

# INDUSTRIAL PROPERTY FOR LEASE

*Light Manufacturing/Warehouse Space*

5,500± SF Available | Part of Larger Facility

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
Offering Memorandum



***Rent Reduced!***

3101 S HILL STREET, LOS ANGELES, CA 90007



**3101 S HILL STREET  
LOS ANGELES, CA 90007**

## Property Details

Available Area:	5,500± SF
Total Building Area:	12,072± SF
Year Built:	1951
Construction:	Masonry
Clear Height:	15'
Ground Level Loading Doors:	1: 10x12
Power:	200A/240V/3Ph 3W
Parking:	5 Surface Spaces
Zoning:	LA M1-2

## Property Highlights

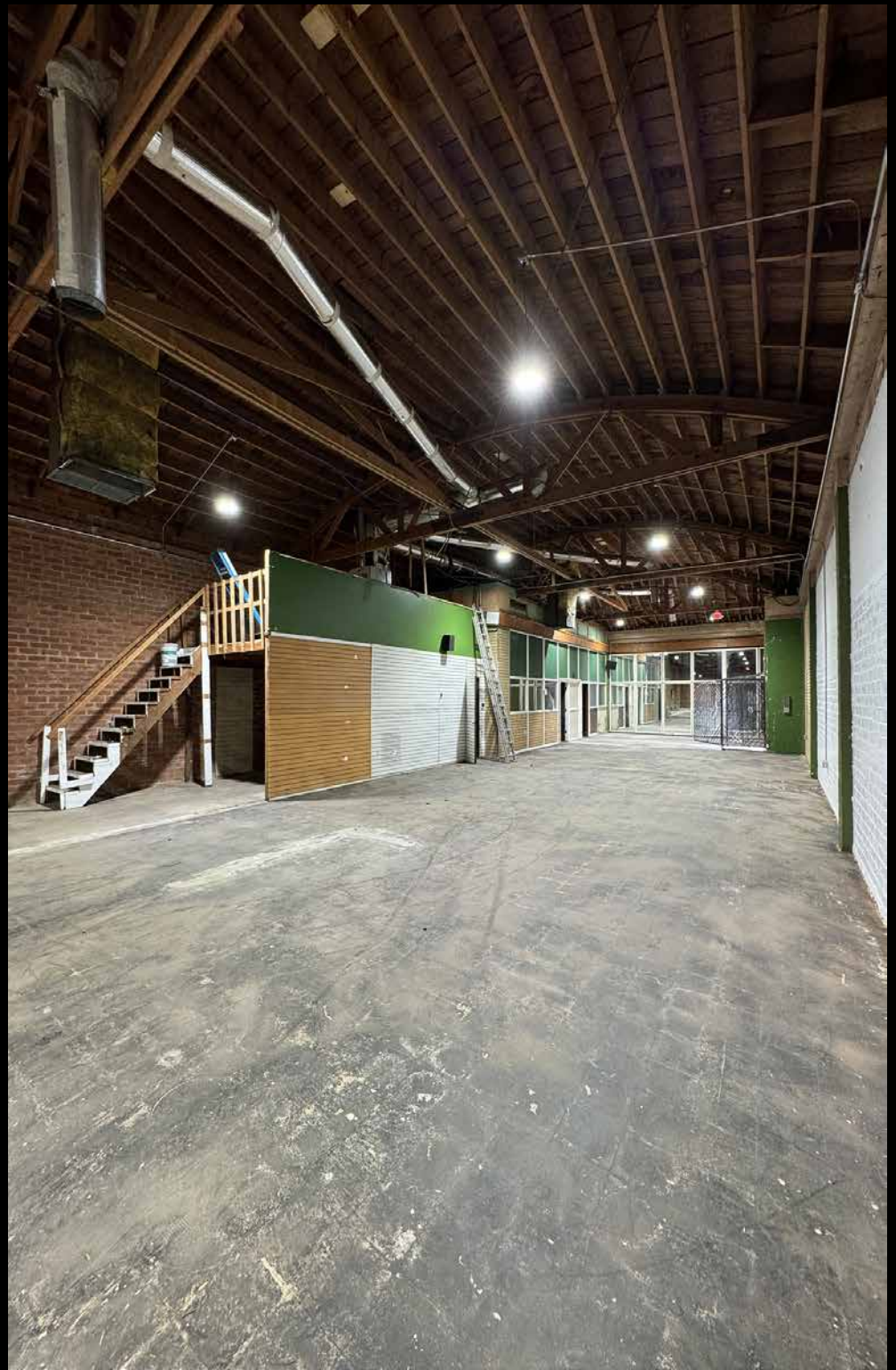
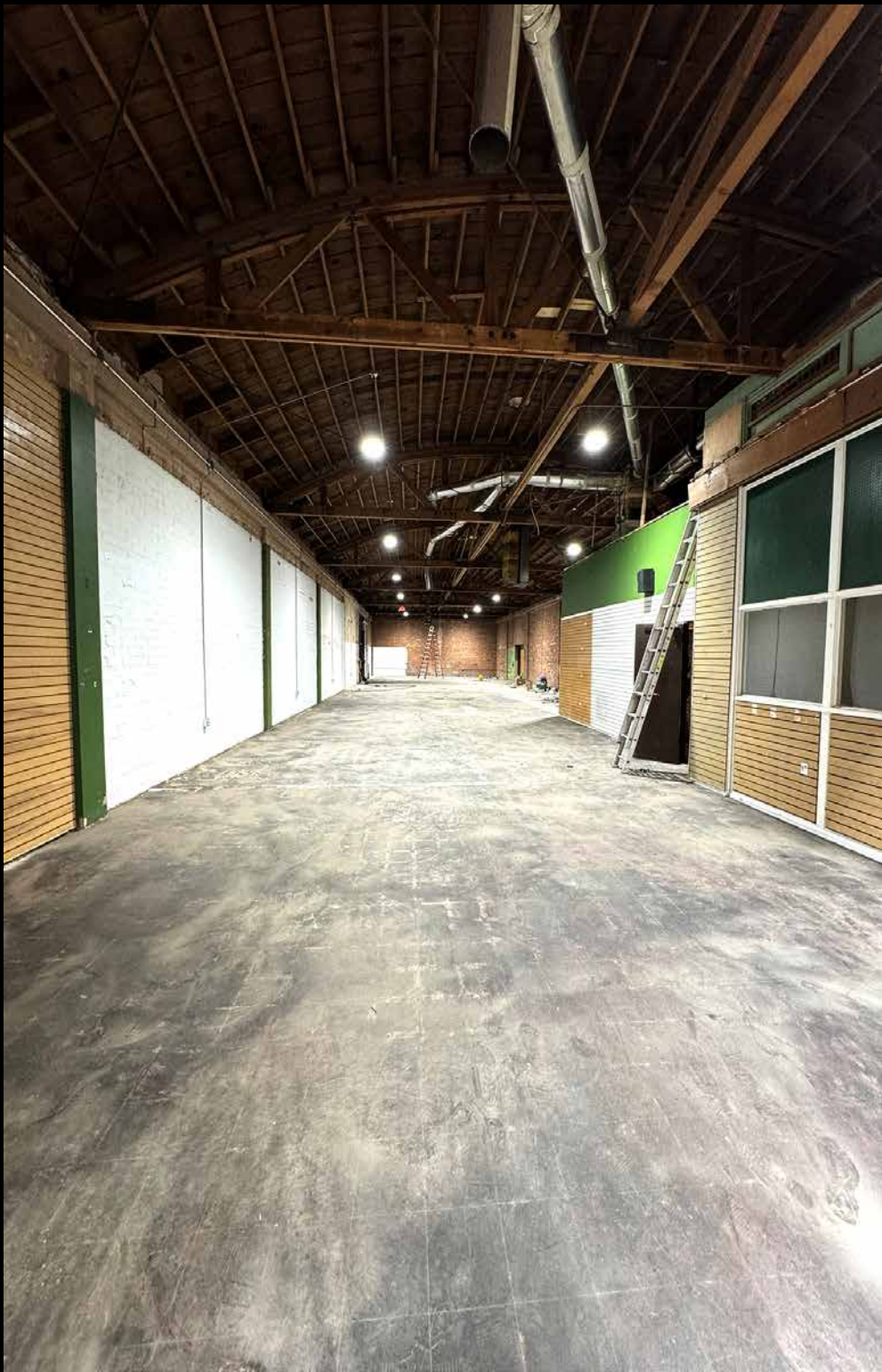
- Light manufacturing/warehouse facility for lease
- Part of larger building
- Red brick bow truss with good clearance
- New paint and wiring; added outlets
- Includes parking for 5 vehicles across the street
- Ground level loading
- Small office area
- Excellent signage and exposure
- Southwest corner of Hill Street and 31st Street
- One-half mile east of the USC campus just south of Downtown Los Angeles

