

INDUSTRIAL LAND FOR SALE ♦ 30,000± Square Feet ♦ M3 Zone

2445 S. Alameda Street ♦ Los Angeles ♦ CA 90058

BANKRUPTCY SALE



This is a Bankruptcy Sale and Subject to Court Approval & Overbid.



EXCLUSIVELY LISTED BY:



KIRK GARABEDIAN, Director
KW Commercial
Ph. 818-588-0072
M. 818-298-8810
Email. KirkG@kw.com
License: CA 01216376

Executive Summary

Price	\$4,500,000*
Total Square Feet	30,000 ± SF
Total Acres	0.68 ± Acres
Land Price Per SF	\$150*
Building	1,000 ± SF
Zoning	M3
Number of Parcels	1
Parcel Number	5167-015-063
City	Los Angeles
Site Address	2435 S Alameda St
Current Use	Dismantling Yard
Delivery	Property will be delivered vacant at the close of escrow.
Note*	*Note, Seller may require delineation of purchase price for land and improvements.



The Subject Property is an approximately 30,000 square feet vacant land parcel located on the corner of South Alameda Street and East 24th Street less than 2 miles south of the Fashion District of Downtown Los Angeles. The property is zoned M3 (Heavy Industrial) and is currently used as a recycling and storage yard. While the parcel is reportedly over 42,600 square feet in size, in accordance to public records, a street dedicated was granted allowing 24th Street to run from Long Beach Avenue to Alameda Street. The balance of the lot is now approximately 30,000 square feet in size.

The property is located within the allowable buffer area of Los Angeles City's Commercial Cannabis Location Restriction Ordinance. Sometimes, referenced to as the "Blue Zone", this property's range of allowable cannabis activity is further enhanced by its M3 zoning.

Currently the property is being utilized as an overflow storage yard by Central Metals, a metal recycling company, and can be vacated by the close of escrow.

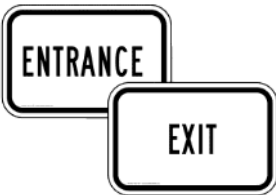
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Property Attributes



Electrical Power

2 Phase
200 AMPS
220 Volts



Ingress & Egress

Property has convenient entrance/exit through Alameda and 24th Street.



