

# FOR LEASE

# 1152

## PRIME RETAIL

## SANTEE ALLEY

LOS ANGELES, CA 90015



**WESTMAC COMMERCIAL BROKERAGE COMPANY**

1515 S Sepulveda Boulevard, Los Angeles, CA 90025  
310.478.7700 | Company DRE #01096973 | [www.westmac.com](http://www.westmac.com)

**COLDWELL BANKER GLOBAL LUXURY**

301 N Canon Drive, Beverly Hills, CA 90210  
310.777.6200 | Company DRE #00616212 | [www.coldwellbankerluxury.com](http://www.coldwellbankerluxury.com)

# Property Information



**Address** 1152 Santee Alley  
Los Angeles, CA 90016

**Available Space** Approximately 1,650 square feet

**Rental Rate** \$12,500 per month, modified gross.

**Lease Term** Three [3] to five [5] years or more

**Occupancy** Immediately

## Building Features

- » Air Conditioning throughout the property
- » Open Floor Plan: 1,650 sq ft.
- » Dedicated storage area
- » One [1] Bathroom
- » Nearby parking structure

The information herein provided, while not guaranteed, has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**WESTMAC**  
Commercial Brokerage Company



**COLDWELL BANKER**  
REALTY

# Property Photographs



# Property Photographs



# Location Information

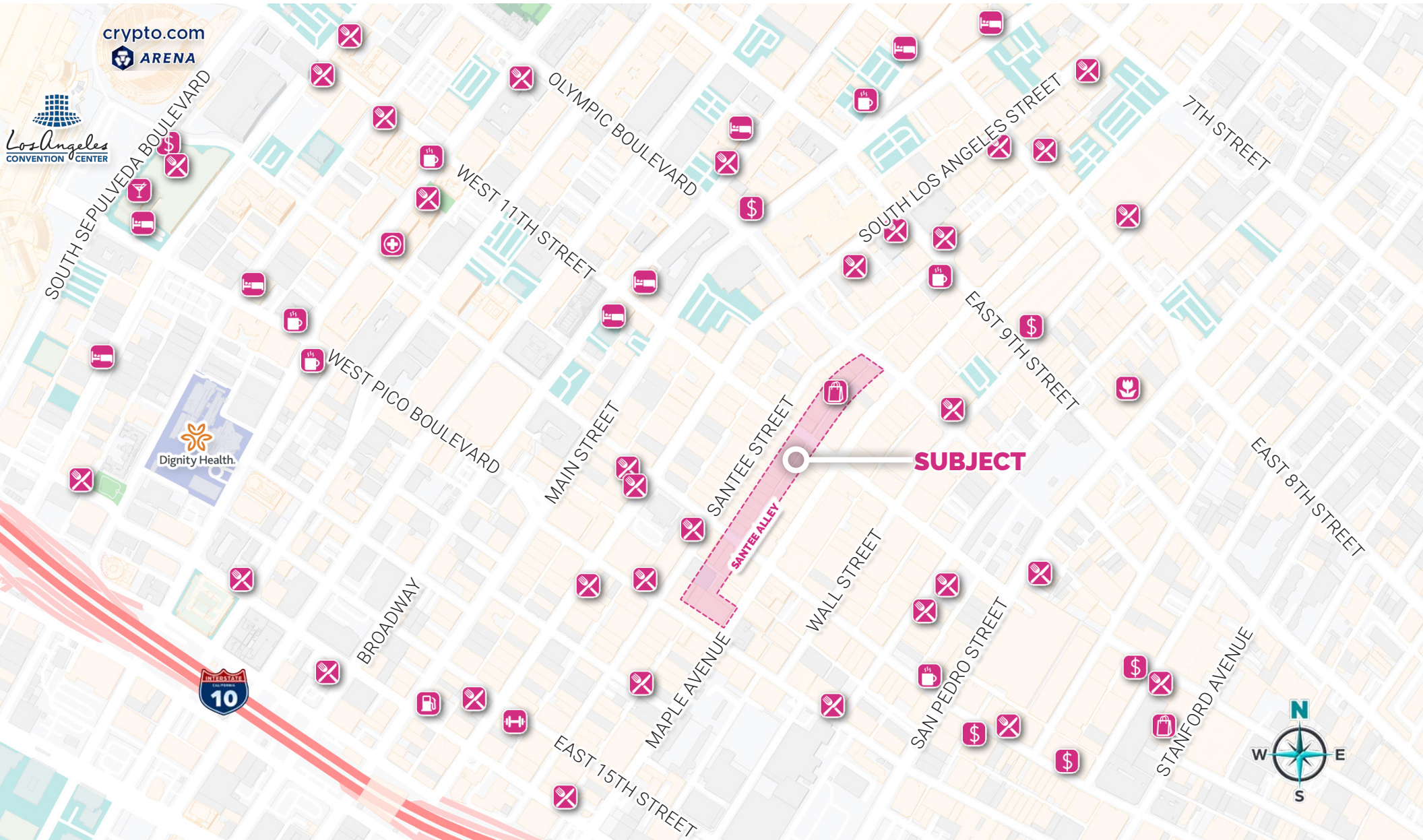


Welcome to a premier retail space in the heart of downtown LA's fashion district. This location offers high visibility, heavy foot traffic, and great accessibility making it a perfect spot for your retail business.

