

FOR SALE



±17,556 SF  
INDUSTRIAL BUILDING

1409-1417 S.  
SANTA FE AVE.

LOS ANGELES | CA 90021

FOR MORE INFORMATION, CONTACT:

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COMMERCIAL REAL ESTATE SERVICES

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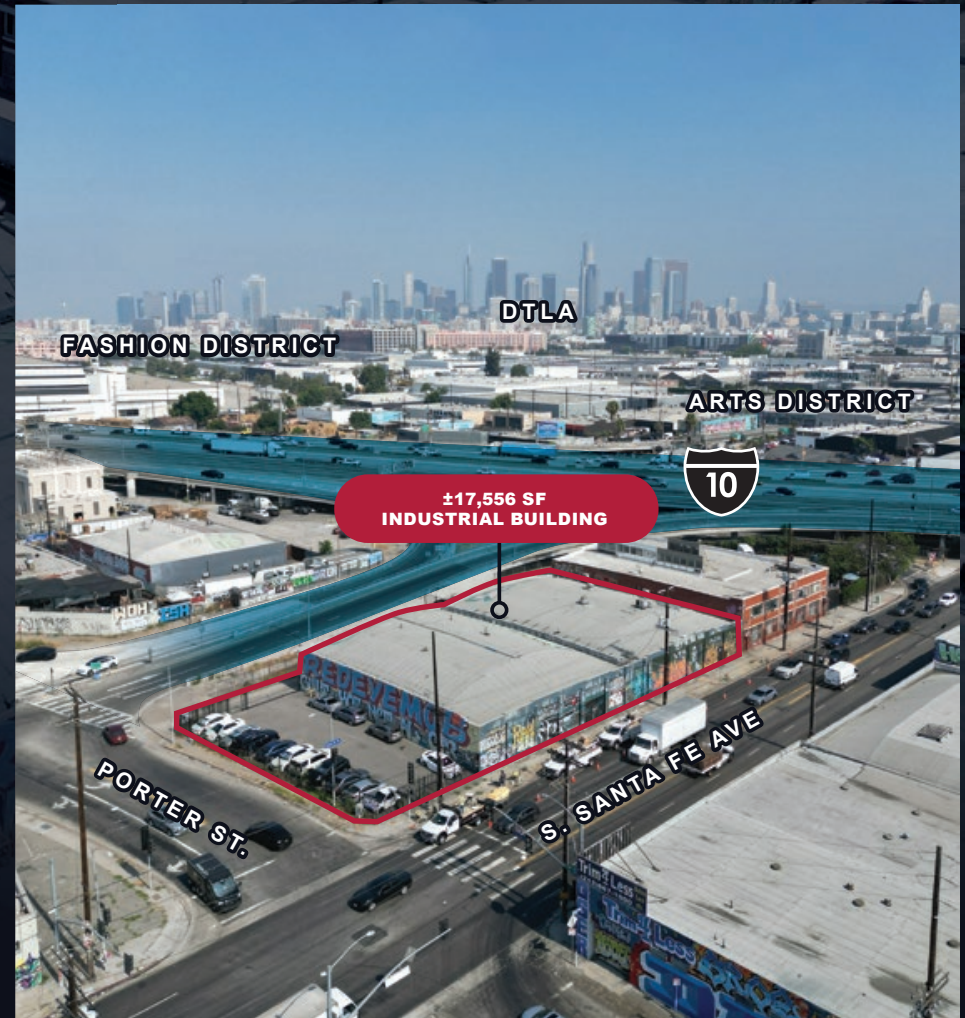
# PROPERTY HIGHLIGHTS

