

VERSATILE, MULTI-USE PROPERTY LOCATED IN THE HEART OF LOS ANGELES



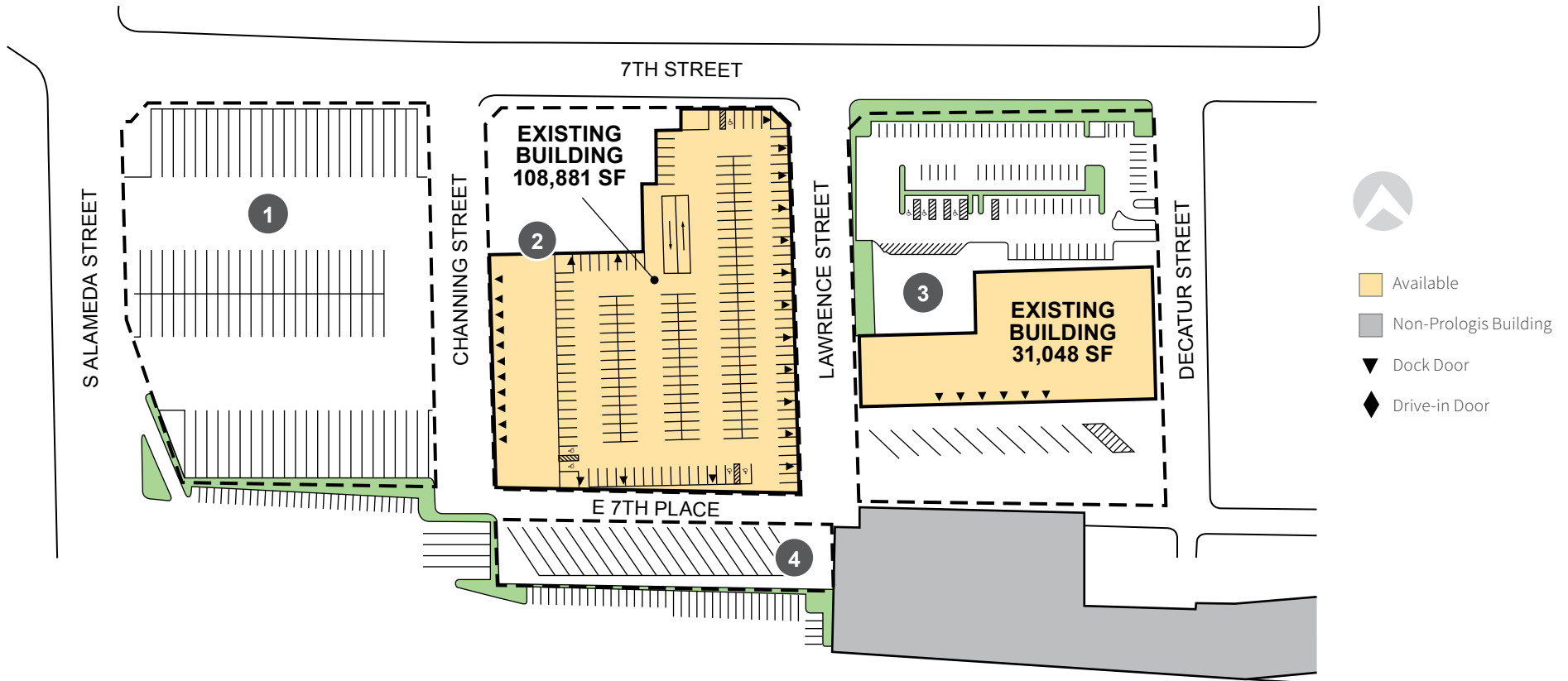
Prologis Alameda Crossing



One prime location, multiple possibilities

Set in the heart of the Arts District in Downtown Los Angeles, this nine-acre property offers unique versatility. The existing 139,929 SF property makes it suitable for a range of operations from transportation to creative uses. Or build-to-suit possibilities include a 226,096 SF, single story facility or a state-of-the-art 450,000 SF, multi-level distribution center.