Weigh Station

30' Truck Scale



Steel Fencing

Corrugated Steel Fencing



Permits / Licenses

Business Has Already Gone through the Licensing and Permit Process for Recycling



Heavy Industrial Zone

Property has the highest

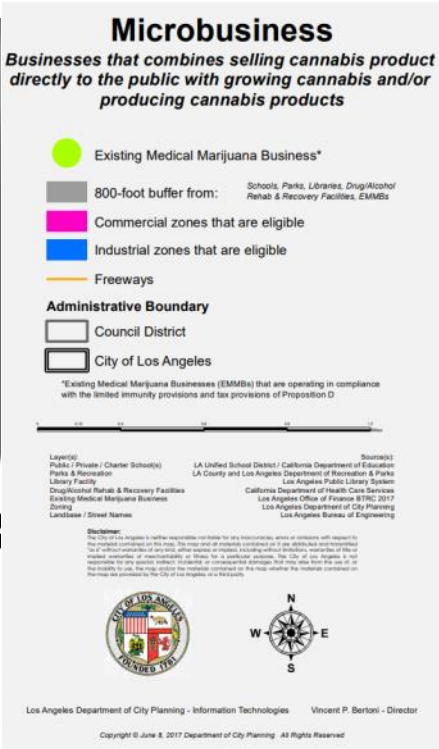
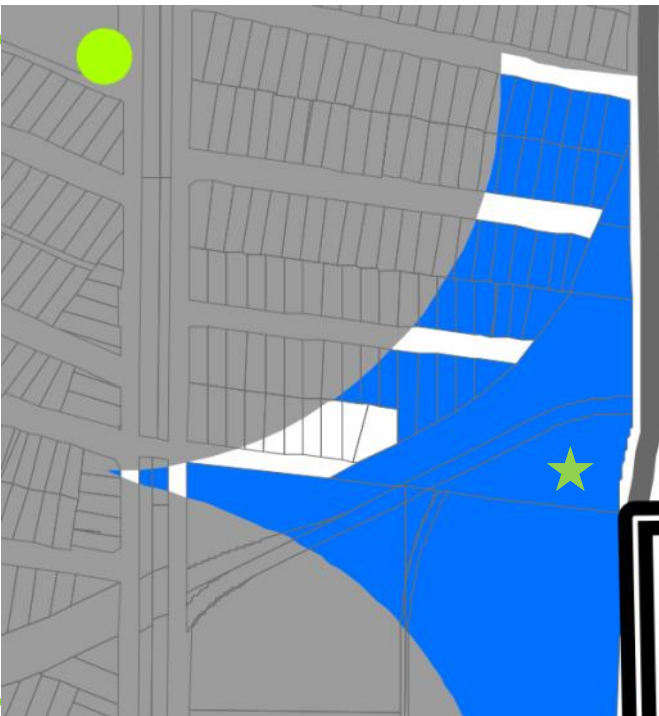
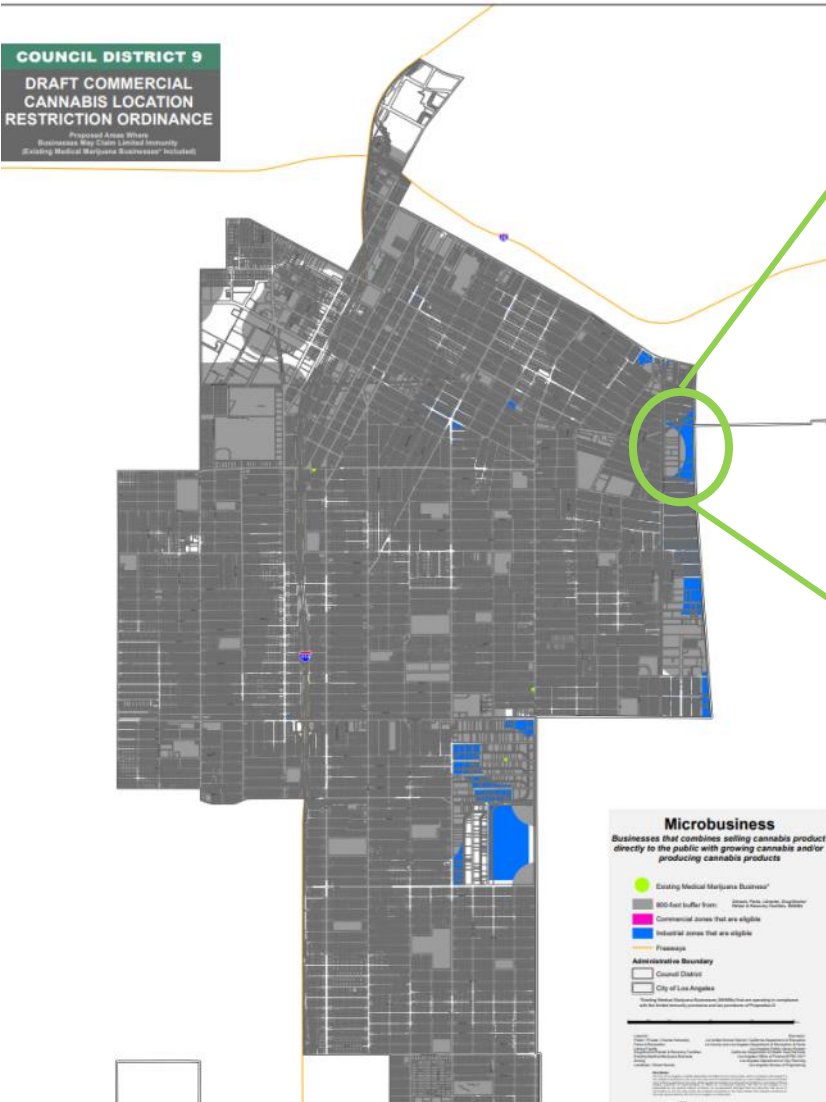


Measure M Blue Zone

Property is in the Blue zone which allows cannabis cultivation.

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Proposition M - Blue Zone Area



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Proposition M - Blue Zone Area

Subject Property is zoned M3 and qualifies for a wide range of Cannabis uses in accordance with the document below.

City of Los Angeles | Department of City Planning

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Summary of Commercial Cannabis Location Restrictions

Key to zone abbreviations on following page.

