



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

AVAILABLE



S LOS ANGELES ST

SANTEE ST

MAPLE AVE

W OLYMPIC BLV

W WALL ST

PRIME FASHION DISTRICT OFFICES AVAILABLE

1016 S Santee St, Los Angeles, CA 90015



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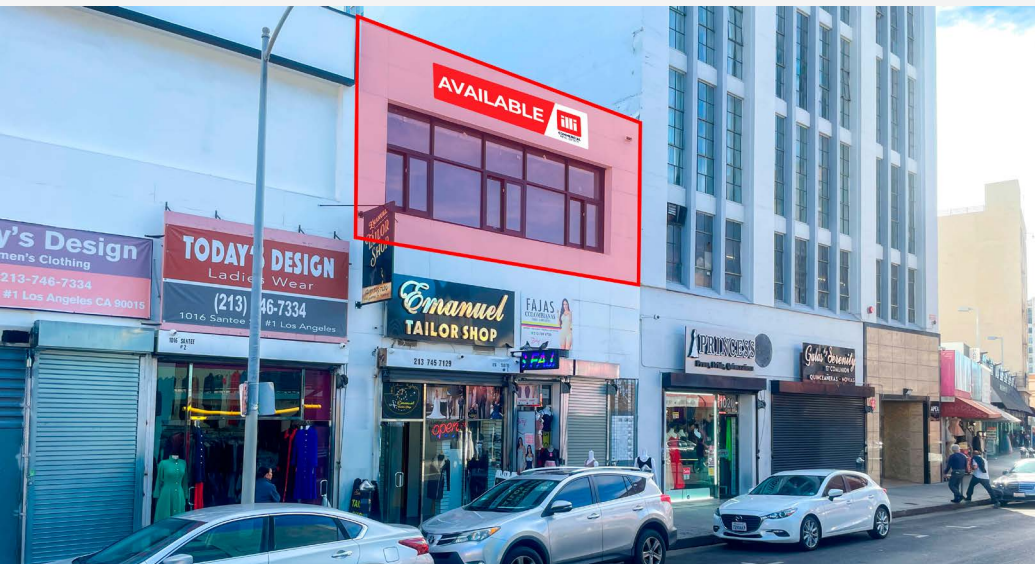
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OFFICE SPACES
LOS ANGELES, CA

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

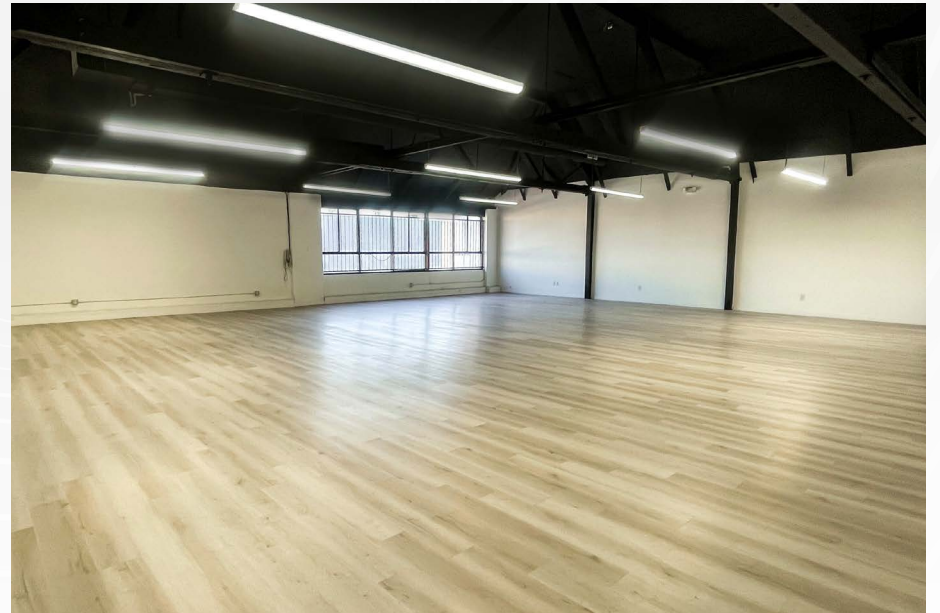
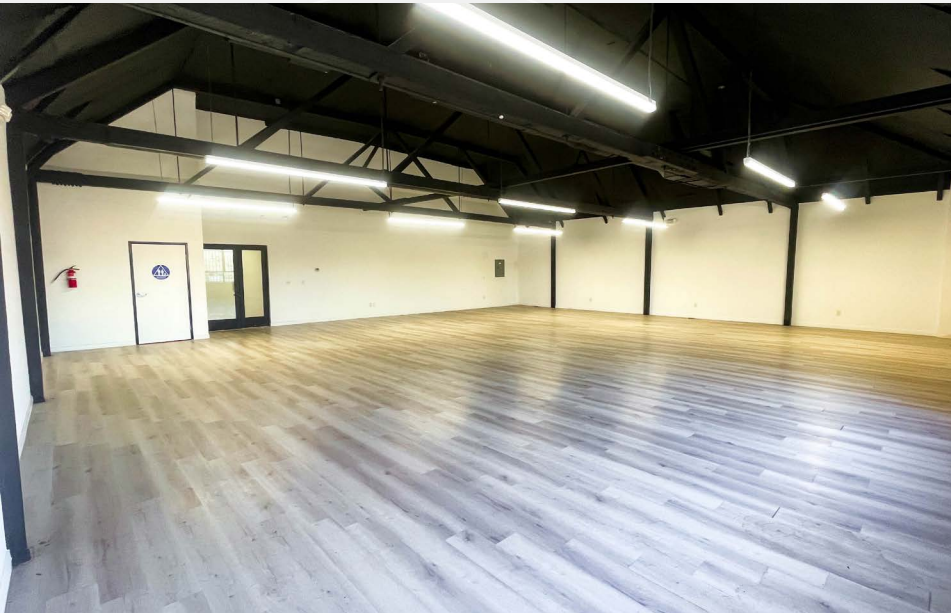
- ✓ Excellent location in the Fashion District
- ✓ Easy access to 10 and 110 freeways

