

# 20,000± SF 2ND FLOOR WAREHOUSE FOR LEASE

*Built 2020 — Great Location Near ROW DTLA*



748 CERES AVENUE, LOS ANGELES, CA 90021

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## Property Details

Second Floor Area: 20,000± SF

Freight Elevator: Yes (3500 lbs.)

Clearance Height: 16'

Power: 250A/277-480V/3Ph 4W

Construction: Masonry

Year Built: 2020

Parking: Subterranean (Submit Requirement)

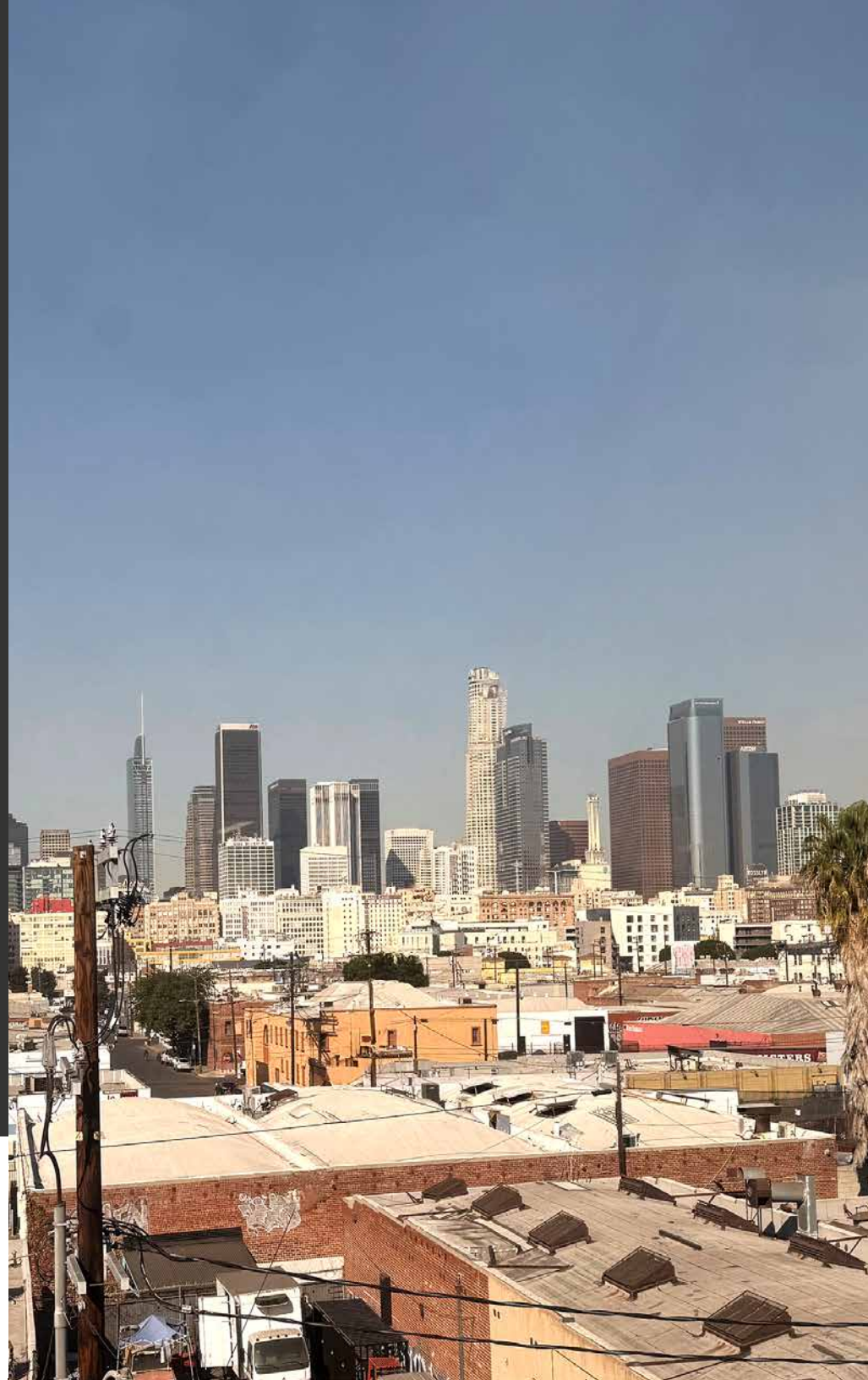
Location: East Side of Ceres Ave Between 7th & 8th Streets