Retail – Storefront (Type 10)	Retail – Non-storefront (Type 9)	Microbusiness (Type 12)	Indoor Cultivation (Types 1A, 1C, 2A, 3A, 4, 5A, Processor) and Level 1 Manufacturing (Type 6, N, P)	Level 2 Manufacturing (Type 7)	Distribution (Type 11)	Testing (Type 8)
Buffer from all sensitive sites and other on-site sales required – 700’.	Buffer from schools required – 600’.	<u>With on-site retail</u> : buffer from all sensitive sites and other on-site sales required – 700’. <u>No on-site retail</u> : buffer from schools required – 600’	Buffer from schools required – 600’.	Buffer from schools required – 600’; buffer from residential zones required – 200’.	Buffer from schools required – 600’.	Buffer from schools required – 600’.
Zones: C1 C1.5 C2 C4 C5 CM M1 M2 M3 Specific Plan Zones: (WC) College (WC) Commerce (WC) Downtown (WC) North Village (WC) Park (WC) River (WC) Topanga (WC) Uptown RC4(CW) RC5(CW) C1 (CW) C2 (CW) C4 (CW) CM (CW) LASED PPSP (Main Lot excluded) USC-3 CM (GM) CM (UV) M (PV) M2(PV) UC (CA) UI (CA) UV (CA)	Zones: C1 C1.5 C2 C4 C5 CM M1 M2 M3 Specific Plan Zones: (WC) College (WC) Commerce (WC) Downtown (WC) North Village (WC) Park (WC) River (WC) Topanga (WC) Uptown RC4(CW) RC5(CW) C1 (CW) C2 (CW) C4 (CW) CM (CW) LASED PPSP (Main Lot excluded) USC-3 CM (GM) CM (UV) M (PV) M2(PV) UC (CA) UI (CA) UV (CA)	Zones: MR1 (only if no on-site retail) M1 MR2 (only if no on-site retail) M2 M3 Specific Plan Zones: (WC) College (WC) Commerce (WC) Downtown (WC) North Village (WC) Park (WC) River (WC) Topanga (WC) Uptown M (PV) M2(PV) UC (CA) UI (CA) UV (CA)	Zones: MR1 M1 MR2 M2 M3 Specific Plan Zones: (WC) College (WC) Commerce (WC) Downtown (WC) North Village (WC) Park (WC) River (WC) Topanga (WC) Uptown M (PV) M2(PV)	Zones: MR1 M1 MR2 M2 M3 Specific Plan Zones: (WC) College (WC) Commerce (WC) Downtown (WC) North Village (WC) Park (WC) River (WC) Topanga (WC) Uptown M (PV) M2(PV) UC (CA) UI (CA) UV (CA)	Zones: CM MR1 M1 MR2 M2 M3 Specific Plan Zones: (WC) College (WC) Commerce (WC) Downtown (WC) North Village (WC) Park (WC) River (WC) Topanga (WC) Uptown CM (CW) CM (GM) CM (UV) M (PV) M2(PV) UC (CA) UI (CA) UV (CA)	

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Proposition M - Blue Zone Area

Subject is in the “Blue Zone” for all relevant business functions as shown in the maps below.

