



# FOR LEASE

BEEHIVE - COMMERCIAL KITCHEN SPACE  
1000 E. 60TH ST. | LOS ANGELES, CA 90001

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LEASING

BROKERAGE

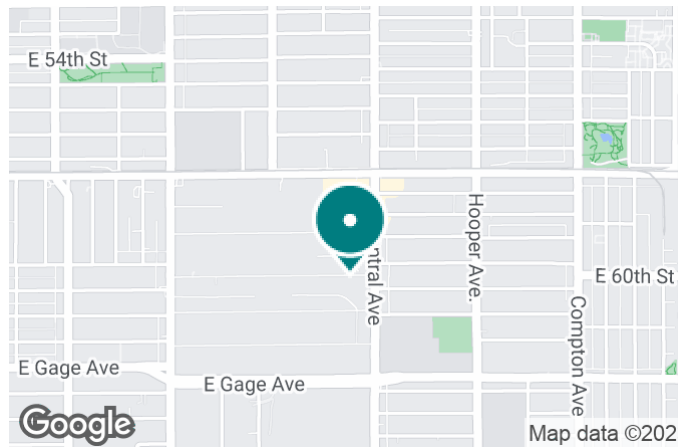
INVESTMENTS



## FEATURES & AMENITIES

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### FEATURES & AMENITIES

- 1,250 SF Turn-Key Commercial Kitchen Space
- Fully Equipped -- No Key Money!
- Newly Built Out Interior -- Consult FF&E List For Complete Details
- Ample Parking
- Prime South Los Angeles Location Boasting Strong Daytime Population
- Situated in the Beehive Campus -- The Nation's First Campus for Opportunity Zone Businesses
- The Beehive is Cultural Hub That Hosts Frequent Events, Including Celebrity Guest Speakers, Charity Galas, Launch Parties + Art Openings

### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	14,027	125,699	367,318
Total Population	58,635	493,038	1,224,933
Average HH Income	\$53,614	\$55,086	\$59,147

EXCLUSIVELY REPRESENTED BY

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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

Turn-key commercial kitchen in recently developed Beehive Campus -- The nation's first campus for Opportunity Zone Businesses. The 92,000 SF commercial development features six buildings, hosting a craft brewery, an art and design gallery, several technology startups, creative office space, and a health-conscious restaurant, and includes 95 parking spaces in a dedicated onsite lot. The space includes an extensive FF&E list with no key money required.

## LOCATION DESCRIPTION

Fully-equipped commercial kitchen situated in the Beehive Campus, SoLa Impact's Opportunity Zone business campus. The development features 92,000 SF commercial space, encompassing six unique, architecturally distinctive red-brick warehouses. The well-located site is just 10 minutes south of Downtown Los Angeles, located amid a swiftly gentrifying community heralded as the epicenter for new business growth and development. Visit [www.solabeehive.com](http://www.solabeehive.com) for further details.

## OFFERING SUMMARY

Lease Rate:	\$4.00 SF/yr (NNN)
Available SF:	1,250 SF
Building Size:	20,520 SF

SPACES	LEASE RATE	SPACE SIZE
Suite B	\$4.00 SF/yr	1,250 SF

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# FF&E LIST

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## COMPLETE FF&E LIST

- 2nd Generation Catering / Central Kitchen and Take Out Storefront Space
- Modern and stylish build-out, full kitchen featuring:
- Grease Interceptor: 1200 Gallon Model: JP1200G
- Hood: Type I 13'6" 275 CFM
- Sinks: 8 Sinks (1 is a 3 compartment/ 1 is 2 compartment)
- Range: 36" 6- 227,000 BTU Open Burners
- Combi Oven: UNOX 112,600 BTU
- Walk-ins: 12' x 6' x 8' rooms( cooler 6'x6'x8' freezer 6'x6'x8')
- Wega Polaris Chrome Espresso Machine
- Full HVAC, Grab & Go Counter, Complete POS / KOS Systems, Brackets and power for menu monitors, shelving and displays, in-suite electrical panel, power and controls for signage.

