

E COMMERCIAL ST  
620  
DOWNTOWN LA ARTS DISTRICT

# FOR SALE

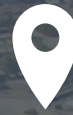
±41,775 SF FREESTANDING INDUSTRIAL BUILDING WITH ±155 PARKING SPACES



CUSHMAN &  
WAKEFIELD

GILL | BURNS | YOO

# // HIGHLIGHTS



Strategic centralized location  
for Greater Los Angeles



Freeway frontage with traffic count  
of over 370,000 cars per day



Next to on/off ramps for  
101 and 10 freeways



Abundant car parking  
with ±155 spaces



Dock high and  
ground level loading



Located in the Arts District  
with numerous amenities



EAST COMMERCIAL STREET

DUCOMMUN STREET

CENTER STREET

# // PROPERTY DETAILS



620 & 706 E Commercial St  
Los Angeles, CA 90012

Address



±42,500 SF  
Total Building



±57,997 SF (±1.33 acres)  
Land Size



7DH 1GL  
Loading



±155  
Parking Spaces



±16' Minimum  
Clear Height



TBD  
Power



Block  
Construction Type



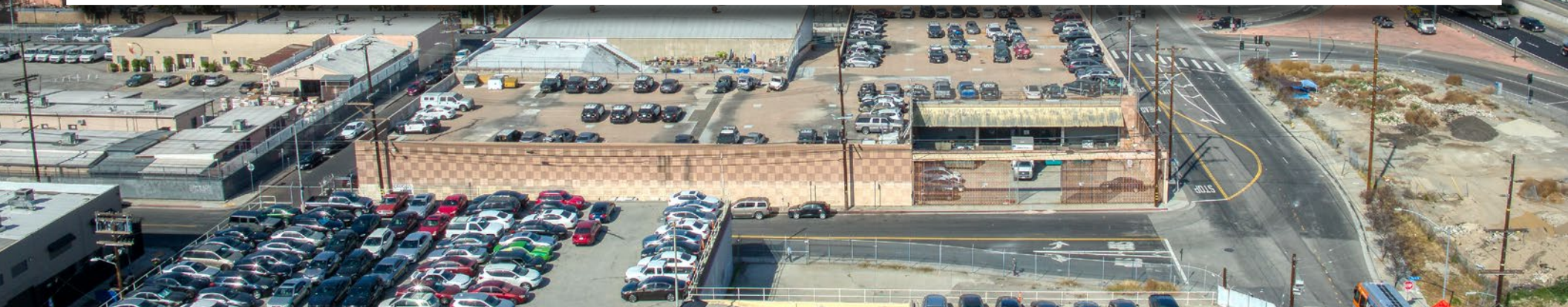
CM & M3  
Zoning



1963  
Year Built



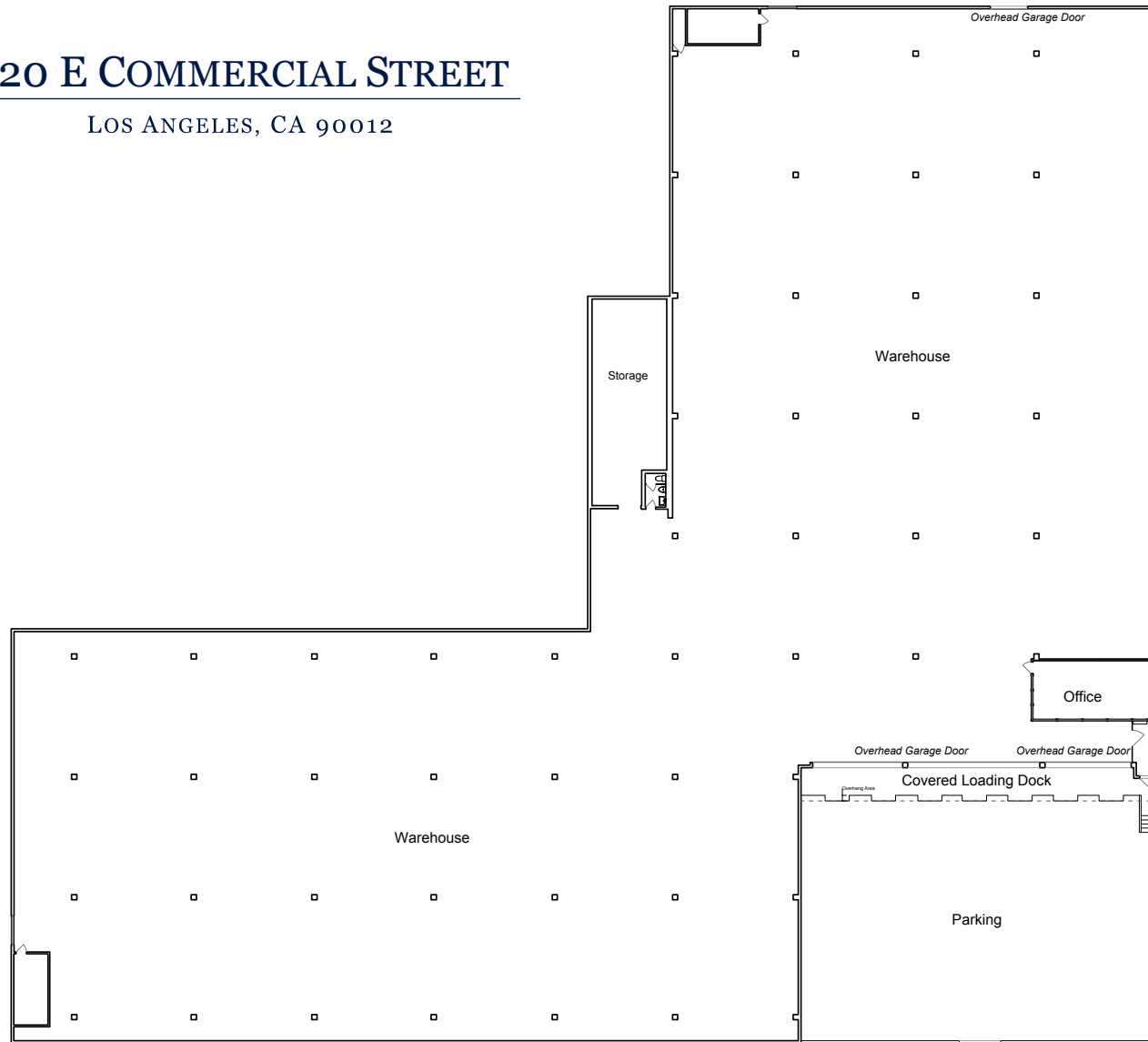
5173-003-010 &  
5173-017-004  
Parcel No.



# // SITE PLAN

620 E COMMERCIAL STREET

LOS ANGELES, CA 90012



FLOOR PLAN

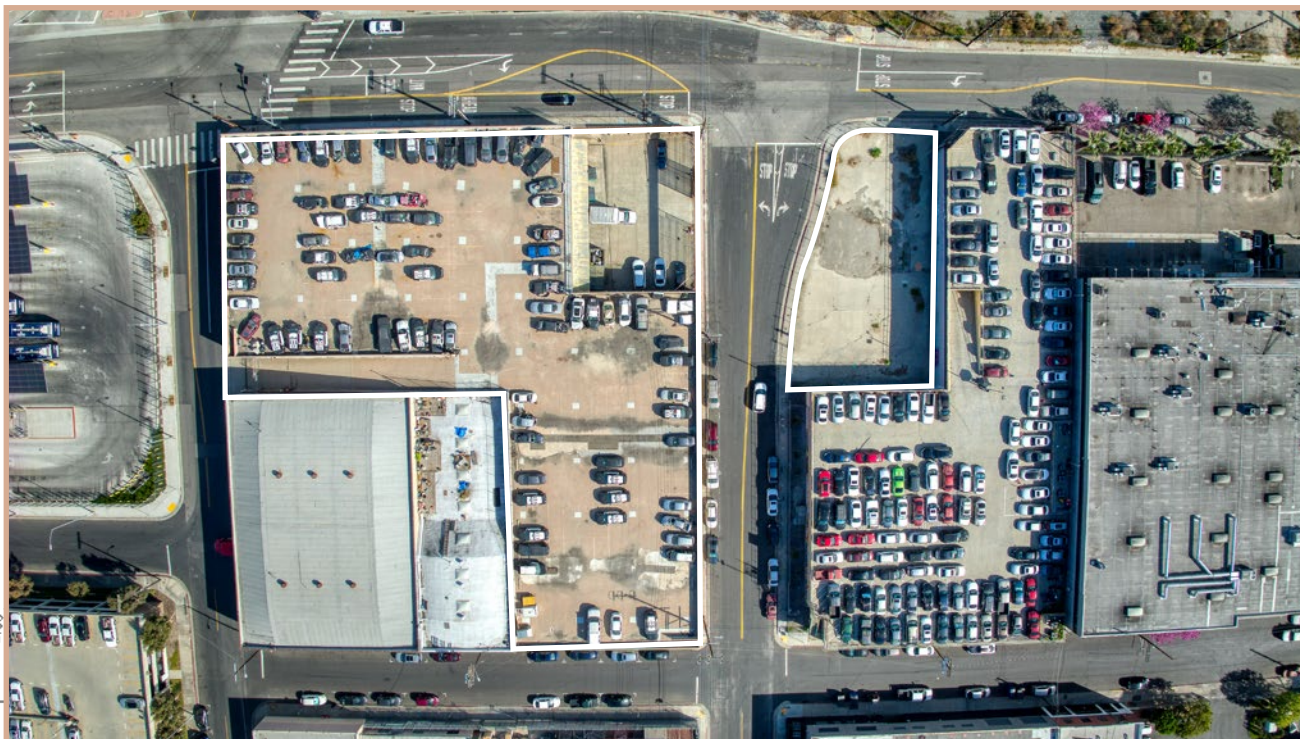
Rendering by Floor Plan Visuals.  
All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

