

777 STANFORD AVENUE

Downtown Los Angeles Industrial Space for Lease



FOR LEASE

\$1.20/SF/month MODIFIED GROSS

±8,685 SF

BUILDING AREA

Up to 21 ft

CLEAR HEIGHT

Jong Won (Jeff) Park | Dream Realty & Investments, Inc.

DRE #01776440 | 818-585-3412

Executive Summary

Industrial leasing opportunity

777 Stanford Avenue offers approximately 8,685 square feet of industrial space in Downtown Los Angeles. The building includes approximately 900 SF of office space within the total area, plus a bow-truss warehouse, ground-level loading and support spaces.

LEASE OFFERING

±8,685 SF

Total building area, including approximately 900 SF of office space.

\$1.20/SF/month

Modified gross lease structure.

Ground-level loading

Roll-up access and a recessed front court.

Downtown location

Near apparel, floral and wholesale businesses.



Building details are from the existing property materials. Tenant to verify area, condition and suitability for the intended use.

Property Specifications

777 Stanford Avenue

PROPERTY DETAIL	DESCRIPTION
Available building area	±8,685 SF
Office area included in total	±900 SF
Associated land area	±11,685 SF
Lease rate	\$1.20/SF/month
Lease structure	Modified gross
Clear height	Up to 21 ft
Loading	Ground-level loading
Power	Approximately 800 amps
Warehouse construction	Bow-truss
Zoning as reported	LAM2
Year built as reported	1922

Warehouse configuration, loading and existing office areas support a range of industrial space needs, subject to verification of use and operating requirements.

Land area does not define the leased premises. Power, clear height, zoning and measurements are reported in the source OM and should be verified.

Exterior and Access

Street frontage and loading approach



Ground level

LOADING

Stanford Ave

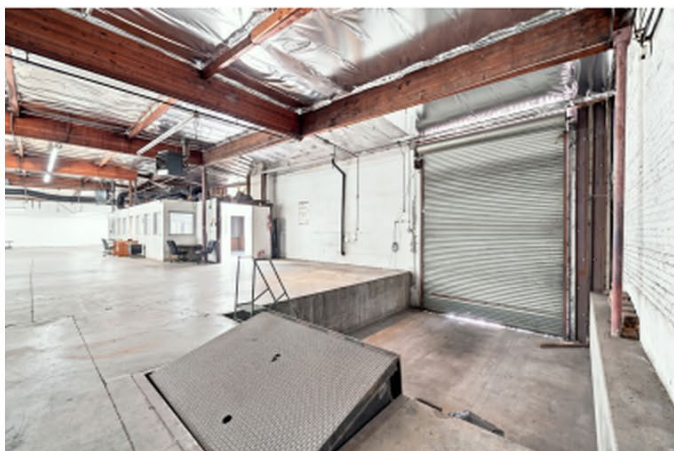
STREET FRONTAGE

The building fronts Stanford Avenue with roll-up loading access and a recessed entry court. The frontage provides a direct view of the warehouse entrance and approach.

Exterior photograph is reproduced from the existing OM. Loading dimensions and vehicle access should be confirmed during a site visit.

Warehouse Interior

Open warehouse areas and loading access



Loading area and interior access



Warehouse and office enclosure

Existing warehouse photographs from the source OM. Equipment, furnishings and other items shown are not representations of lease inclusions.

