

236 W. 18th Street

LOS ANGELES, CA 90015

OFFERING MEMORANDUM



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 **Douglas Elliman**

Executive Summary

**236 W. 18TH STREET
LOS ANGELES, CA 90015**

Recently renovated 7,644 SF industrial building sits in the heart of Downtown Los Angeles, delivering an open floor plan with soaring 12-14 ft bow truss ceilings, polished concrete floors, exposed utilities, LED lighting, and massive 800-amp three-phase power. A ground-level roll-up door with loading dock, alley access, and ample storage round out an exceptional feature set built for serious operators. Potential uses include fitness, automotive, creative/gallery, restaurant, bar, banquet hall, e-commerce, light manufacturing, and beyond. High visibility facade along 18th Street between Grand and Olive, with immediate 10 Freeway access at Grand Ave and just blocks from Crypto.com Arena, amid one of LA's most dynamic and high-profile urban corridors.

Asking Price	\$2,695,000
Building Size	± 7,644
Year Built	1927
Remodeled	2025
Power Supply	Amps: 800 Volts: 240 Phase: 3
Zoning	C2-2D

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Property Highlights

Excellent Owner-User or Redevelopment Opportunity

Recently Renovated Warehouse with Updated Interior Finishes

Renovated Restrooms and Improved Building Amenities

Strategically Located with Immediate Access to the I-10, I-110 & SR-60 Freeways

C2-2D Zoning Allowing for a Wide Variety of Commercial Uses (Buyer to Verify)

High-Visibility Downtown Los Angeles Location Near the Fashion District and Major Employment Centers

Vacant Building Offering Immediate Occupancy with No Existing Tenant Constraints

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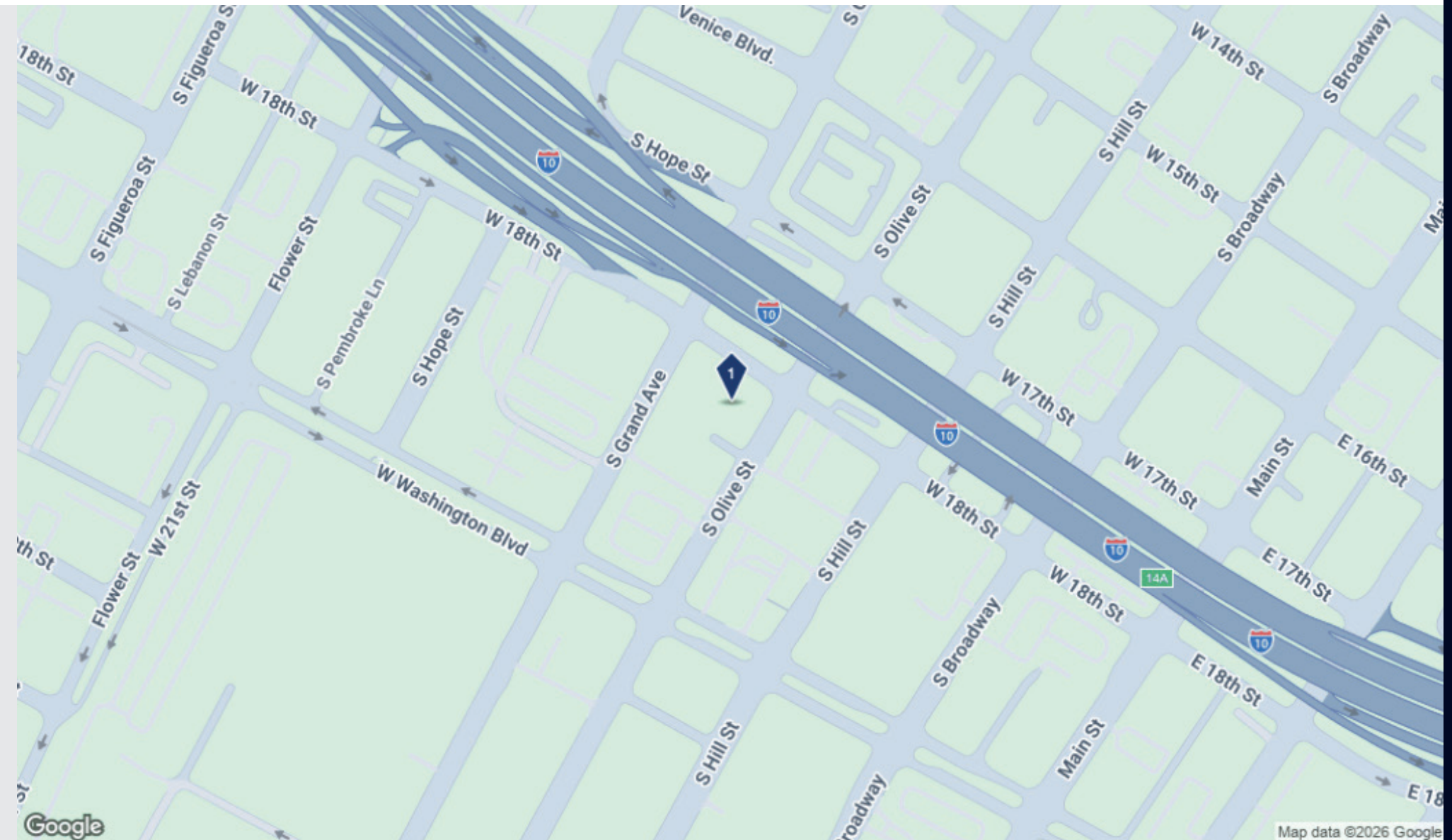