Santee Alley has been a staple of the LA fashion district as it attracts thousands of people a day. These people range from the storeowners to local residents and tourist from all over the world.

- » Only a few blocks away from the heart of Downtown LA, LA Convention Center, Crypto.com Arena and more.
- » Prime Location near both 110 and 10 freeways, along with other major roadways and transit hubs
- » Located near Popular Fashion District
- » Excellent location on busy Santee Alley, with high visibility and customer traffic.
- » Just a few minutes from a variety of restaurants and amenities including King Taco, Bird's Nest, Ashley's, The Reef, and more.

# Local Amenities



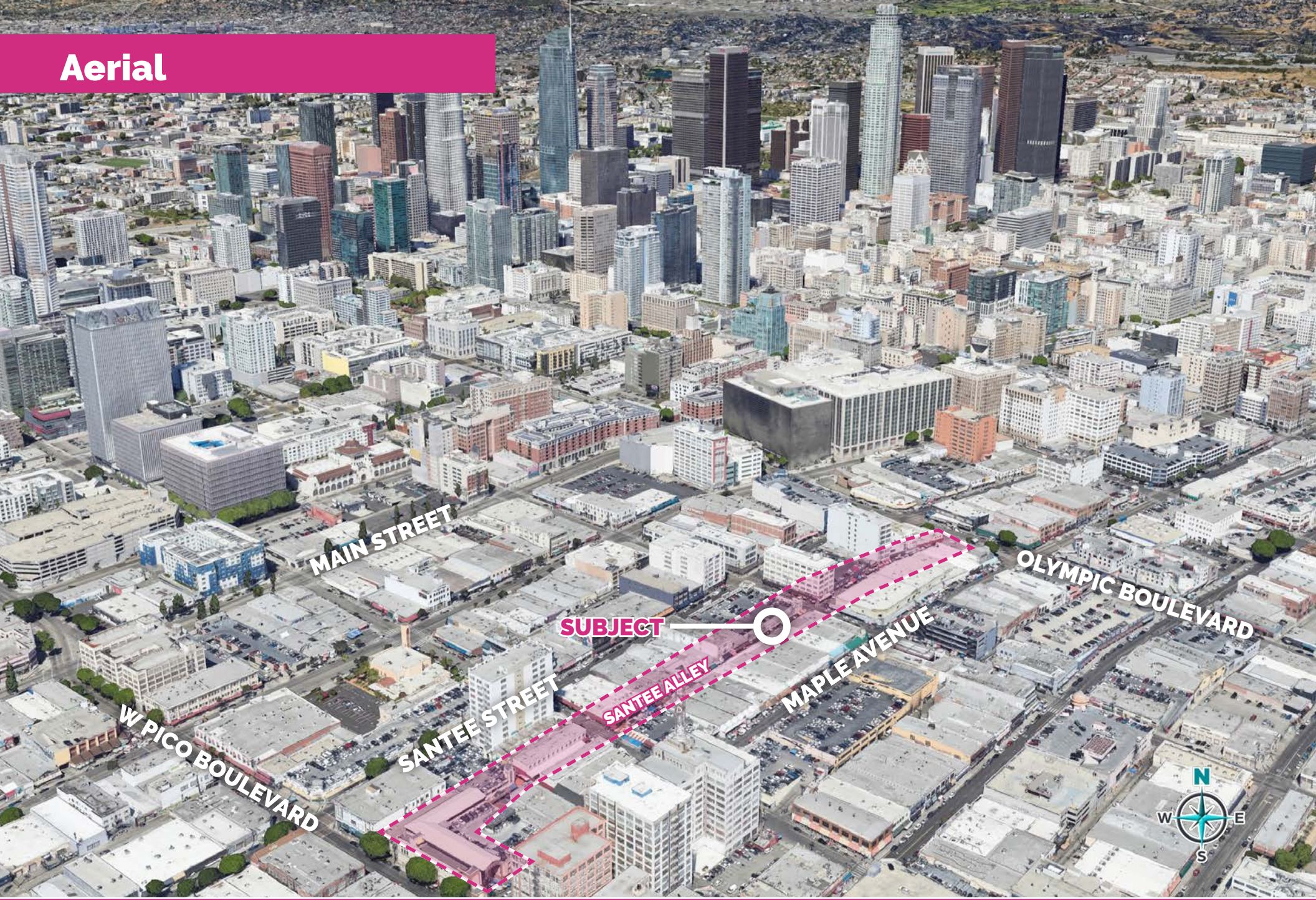
©2024 WESTMAC Commercial Brokerage Company. All Rights Reserved. WESTMAC Commercial Brokerage fully supports the principles of the Equal Opportunity Act. WESTMAC Commercial Brokerage Company and the WESTMAC Commercial Brokerage Company logo are registered service marks owned by WESTMAC Commercial Brokerage Company and may not be reproduced by any means or in any form whatsoever without written permission.