Distribution



Indoor Cultivation & Level 1 Manufacturing



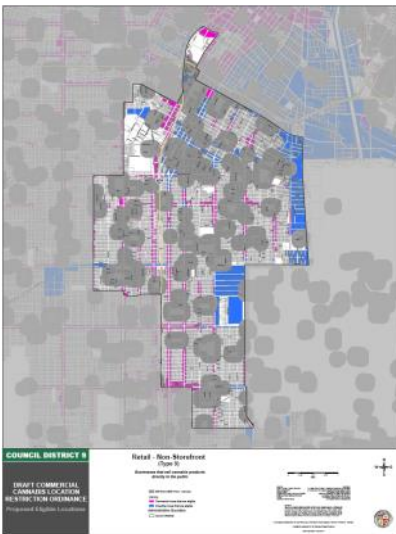
Level 2 Manufacturing



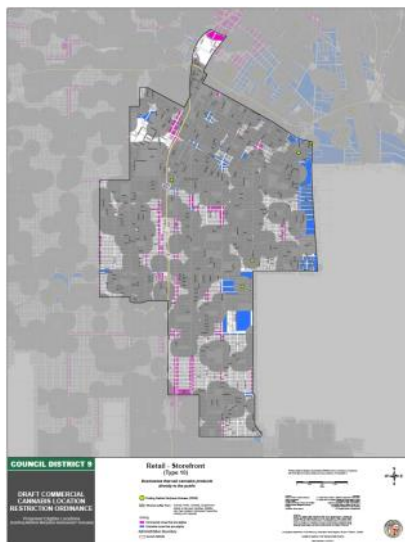
Microbusiness No Retail



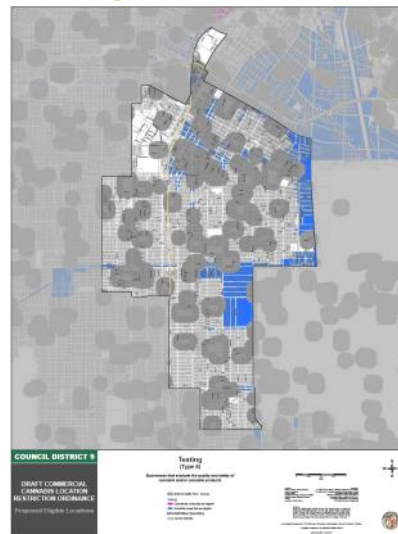
Retail - Non-Storefront



Retail - Storefront



Testing



Microbusiness With Retail





Long Beach Ave

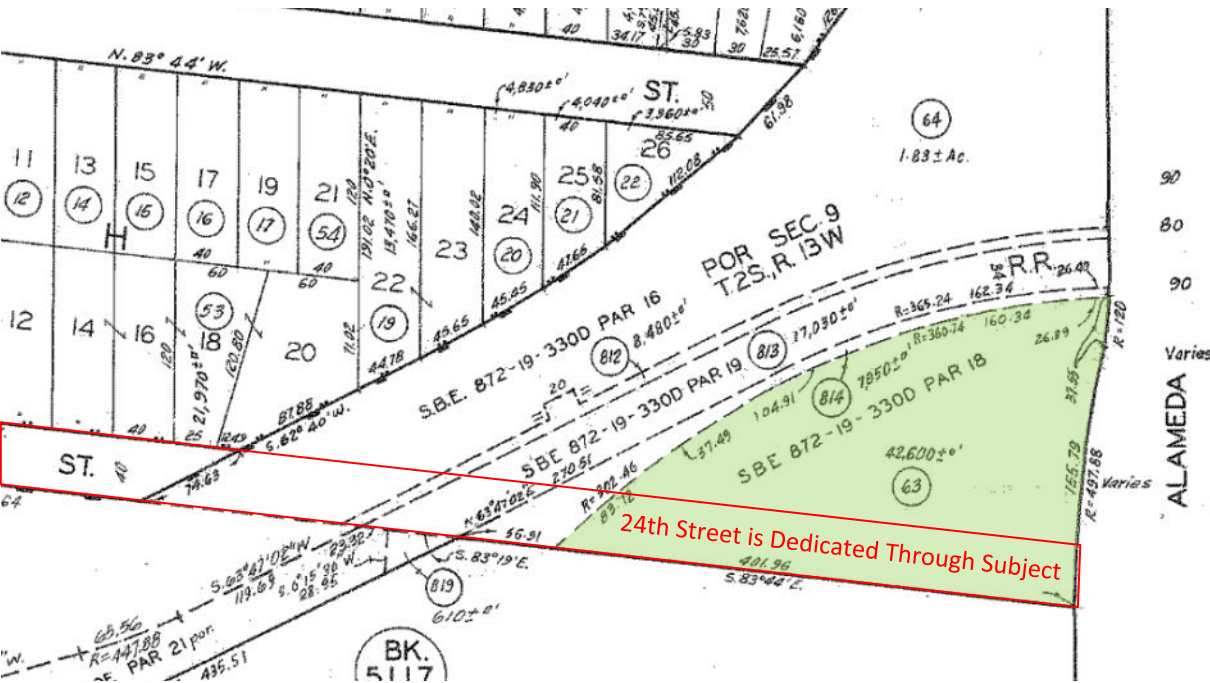
S. Alameda Ave

E. 24th St

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Parcel Identification



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Exterior Property Photos & Yard Space