*3 Blocks West of Central Avenue  
and ROW DTLA Shopping Mall*

**Lease Rental: \$20,000 Per Month (\$1.00 Per SF Gross)**

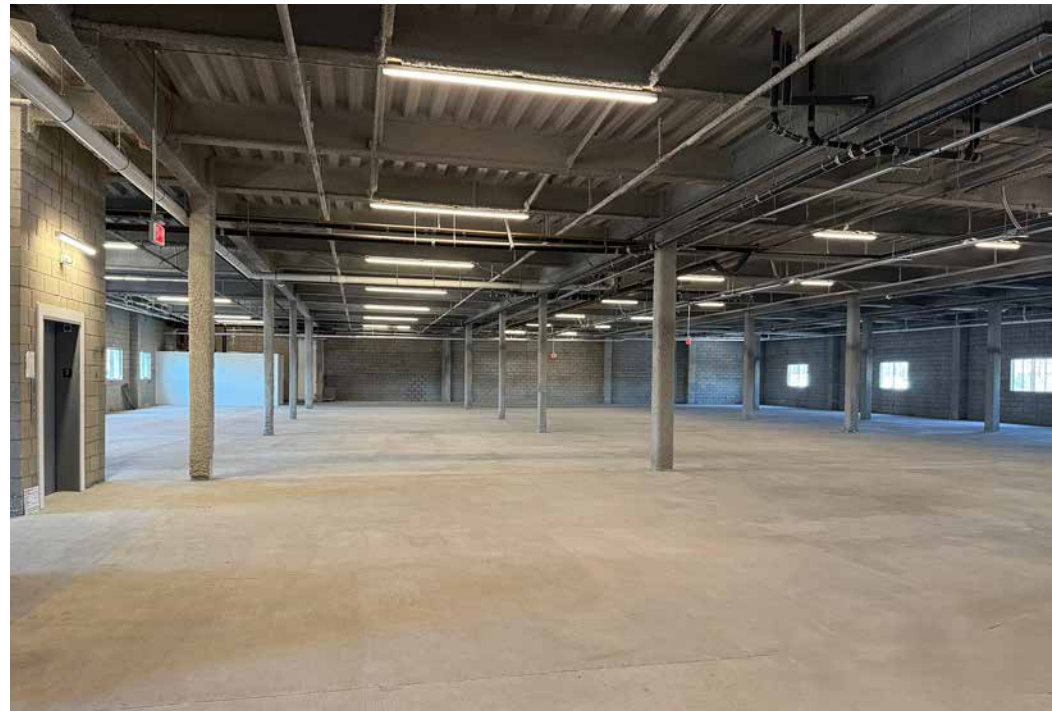
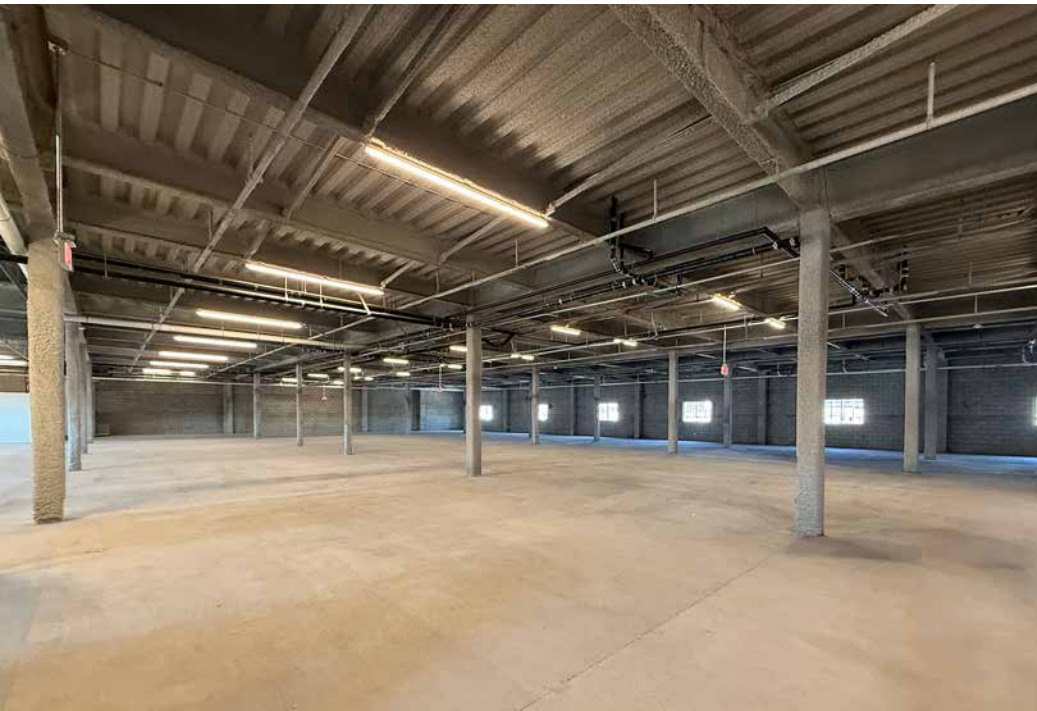
***Term: Submit***