Presented by Marshall Hoffman  
Tel: 831.537.7773  
Email: Marshall.Hoffman@Cushwake.com

# // PHOTOS

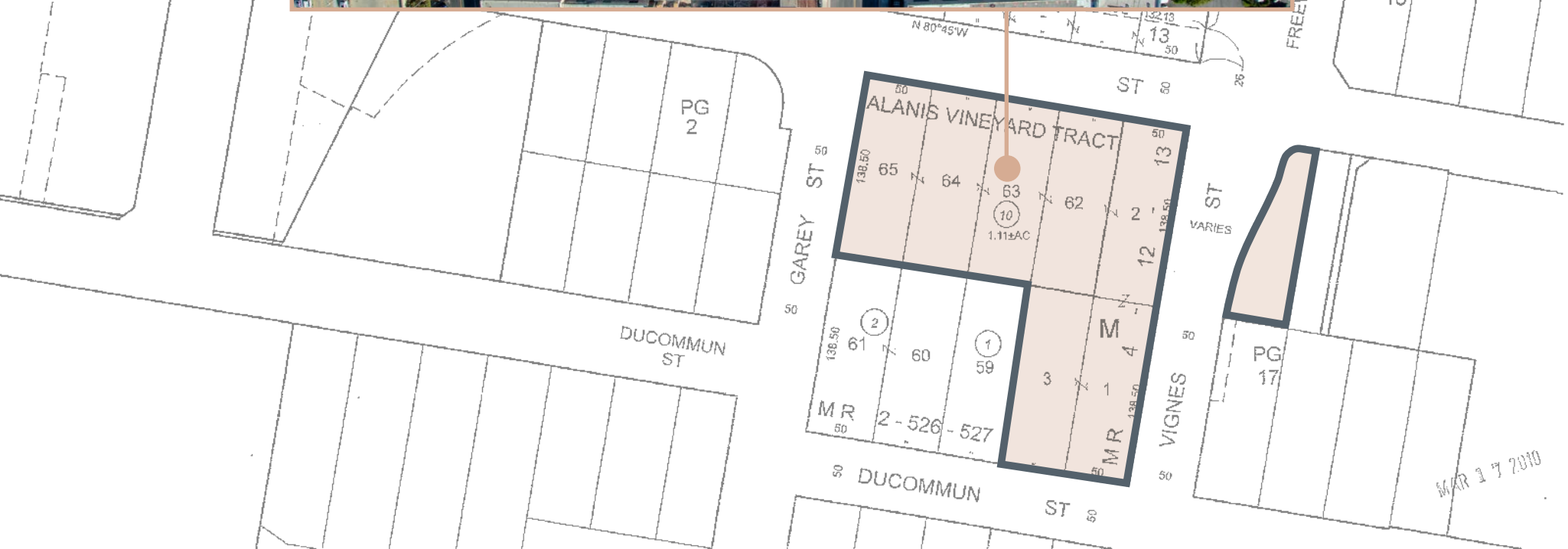


# // AERIAL & PARCEL MAP



22.50

FREEWAY APPROACH



PG 2

DUCOMMUN ST

GAREY ST 50

DUCOMMUN ST 50

ST 50

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ST VARIES

VIGNES ST 50

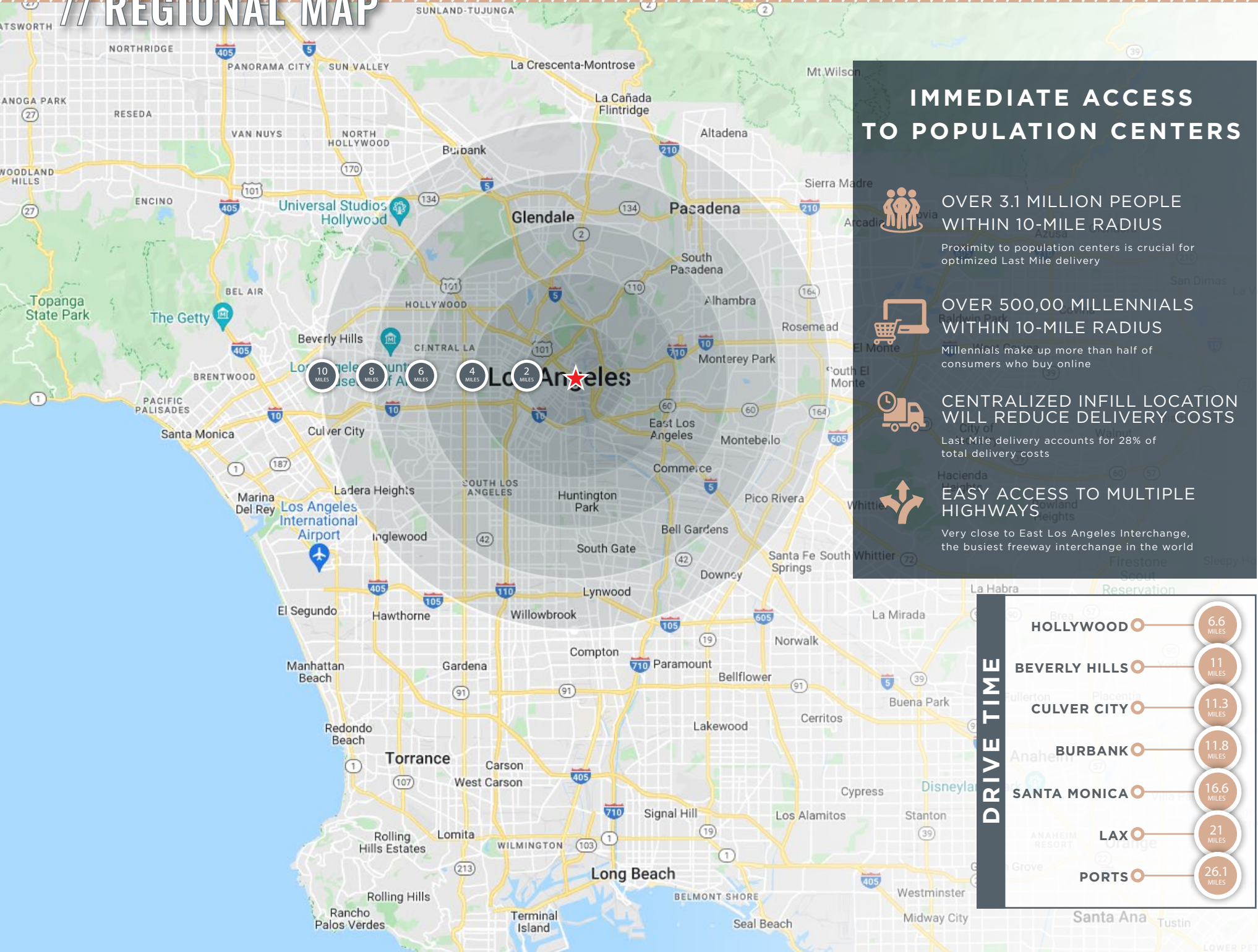
ST 50

PG 18

PG 17

MAR 17 2010

# // REGIONAL MAP



## IMMEDIATE ACCESS TO POPULATION CENTERS

**OVER 3.1 MILLION PEOPLE WITHIN 10-MILE RADIUS**  
 Proximity to population centers is crucial for optimized Last Mile delivery

**OVER 500,000 MILLENNIALS WITHIN 10-MILE RADIUS**  
 Millennials make up more than half of consumers who buy online

**CENTRALIZED INFILL LOCATION WILL REDUCE DELIVERY COSTS**  
 Last Mile delivery accounts for 28% of total delivery costs

**EASY ACCESS TO MULTIPLE HIGHWAYS**  
 Very close to East Los Angeles Interchange, the busiest freeway interchange in the world

DRIVE TIME	Location	Distance (Miles)
6.6	HOLLYWOOD	6.6
11	BEVERLY HILLS	11
11.3	CULVER CITY	11.3
11.8	BURBANK	11.8
16.6	SANTA MONICA	16.6
21	LAX	21
26.1	PORTS	26.1

## Brandon Gill

Executive Director  
+1 213 629 6528  
brandon.gill@cushwake.com  
Lic 01262330

## Brandon Burns

Executive Director  
+1 213 629 6541  
brandon.burns@cushwake.com  
Lic 01194796

## Jae Yoo

Executive Director  
+1 213 629 6551  
jae.yoo@cushwake.com  
Lic 01503567

## Charley Koones

Senior Associate  
+1 213 330 0980  
charley.koones@cushwake.com  
Lic 02076100



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