



**PRIME ARTS DISTRICT LOCATION
± 6,500 SF WAREHOUSE/OFFICE FOR LEASE**

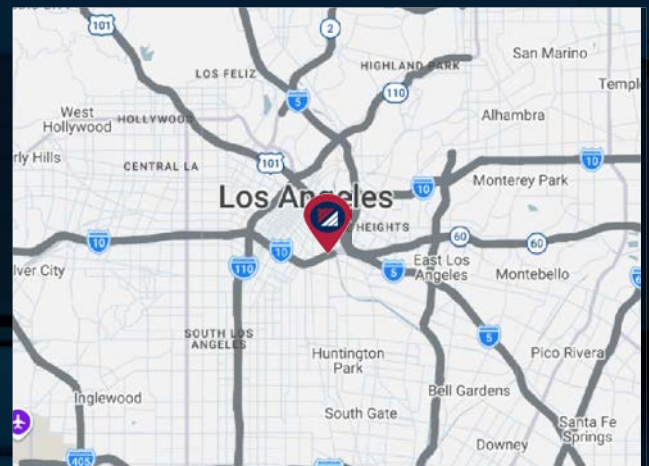
FOR LEASE

810 S Santa Fe Avenue

LOS ANGELES | CA

PROPERTY HIGHLIGHTS

- Industrial For Lease: 6,500 SF Warehouse/Office
- Asking Rent: \$12,025/Mo (\$1.85/SF)
- Lease Type: Gross
- Term: 3-5 Years
- Loading: One (1) Ground-Level Loading Door
- Clear Height: 17' Clear
- Parking: 5 Spaces (0.8:1)
- Construction / Year Built: Masonry; Existing / 1923
- APN: 5166-003-002
- HVAC: Fully Air-Conditioned Warehouse & Office
- Restrooms: 2
- Zoning: M3
- Access: Excellent Freeway Access, Near The 10 Fwy On/Off Ramps; Close To 6th St Bridge
- Nearby: Walking Distance To SoHo Warehouse, Bestia, And Maru, Across the Street from Warner Brothers Music
- Availability / Possession: Vacant; Possession Now; Call Broker To Show



EXCLUSIVE LISTING AGENTS

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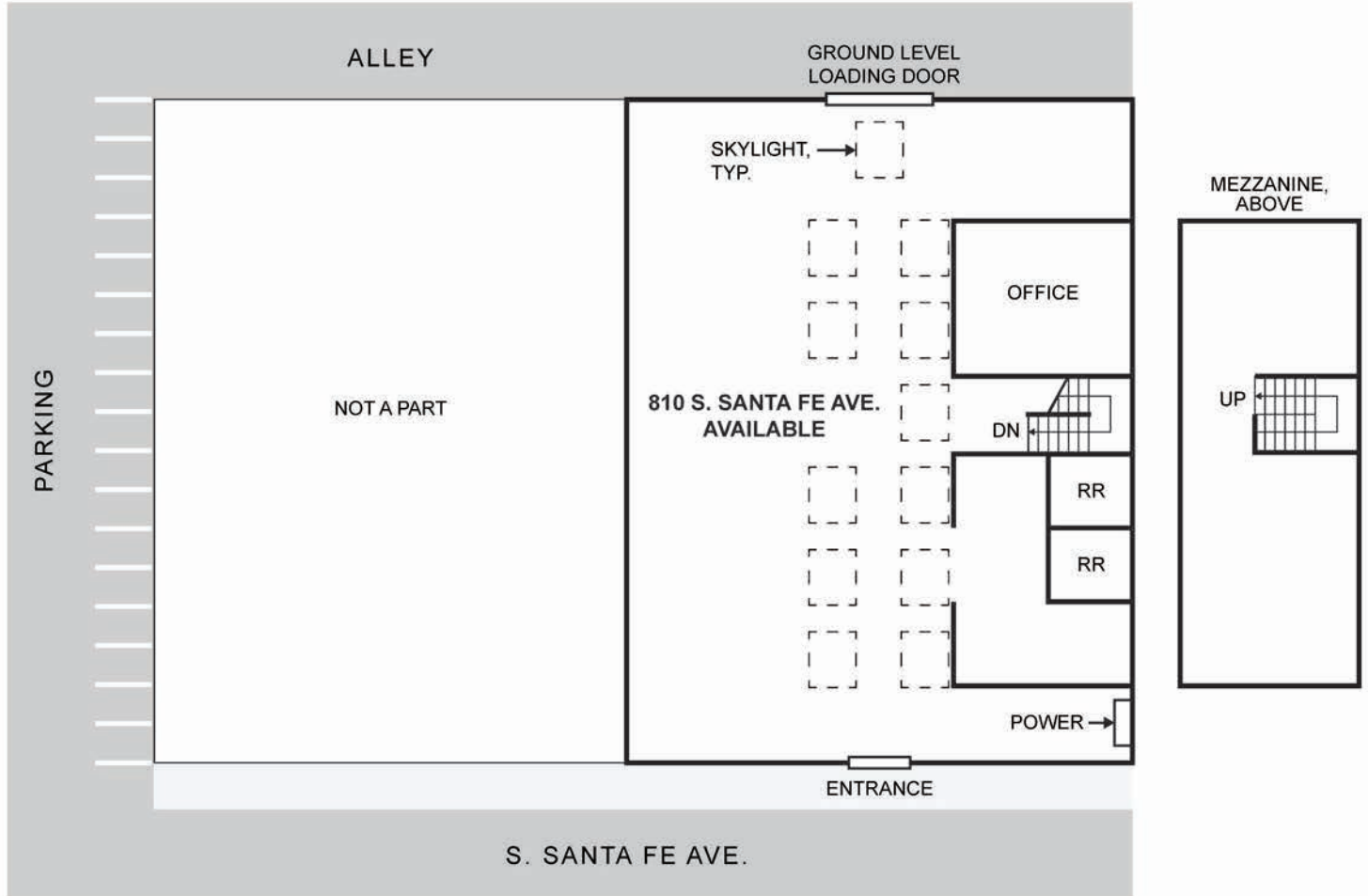
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SITE/FLOOR PLAN

