

DTLA SOUTH PARK INDUSTRIAL LEASE OPPORTUNITY



14,800± SF Building on 17,300± SF of Land
Excellent Light Manufacturing/Warehouse Facility
1318 S OLIVE STREET, LOS ANGELES, CA 90015

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

**1318 S OLIVE STREET
LOS ANGELES, CA 90015**

Property Details

Use:	Warehouse or Light Manufacturing
Building Area	14,800± SF
Mezzanine Office Area	1,200± SF
Land Area	17,300± SF
Year Built	1970
Construction	Block
Clear Height	18'
Ground Level Loading	1: 10x14
Power	600A/120-240V/3Ph/4W
Sprinklered	Yes
Parking	11 Surface Spaces
Zoning	LA C2
APN	5134-025-025
Frontage	100' on Olive Street & 50' on Hill Street

Property Highlights

- Ideal for warehouse or light manufacturing uses
- Building has a new roof, new restrooms, new carpet in office, and many other upgrades
- High warehouse clearance
- Includes a kitchen/break room
- On-site and street parking
- Located just south of Pico Boulevard
- Great exposure and signage
- 4 blocks east of Convention Center, Crypto.com Arena and LA LIVE
- Easy access to all Downtown freeways

BEST LEASE RATE IN 90015!

Year 1: \$1.00 Per SF Gross

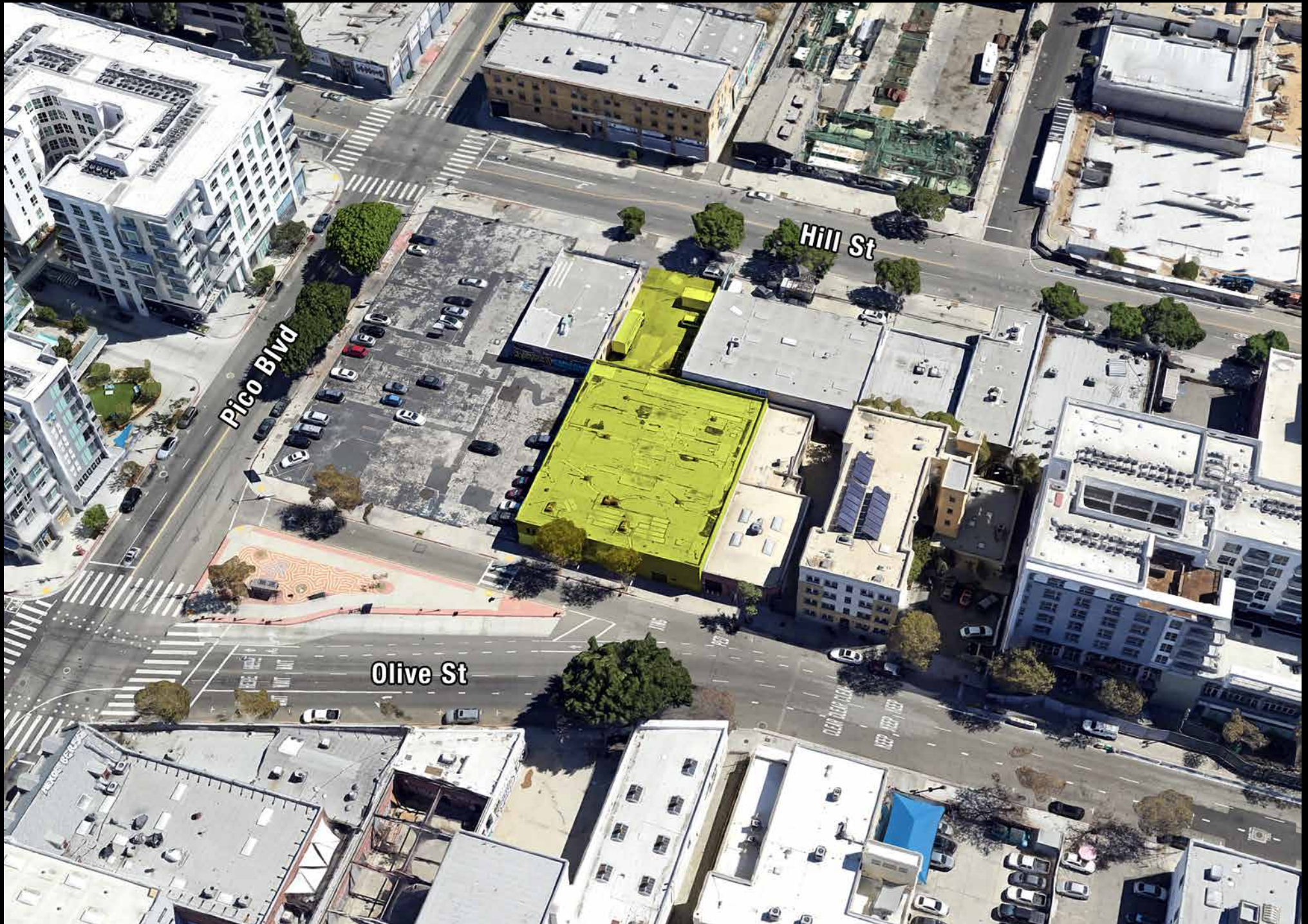
Year 2: \$1.25 Per SF Gross

Year 3: \$1.35 Per SF Gross

Lessor will consider a 3-5 year lease plus options



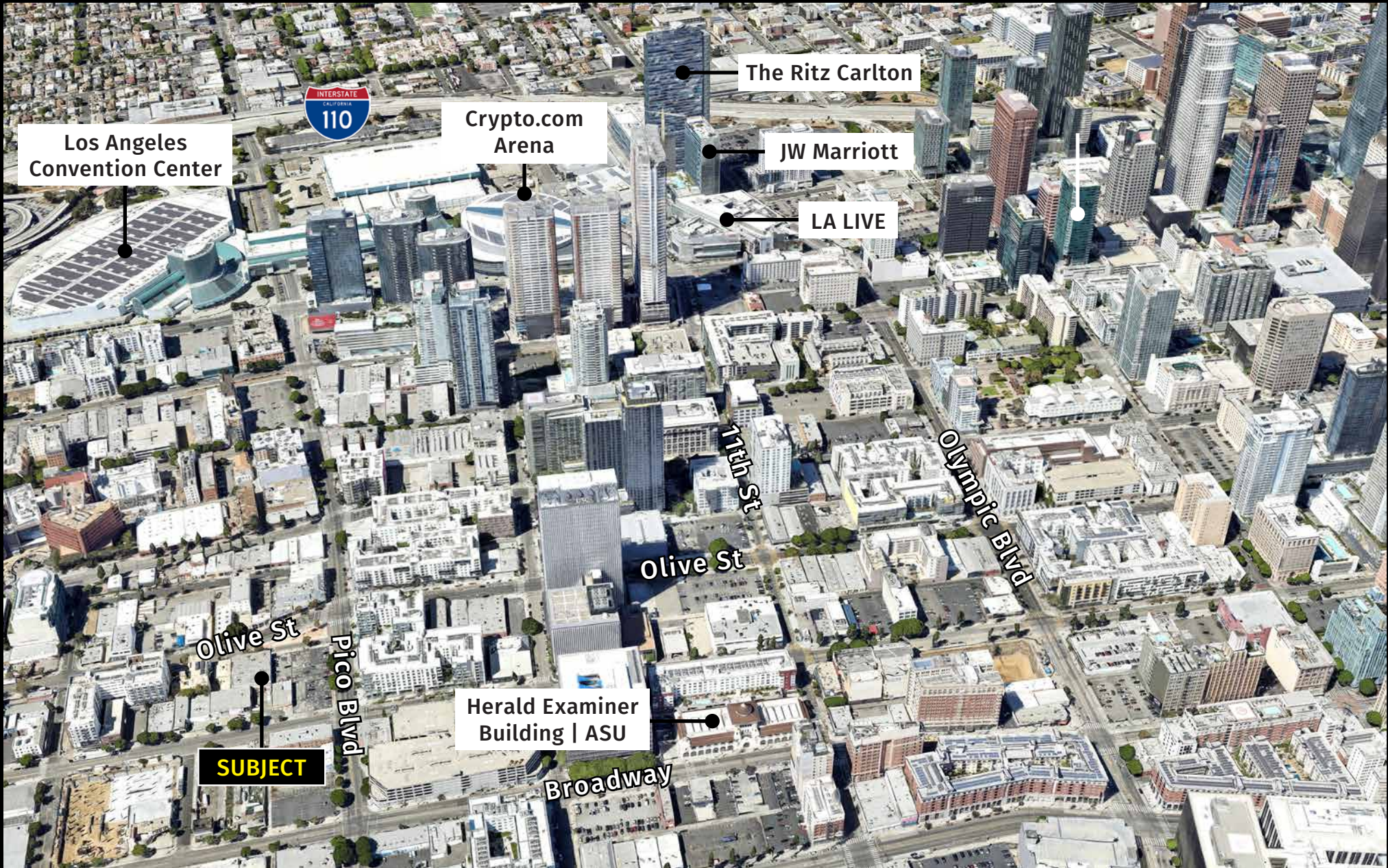
