FOR LEASE

WAREHOUSE SPACE WITH CONVENIENT LOADING & IDEAL ACCESSIBILITY

1620 S Los Angeles Street
Los Angeles, CA 90015

Frank Lahijani
Global Commercial Real Estate
CEO
(213) 792-7007
frankl@global-cre.com
Lic: 01022511

Vee Sookiasian
Global Commercial Real Estate
Senior Sale Associate
(818) 922-5192
vee@global-cre.com
Lic: 02039708

GLOBAL COMMERCIAL REAL ESTATE

THE SPACE

Location	1620 S Los Angeles Street Los Angeles, CA 90015
County	Los Angeles
ASKING RATE	$1.00 PSF Gross

HIGHLIGHTS

- The adjacent 25,000 sf may be available for a total of 50,000 sf
- Great DTLA Location
- Dock High Loading for 53' Container
- Short or Long Term Opportunity
- Excellent Parking
- Easy Access to All Major Freeways

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
48,784	529,235	1,251,569

AVERAGE HOUSEHOLD INCOME

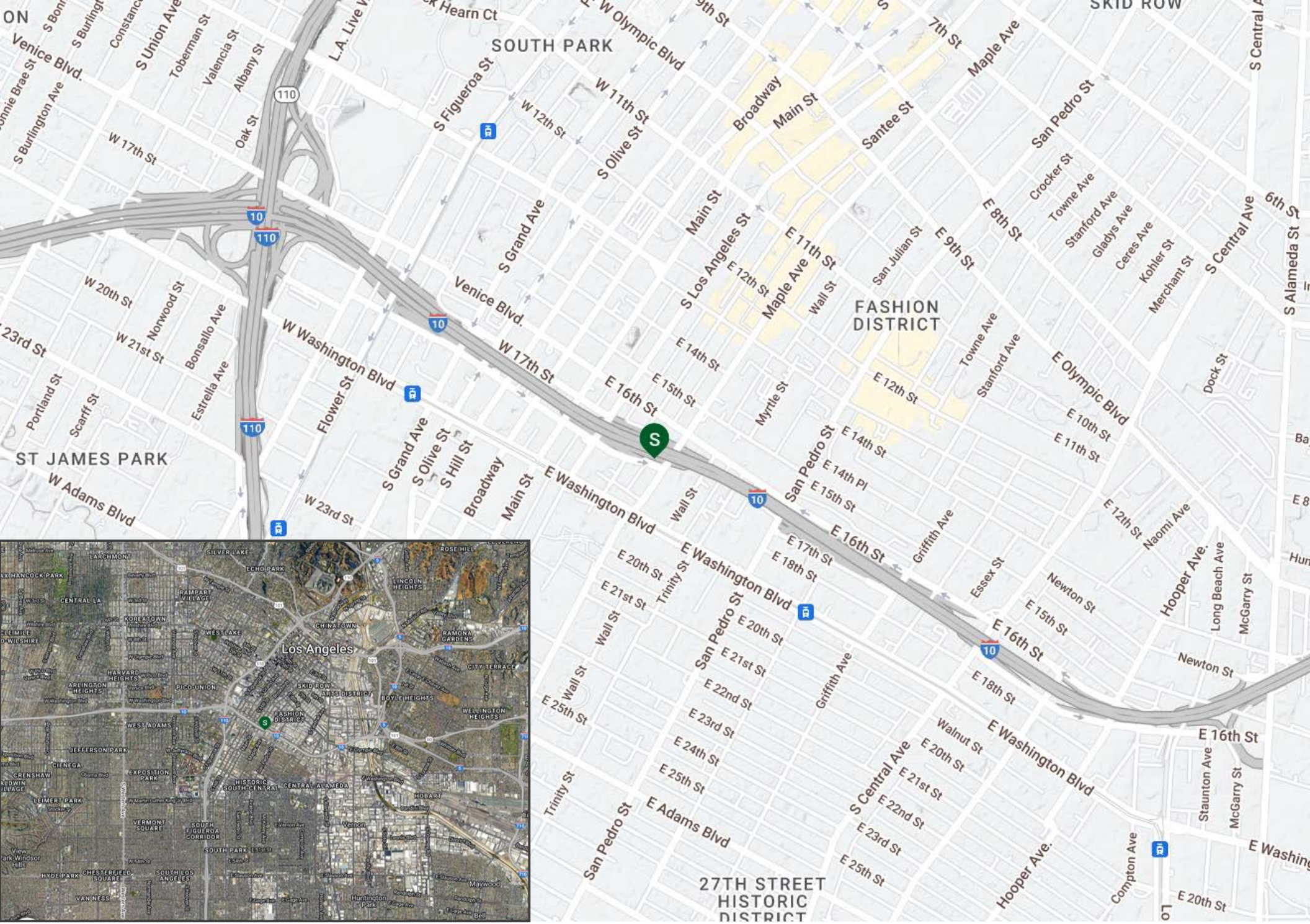
1.00 MILE	3.00 MILE	5.00 MILE
$100,020	$79,948	$87,072

