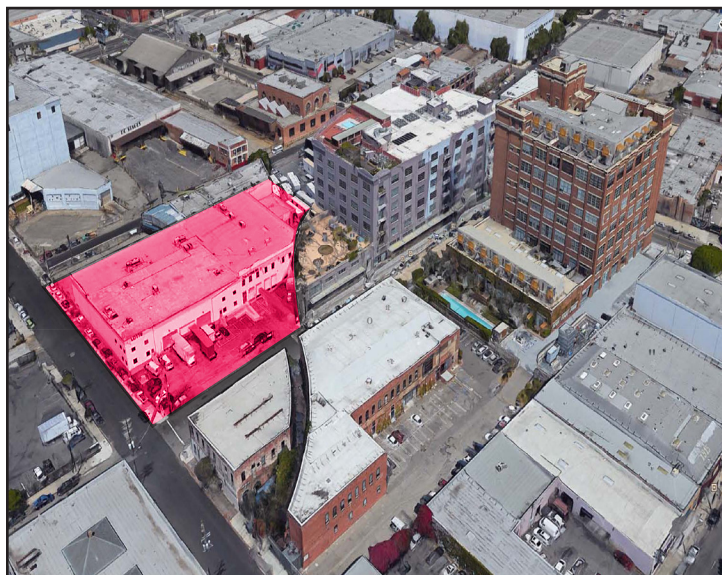
# 1807-1809 Industrial St. Los Angeles, CA 90021

## DOWNTOWN LOS ANGELES - ARTS DISTRICT -



### OFFERING SUMMARY

ADDRESS	1807-1809 Industrial St. Los Angeles, CA 90021
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Arts District
BUILDING SF	41,573 SF
LAND SF	29,779 SF
YEAR BUILT	1967, 1986
APN	5164-012-022
PROPERTY TYPE	Industrial / Commercial
OWNERSHIP TYPE	Fee Simple
PRICE	Upon Request



Robin Yi, CCIM  
ryi@bisonps.com | (213) 216-4417 | BRE # 01243066

Bison Asset Management, Inc.  
BRE # 02090366

#### Disclaimer:

Bison Asset Management, Inc. have obtained the information from this brochure/flyer from sources that they believe to be reliable. However they have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to the possibility of errors and omissions. Bison Asset Management, Inc. has included projections, opinions, assumptions, and/or estimations for example only and may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your investigation of the property and transaction.



# FOR SALE

# 1807-1809 Industrial St. Los Angeles, CA 90021

## LOCATION HIGHLIGHTS

### UNBELIEVABLE ACCESS TO LOCAL AMENITIES

- Located right next to TOY Live/Work Lofts.
- Walking distance to unique restaurants and bars.
- Trendy clothing stores all around the Art District.
- Very close to Avalon Bay and Camden Trusts' Brand New Upcoming Mixed-Use Live/Work Loft Project.
- Close to Future 77th St. x Alameda St. Metro Station.



## ARTS DISTRICT LOS ANGELES

Arts District is a prestigious and rapidly developing area in the heart of Downtown Los Angeles. It became part of the Arts District Los Angeles Business Improvement District (ADLA BID) on January 1, 2019. The areas' distinctive art, architecture, and community attracts many investors and creators to develop the next hottest trends and scene.

## THE ARTS DISTRICT LOS ANGELES BID

The Arts District Los Angeles Business Improvement District (ADLA BID); is an officially recognized non-profit organization that supports the cleanliness, safety, and improvement of the neighborhood community. This effort is funded by a special assessment paid by the property owners in the district.



**BISON**  
PROPERTY SERVICES



# FOR SALE

# 1807-1809 Industrial St. Los Angeles, CA 90021

## NEIGHBORING DEVELOPMENT PROJECTS



**AVALON BAY COMMUNITIES**  
668 S. Alameda Street

AVA Arts District is a 3.75 acre community development with 475 Work/Live apartments. It hosts 55,703 SF of commercial space and 843 subterranean parking space.