Property Aerial



Area Map



Downtown Los Angeles Amenities



Downtown Los Angeles Demographics

A PLACE TO WORK

350,000+ JOBS

\$86,200

Average Household Income



59%

30 - 54 Years Old

55% Postsecondary Education



21%

Job Growth in "Knowledge Industries"



93% Expect to Return to Office

A PLACE TO VISIT, SHOP, & DINE

15 million VISITORS
in 2021



\$5 billion in Sales in 2019

743 Retail Businesses per Square Mile



157

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

80,000+ RESIDENTS

\$86,300

Average Household Income



84% Residential Inventory Growth 2000 - 2019



32% Less Income Spent on Housing + Transportation than LA Average



53%
25 - 49 Years Old

60% Postsecondary Education

37% Population Growth 2010 - 2019

94% Residential Occupancy

41%

Walk, Bike, or Take Transit to Work



79% love DTLA



65% expect to live in DTLA for at least 3 more years



**1318 S Olive Street
Los Angeles, CA 90015**

**14,800± SF Building
17,300± SF of Land**

**Prime DTLA South Park Location
Close to Convention Center,
Crypto.com Arena & LA LIVE**

**\$1.00 Per SF For First Year!
Best Lease Rate in 90015**

Exclusively Listed By



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MAJOR PROPERTIES

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