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
20,741	187,890	432,494

PROPERTY FEATURES

BUILDING SF	**50,000 SF (the adjacent 25,000 sf may be available for a total of 50,000 sf)**
RENTABLE SF	**25,000 SF**
LAND SF	**100,000 SF**
YEAR BUILT	**1979**
ZONING TYPE	**PF-1**
NUMBER OF PARKING	**20+ stalls**
CEILING HEIGHT	**18'**
DOCK HIGH DOORS	**2**
GRADE LEVEL DOORS	**0**
OFFICE SF	**4,000 SF**
YARD	**Paved**
FIRE SPRINKLERS	**Yes**
POWER	**400 AMP/240V/3 Phase/4W**
RESTROOMS	**4**
OFFICE HVAC	**Heat & AC**


SOUTH PARK
SKID ROW
FASHION DISTRICT
ST JAMES PARK
27TH STREET HISTORIC DISTRICT
Venice Blvd.
W Washington Blvd
E Washington Blvd
E Olympic Blvd
W Olympic Blvd
E Adams Blvd
W Adams Blvd
W 17th St
E 16th St
E 11th St
E 9th St
E 8th St
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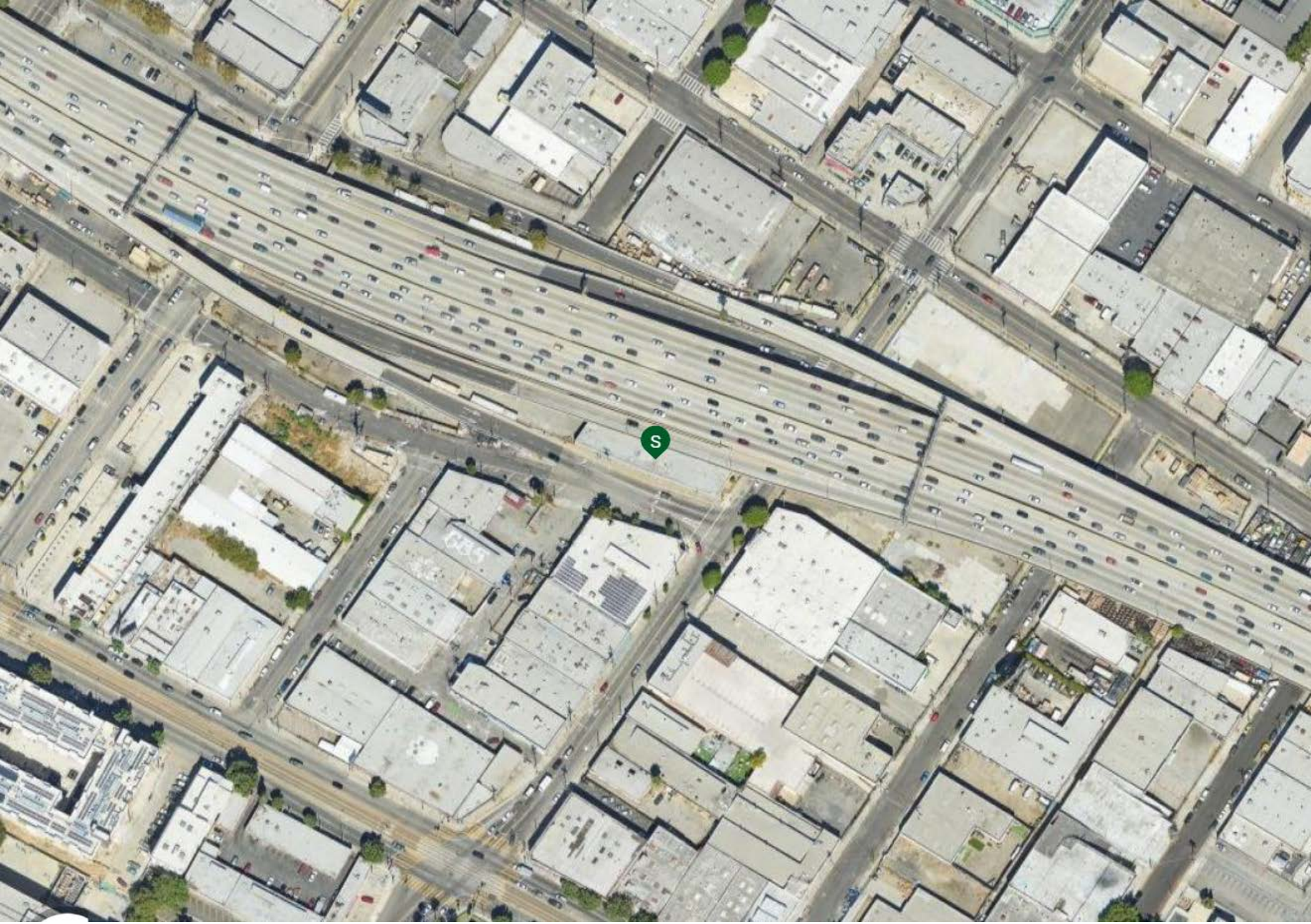
W 23rd St
S Los Angeles St
S Grand Ave
S Olive St
S Hill St
S Figueroa St
Broadway
Main St
Santee St
San Pedro St
Maple Ave
Wall St