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## INTERIOR PHOTOS

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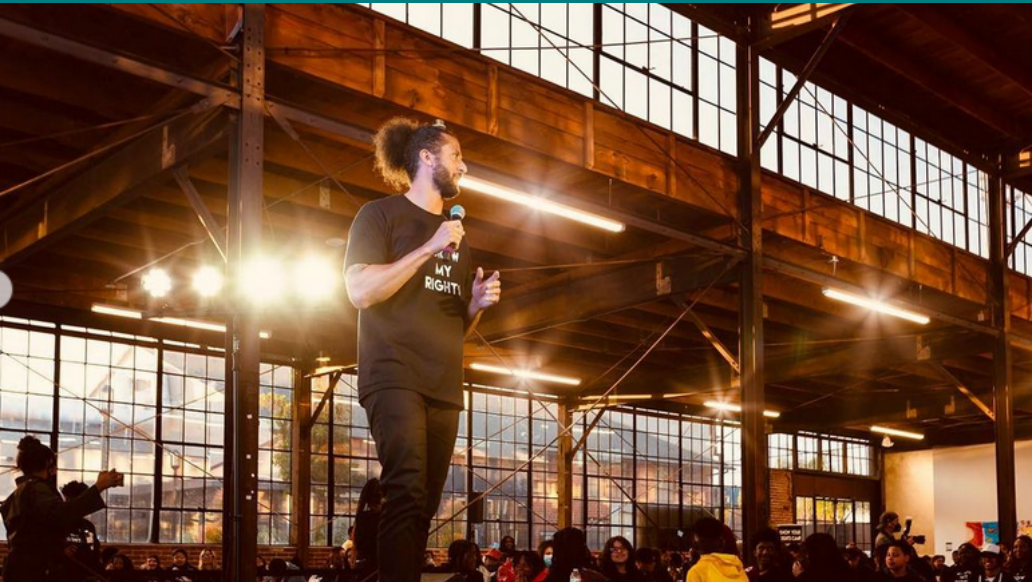
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## BEEHIVE EVENTS + HAPPENINGS

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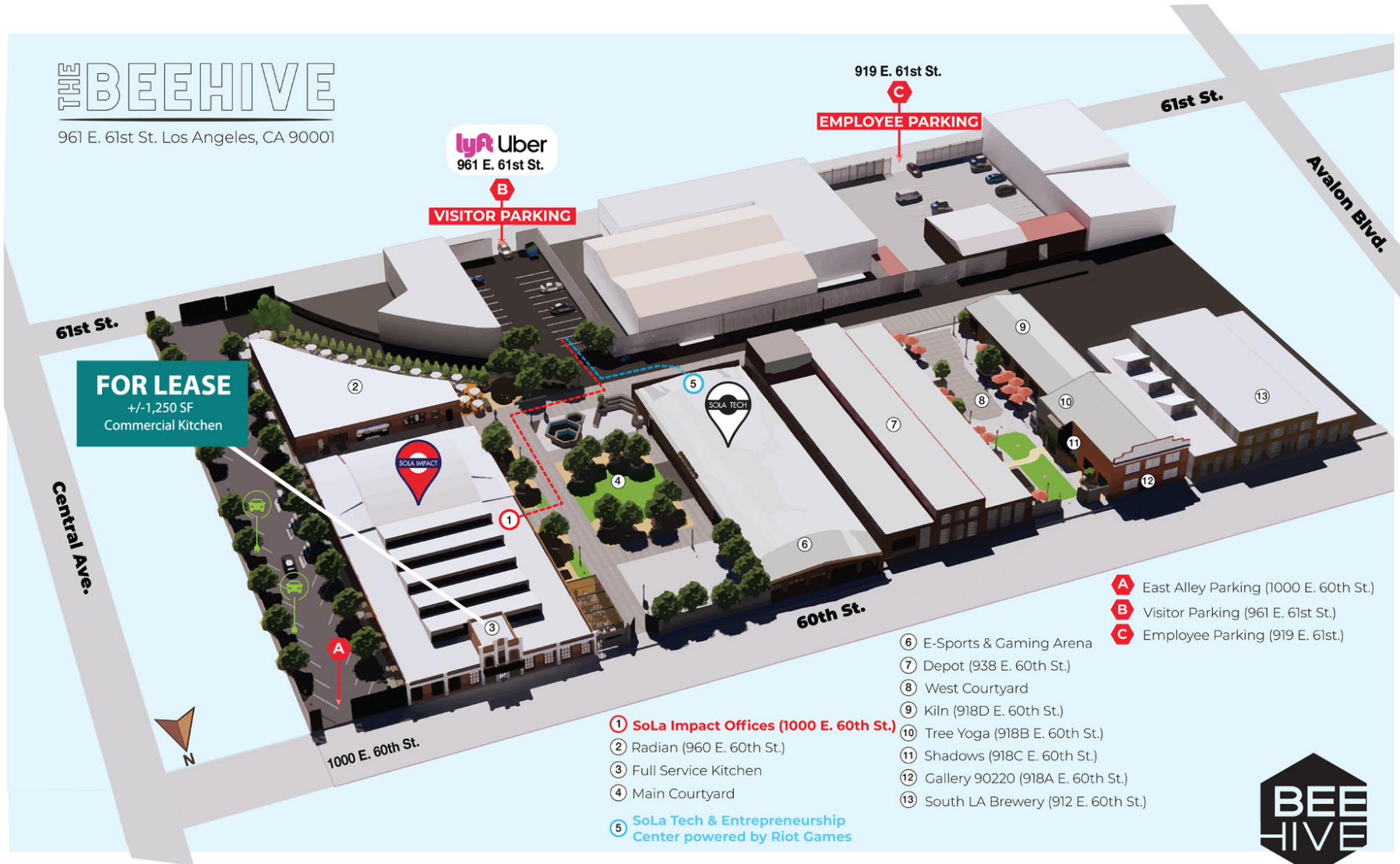
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## SITE PLAN

