



COMMERCIAL
REAL ESTATE
the sign of a *profitable* property



PRIME FASHION DISTRICT OFFICES AVAILABLE

1016 S Santee St, Los Angeles, CA 90015



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PROPERTY FEATURES

1016 S Santee St, Los Angeles, CA 90015



APPROX. 509-4,991 SF

OFFICE SPACES AVAILABLE

- ✓ Freshly remodeled
- ✓ HVAC throughout the units
- ✓ Fully built-out as creative office spaces
- ✓ Street parking
- ✓ Restrooms
- ✓ Tons of natural light

AREA AMENITIES

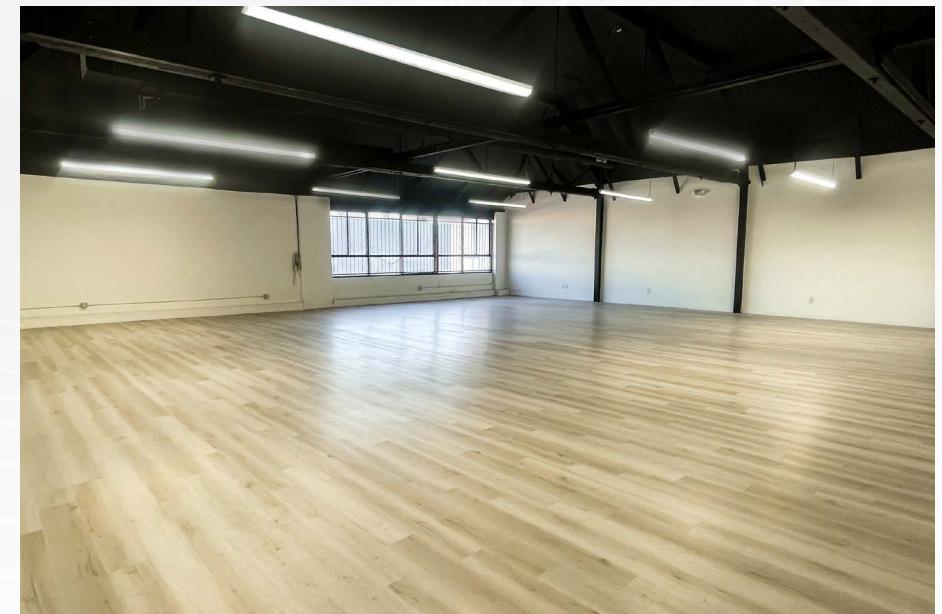
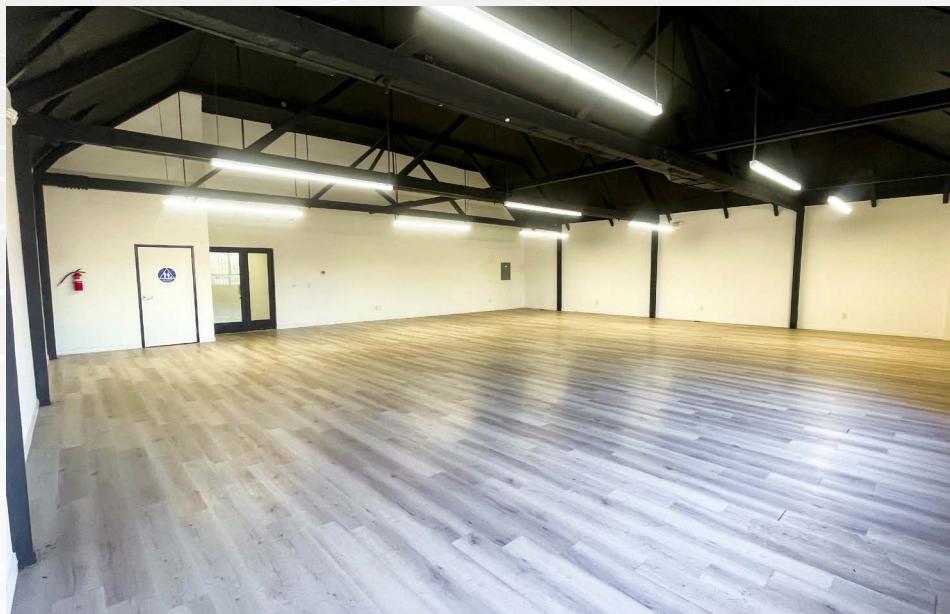
- ✓ Excellent location in the Fashion District
- ✓ Easy access to 10 and 110 freeways