Existing Footprint

- Total footprint: 139,929 SF
- 448 car, van and trailer parking
- 4,000 amps

Parcel 1: Van / Trailer Parking

- 2.5 acre yard accommodating approximately 91 trailer stalls

Parcel 2: Existing Building & Rooftop Parking

- 108,881 SF drive-through transportation facility
- 22' clear height
- 37 dock doors—grade level on all four sides
- 248 rooftop parking spaces

Parcel 3: Existing Building & Auto Parking

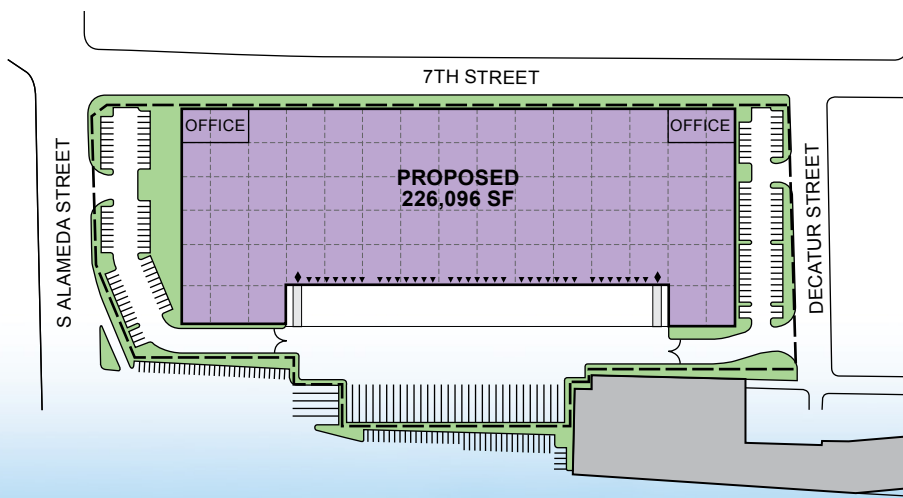
- 31,048 SF depot building (28% coverage)
- 18' clear height
- 109 parking spaces

Parcel 4: Van Parking

- Approximately 18 parking spaces

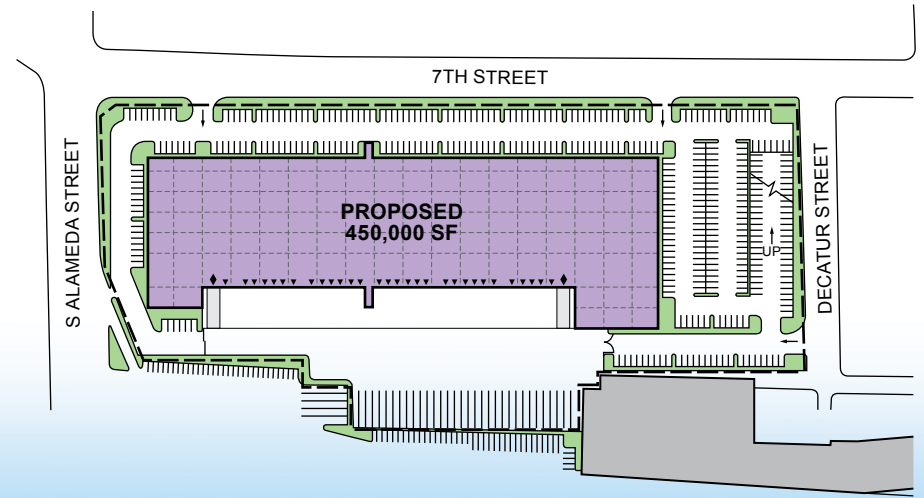
Build-to-Suit: Single Story Facility

- State-of-the-art 226,096 SF single story distribution facility
- 10,000 SF of office space
- Unrestricted maximum building height
- 201' truck court
- 117 car parking stalls
- 32 trailer stalls
- M3 Heavy Industrial zoning designation