Myrtle St
Griffith Ave
Trinity St
Essex St
Newton St
Walnut St
Hooper Ave.
Compton Ave
Staunton Ave
McGarry St
Long Beach Ave
Naomi Ave
Dock St
S Central Ave
S Alameda St
Crocker St
Towne Ave
Stanford Ave
Gladys Ave
Ceres Ave
Kohler St
Merchant St
Oak St
Albany St
Valencia St
Toberman St
S Union Ave
Venice Blvd.
Portland St
Scarff St
Norwood St
Bonsallo Ave
Estrella Ave
Flower St
Los Angeles
CHINATOWN
SILVER LAKE
ECHO PARK
LARCHMONT
CENTRAL LA
KOREATOWN
WESTLAKE
HARVARD HEIGHTS
ARLINGTON HEIGHTS
PICO-UNION
SKID ROW
ARTS DISTRICT
BOYLE HEIGHTS
WELLINGTON HEIGHTS
CITY TERRACE
RAMONA GARDENS
LINCOLN HEIGHTS
ROSE HILL
WEST ADAMS
JEFFERSON PARK
CIENEGA
CRENSHAW
EXPOSITION PARK
LEIMERT PARK
HISTORIC SOUTH-CENTRAL
CENTRAL ALAMEDA
HOBART
VERMONT SQUARE
SOUTH FIGUEROA CORRIDOR
SOUTH PARK
HYDE PARK
CHESTERFIELD SQUARE
SOUTH LOS ANGELES
VAN NESS
Maywood
Huntington Park
Vernon
Bell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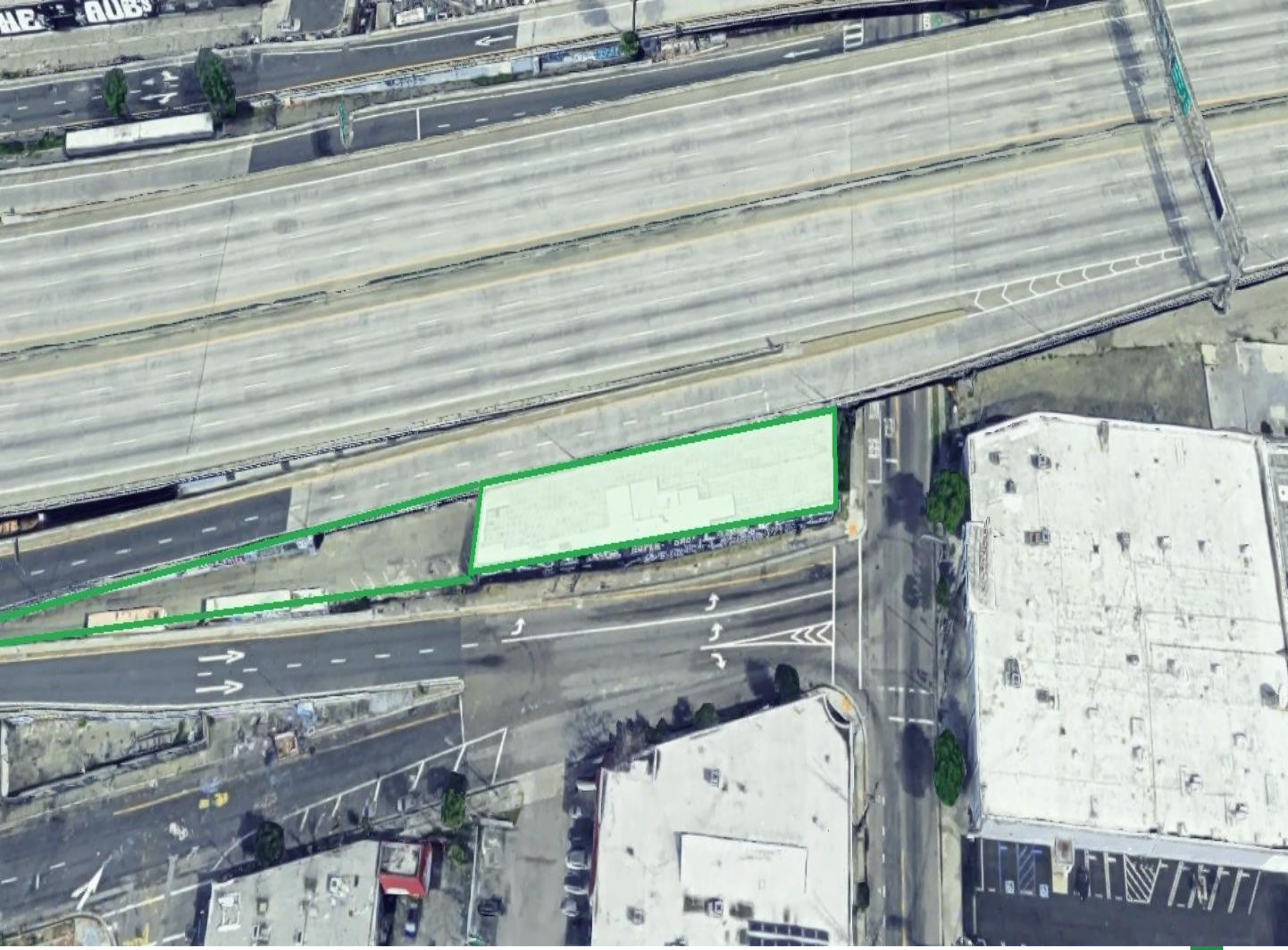
EXIT