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GALLERY

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LOCATION

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FOR LEASE



LOCATION HIGHLIGHTS

- Excellent access to the 10 Freeway, including nearby on/off ramps—ideal for transportation and logistics.
- Close to the 6th Street Bridge, a major connector and landmark between the Arts District and Boyle Heights.
- Walking distance to top neighborhood destinations, including:
 - SoHo Warehouse
 - Bestia (renowned LA restaurant)
 - Maru Coffee

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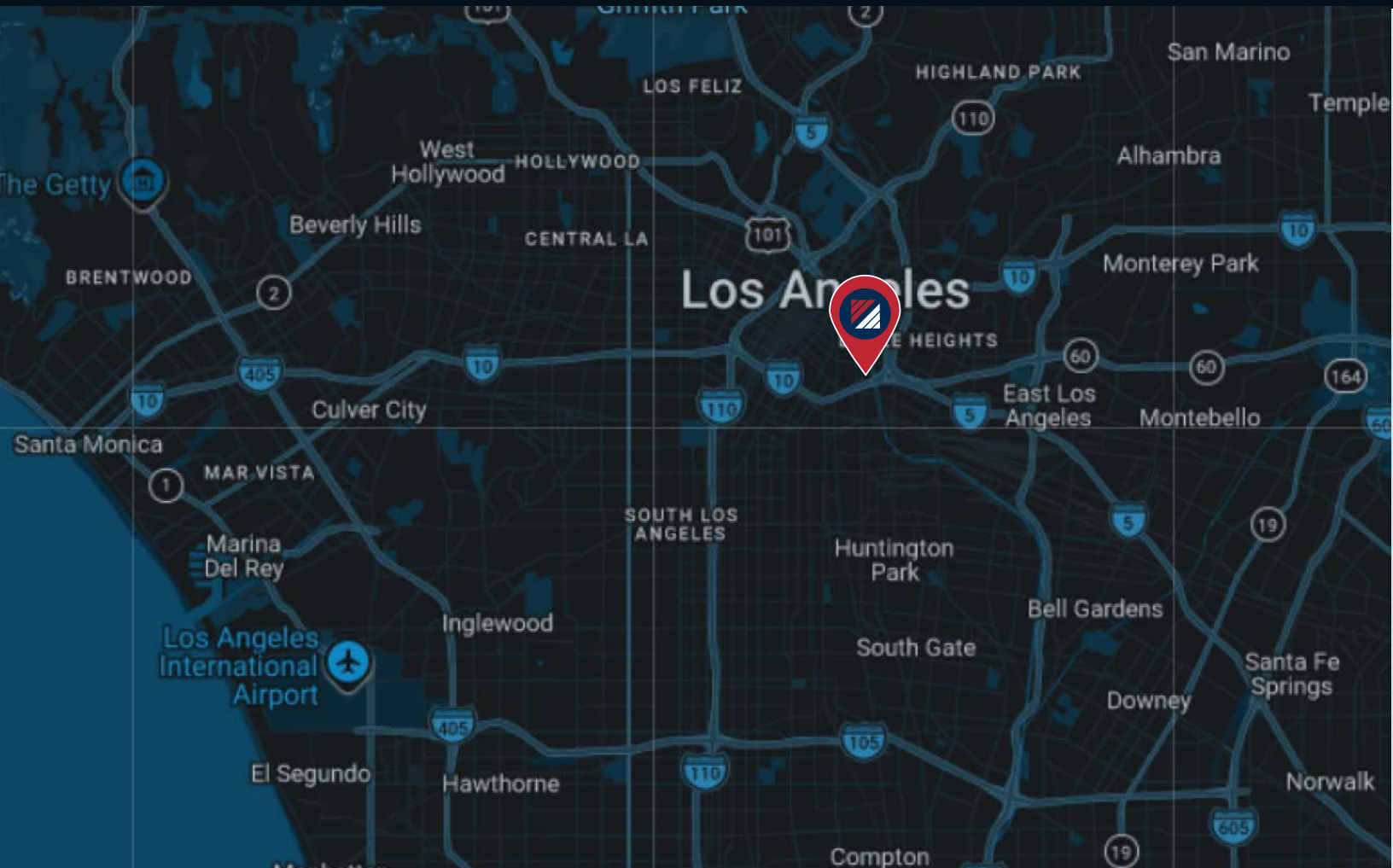
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PUBLIC TRANSPORTATION

TRANSIT/SUBWAY



Union Station (91 Line - Southern California Regional Rail Authority)

8 min | 2.2 mi

AIRPORT



Los Angeles International
27 min | 16.5 mi

Bob Hope
26 min | 18.8 mi

Long Beach
30 min | 19.9 mi

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2020 POPULATION	374,489	1,165,267	3,566,178
2024 POPULATION	355,222	1,088,721	3,391,976
2029 POPULATION PROJECTION	342,945	1,047,459	3,275,753
2020 HOUSEHOLDS	123,516	374,065	1,221,397
2024 HOUSEHOLDS	120,629	353,624	1,167,683
2029 HOUSEHOLD PROJECTION	117,073	340,849	1,128,184
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$3.1B	\$9.6B	\$35.9B

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