

Showroom Spaces Available in LA Fashion District

FOR LEASE

1013

CROCKER ST

LOS ANGELES



FOR LEASE

CBRE

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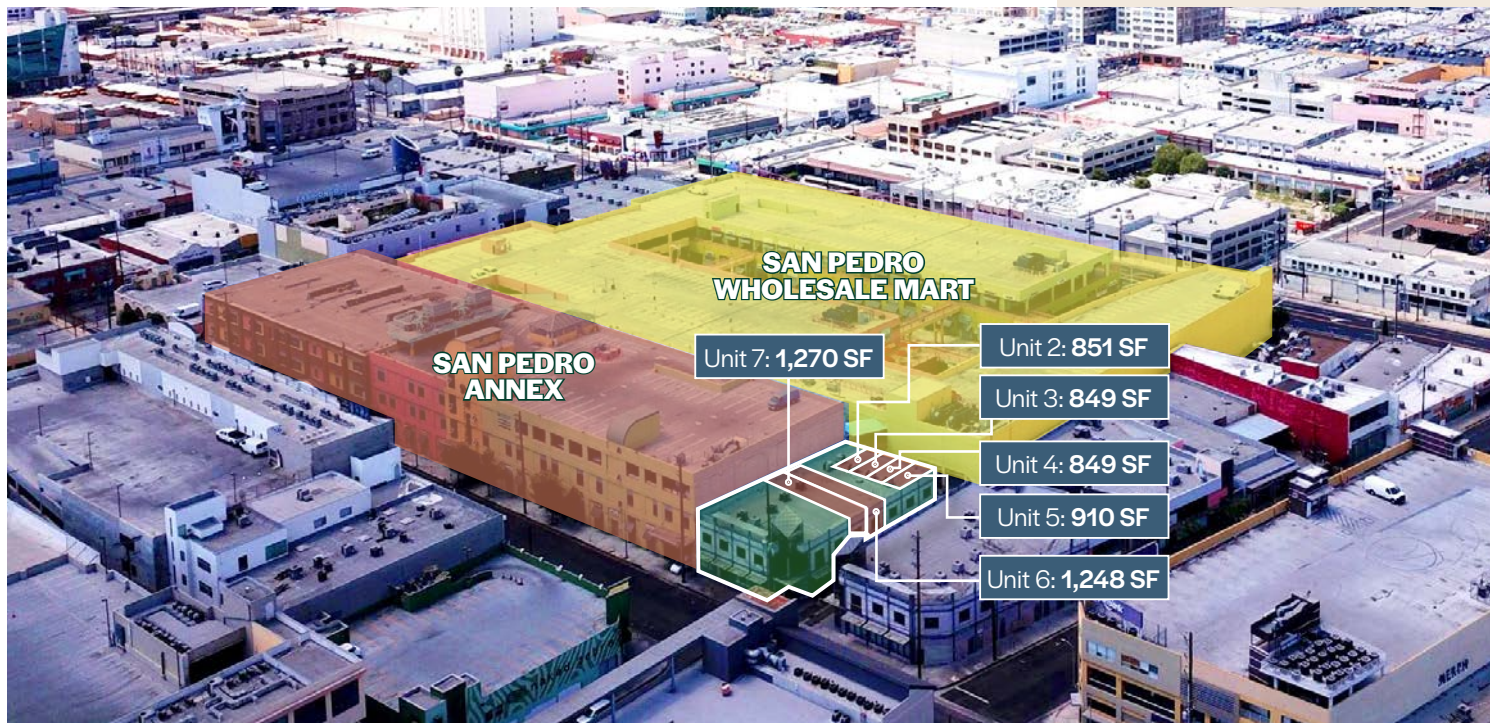
EXECUTIVE SUMMARY

Located in the prime Downtown Los Angeles Fashion District, 1013 Crocker St. offers showroom and creative office spaces that are adjacent to San Pedro Mart and The Mart Annex. This prime location provides excellent visibility and accessibility for businesses looking to establish a presence in a bustling commercial area. Each unit is newly renovated and includes a mezzanine, providing additional space and flexibility for various business needs.

There are six (6) available units (2, 3, 4, 5, 6, and 7), with the option to lease units 2, 3, 4, and 5 together, and units 6 and 7 together, at a lower rent than if leased individually. This flexibility allows for tailored leasing options to suit different business requirements. Additionally, the property features a convenient on-site subterranean parking garage, ensuring easy access for tenants and their clients.