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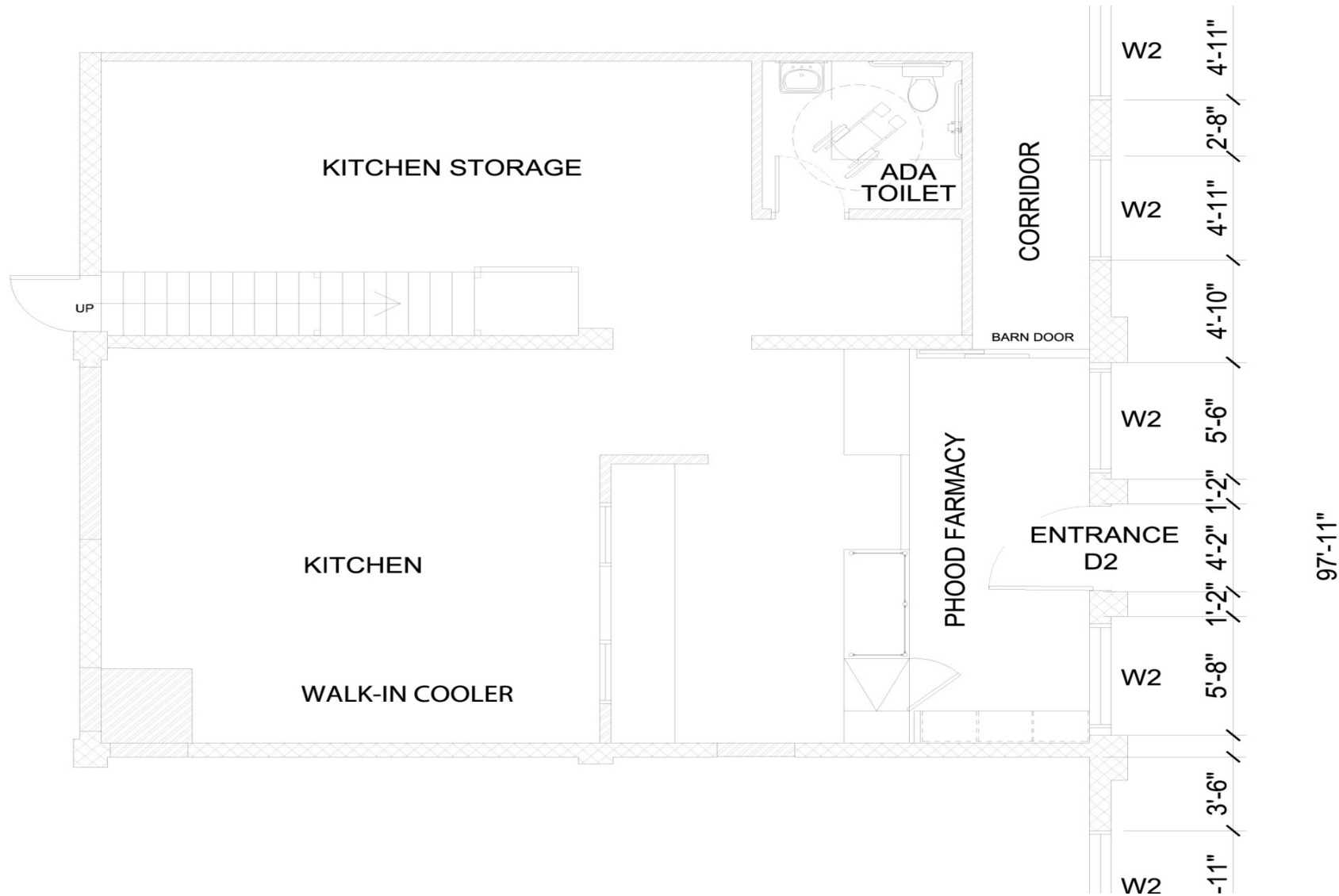
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## FLOOR PLANS