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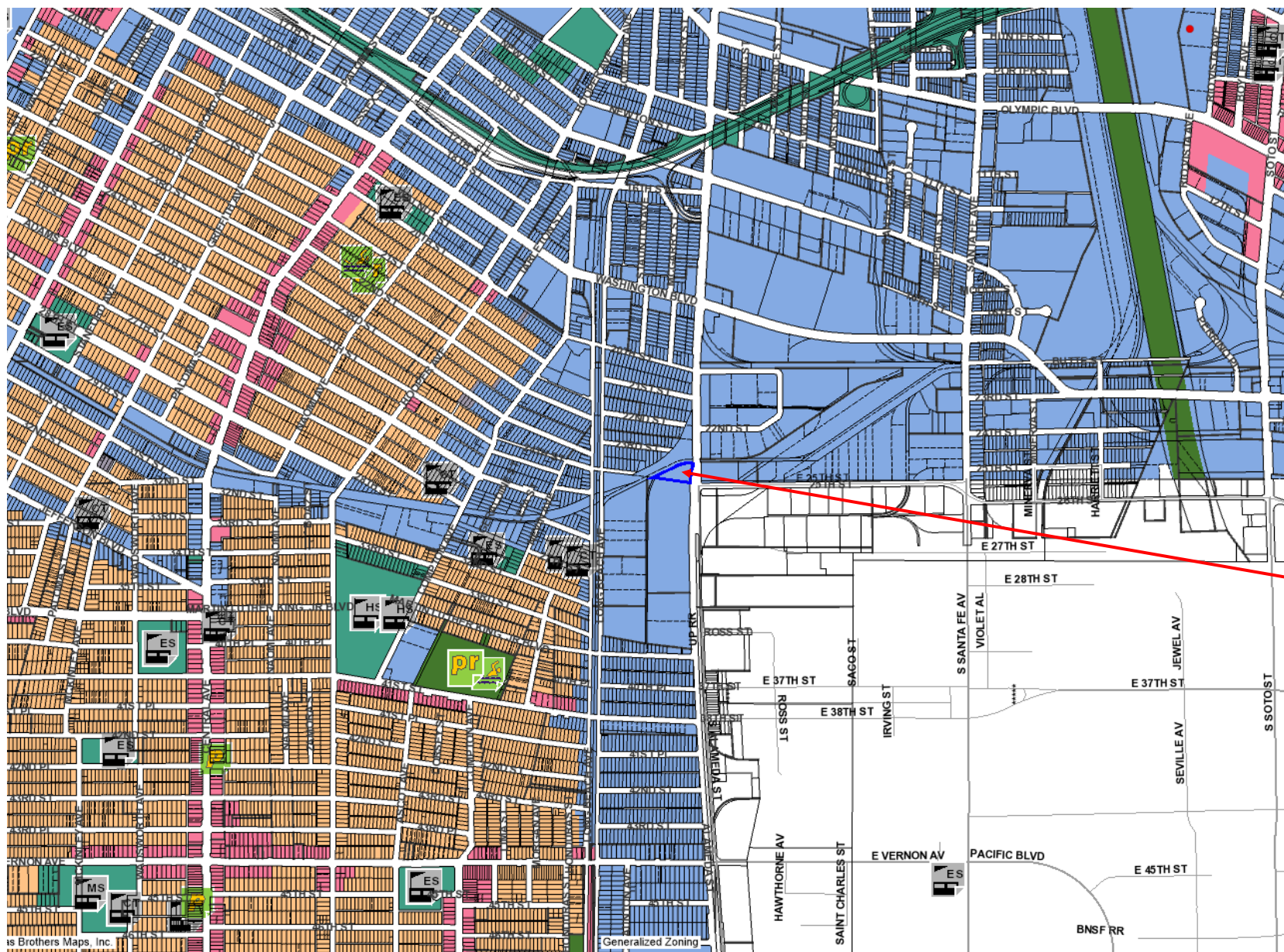
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Zoning Information

