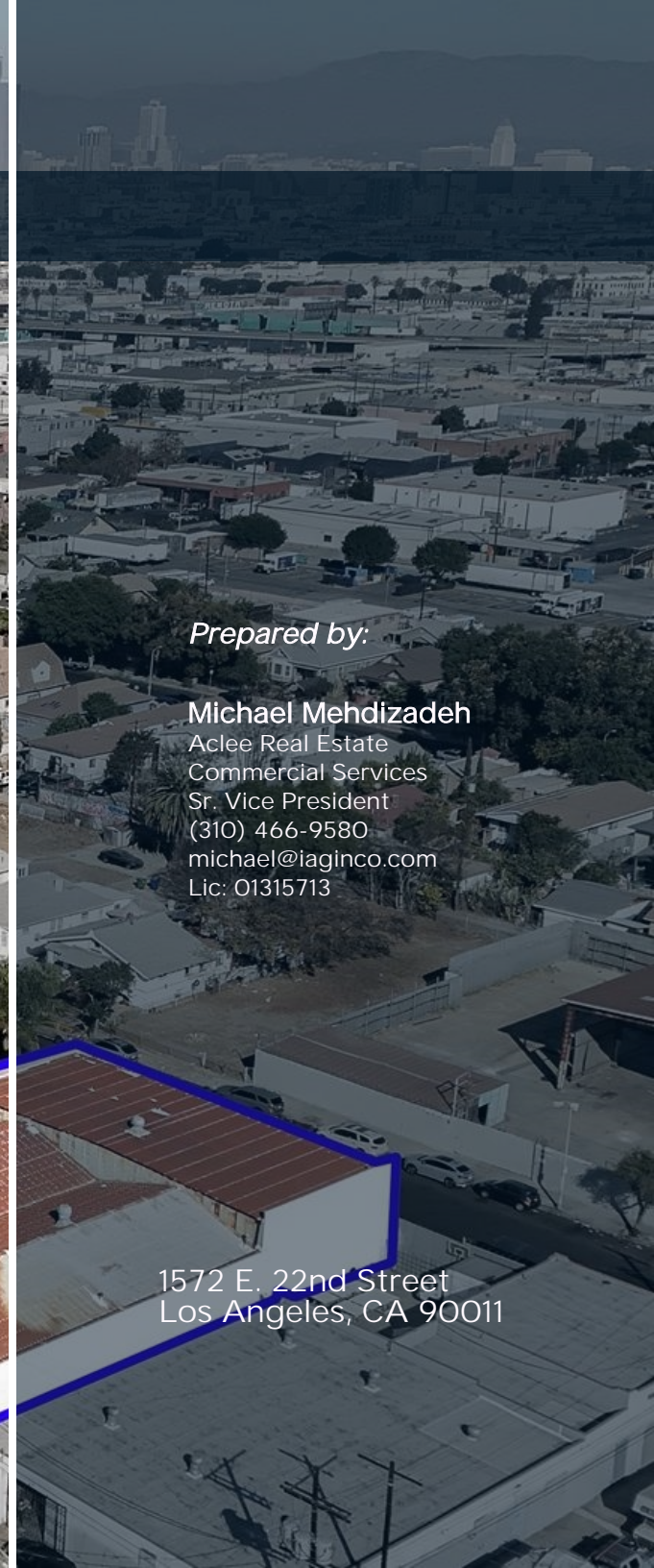


Industrial For Lease

IN HEART OF DOWNTOWN LA



Prepared by:

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1572 E. 22nd Street
Los Angeles, CA 90011

THE SPACE

Location	1572 E. 22nd Street Los Angeles, CA 90011
County	Los Angeles
Square Feet	12000
Annual Rent PSF	\$12.00
Lease Type	MG

HIGHLIGHTS

- Approx. 12,000 sqft
- 10 Parking Spaces
- 3 Grade Level Doors
- Easy Access to Major Freeways
- Asking Lease Rate: \$12,000 (\$1.00 PSM/Mo) GRS