Build-to-Suit: Multi-Level Facility

- State-of-the-art 450,000 SF multi-level distribution facility
- ±150,000 SF with 20,000 SF of office on each level
- 28' clear height on each floor
- 207' truck court
- 655 parking stalls
- K-25 ESFR sprinkler heads
- 4,000 amps (expandable)



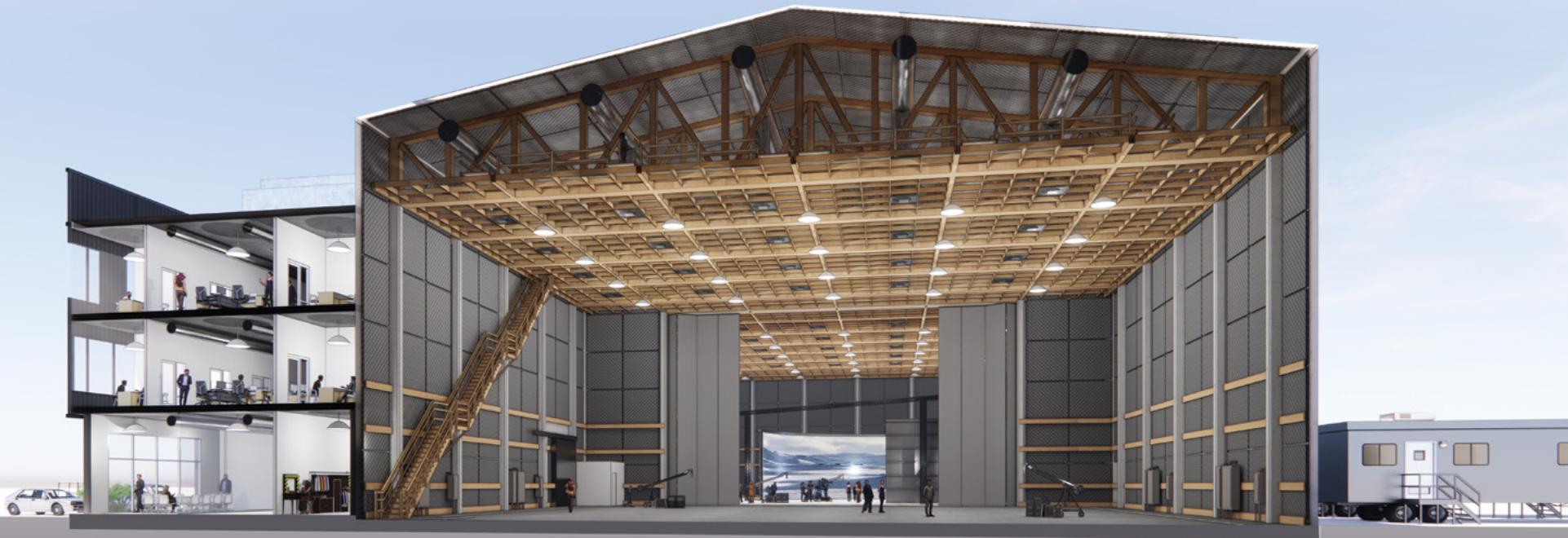
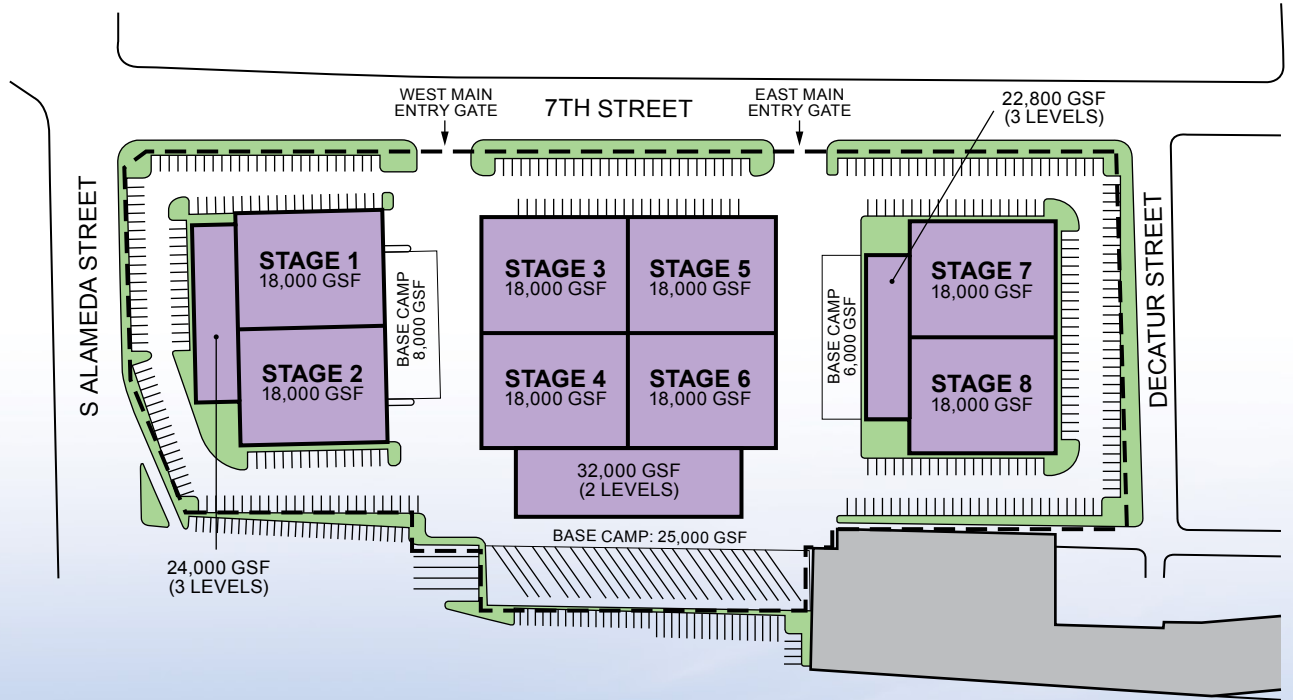
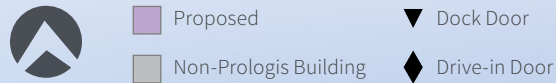
Prologis Alameda Crossing
single story and multi-level conceptual designs



