

DTLA INDUSTRIAL SPACE FOR LEASE

±8,000 SF Facility | \$0.94 Per SF MG



DTLA Warehouse Facility

1216 E 18TH STREET, LOS ANGELES 90021

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDRUM

1216 E 18TH STREET LOS ANGELES, CA 90021

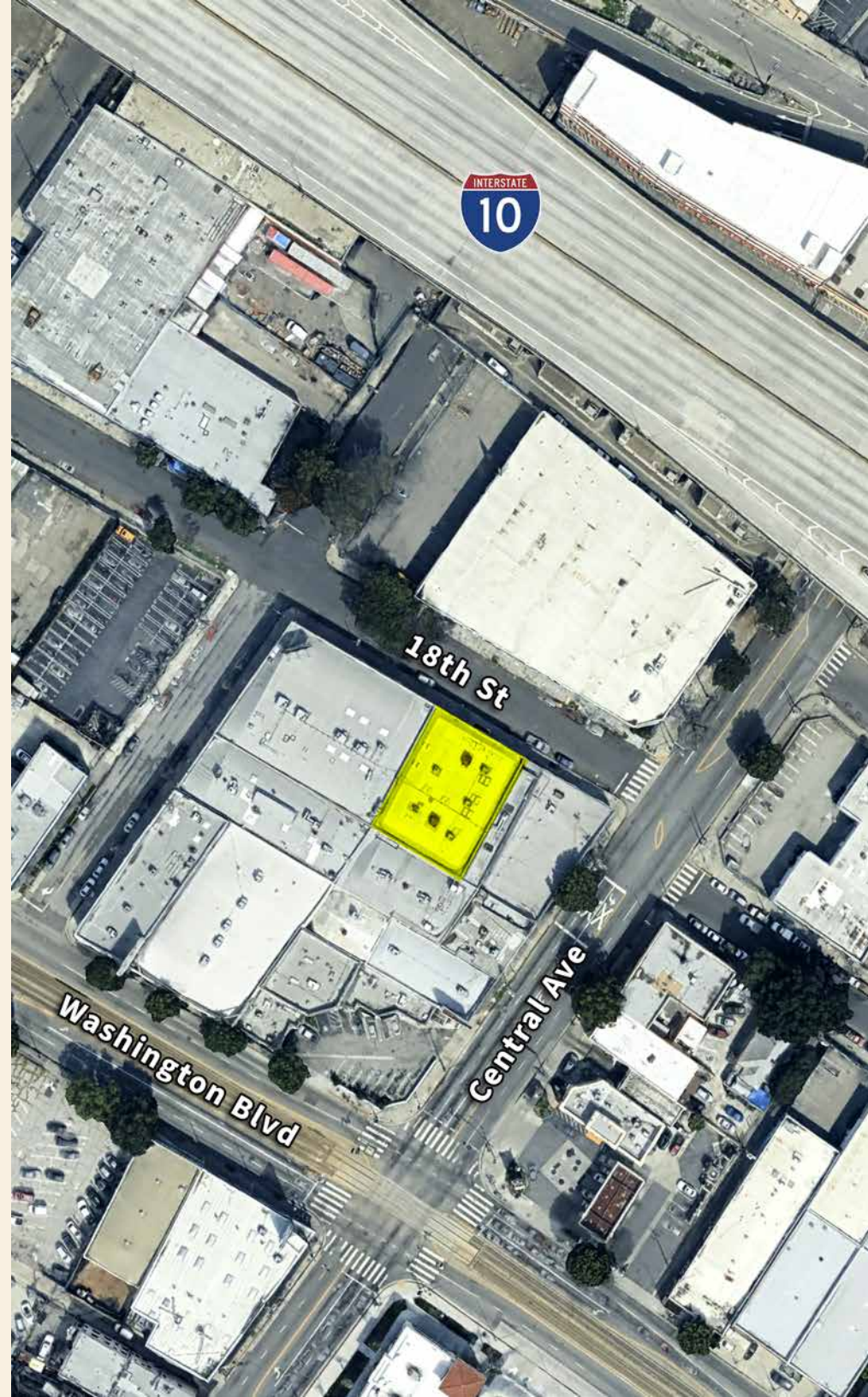
Building Area	±8,000 SF
Year Built	1936
Construction	Masonry
Warehouse Clearance Height	10´
Ground Level Loading Doors	1
Power	200A/300V 3Ph 4W
Parking	3 Surface Spaces
Zone	LA M2