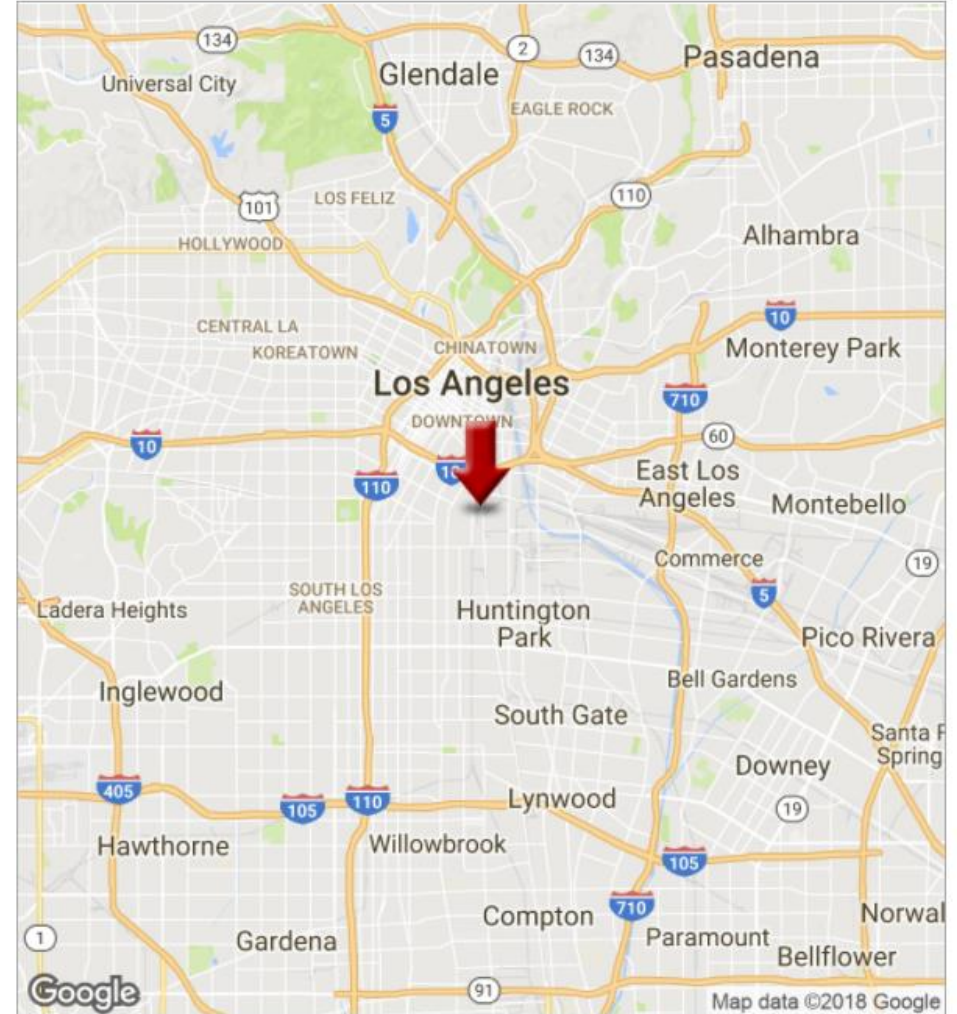
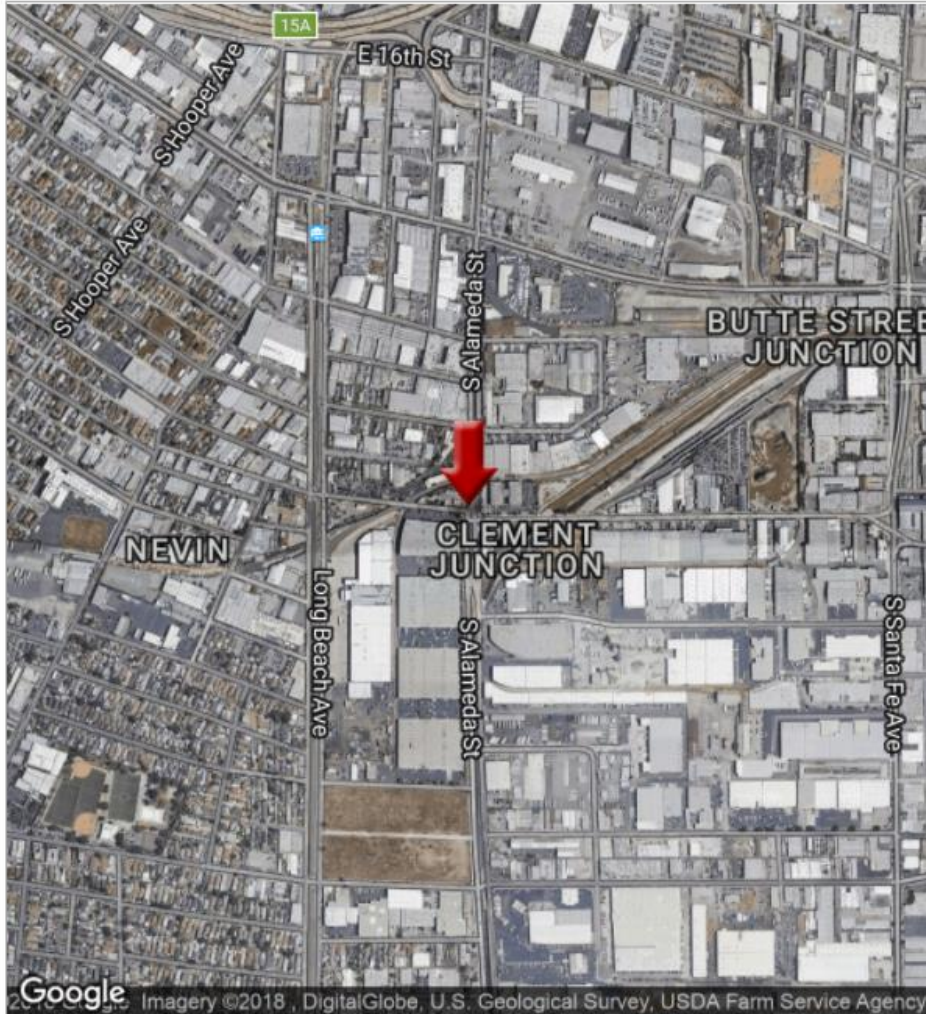