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	56,425	493,828	1,175,369
Avg. HH Income	\$91,333	\$69,580	\$75,593
Daytime Pop	64,665	489,591	1,140,644
Traffic Count			±16,464 CPD ON SANTEE ST & E OLYMPIC BLVD

OFFICE SPACES
LOS ANGELES, CA

INTERIOR PHOTOS

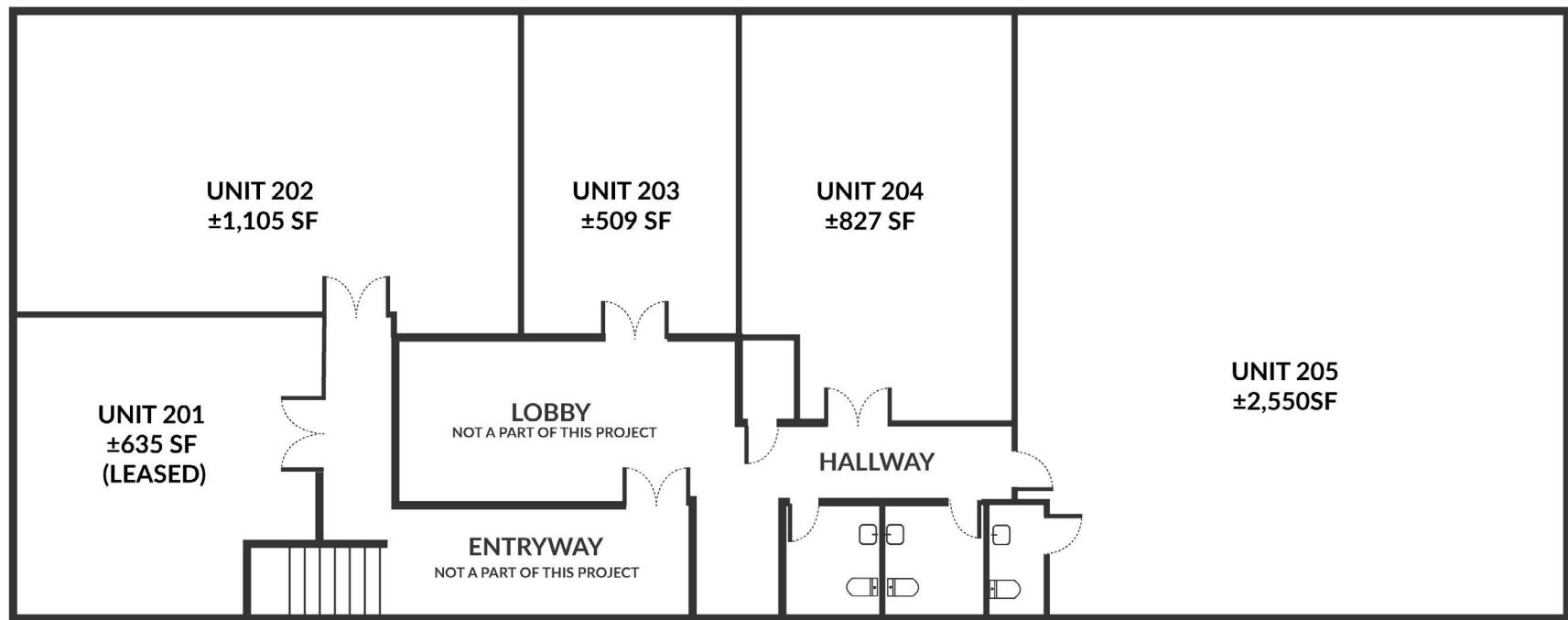
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OFFICE SPACES
LOS ANGELES, CA

FLOOR PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AN AERIAL MAP



**COMMERCIAL
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