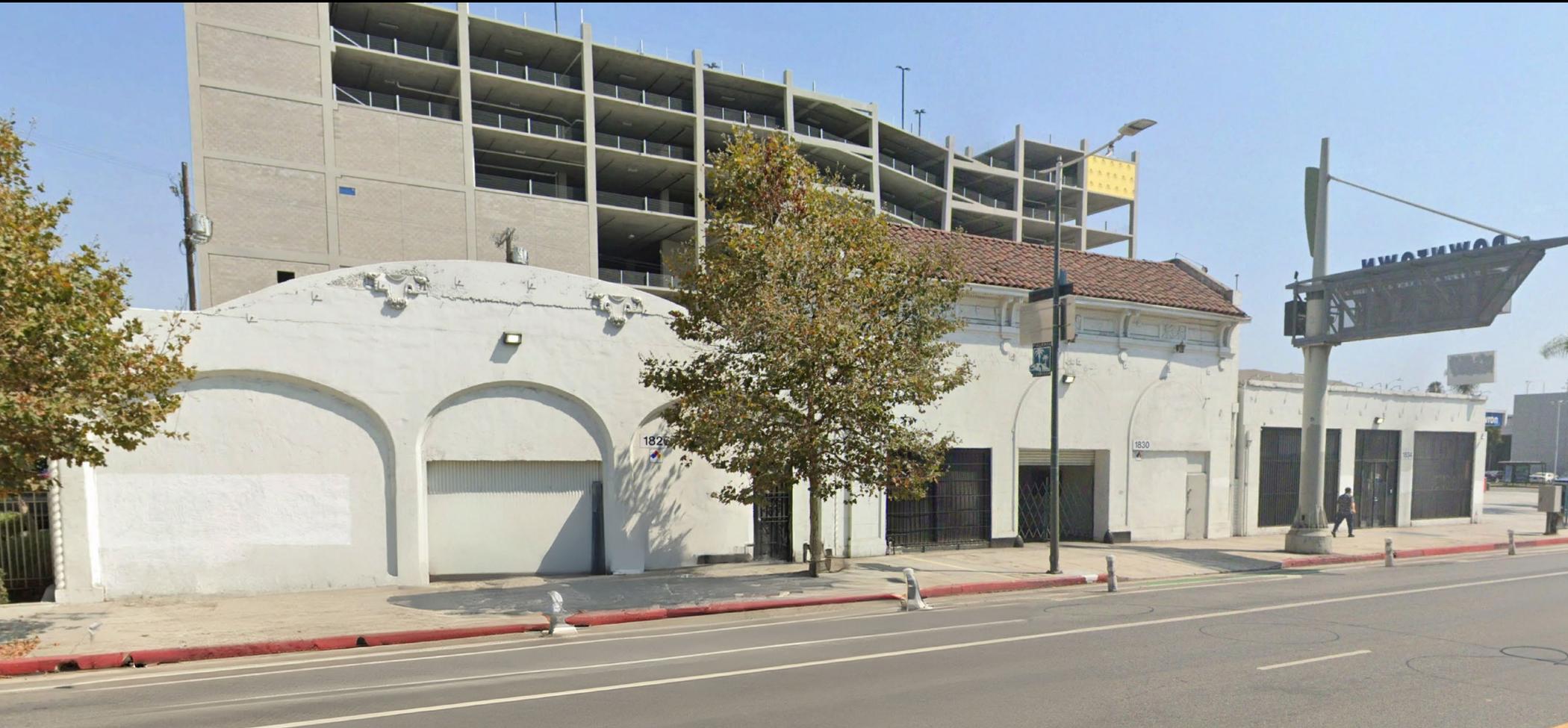


**AVISON
YOUNG**

Automotive Service Bay Space Available for Lease



1826-1834 S FIGUEROA STREET | LOS ANGELES

AUTOMOTIVE PROPERTIES GROUP

JODI V. MEADE, CRX, CSM

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1826-1834 S FIGUEROA STREET

Avison Young's Automotive Properties Group is pleased to present the opportunity to lease 1826-1834 South Figueroa Street offering 7,500 sf to 22,500 sf of flexible industrial commercial automotive space for lease in Downtown Los Angeles. Currently operating as an auto repair, the property features multiple drive-in service bays, roll-up doors, high bow truss ceilings, and a spacious open layout. It's ideal for automotive services, detailing, or creative industrial use.

Located on a high-traffic stretch of Figueroa Street, strategically positioned within auto dealership row, the site is minutes from USC, Crypto.com Arena, and the LA Convention Center. This area is rapidly evolving with new industrial and auto developments, making it a prime location for businesses seeking visibility and growth.

