



1317 S OLIVE ST

LOS ANGELES, CA 90015

INDUSTRIAL PROPERTY FOR LEASE



Photo digitally enhanced using AI.

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com



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| 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

| DRE# 01875861

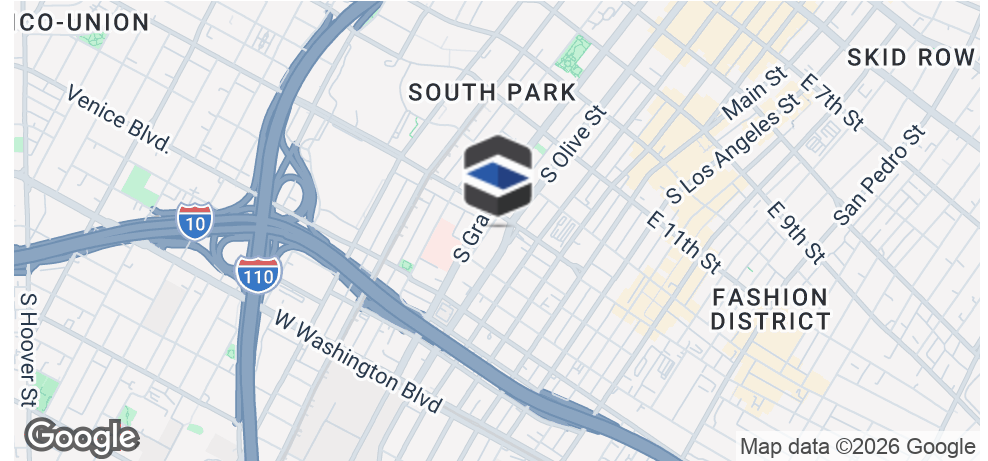
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OFFERING SUMMARY

Lease Rate: \$1.95 SF/month (MG)

Building Size: 9,307 SF

Available SF: 4,650 - 9,307 SF

Lot Size: 9,492 SF

Year Built: 1923

Zoning: LACT2 [HB2-G1-5]
[CX2-FA] [CPIO-O]

PROPERTY OVERVIEW

A rare opportunity to lease a freestanding creative/industrial building in Downtown Los Angeles. The approximately 9,307-square-foot property features a striking open interior with exposed brick, concrete walls, steel and wood trusses, and extensive skylights that provide abundant natural light.

The entire building is available to a single tenant at \$1.95 per square foot per month on a modified gross basis. The property may also be divided into two approximately 4,650-square-foot units at \$2.25 per square foot per month, modified gross.

PROPERTY HIGHLIGHTS

- Newly Renovated (Completed 2026)
- 800a 3ph/4w Power
- High Ceilings
- Street-to-street access (S. Olive Street / Margo Street)
- 10'x10' loading door
- Skylights
- Two (2) Restrooms

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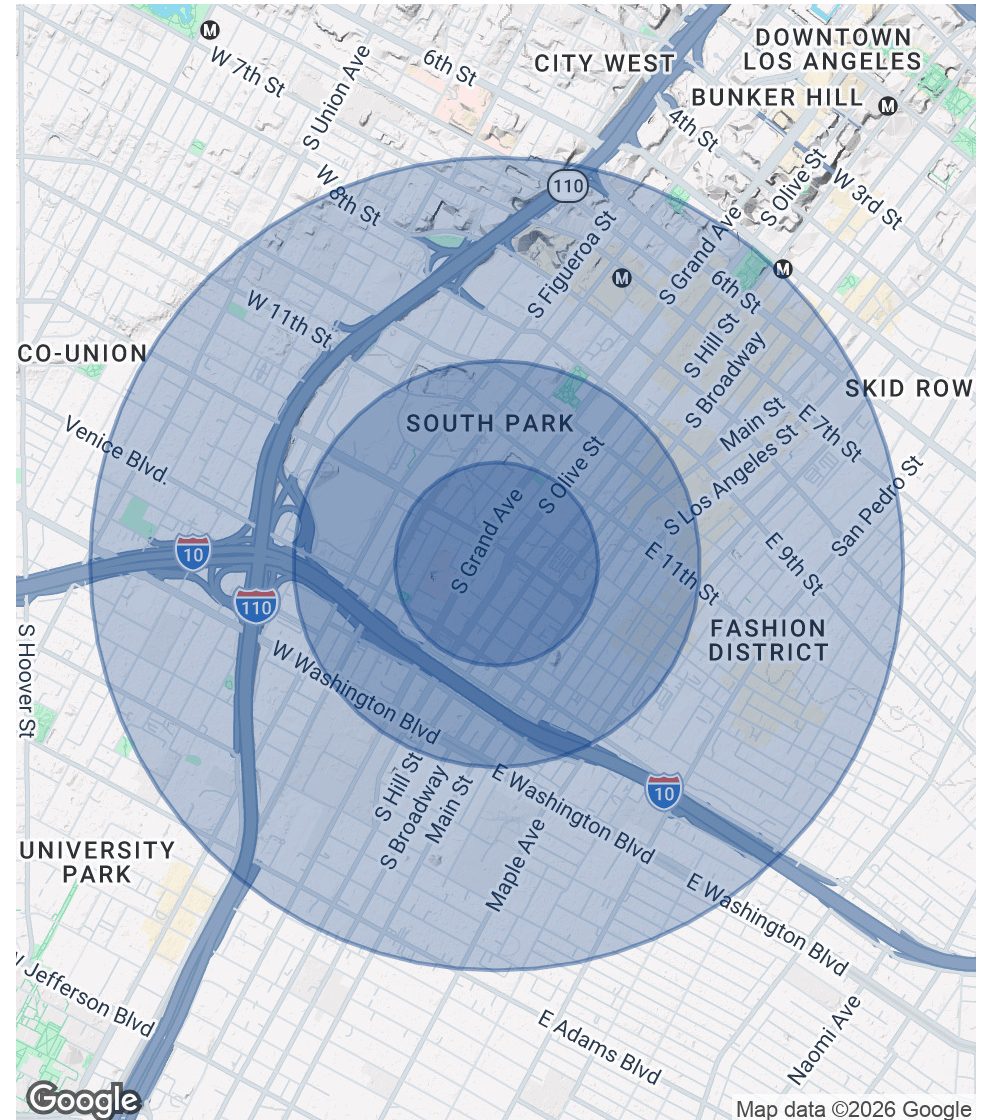
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,365	12,785	53,097
Average Age	36.3	34.2	33.9
Average Age (Male)	39.0	36.0	34.4
Average Age (Female)	32.5	33.5	34.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,134	8,097	28,847
# of Persons per HH	1.6	1.6	1.8
Average HH Income	\$105,888	\$114,064	\$90,634
Average House Value	\$1,059,532	\$978,140	\$811,021

2023 American Community Survey (ACS)



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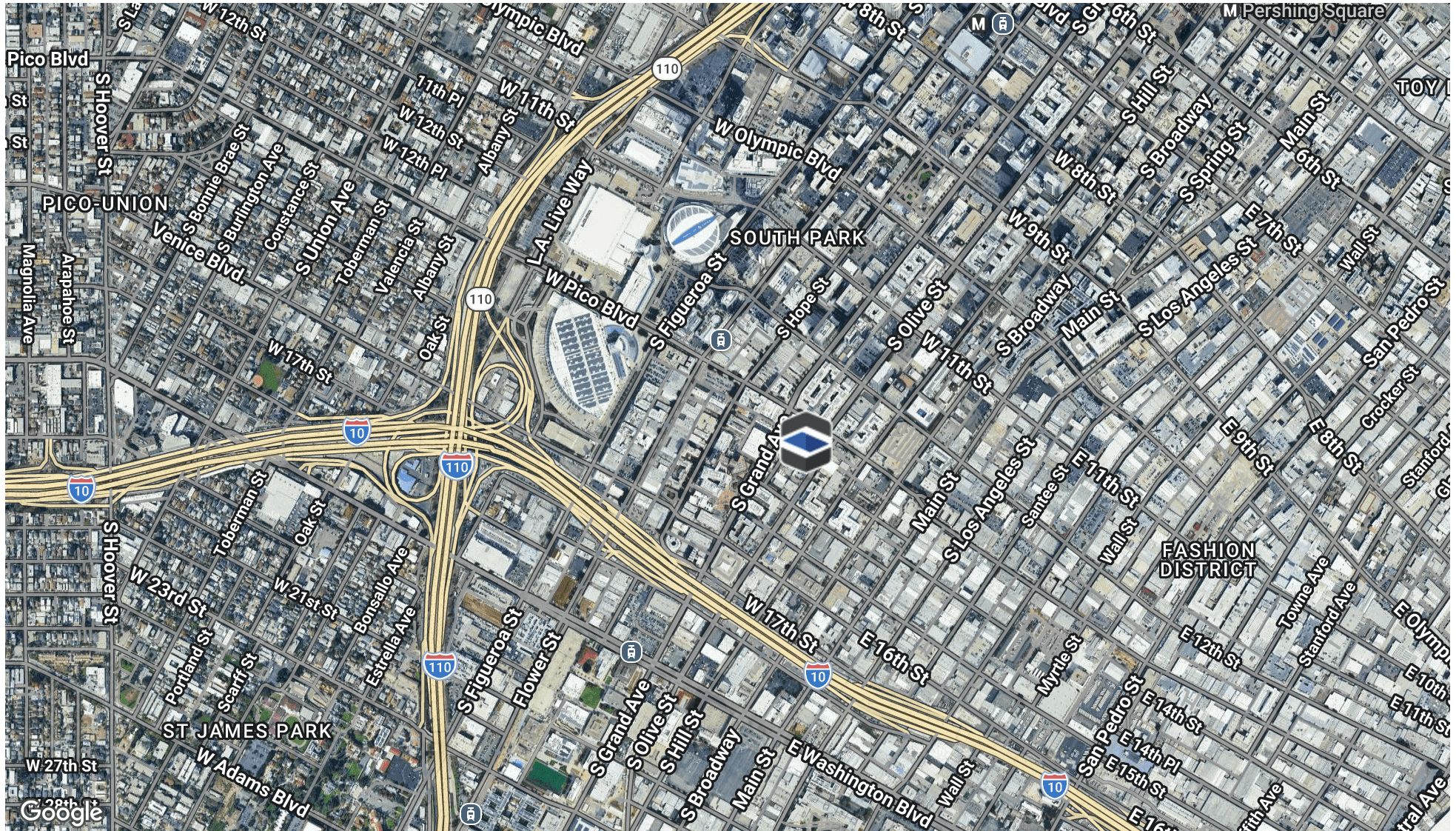
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