SHIPPING & RECEIVING



SHIPPING & RECEIVING

S Lebanon St
Flower St
S Hope St
W Washington Blvd
Main St
E Washington Blvd
Santee St
Wall St
Myrtle St
San Julian St
E 14th St
E 12th St
E 16th St
E 14th Pl
E 15th St
E 18th St
E 21st St
E 22nd St
E 23rd St
E 24th St
W 24th St
W 25th
S Hill St
Maple Ave
Griffith Ave
E 10th
Bank of Hope
CLUB PRO LOS ANGELES
HOLY GRILL
GladRags
LATTC
YB
Vu
OCHO
RITE AID
King Taco
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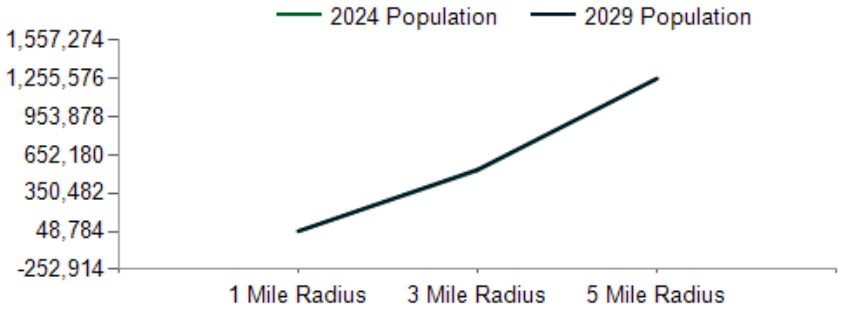
Holid Exp
SCHOOL LOOP
PCB BA