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Property Map



Strategic Location

KEY LANDMARKS

- Crypto.com Arena
- L.A. LIVE
- Fashion District
- South Park District
- Financial District
- Arts District
- University of Southern California (USC)
- Exposition Park
- BMO Stadium

RETAIL & AMENITIES

- Ralphs
- Trader Joe's
- Whole Foods Market
- South Park District (DTLA)
- Target
- The Bloc
- FIGat7th
- South Park Retail Corridor



MAJOR FREEWAYS

- Immediate access to the I-10 (Santa Monica Freeway)
- Minutes to the I-110 (Harbor Freeway)
- Convenient access to US-101, SR-60, and I-5 via the DTLA freeway network

TRANSPORTATION

- Grand/LATTC Metro Station
- Pico Metro Station
- Union Station (Metrolink & Amtrak)
- Approx. 20–25 minutes to LAX (traffic dependent)

Demographic Summary

Radius	2 Mile		3 Mile		5 Mile	
Population						
2030 Projection	263,490		570,902		1,236,488	
2025 Projection	263,445		571,757		1,245,593	
2025 Estimate	262,195		573,140		1,279,764	
Growth 2025 - 2030	0.02%		-0.15%		-0.73%	
Growth 2020 - 2025	0.48%		-0.24%		-2.67%	
2025 Population by Hispanic Origin	158,043		350,568		783,378	
2025 Population	263,445		571,757		1,245,593	
White	45,872	17.41%	83,222	14.56%	193,253	15.51%
Black	24,716	9.38%	54,947	9.61%	139,890	11.23%
Am. Indian & Alaskan	7,639	2.90%	15,294	2.67%	29,818	2.39%
Asian	39,865	15.13%	95,496	16.70%	161,498	12.97%
Hawaiian & Pacific Islan	353	0.13%	619	0.11%	1,259	0.10%
Other	145,000	55.04%	322,178	56.35%	719,875	57.79%
U.S. Armed Forces	151		306		484	

Building Type	Industrial	Warehouse Avail:	-
RBA	7,644 SF	Office Avail	-
Land Area	.18 AC	Land Area	0%
Total Available	0 SF	Rent/SF/Yr	-

Radius	2 Mile		3 Mile		5 Mile	
Households						
2030 Projection	96,821		201,593		421,589	
2025 Projection	96,397		201,407		424,269	
2020 Census	94,145		199,720		433,943	
Growth 2025 - 2030	0.44%		0.09%		-0.63%	
Growth 2020 - 2025	2.39%		0.84%		-2.23%	
Owner Occupied	8,945	9.28%	23,914	11.87%	85,324	20.11%
Renter Occupied	87,452	90.72%	177,493	88.13%	338,945	79.89%
2025 Households by HH Income	96,398		201,409		424,269	
Income: <\$25,000	30,240	31.37%	54,058	26.84%	98,795	23.29%
Income: \$25,000 - \$50,000	18,641	19.34%	40,943	20.33%	84,183	19.84%
Income: \$50,000 - \$75,000	13,763	14.28%	32,260	16.02%	69,391	16.36%
Income: \$75,000 - \$100,000	9,534	9.89%	23,070	11.45%	49,580	11.69%
Income: \$100,000 - \$125,000	6,812	7.07%	15,060	7.48%	34,728	8.19%
Income: \$125,000 - \$150,000	4,360	4.52%	9,704	4.82%	22,820	5.38%
Income: \$150,000 - \$200,000	5,491	5.70%	12,397	6.16%	29,313	6.91%
Income: \$200,000+	7,557	7.84%	13,917	6.91%	35,459	8.36%
2025 Avg Household Income	\$76,798		\$78,025		\$85,388	
2025 Med Household Income	\$48,846		\$54,263		\$60,300	

FOR MORE INFORMATION OR TO
SCHEDULE A PROPERTY TOUR,
PLEASE CONTACT:



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This Offering Memorandum is provided solely for the purpose
of evaluating the potential investment opportunity and is
subject to further due diligence by the prospective investor.



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