**Rent Reduced to \$6,050 Per Month (\$1.10 Per SF)**

**Term: Submit**

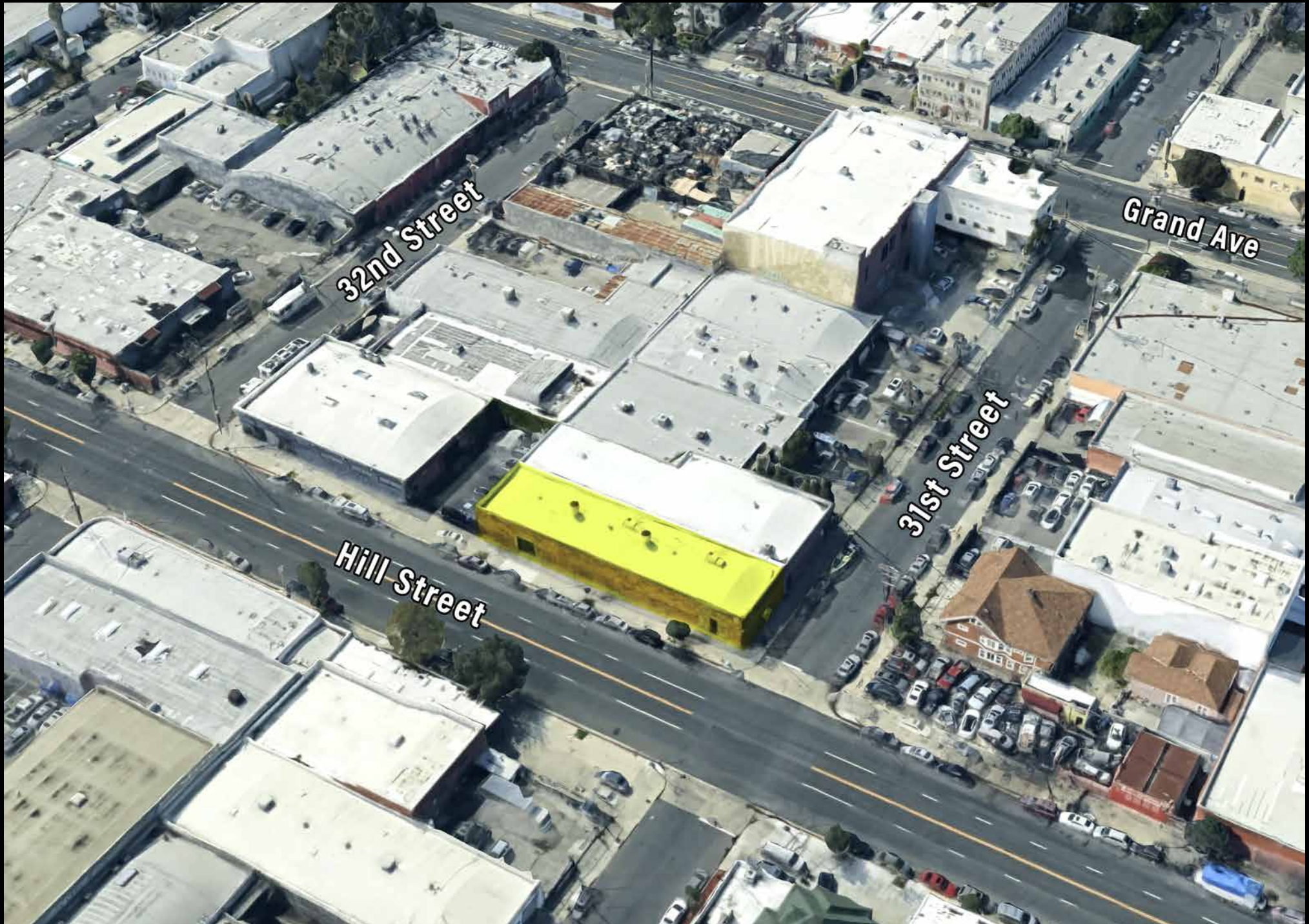






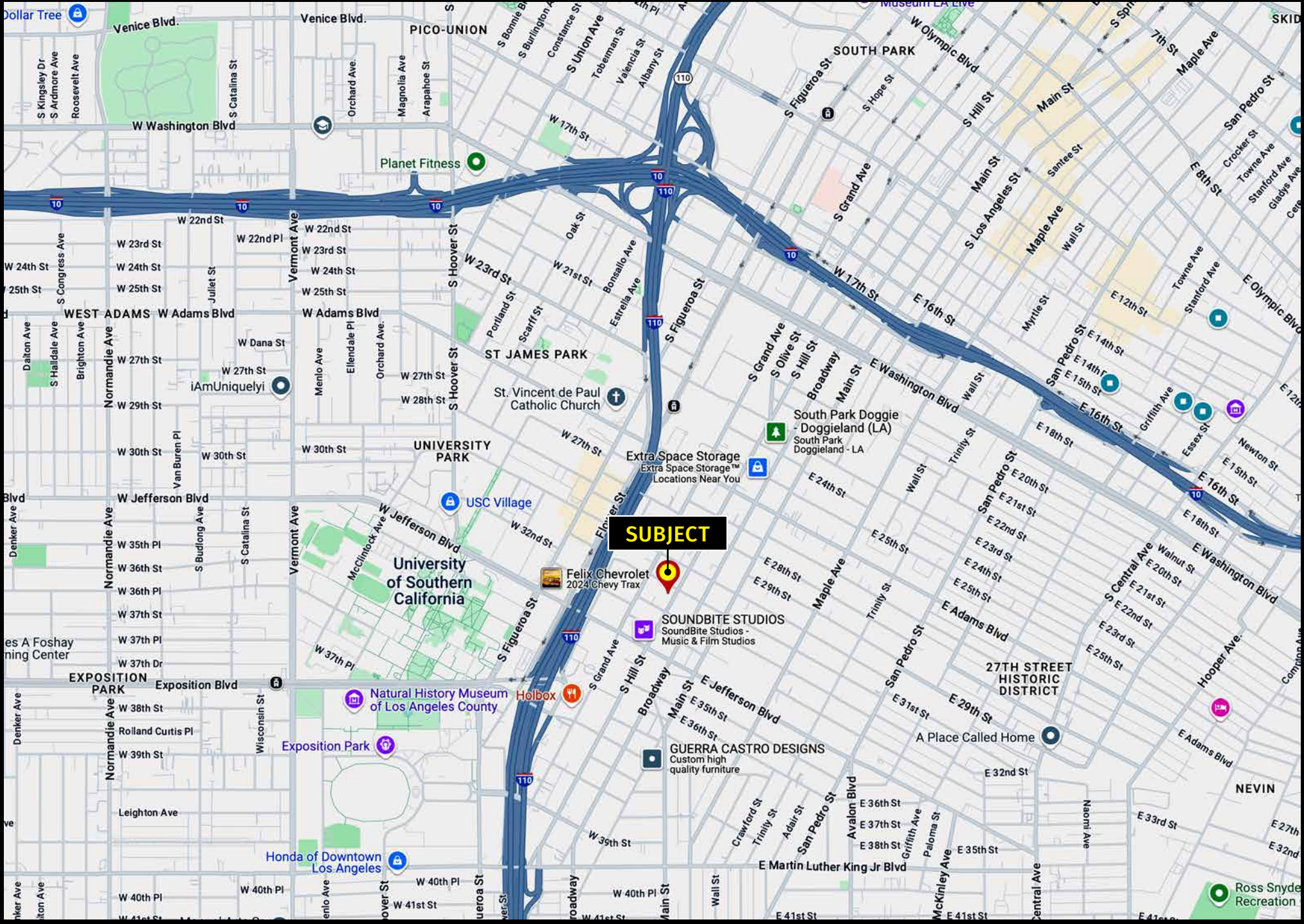


Aerial Photo





# Area Map



**SUBJECT**

Felix Chevrolet  
2024 Chevy Trax

SOUNDBITE STUDIOS  
SoundBite Studios -  
Music & Film Studios

GUERRA CASTRO DESIGNS  
Custom high  
quality furniture

Natural History Museum  
of Los Angeles County

University  
of Southern  
California

UNIVERSITY  
PARK

ST JAMES PARK

South Park Doggie  
- Doggieland (LA)  
South Park  
Doggieland - LA

Extra Space Storage  
Extra Space Storage™  
Locations Near You

USC Village

27TH STREET  
HISTORIC  
DISTRICT

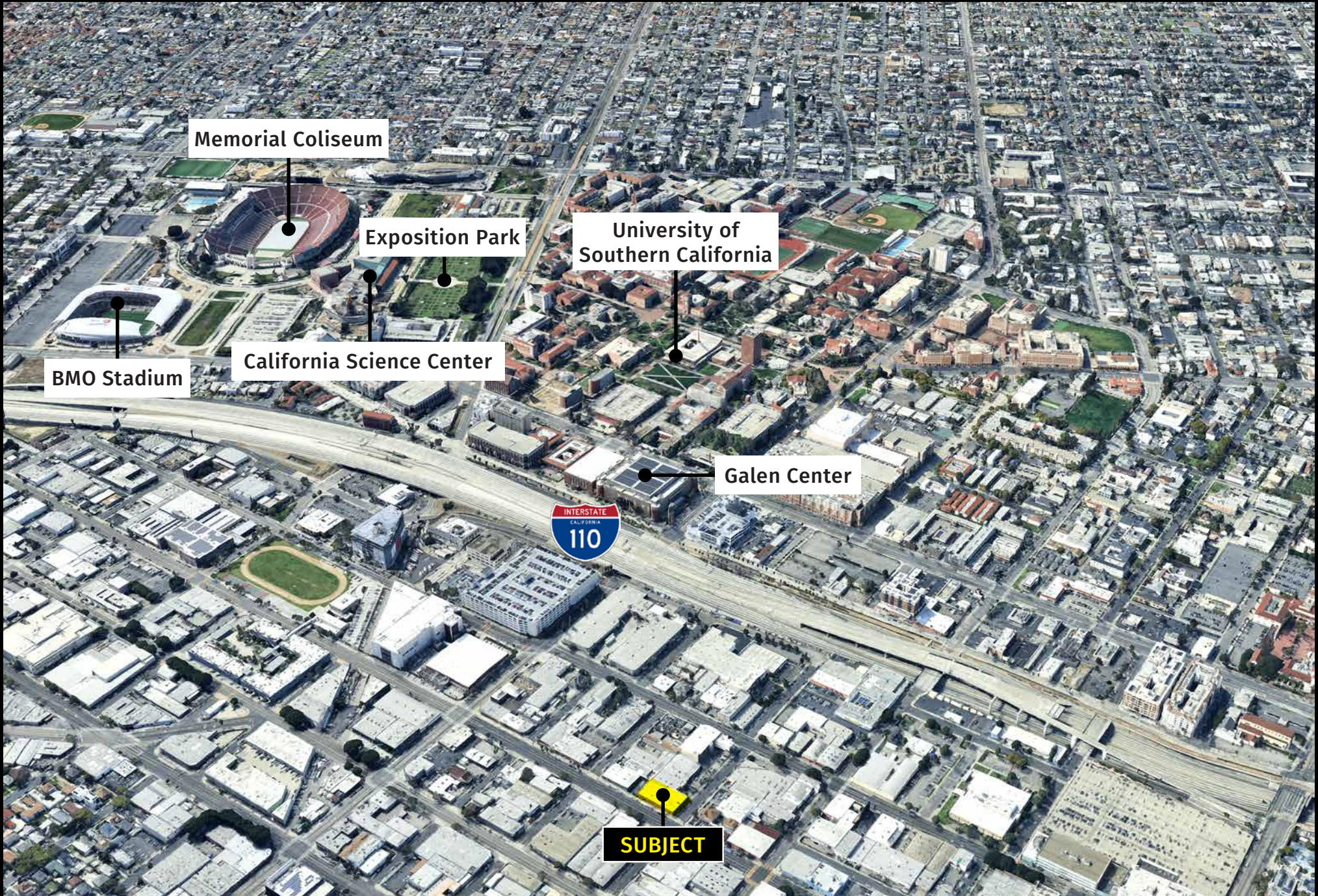
NEVIN

Honda of Downtown  
Los Angeles

Ross Snyder  
Recreation