— 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

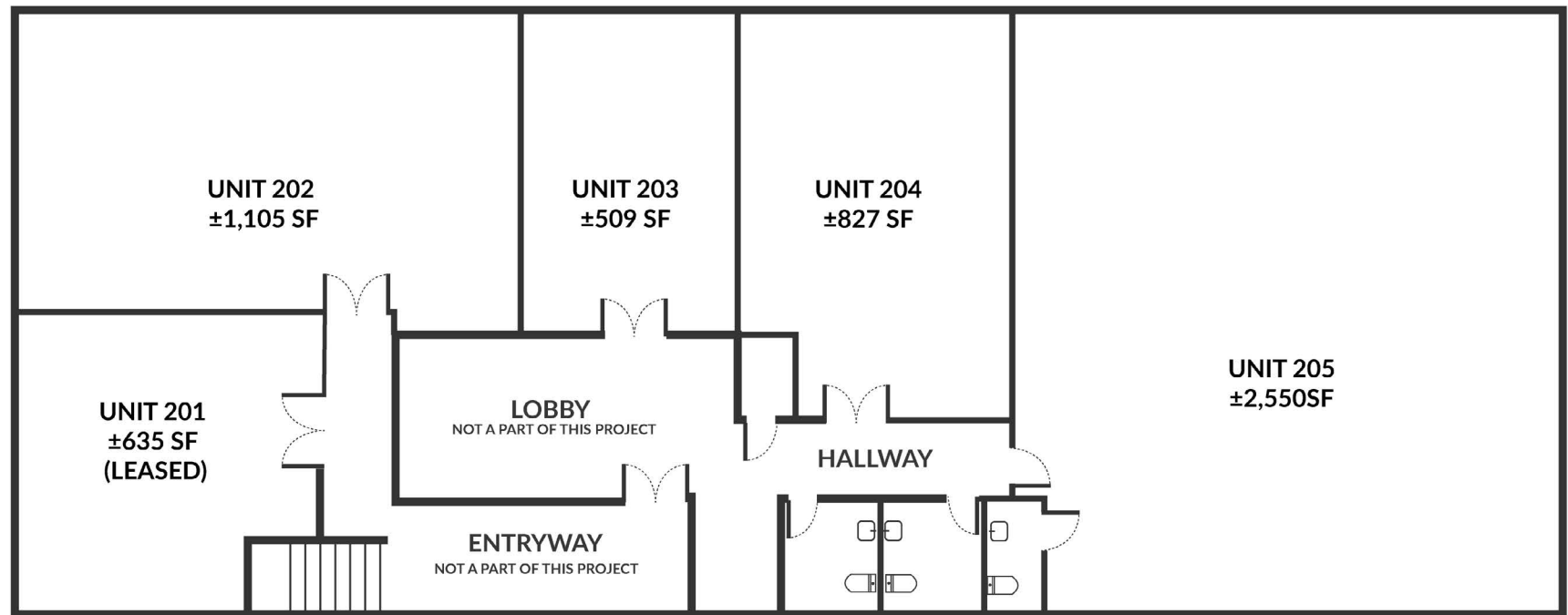
INTERIOR PHOTOS

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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.



AERIAL MAP



**COMMERCIAL
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