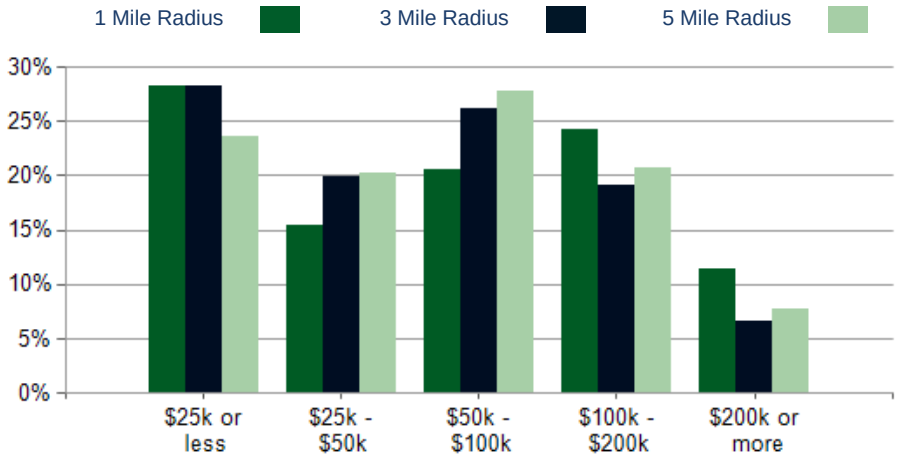
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,034	488,683	1,265,050
2010 Population	34,146	507,420	1,271,812
2024 Population	48,784	529,235	1,251,569
2029 Population	51,409	537,859	1,255,576
2024-2029: Population: Growth Rate	5.25%	1.60%	0.30%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	3,895	34,618	63,910
$15,000-$24,999	1,969	18,543	38,220
$25,000-$34,999	1,529	17,343	38,602
$35,000-$49,999	1,666	20,053	48,720
$50,000-$74,999	2,417	27,712	67,954
$75,000-$99,999	1,852	21,379	51,965
$100,000-$149,999	3,132	23,548	59,451
$150,000-$199,999	1,905	12,384	30,327
$200,000 or greater	2,376	12,311	33,344
Median HH Income	$61,579	$52,191	$57,769
Average HH Income	$100,020	$79,948	$87,072

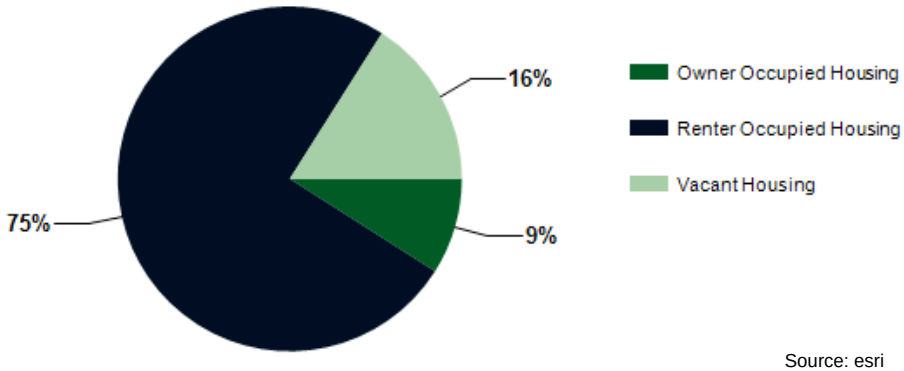
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,454	149,615	393,614
2010 Total Households	11,339	154,605	387,315
2024 Total Households	20,741	187,890	432,494
2029 Total Households	22,924	199,739	451,830
2024 Average Household Size	2.16	2.63	2.79
2024-2029: Households: Growth Rate	10.10%	6.15%	4.40%