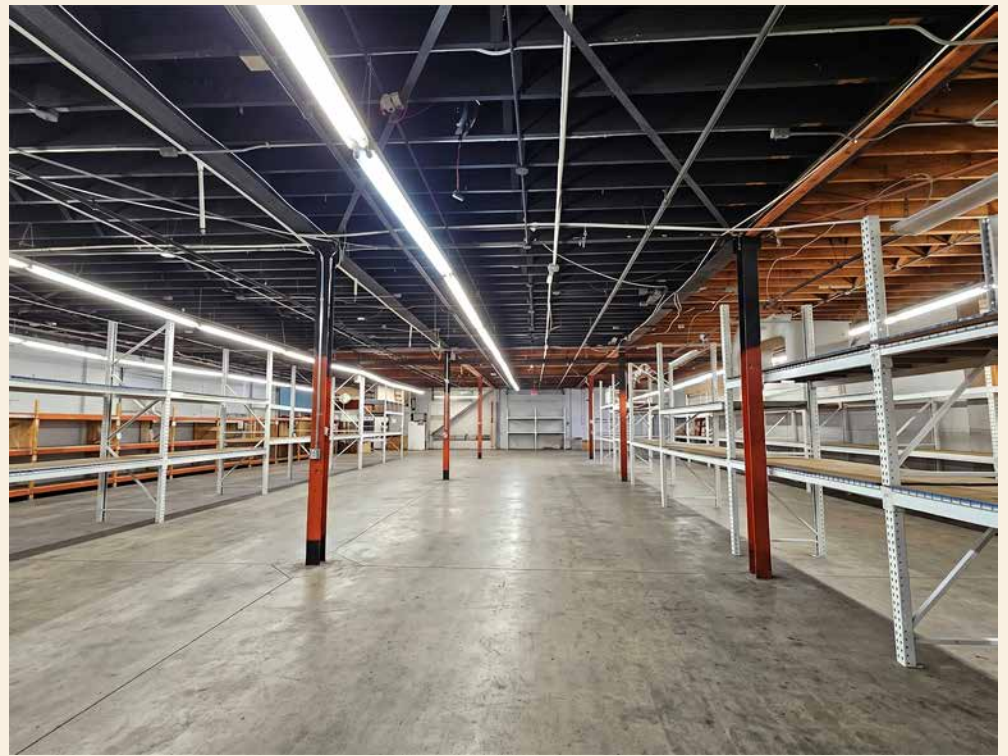
Property Highlights

- Industrial facility just south of DTLA
- Open flexible layout with good ceiling clearance
- Ground level loading door
- Includes onsite parking lot plus street parking
- Great location with easy DTLA freeway access
- Adjacent to Arts District, Fashion District and South Park District

Lease: \$7,500 Per Month (\$0.94 Per SF MG)

Term: Negotiable





AERIAL PHOTO

 crypto.com
ARENA

 Los Angeles
CONVENTION CENTER

 LA
LIVE

SOUTH PARK



Metro A Line

INTERSTATE
10

SUBJECT



AREA MAP



DOWNTOWN LOS ANGELES DEMOGRAPHICS

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average Household Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work 3-5 days in DTLA



79%

Expect to be in the office at least half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion retail sales per year

745

Retail+F&B Businesses per Square Mile



171

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average Household Income



26% All new residential in the City of LA since 2010



24% Less Income Spent on Housing + Transportation than LA Average

41% Population Growth 2010 - 2022



61%

25 - 54 Years Old



67%

Postsecondary Education

90%

Residential Occupancy

46%

Walk/Bike/Transit or Work from Home

FOR LEASE

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DTLA Industrial Facility

8,000± SF Building

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