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
35,767	411,654	1,274,154

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$71,597	\$81,404	\$80,952

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,526	134,370	415,721

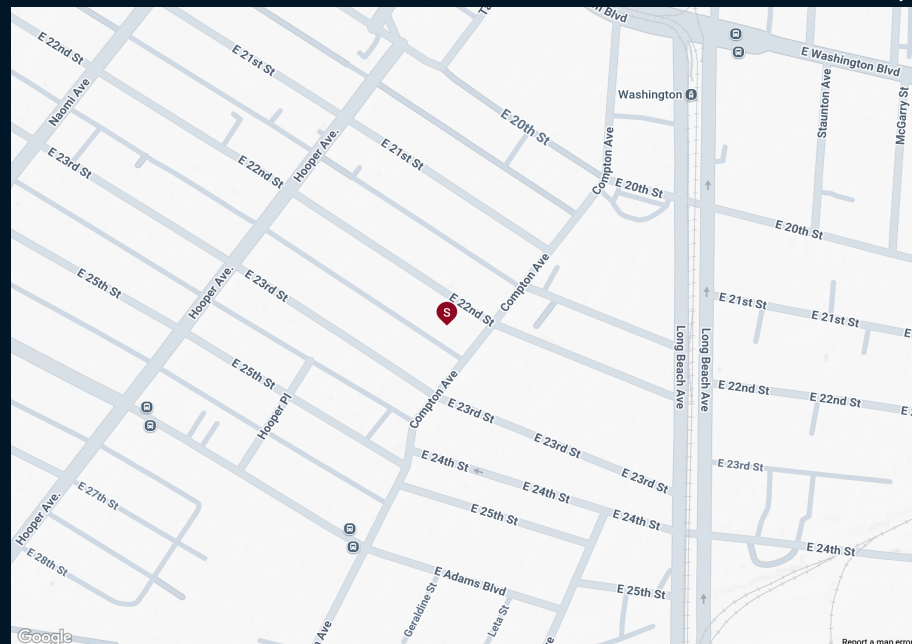
PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	12,000
YEAR BUILT	1955
ZONING TYPE	CM-1-CPIO
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	10
CEILING HEIGHT	16-18
GRADE LEVEL DOORS	3
FENCED YARD	Yes
OFFICE SF	100