AVAILABLE ESTIMATED Q1-2024
Potential – 238,800 GSF

State-of-the-Art Sound Stage and Production Office

- 8.19 acre site
- Eight stages with a total of 144,000 GSF
- 45,000 SF basecamp area
- 238–428 parking stalls





101

10

1

2

3

S CENTRAL AVE

S ALAMEDA ST

4TH ST

S SANTA FE AVE

6TH ST

4

5

Prologis Alameda Crossing

7

7TH ST

9

8

7TH ST

10

6

6

12

14

16

11

13

15

17

18



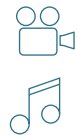


Legend



RETAIL

- 3** Yards at Santa Fe
- 6** ROW DTLA



FILM / MUSIC

- 4** SA Studios
- 10** Warner Music Group



TRANSIT

- 1** Union Station
- 5** 7th and Central Bus Stop
- 7** 7th and Alameda Bus Stop
- 9** 7th and Santa Fe Bus Stop



1 mile to the 10 via Alameda Avenue
 >1 mile to the 101 via 7th Street



ART

- 2** The Geffen Contemporary at MOCA



DINING / GROCERY

- 8** PIZZANISTA!
- 6** ROW DTLA
- 11** Tacos al Carbon
- 12** Farmer Boys
- 13** South Fresh Fruit, Inc.
- 14** Quesadillas la Comadre Ade
- 15** More Food Less Pay grocery store
- 16** Olympic Fruit / Coast
- 17** Schratte Foods
- 18** Defranco Co grocery store

Demographics



Population



Household Income



Total Consumer Expenditure

5 MILES »

1.18M

\$20.8M

\$16.4M

10 MILES »

3.4M

\$98.2M

\$55.1M



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Prologis is the global leader in logistics real estate with approximately 990 million square feet owned and under management in 19 countries on four continents.

Data as of March 31, 2021, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

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