PROPERTY OVERVIEW

ADDRESS	1013 Crocker St., Los Angeles, CA
PROPERTY TYPE	Showroom / Creative Office
AVAILABLE UNITS	6
YEAR BUILT	2004
CROSS STREET	Crocker Street & 10th Street





PROPERTY DESCRIPTION

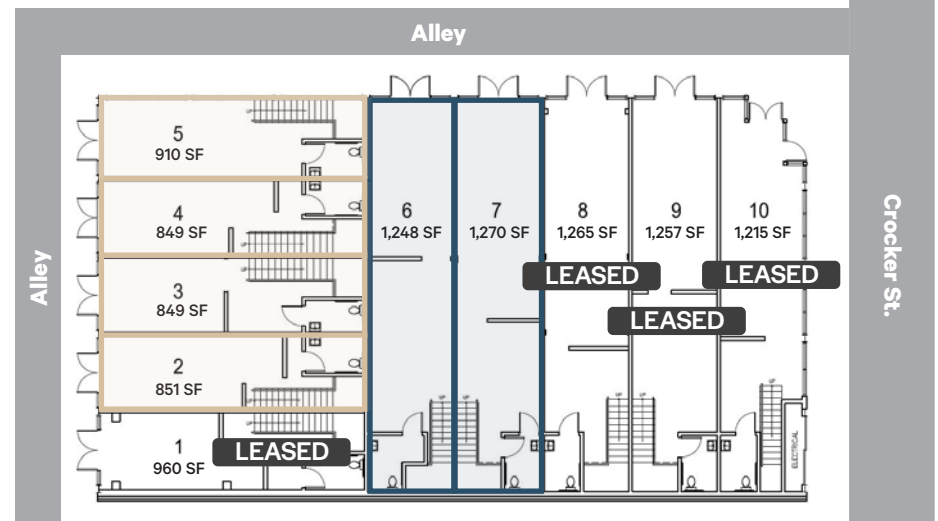
- > Fully Renovated
- > Sprinklered
- > Parking Available

LEASE SUMMARY

Available Units	Size	Rent/Mo.
Unit 2	851 SF	\$4,500
Unit 3	849 SF	\$4,500
Unit 4	849 SF	\$4,500
Unit 5	910 SF	\$4,500
Unit 6	1,248 SF	\$5,000
Unit 7	1,270 SF	\$5,000

Units 2, 3, 4, and 5 can be leased together for a total rent of \$16,000.

Unit 6 and 7 can be leased together for a total rent of \$9,000.



* Each space includes a mezzanine.

PROPERTY PHOTOS

Unit 2,3,4,5



Unit 6 & 7



AREA OVERVIEW

Los Angeles County typically acts as an excellent barometer for the performance of the greater Southern California lodging market. As the largest and most diverse of the major Southern California markets, individual hotel performance often greatly varies. However, when taken as a whole, the growing pains and opportunities of the Los Angeles County area often reflect those seen in other areas. Los Angeles continues to be home to a very large population base. Air access to the county is very good with LAX and the numerous regional airports. Los Angeles is also the center of the entertainment industry and numerous media companies, ensuring adequate press coverage. Continued reinvestment in the region's transportation infrastructure and tourist attractions has recently led to record numbers.

Local Neighborhood

- + The City Market (4 min walk)
- + San Pedro Mart (2 min walk)
- + LA Face Mart (10 min walk)
- + The Santee Alley (10 min walk)
- + Koreatown (20 min drive)