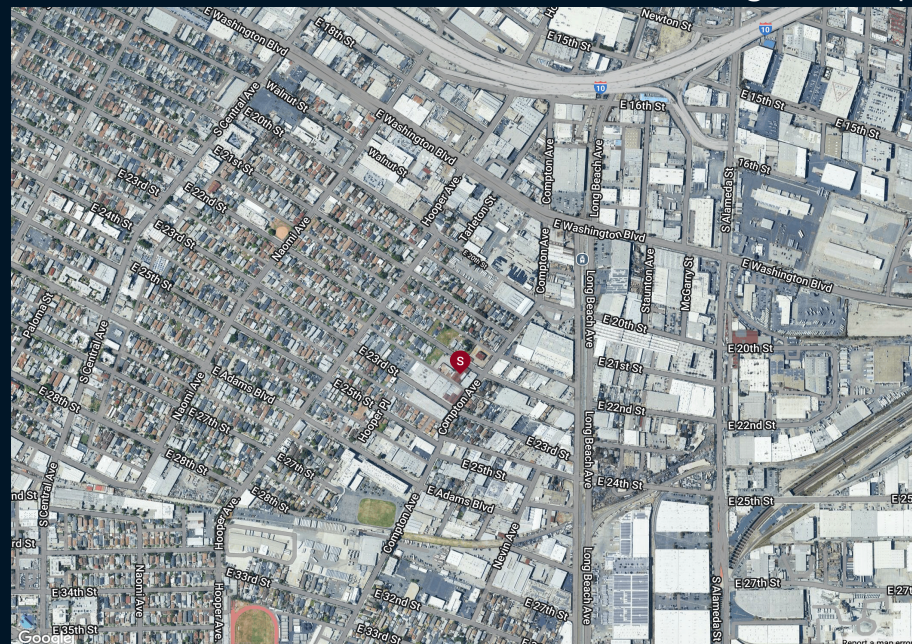


- The property is located in the Central-Alameda neighborhood of Los Angeles, known for its industrial and commercial businesses. The area is home to companies such as The Coca-Cola Company and the Los Angeles Apparel Mart.
- Central-Alameda is a diverse and vibrant community, with a mix of warehouses, manufacturing facilities, and offices. The neighborhood offers a unique blend of industrial and commercial spaces.
- The neighborhood has convenient access to major transportation routes, including the 10 and 110 freeways, making it easily accessible for employees and customers. This can be beneficial for businesses requiring efficient logistical operations.
- Central-Alameda is undergoing revitalization efforts, with new developments and renovations transforming the area. This can potentially attract new businesses and customers to the neighborhood, contributing to its growth and expansion.
- The area is in proximity to amenities such as restaurants, retail stores, and public transportation options. This can provide convenience for employees and clients, enhancing the overall appeal of the location for businesses considering leasing in the area.

Locator Map



Regional Map













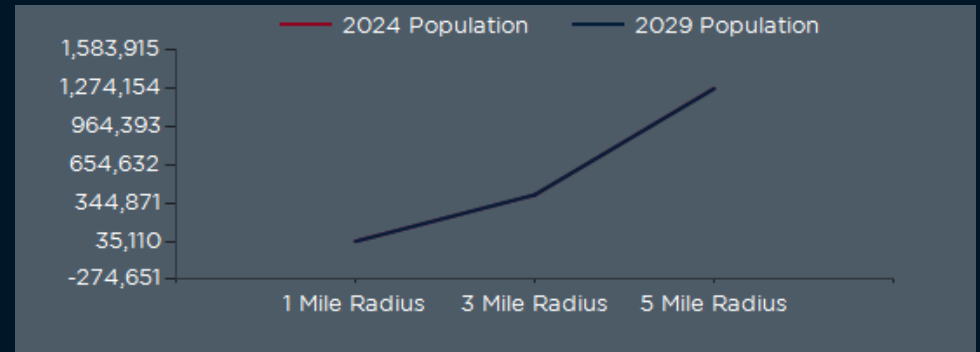




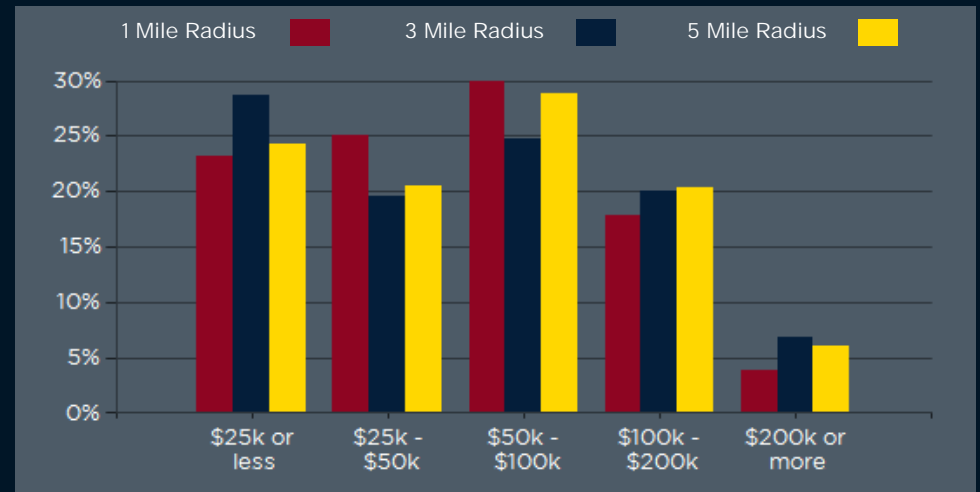
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,661	371,366	1,271,660
2010 Population	36,191	393,479	1,291,141
2024 Population	35,767	411,654	1,274,154
2029 Population	35,110	412,502	1,272,177
2024-2029: Population: Growth Rate	-1.85%	0.20%	-0.15%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	983	25,472	63,199
\$15,000-\$24,999	995	13,161	37,564
\$25,000-\$34,999	957	12,128	37,840
\$35,000-\$49,999	1,178	14,143	47,387
\$50,000-\$74,999	1,471	18,999	67,607
\$75,000-\$99,999	1,086	14,275	52,285
\$100,000-\$149,999	1,152	17,485	57,172
\$150,000-\$199,999	373	9,507	27,652
\$200,000 or greater	331	9,199	25,016
Median HH Income	\$51,759	\$52,163	\$56,171
Average HH Income	\$71,597	\$81,404	\$80,952

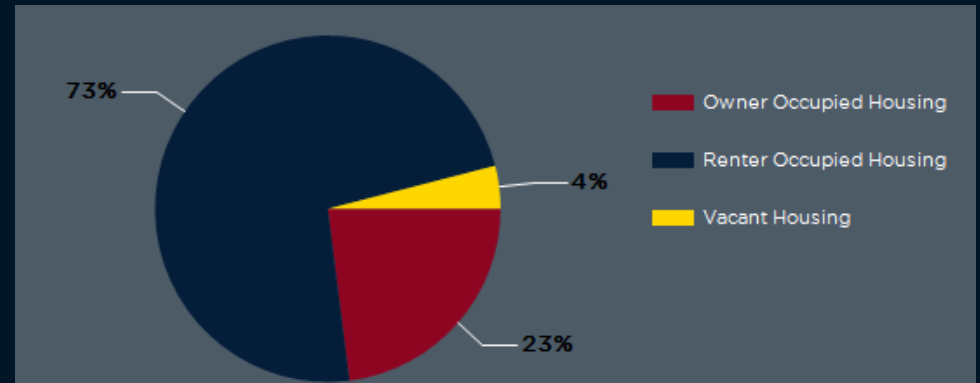
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,146	104,234	375,350
2010 Total Households	7,856	109,261	370,546
2024 Total Households	8,526	134,370	415,721
2029 Total Households	8,658	140,785	432,820
2024 Average Household Size	4.08	2.83	2.96
2024-2029: Households: Growth Rate	1.55%	4.70%	4.05%



