

AVISON
YOUNG



Mixed Use Auto/Industrial

OPPORTUNITY FOR LEASE

2101 S FLOWER STREET | LOS ANGELES, CA

JODI V. MEADE, CRX, CSM | *Principal and National Director* | 213.471.1060 | jodi.meade@avisonyoung.com | CA DRE License 01126082

2101 S Flower Street | Los Angeles, CA



Avison Young Automotive Properties Group is pleased to present an exceptional leasing opportunity at 2101 S Flower Street, a versatile industrial property located in the heart of Downtown Los Angeles. This freestanding building offers approximately 14,000 square feet of high-clearance warehouse and creative office space, ideally suited for a wide range of automotive, commercial, production, or showroom uses.

Zoned for light industrial, the property features secure gated parking, a drive-in loading door, and modern infrastructure to support logistics, creative operations, or tech-forward tenants. Situated directly across from Los Angeles Trade Tech College and steps from the Metro Expo Line, the site benefits from unmatched connectivity and visibility in one of LA's fastest-growing urban corridors.

With flexible configurations and immediate availability, 2101 S Flower presents a rare opportunity for businesses seeking a dynamic footprint in the city's core.

Demographics

	3 Mile	5 Miles
Estimated Population:	570,484	1,241,275
Average Household Income:	\$69,519	\$75,115

Traffic Count

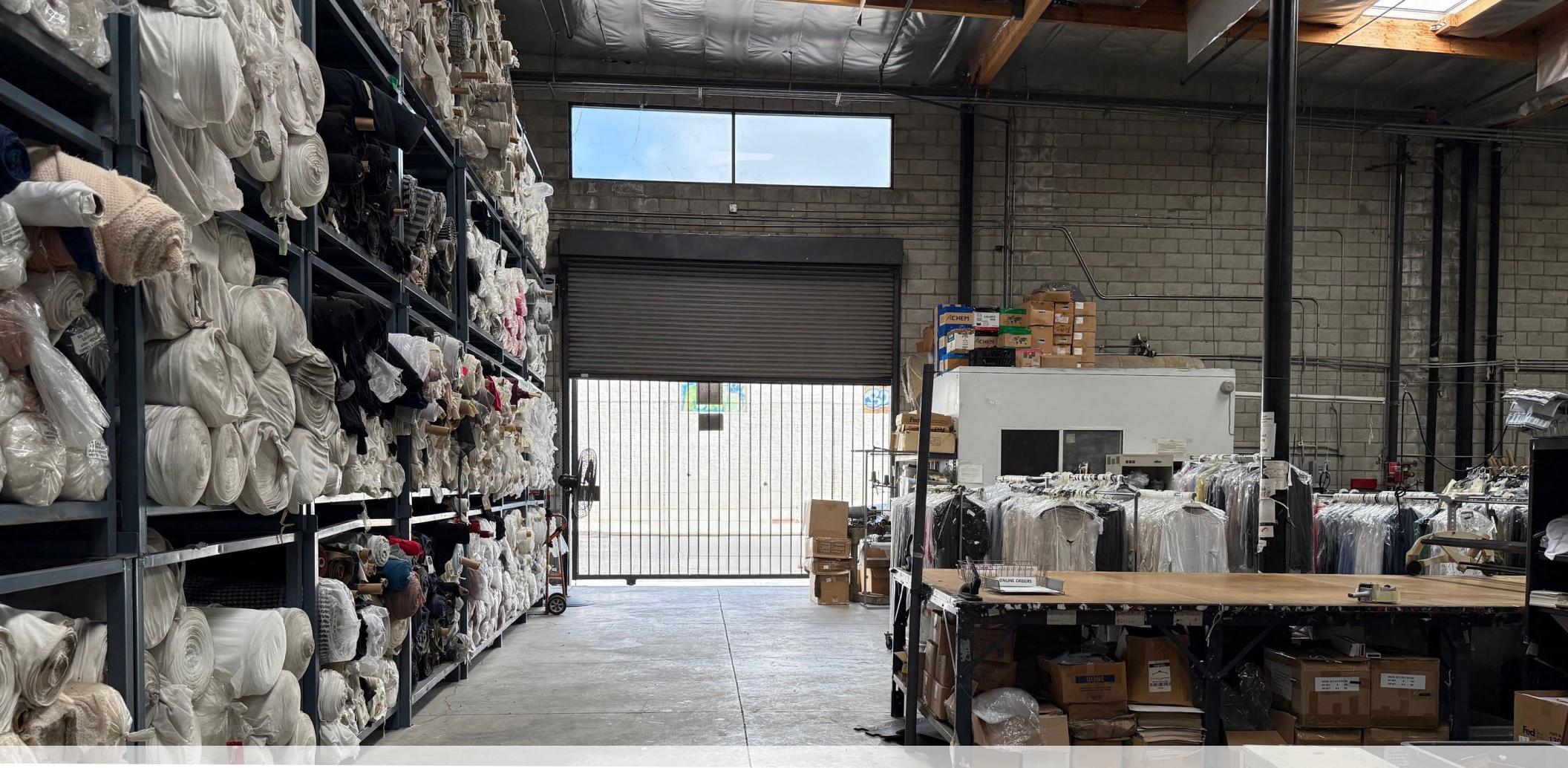
W 23 rd St & S Flower St	6,287 vehicles per day
S Figueroa St & W 20 th St	42,856 vehicles per day

PROPERTY HIGHLIGHTS

LEASE	\$1.25/SF NNN (est. \$0.32/SF NNN)
TOTAL AREA	<p>±14,092 SF</p> <ul style="list-style-type: none"> Warehouse: ±7,884 SF with 23' clear ceiling height Office Space: ±6,208 SF across two floors with 13 private offices
ZONING	LA M1 – Light Industrial
YEAR BUILT	2000
PARKING	Secured gated lot with 34 on-site spaces
AMENITIES	<ul style="list-style-type: none"> 2 ground level roll-up doors Built-out showroom area Lunch/break room 4 restrooms
TRANSIT FRIENDLY	<ul style="list-style-type: none"> Metro Expo Line runs along Flower Street Walk Score: 82 (Very Walkable) Transit Score: 94 (Rider's Paradise)
PRIME LOCATION	<ul style="list-style-type: none"> Directly across from Los Angeles Trade Tech College Minutes from USC, LA Convention Center, Crypto.com Arena, and LA LIVE Situated in the vibrant South Park district

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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.

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Avison Young | 601 South Figueroa Street, Suite 4450 | Los Angeles, CA 90017

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