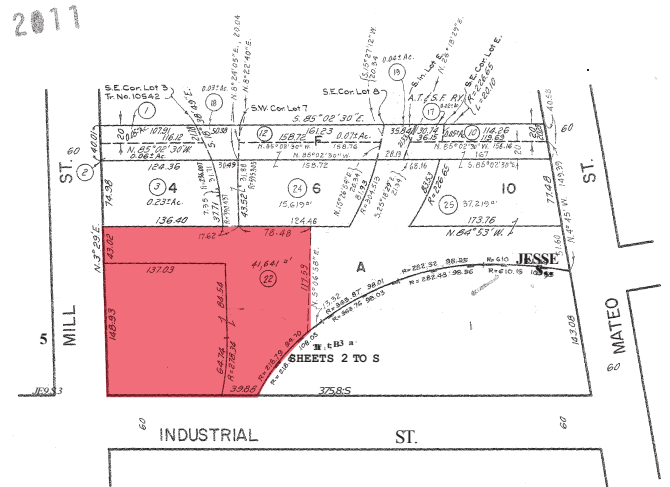


**CAMDEN PROPERTY TRUST**  
1525 Industrial Street

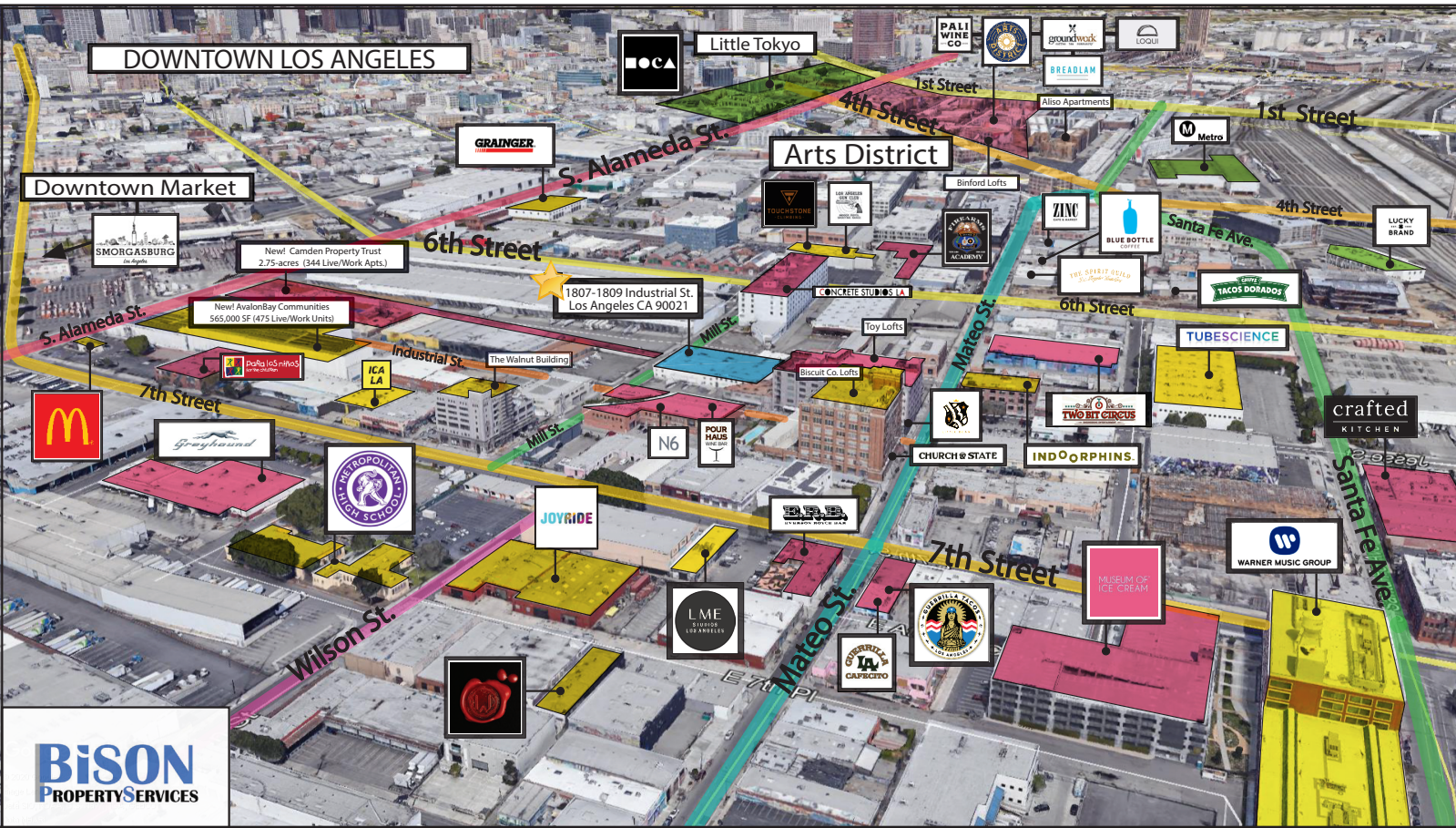
CAMDEN Development is a 2.75 acre, 344 Live/Work apartment community with 25,000 SF of commercial space for offices and 4,000 SF of space for restaurants.

## THE FUTURE OF THE ARTS DISTRICT

The Arts District is progressing towards a major developmental change that will soon allow for more creative office spaces, residential units, retail shops, and trendy companies to enhance the character, culture, and aesthetics of this soon to be booming community.



NO. TRACT 10542  
M.G. 159-32-33  
CONDOMINIUM TRACT NO. 24050  
W.B. 1290 - 8 - 9  
V. ASSMT. SEE: 17 - 43



**BISON**  
PROPERTY SERVICES