# 1409-1417 S. SANTA FE AVE.

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## SUMMARY

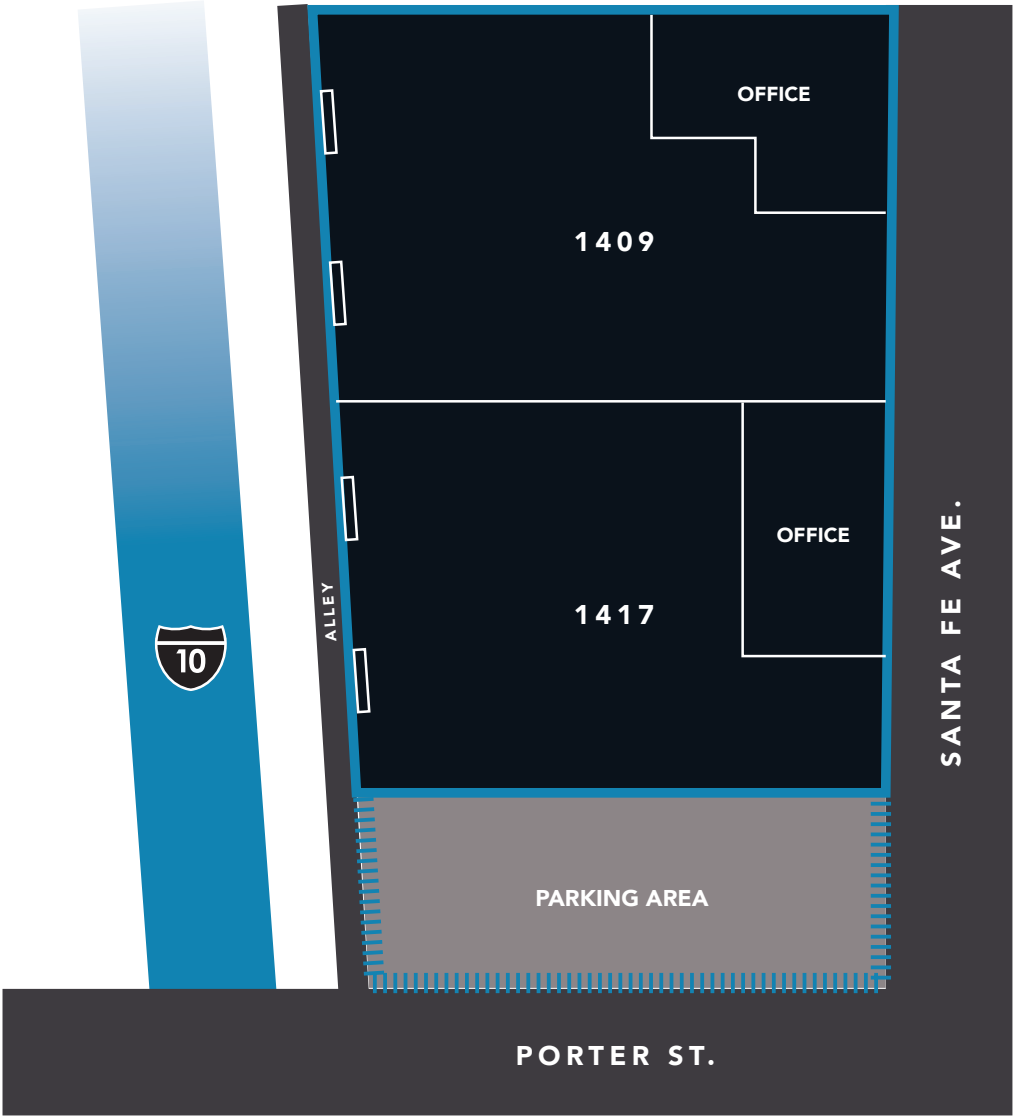
Type	Industrial Warehouse
Available	±17,556 SF Efficient Industrial Building
Land SF	±21,835 SF
Office SF	±2,000 SF
Power	400A, 480V, 3P
Parking	11
Ground Level Doors	4
Clear Height	12-26 FT
Yard	Fenced and Paved
Zoning	LAM3
Parcel	516-700-1062



# SITE PLAN

1409-1417 S.  
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NOT TO SCALE\* 



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INDUSTRIAL BUILDING

S. SANTA FE AVE

PORTER ST.



EFFICIENT  
INDUSTRIAL  
BUILDING



IMMEDIATE ACCESS  
TO 10 FWY & CLOSE  
PROXIMITY TO  
MAJOR FWYS



OPEN FLOOR  
PLAN



SECURELY GATED  
PROPERTY



HIGHLY VISIBLE  
PROPERTY ON A  
SIGNALIZED  
CORNER LOT



WALKING  
DISTANCE TO THE  
ARTS DISTRICT



## The Arts District in Los Angeles is a vibrant and eclectic neighborhood known for its thriving arts scene, creative community, and industrial-chic atmosphere.