Subject Property
Zoning: M3-2

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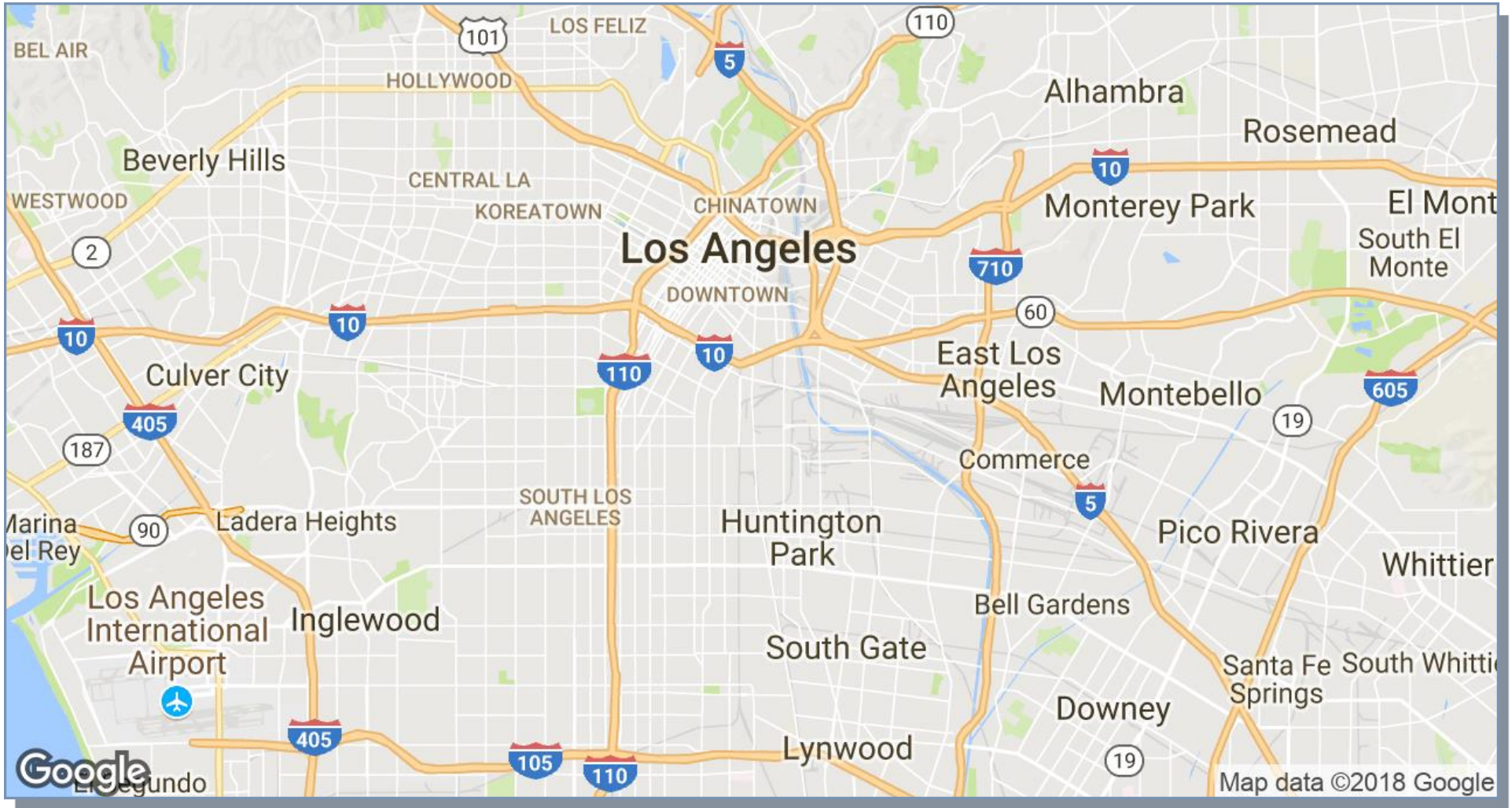
Location Maps