Office and Support Spaces

±900 SF of office space included within the total building area



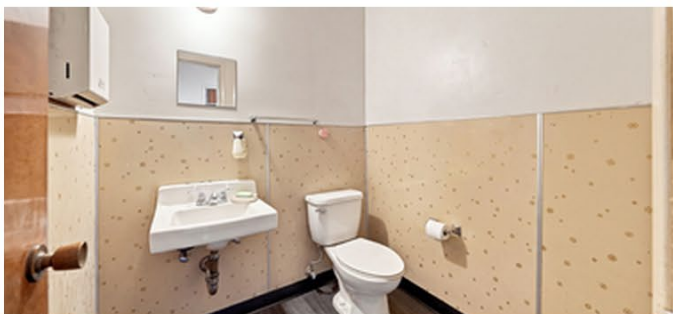
Administrative / open office area



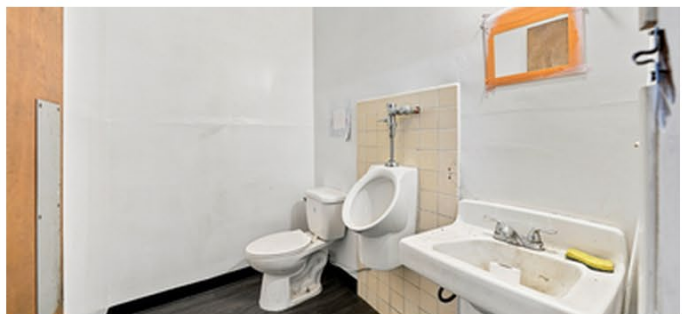
Office interior



Private office



Restroom

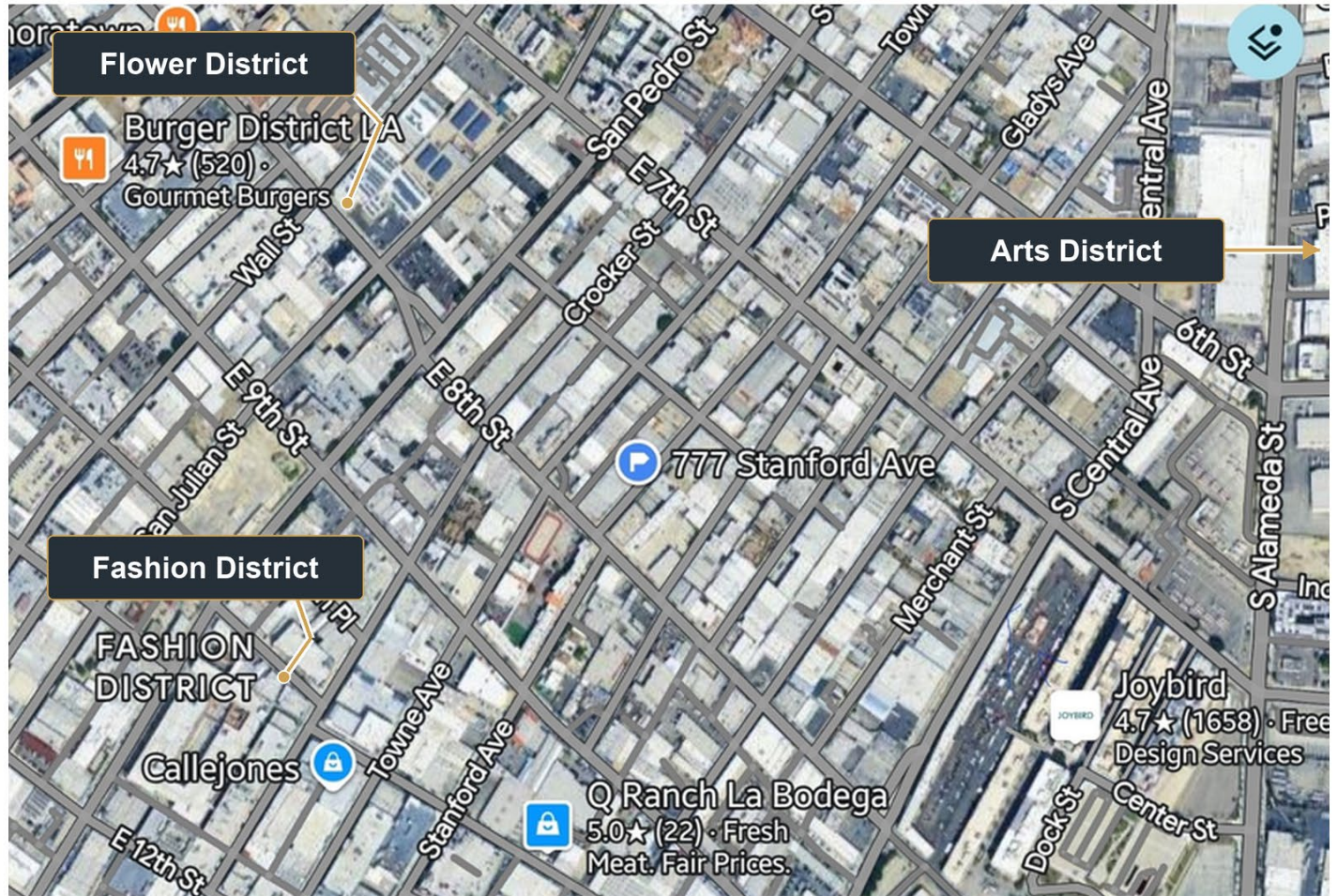


Additional restroom

Photos reproduced from the existing property materials. Confirm the configuration and condition of the spaces during a tour.

Downtown Los Angeles

Industrial and wholesale surroundings



777 Stanford Avenue sits within a broader network of wholesale trade, distribution, apparel, fabric and floral businesses. The location provides a Downtown base for local service and delivery needs.