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### LOCATION:

Situated east of Downtown Los Angeles, the Arts District is bordered by the Los Angeles River to the west, Alameda Street to the east, 7th Street to the north, and Violet Street to the south.

### HISTORY:

Originally an industrial area filled with warehouses and factories, the Arts District began to transform in the 1970s and 1980s as artists and creatives started to move into the area seeking affordable studio space. Over the years, it has evolved into a dynamic neighborhood with galleries, studios, restaurants, bars, and boutiques.

### ART GALLERIES AND STUDIOS:

The Arts District is home to numerous art galleries, showcasing a diverse range of contemporary art styles and mediums. Many artists also have studios in the area, and it's not uncommon to find open studios events where the public can meet artists and view their work.

### CULTURAL INSTITUTIONS:

The neighborhood is also home to cultural institutions like the Hauser & Wirth art gallery, which features contemporary art exhibitions, as well as the Institute of Contemporary Art, Los Angeles (ICA LA), which showcases cutting-edge contemporary art and hosts educational programs and events.

### STREET ART:

The Arts District is known for its vibrant street art scene, with colorful murals adorning many of the neighborhood's buildings. Visitors can take self-guided tours to explore the murals or join guided tours led by local artists.

### DINING AND NIGHTLIFE:

The Arts District offers a diverse array of dining options, ranging from trendy cafes and gastropubs to upscale restaurants and food trucks. The neighborhood is also known for its vibrant nightlife, with bars, breweries, and live music venues attracting locals and visitors alike.