# Amenities Aerial



Memorial Coliseum

Exposition Park

University of Southern California

BMO Stadium

California Science Center

Galen Center



**SUBJECT**



# Downtown Los Angeles Demographics

## A PLACE TO WORK

**350,000+** JOBS

**\$86,200**

Average Household Income



**59%**

30 - 54 Years Old

**55%** Postsecondary Education



**21%**

Job Growth in "Knowledge Industries"



**93%** Expect to Return to Office

## A PLACE TO VISIT, SHOP, & DINE

**15 million** VISITORS  
in 2021



**\$5 billion** in Sales in 2019

**743** Retail Businesses per Square Mile



**157**

Food/Beverage Businesses per Square Mile

**93**

Walkscore



## A PLACE TO LIVE

**80,000+** RESIDENTS

**\$86,300**

Average Household Income



**84%** Residential Inventory Growth 2000 - 2019



**32%** Less Income Spent on Housing + Transportation than LA Average



**53%**  
25 - 49 Years Old

**60%** Postsecondary Education

**37%** Population Growth 2010 - 2019

**94%** Residential Occupancy

**41%**

Walk, Bike, or Take Transit to Work



**79%** love DTLA



**65%** expect to live in DTLA for at least 3 more years





## INDUSTRIAL SPACE FOR LEASE

3101 S Hill Street  
Los Angeles, CA 90007

5,500± SF Available  
Part of Larger Building

Excellent Location Just East of USC

Ideal for any Light Manufacturing  
or Warehouse Use

***Rent Reduced! Lessor Motivated!***

*Exclusively offered by*



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### **MAJOR PROPERTIES**

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Los Angeles, CA 90015

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