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
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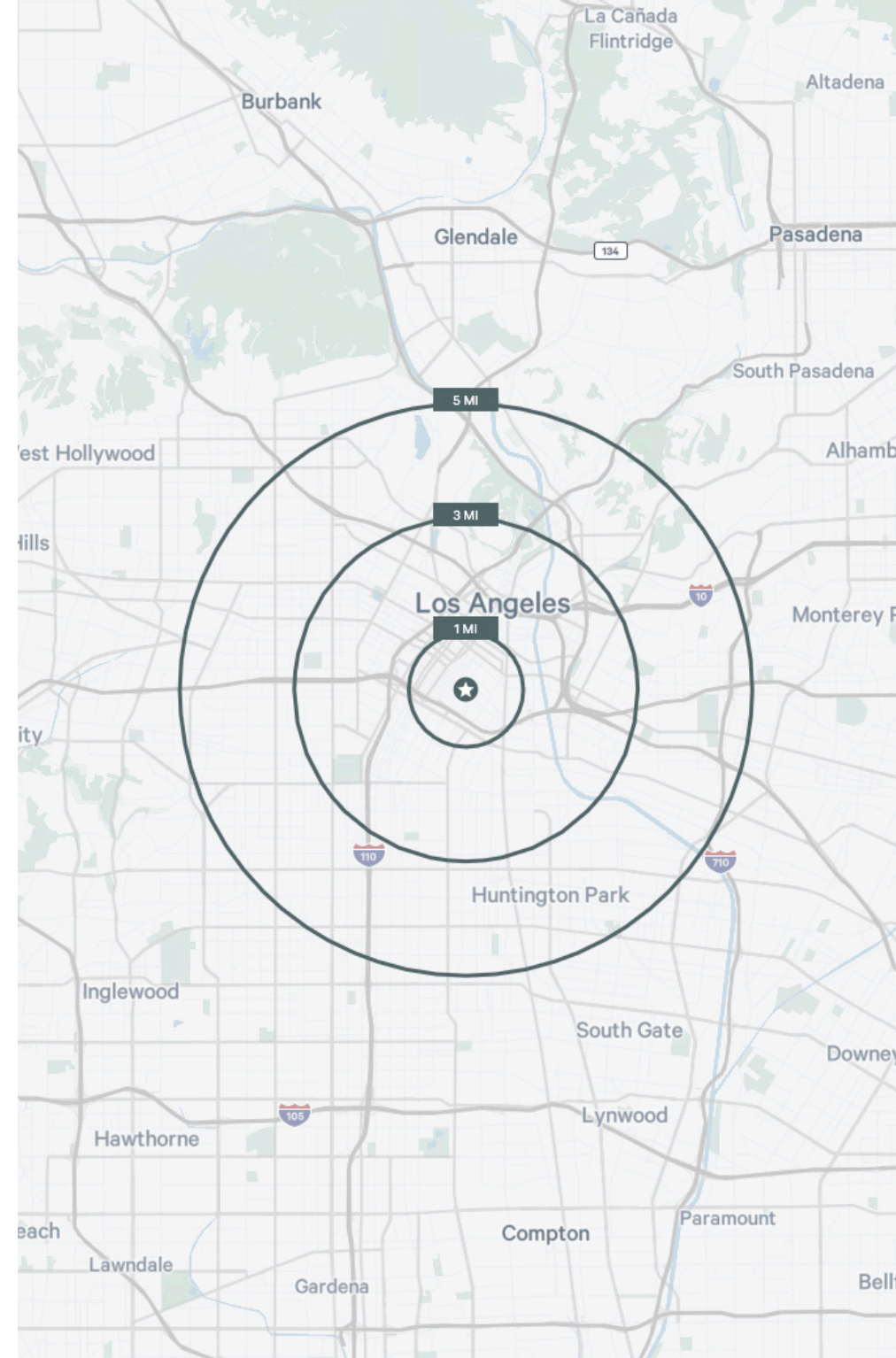
POPULATION			
2024 Population	51,898	487,772	1,226,118
2029 Population - Projection	54,132	495,803	1,229,355
2024-2029 Annual Population	0.85%	0.33%	0.05%

GENERATIONS			
Generation Alpha	2,103	37,334	99,279
Generation Z	8,040	123,472	297,056
Millennials	22,053	161,381	385,438
Generation X	11,236	89,858	237,064
Baby Boomers	7,152	60,924	168,518
Greatest Generations	1,314	14,803	38,763

HOUSEHOLD INCOME			
Average Household Income	\$97,151	\$80,580	\$87,186
Median Household Income	\$53,743	\$52,436	\$58,167

HOUSING VALUE			
Median Home Price	\$976,080	\$748,468	\$800,543
Average Home Price	\$1,129,335	\$882,870	\$927,352

HOUSING UNITS			
Owner-Occupied Housing	2,407	21,074	87,182
Renter-Occupied Housing	22,547	151,639	334,266





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