With easy access to I-10, I-110, and Metro lines, this property offers excellent connectivity and exposure. Whether you're expanding an auto business or launching a new concept, this turnkey space delivers the infrastructure and location to thrive.

The property services over 1,200,000 people within a 5-mile radius with an average household income of over \$76,000.

PROPERTY HIGHLIGHTS

BUILDING AREA: Total 22,500 SF
3 buildings at 7,500 SF each

YEAR BUILT: 1921

ASKING RATE: Negotiable

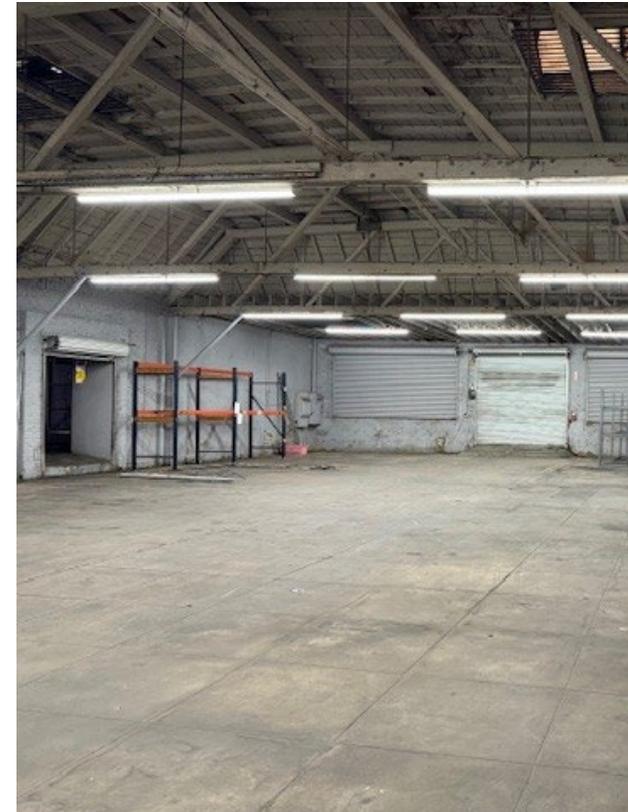
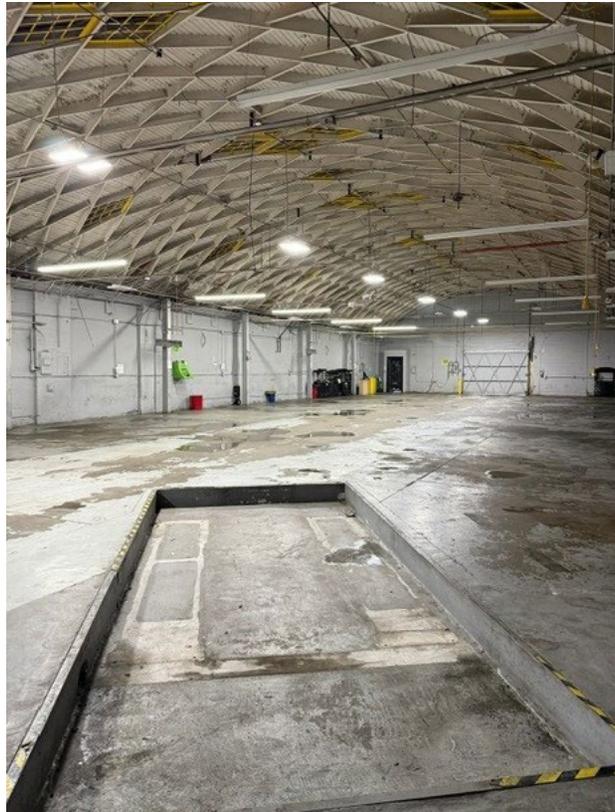
ZONING: M2

DEMOGRAPHICS

	3 MILES	5 MILES
2024 POPULATION:	575,480	1,237,374
AVG HOUSEHOLD INCOME:	\$69,643	\$75,813

TRAFFIC COUNT

FIGUEROA & 18TH	28,438 vehicles per day
FIGUEROA & WASHINGTON	46,603 vehicles per day





AVISON YOUNG'S

Automotive Properties Group (APG) is a fully dedicated service line within Avison Young that specializes in the automotive real estate needs of investors, developers, manufacturers, and franchisees. Headquartered in Los Angeles, California, APG provides automotive specific expert knowledge in marketing, research, investments, leasing, management, and valuation. APG consistently utilizes the global network and local marketing knowledge of Avison Young's dedicated real estate professionals to ensure our clients make informed, effective real estate decisions.

The above statement was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.

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