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## RETAILER MAP

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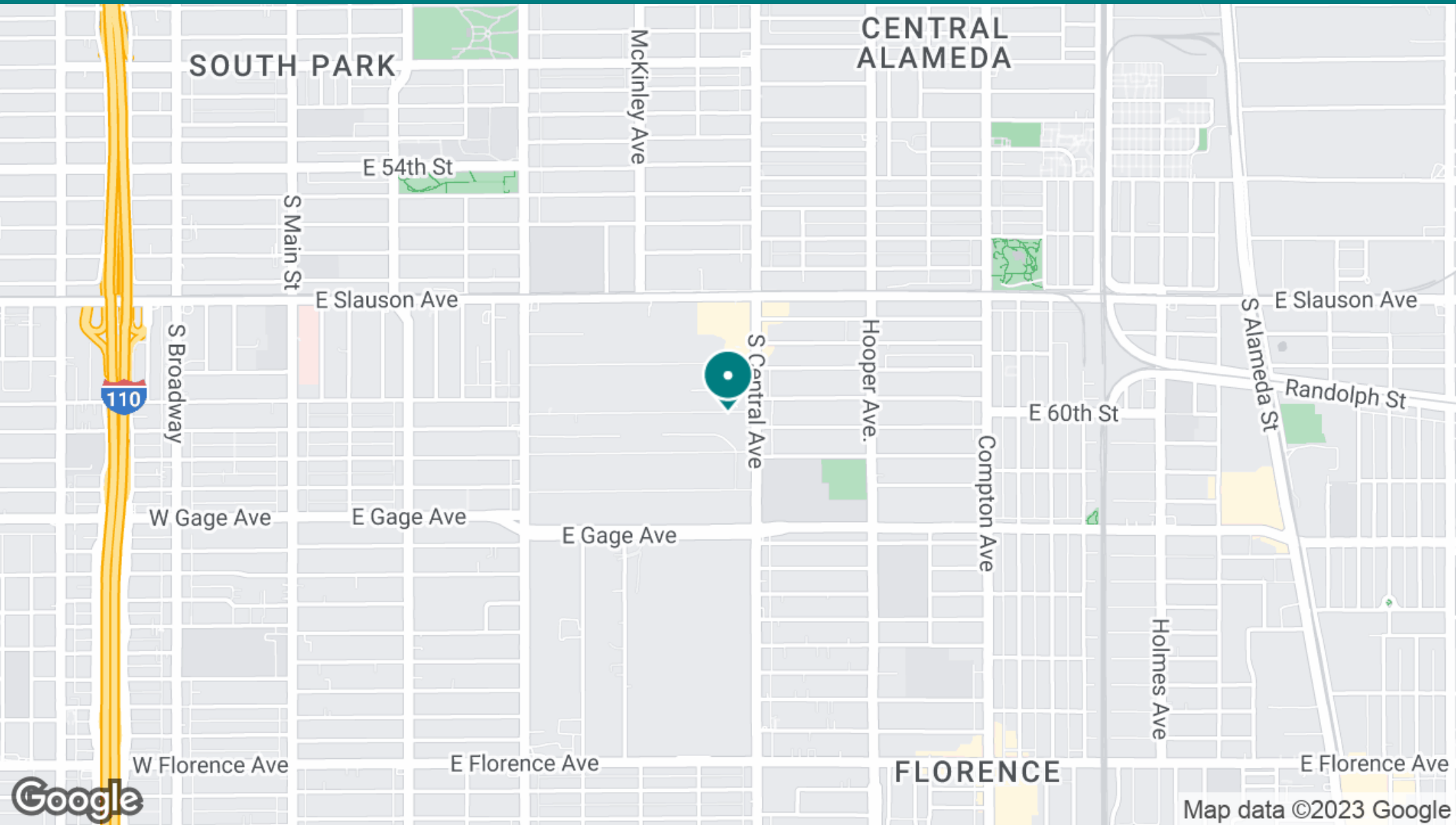
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## LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	58,635	493,038	1,224,933
Average Age	29.4	30.5	32.5
Average Age (Male)	28.5	29.8	31.2
Average Age (Female)	30.6	31.6	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,027	125,699	367,318
# of Persons per HH	4.2	3.9	3.3
Average HH Income	\$53,614	\$55,086	\$59,147
Average House Value	\$398,531	\$403,973	\$413,509

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	90.5%	83.7%	74.4%

RACE	1 MILE	3 MILES	5 MILES
% White	37.3%	36.8%	38.2%
% Black	8.0%	13.5%	17.2%
% Asian	0.3%	1.0%	3.4%
% Hawaiian	0.0%	0.1%	0.2%
% American Indian	0.8%	1.1%	1.0%
% Other	48.3%	41.4%	33.2%

\* Demographic data derived from 2020 ACS - US Census

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