**Availability: Immediately**



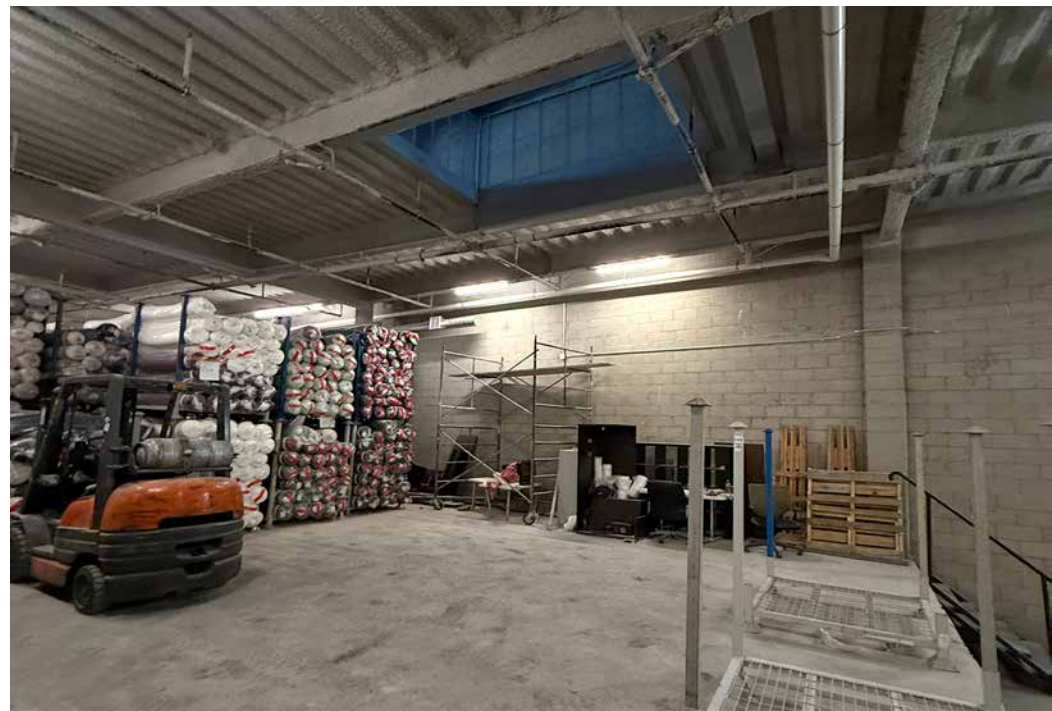


# WAREHOUSE PHOTOS



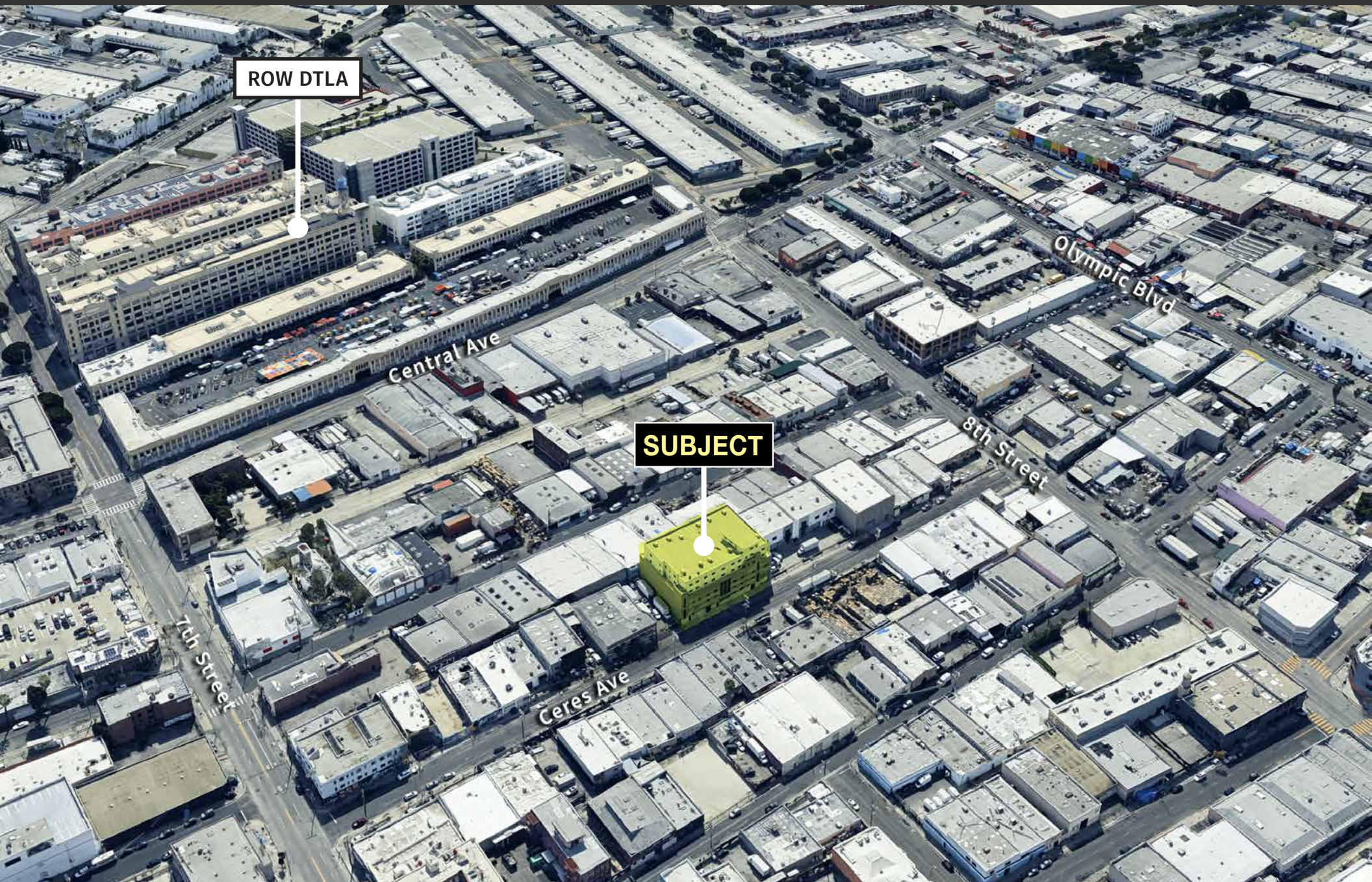


# WAREHOUSE PHOTOS



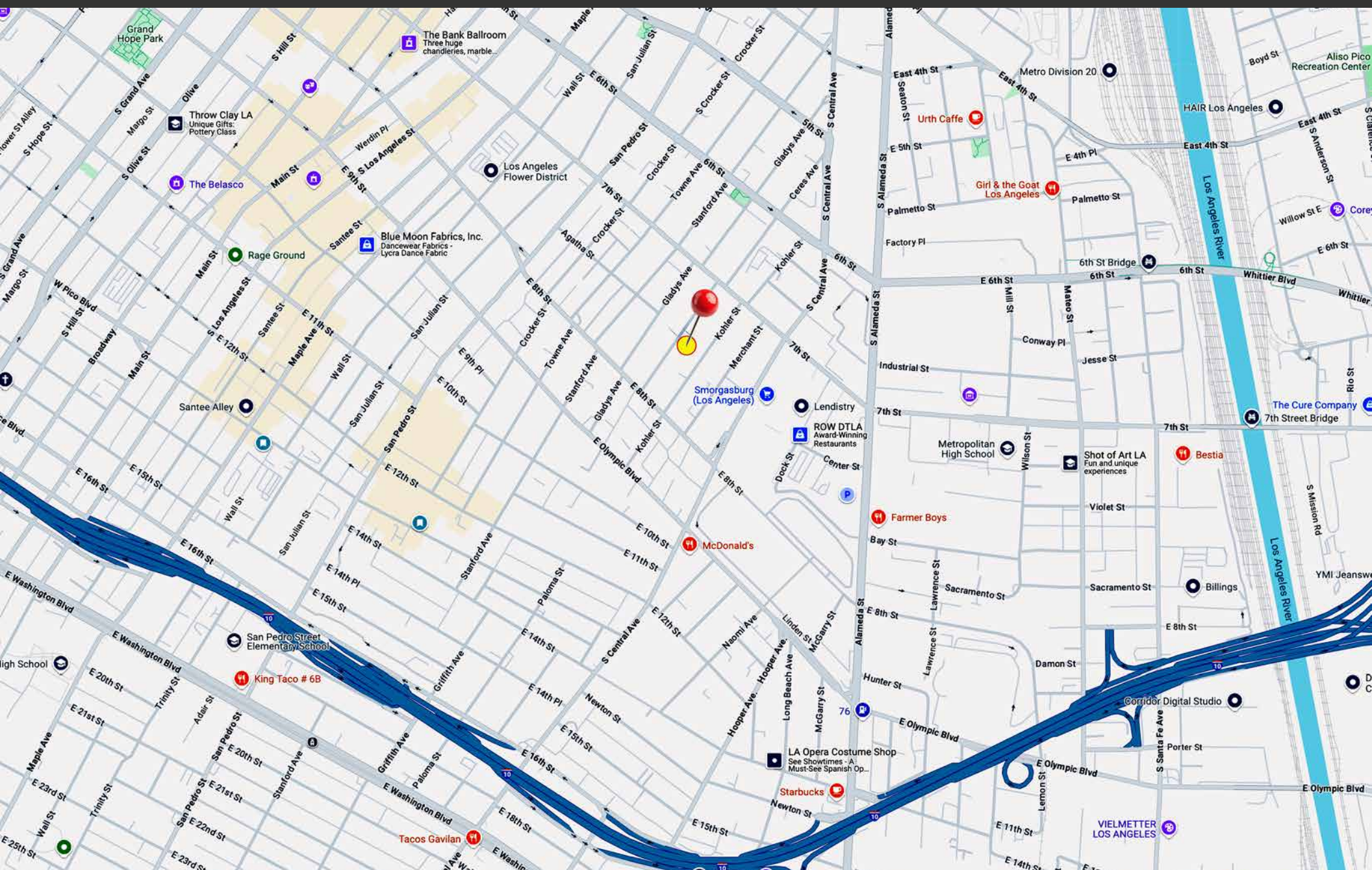


# AERIAL PHOTO





# AREA MAP



Major Properties | Sion Khakshour & Cole D Gee



# 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

**90%**

Residential Occupancy



**46%**

Walk/Bike/Transit  
or Work from Home

**61%**

25 - 54 Years Old



**67%**

Postsecondary  
Education



# FOR LEASE

## 20,000± SF 2nd Floor Warehouse Space Built in 2020: Must See!

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## 748 CERES AVENUE, LOS ANGELES, CA 90021

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists