



## Property HIGHLIGHTS



Single Story CTU Bldg in the Heart of the Garment District



20' High Ceilings



Access Via 14<sup>th</sup> Place



Dock High Loading & Ground Level Loading



One (1) Dock High Door with Two (2) Positions



Lunch Room and Showroom / Fenced, Secured Yard

## Pricing SUMMARY

LEASE RATE: \$18,750/Mo GRS (\$1.10,\$1.25 PSF/Mo GRS)

SUBJECT SPACE

NOT A PART

NOT A PART

E 15<sup>™</sup> PL



SITE PLAN

800

# E. 14<sup>TH</sup> PLACE

AVAILABLE SIZE ±15,000 SF

PARCEL NO 5132-026-036

Warehouse/Distribution

ZONING M2

YEAR BUILT

1975

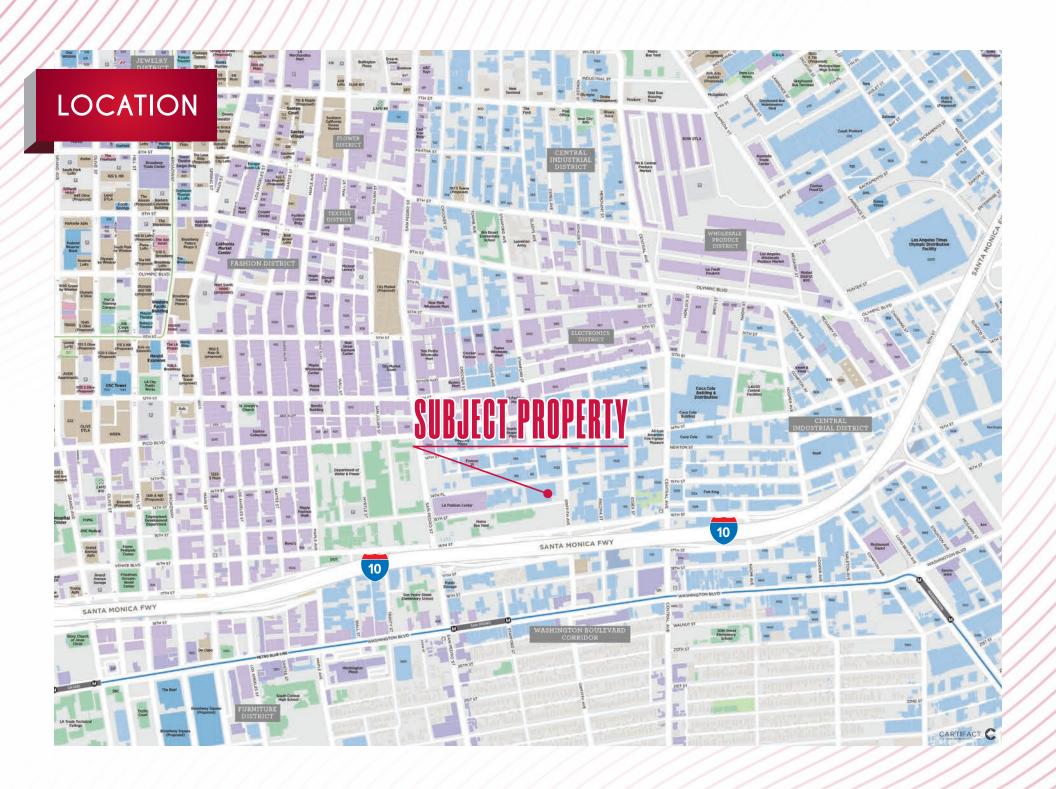


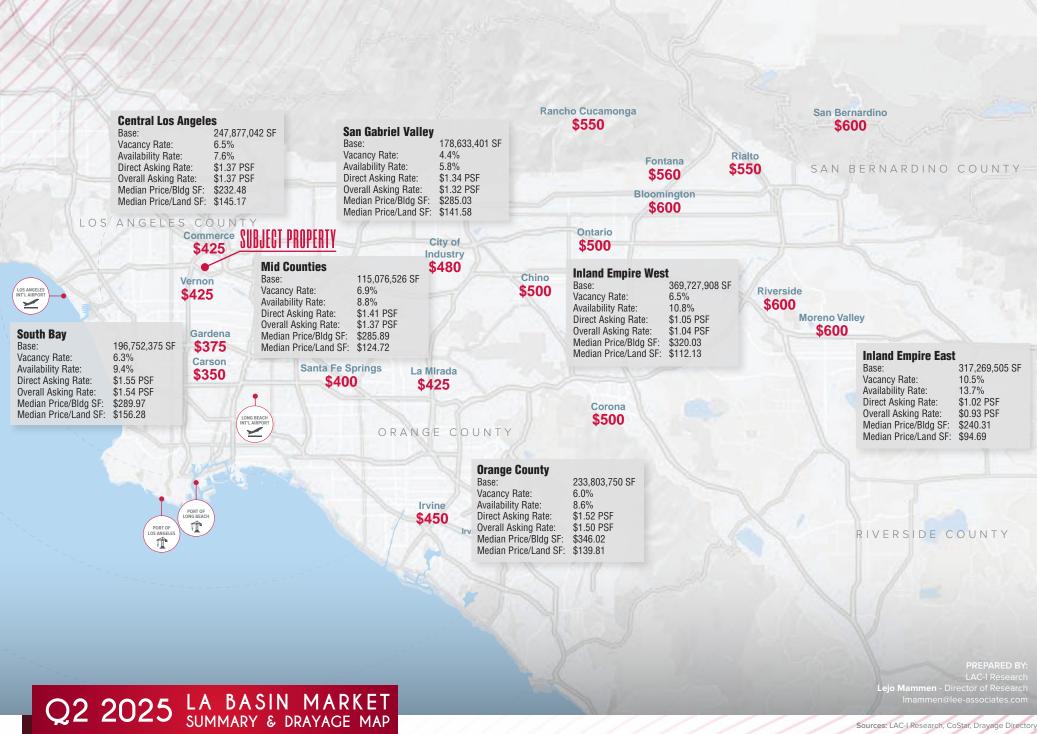












Sources: LAC-I Research, CoStar, Drayage Directory
Drayage Rates reflect base and fuel costs only
Based on a survey and sale comps of industrial properties 5,000 SF+

## **DEMOGRAPHICS**



#### **POPULATION**

15 Miles 10 Miles

20 Miles

1,252,851

3,542,313 5,978,805 7,978,982

### AVERAGE HH INCOME

5 Miles \$89,927 10 Miles \$116,281

15 Miles \$133,529

20 Miles \$134,969



#### **EMPLOYEES**

**5 Miles** 481,474

10 Miles 1,432,031

15 Miles 2,590,559

20 Miles 3,356,004

#### DRIVING DISTANCE FROM PROPERTY

**SANTA MONICA: 15 MILES** 