WHOLESALE

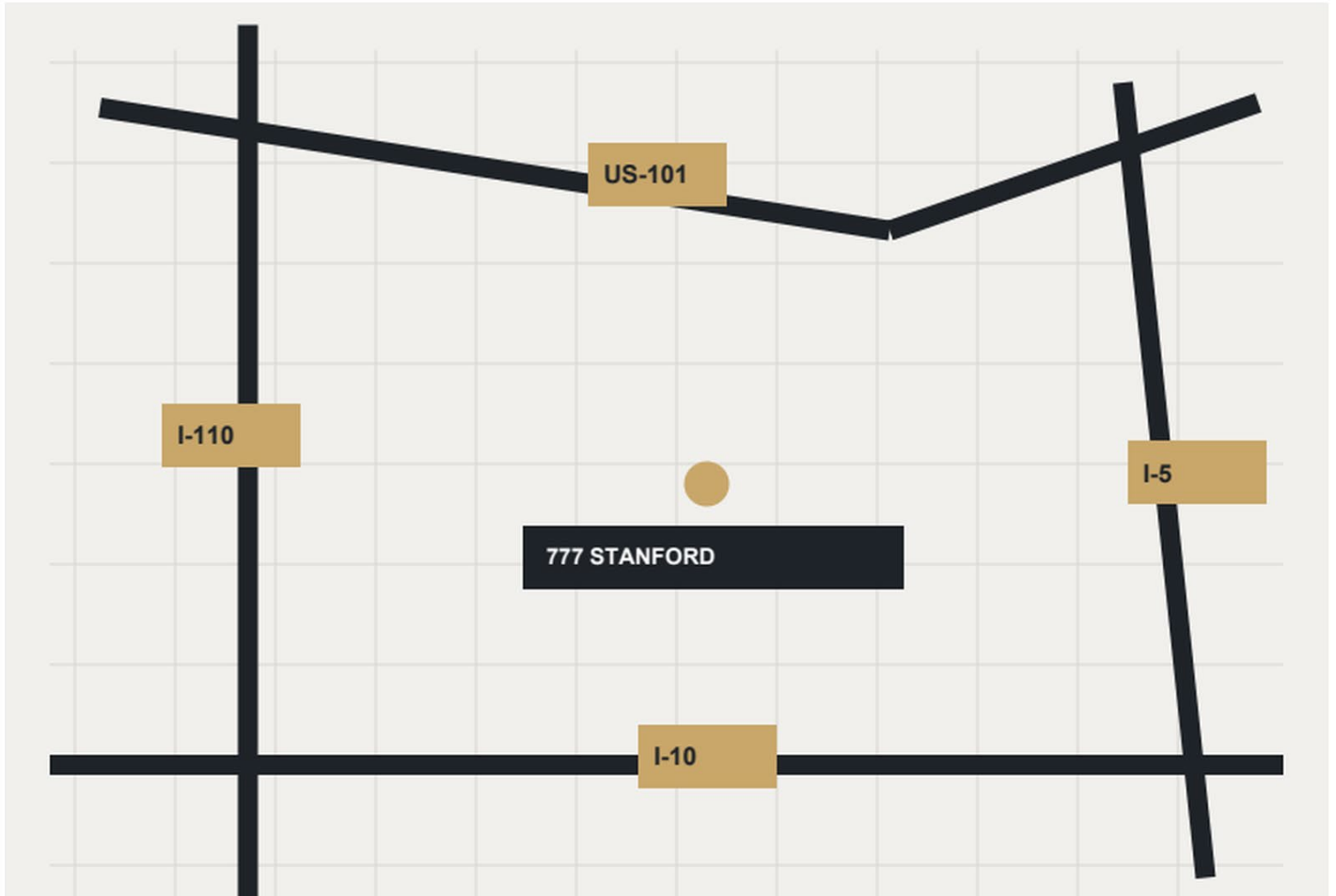
OPERATIONS

COMMERCE

District callouts indicate approximate areas. The Arts District arrow points east beyond the map edge; callouts do not show district boundaries.

Regional Connectivity

Downtown access to regional freeway corridors



Local deliveries

Regional distribution

Labor accessibility

Centralized operations

The regional freeway network includes I-10, I-110, US-101 and I-5, connecting Downtown Los Angeles with the broader metropolitan area.

Conceptual route diagram, not to scale. Verify actual access, routing and travel times; the schematic does not show individual interchanges.

Leasing Overview

Space and lease structure

ASKING LEASE RATE

\$1.20/SF/month **MODIFIED GROSS**

Available space

Approximately 8,685 SF at 777 Stanford Avenue.

±900 SF office

Office space is included within the ±8,685 SF building area.

DISCUSS YOUR REQUIREMENTS

Contact the listing broker to arrange a tour and discuss your intended use, occupancy timing, lease term and operating requirements.

The final lease will define the premises, expense responsibilities, services and any agreed improvements. Confirm modified gross inclusions and exclusions with the broker.

Lease terms and availability are subject to confirmation and agreement. This memorandum is a marketing summary and does not establish a binding lease.

777 STANFORD AVENUE

INDUSTRIAL SPACE FOR LEASE



\$1.20/SF/month **MODIFIED GROSS**

±8,685 SF | Downtown Los Angeles



Jong Won (Jeff) Park

Dream Realty & Investments, Inc.

DRE #01776440

Office: 213-380-8949 | Mobile: 818-585-3412

jeffpark2002@live.com | www.mydreaminc.com

3580 Wilshire Blvd #518, Los Angeles, CA 90010