2024 Household Income



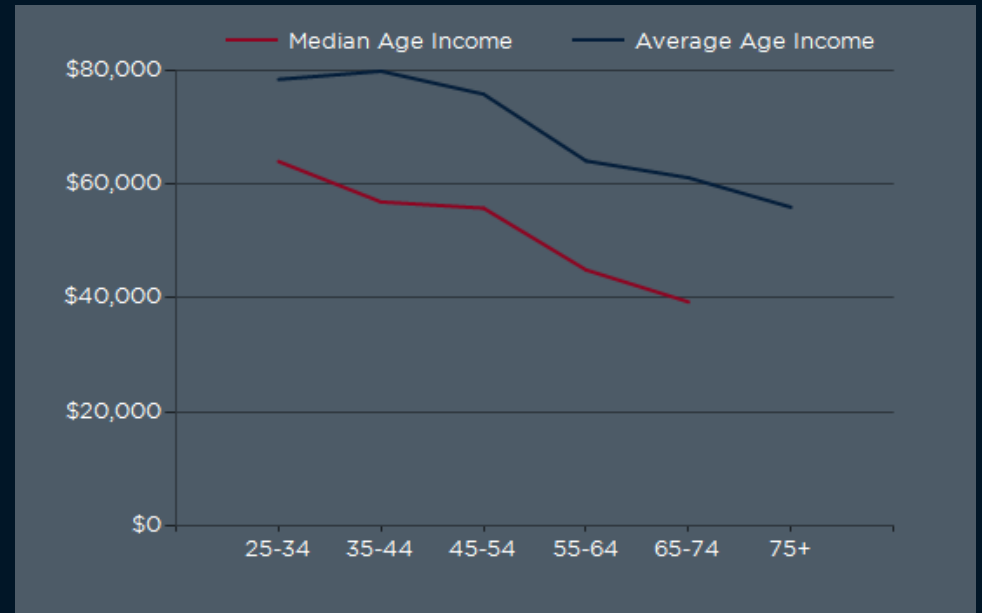
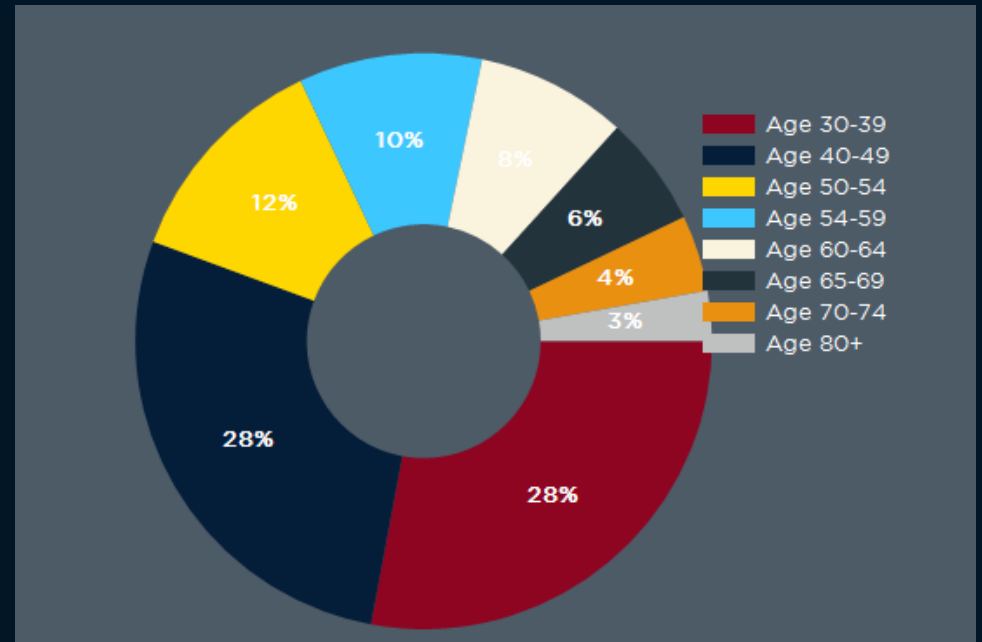
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,648	39,336	118,271
2024 Population Age 35-39	2,529	32,748	99,169
2024 Population Age 40-44	2,696	30,136	92,966
2024 Population Age 45-49	2,434	25,080	79,972
2024 Population Age 50-54	2,291	24,292	78,625
2024 Population Age 55-59	1,904	20,582	68,077
2024 Population Age 60-64	1,567	18,111	62,455
2024 Population Age 65-69	1,149	14,097	50,277
2024 Population Age 70-74	792	9,996	36,427
2024 Population Age 75-79	522	7,362	25,893
2024 Population Age 80-84	272	4,707	16,333
2024 Population Age 85+	244	5,019	17,172
2024 Population Age 18+	26,300	328,729	1,008,650
2024 Median Age	32	33	35
2029 Median Age	33	34	36

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,073	\$69,561	\$66,352
Average Household Income 25-34	\$78,538	\$94,317	\$88,192
Median Household Income 35-44	\$56,947	\$63,343	\$64,915
Average Household Income 35-44	\$79,985	\$96,891	\$93,352
Median Household Income 45-54	\$55,854	\$58,694	\$63,594
Average Household Income 45-54	\$75,940	\$88,406	\$88,229
Median Household Income 55-64	\$44,975	\$43,951	\$52,943
Average Household Income 55-64	\$64,177	\$72,561	\$76,482
Median Household Income 65-74	\$39,338	\$34,401	\$41,672
Average Household Income 65-74	\$61,203	\$62,737	\$68,171
Average Household Income 75+	\$56,026	\$49,642	\$55,859





Michael Mehdizadeh
Sr. Vice President

With over 15 years in the commercial real estate world, Michael Mehdizadeh specializes in retail and NNN (Triple Net Lease) properties and 1031 Exchanges across Southern California.

Michael has experience working with private investors, financial institutions, developers, and retailers to make smart, strategic investments.

Since joining Advance Investment Group in 2003, he's focused on net-leased NNN retail sales and industrial and office properties.

Whether it's 1031 exchanges, sale/leasebacks, or Tenant-In-Common (TIC) ownership, Michael takes pride in delivering exceptional service and results for his clients, helping them navigate and succeed in commercial real estate.

Industrial For Lease

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