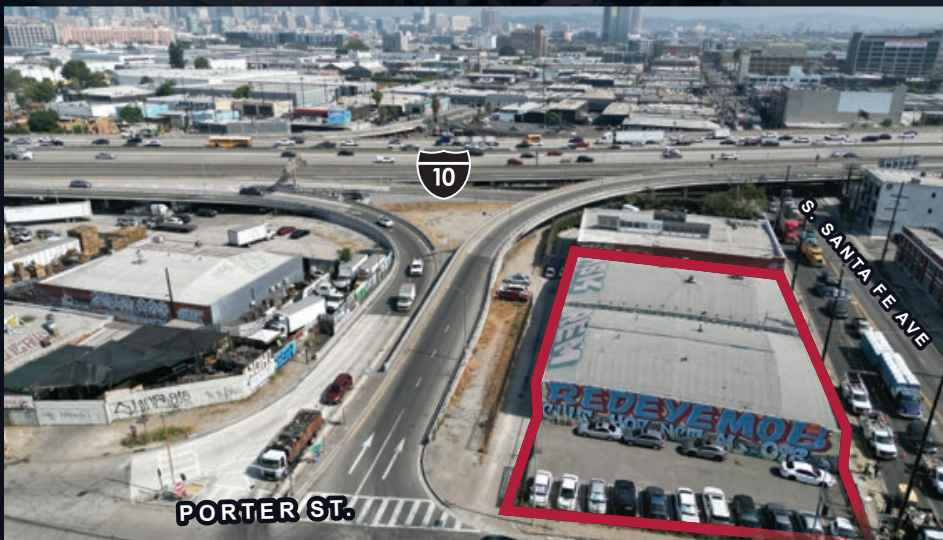




# PROPERTY PHOTOS

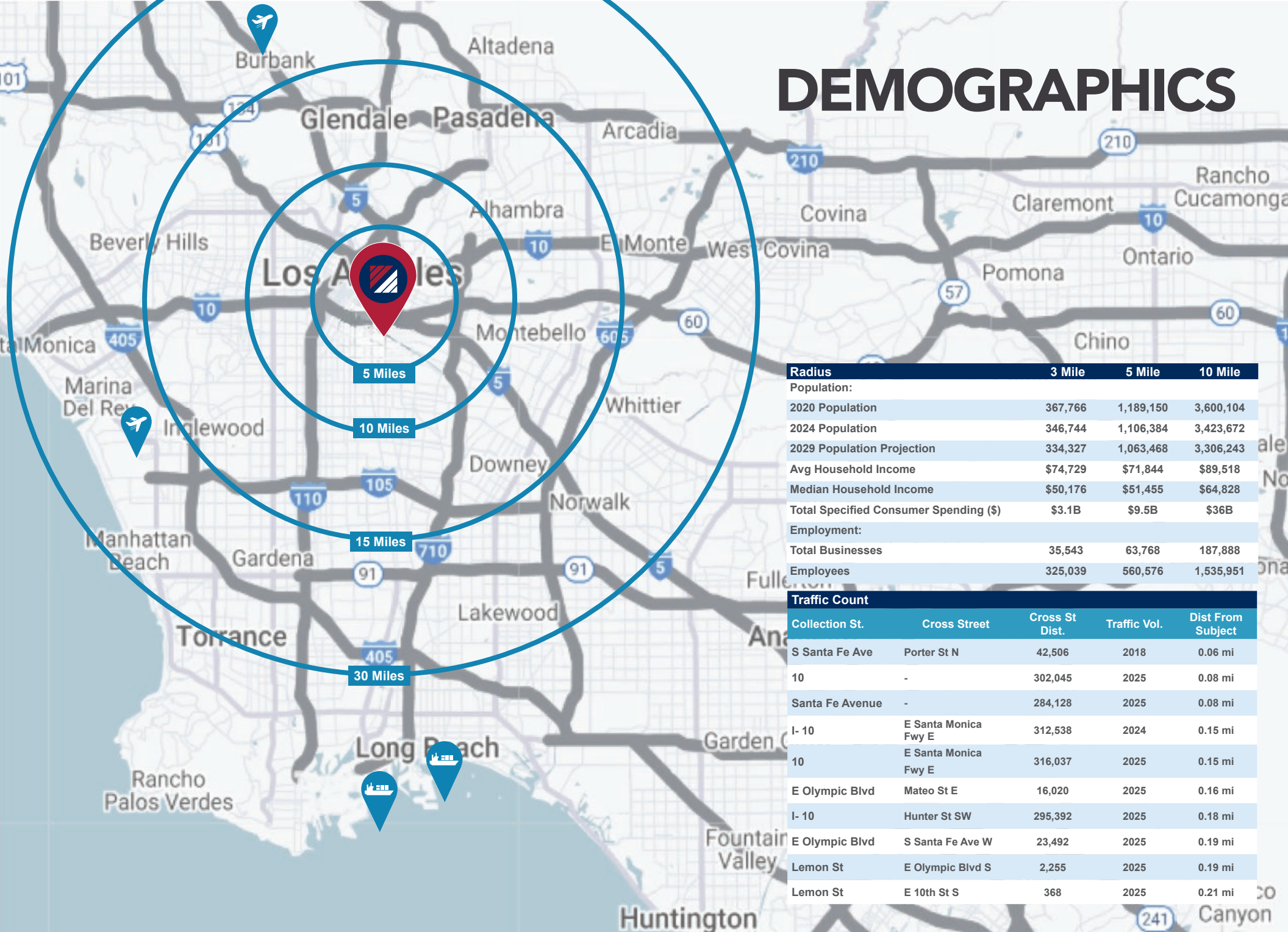
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# DEMOGRAPHICS



Radius	3 Mile	5 Mile	10 Mile
<b>Population:</b>			
2020 Population	367,766	1,189,150	3,600,104
2024 Population	346,744	1,106,384	3,423,672
2029 Population Projection	334,327	1,063,468	3,306,243
Avg Household Income	\$74,729	\$71,844	\$89,518
Median Household Income	\$50,176	\$51,455	\$64,828
Total Specified Consumer Spending (\$)	\$3.1B	\$9.5B	\$36B
<b>Employment:</b>			
Total Businesses	35,543	63,768	187,888
Employees	325,039	560,576	1,535,951

<b>Traffic Count</b>				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
S Santa Fe Ave	Porter St N	42,506	2018	0.06 mi
10	-	302,045	2025	0.08 mi
Santa Fe Avenue	-	284,128	2025	0.08 mi
I- 10	E Santa Monica Fwy E	312,538	2024	0.15 mi
10	E Santa Monica Fwy E	316,037	2025	0.15 mi
E Olympic Blvd	Mateo St E	16,020	2025	0.16 mi
I- 10	Hunter St SW	295,392	2025	0.18 mi
E Olympic Blvd	S Santa Fe Ave W	23,492	2025	0.19 mi
Lemon St	E Olympic Blvd S	2,255	2025	0.19 mi
Lemon St	E 10th St S	368	2025	0.21 mi

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