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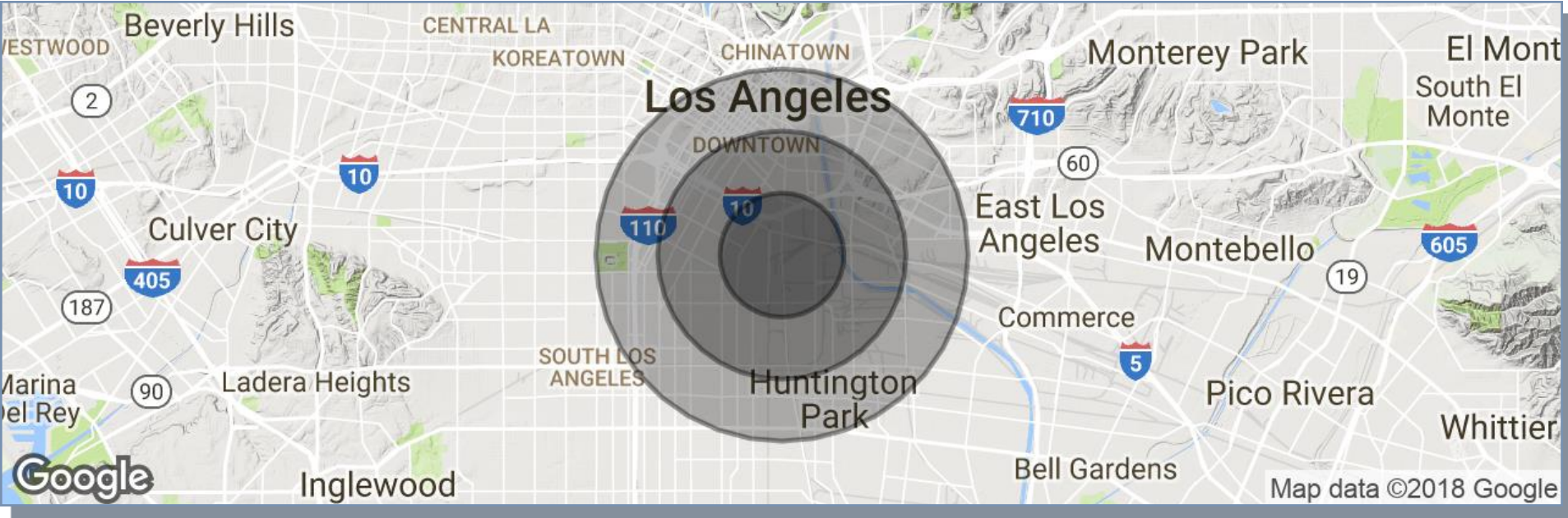
Regional Map



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Demographics



	1 Mile	2 Miles	3 Miles
Total Population	22,555	119,848	325,667
Population Density	7,179	9,537	11,518
Median Age	27.3	28.0	28.7
Median Age (Male)	26.3	27.0	27.9
Median Age (Female)	28.8	29.0	29.6
Total Households	5,383	29,211	86,096
# of Persons Per HH	4.2	4.1	3.8
Average HH Income	\$41,149	\$38,177	\$39,996
Average House Value	\$381,601	\$401,564	\$389,177

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