

Contractor Yard For Lease
+/-42,152 SF (Divisible)
Strategically Located DTLA



Google Earth
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat / Copernicus
Data USGS
Data LDEO-Columbia, NSF, NOAA

1736 Albion St., 1749 - 1755 Main St.

Los Angeles, CA 90031

Offering Memorandum

Parker Renick
Senior Associate
310.878.6927
prenick@naicapital.com
CA DRE #02210100

Steven Berman
Vice President
818.815.2412
sberman@naicapital.com
CA DRE #00967188

Property Use	Industrial Contractor Yard
Zoning	LAUI (CA)
Lease Rate	\$0.75/MG
Lot Size: Yard One	+/-16,012 SF
Lot Size: Yard Two	+/-26,140 SF

**** Approximate SF to be verified by Tenant ****

Rare opportunity to secure a well-located contractor yard in the heart of Los Angeles. Positioned just minutes from Downtown LA, the property offers immediate connectivity to the I-5, 110, and 101 freeways, providing efficient access to the greater L.A. market and surrounding submarkets. The site features generous yard space suitable for storage, equipment parking, fleet operations, or various contractor uses. Its central location, strong freeway access, and functionality make it an ideal option for users seeking a versatile and highly accessible yard in a supply constrained urban corridor.



Steven Berman

Vice President
818.815.2412

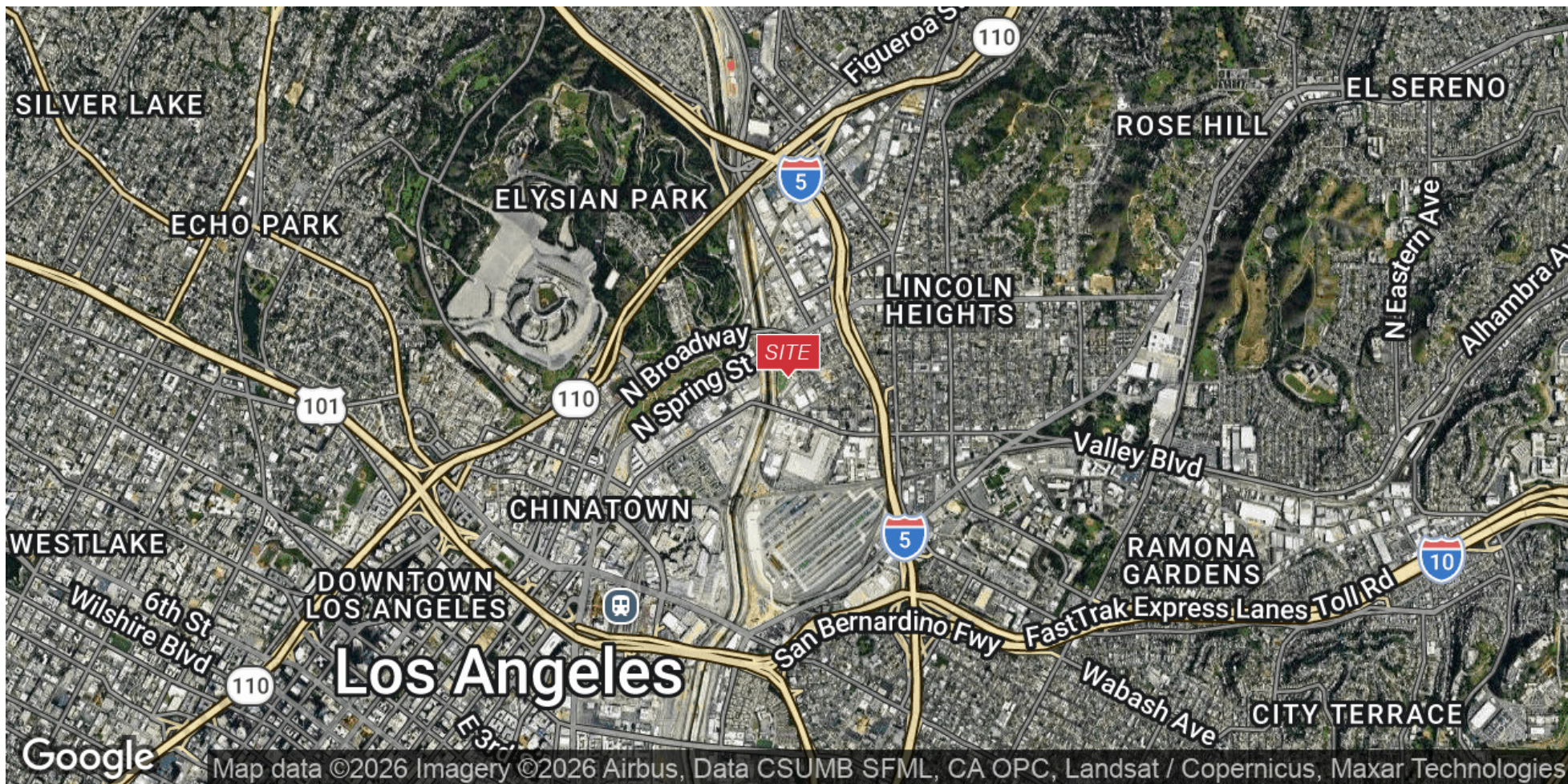
sberman@naicapital.com
CA DRE #00967188

Parker Renick

Senior Associate
310.878.6927

prenick@naicapital.com
CA DRE #02210100

©NAI Capital Commercial, Inc. Content in this document may include AI generated or alerted text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474



Steven Berman

Vice President
818.815.2412

sberman@naicapital.com
CA DRE #00967188

Parker Renick

Senior Associate
310.878.6927

prenick@naicapital.com
CA DRE #02210100

©NAI Capital Commercial, Inc. Content in this document may include AI generated or alerted text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474