2024 Household Income

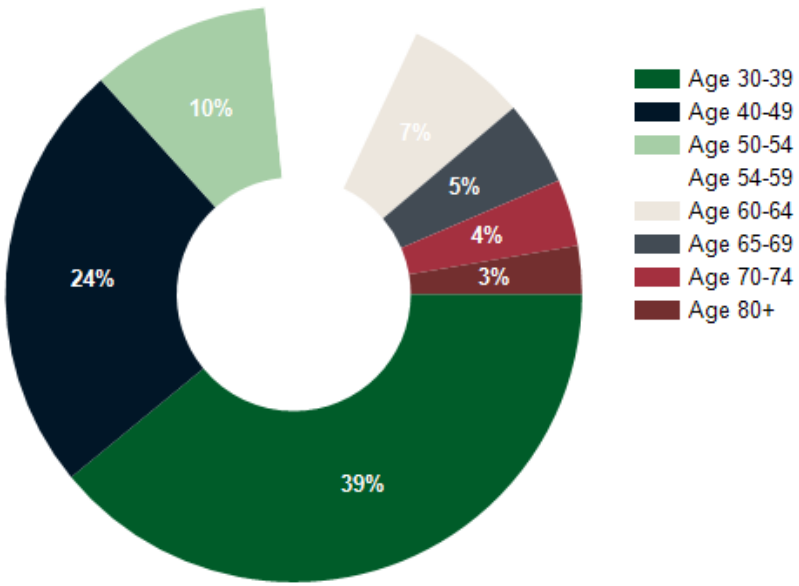


2024 Own vs. Rent - 1 Mile Radius

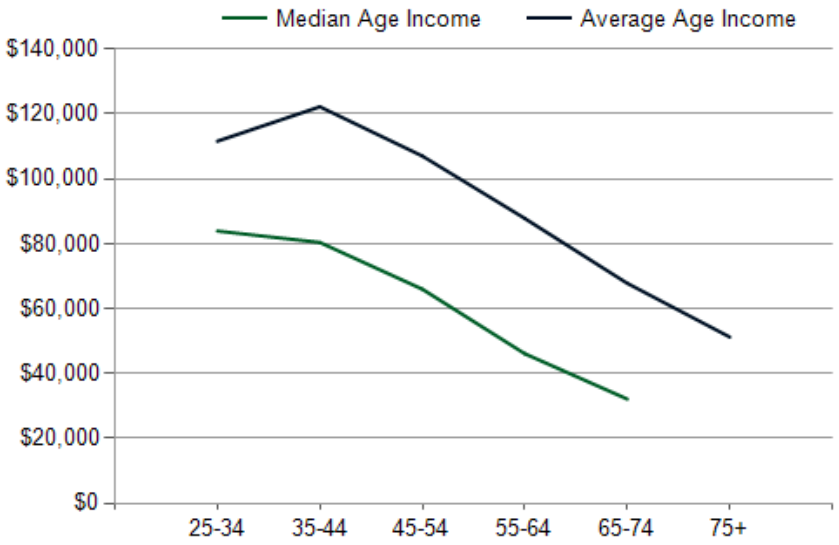


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	6,146	53,911	121,558
2024 Population Age 35-39	4,773	43,773	101,305
2024 Population Age 40-44	3,835	39,004	92,645
2024 Population Age 45-49	2,962	32,194	78,965
2024 Population Age 50-54	2,810	31,587	77,857
2024 Population Age 55-59	2,412	27,185	67,890
2024 Population Age 60-64	1,897	24,574	62,730
2024 Population Age 65-69	1,328	19,652	50,952
2024 Population Age 70-74	1,050	14,450	37,627
2024 Population Age 75-79	757	10,425	26,844
2024 Population Age 80-84	469	6,859	17,175
2024 Population Age 85+	465	7,314	18,165
2024 Population Age 18+	41,534	431,639	1,008,109
2024 Median Age	34	34	35
2029 Median Age	35	36	37



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$83,917	$66,369	$67,878
Average Household Income 25-34	$111,619	$90,795	$92,559
Median Household Income 35-44	$80,393	$61,731	$67,589
Average Household Income 35-44	$122,240	$94,128	$100,897
Median Household Income 45-54	$65,982	$57,921	$66,436
Average Household Income 45-54	$107,040	$86,860	$96,853
Median Household Income 55-64	$46,077	$44,318	$54,407
Average Household Income 55-64	$87,798	$73,400	$84,424
Median Household Income 65-74	$32,092	$35,539	$43,522
Average Household Income 65-74	$67,792	$63,690	$73,410
Average Household Income 75+	$51,234	$49,445	$58,528



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Exclusively Marketed by:

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CEO
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