**WESTMAC**  
Commercial Brokerage Company



**COLDWELL BANKER**  
REALTY

# Aerial



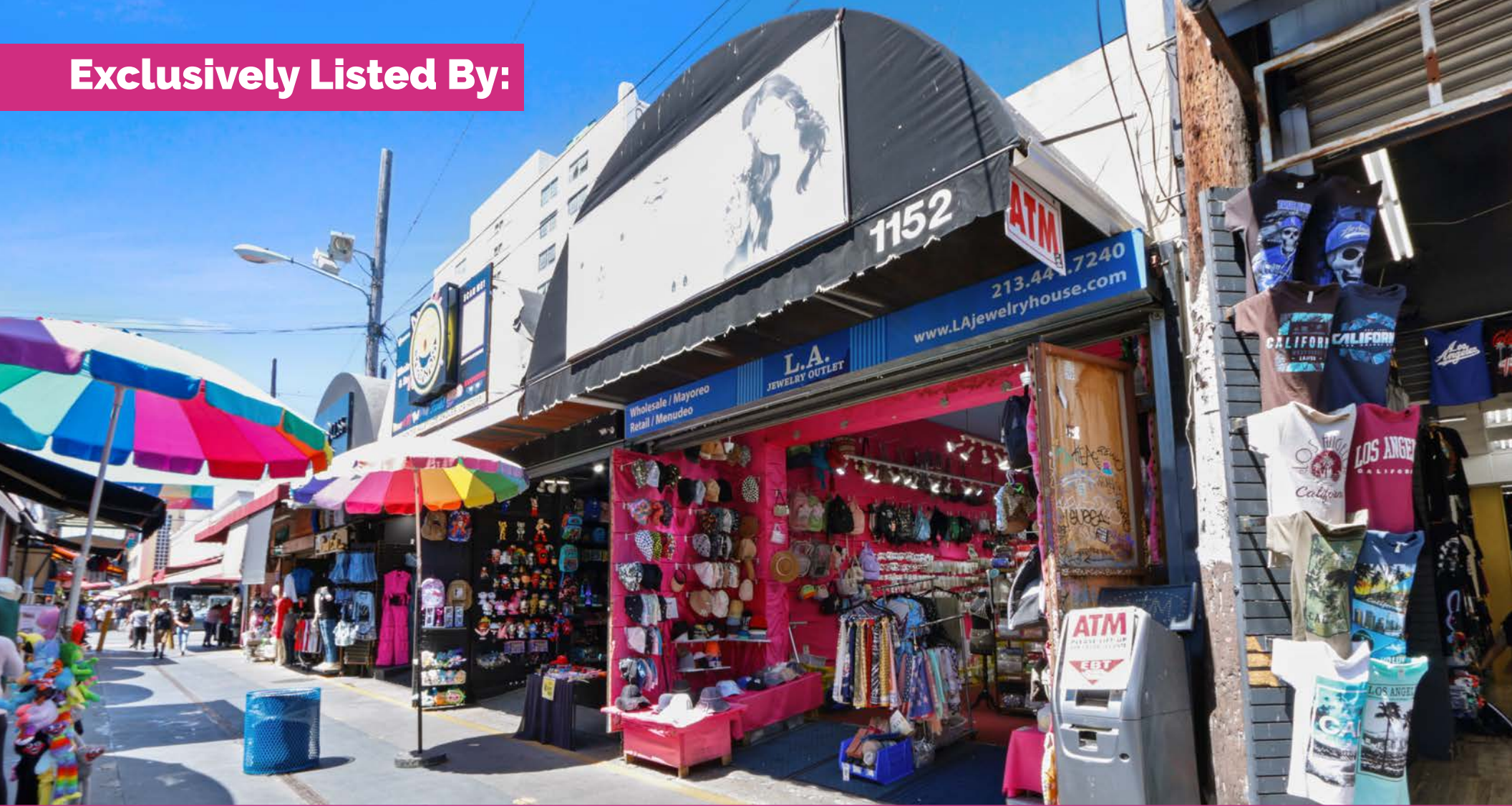
©2024 WESTMAC Commercial Brokerage Company. All Rights Reserved. WESTMAC Commercial Brokerage fully supports the principles of the Equal Opportunity Act. WESTMAC Commercial Brokerage Company and the WESTMAC Commercial Brokerage Company logo are registered service marks owned by WESTMAC Commercial Brokerage Company and may not be reproduced by any means or in any form whatsoever without written permission.

**WESTMAC**  
Commercial Brokerage Company



**COLDWELL BANKER**  
REALTY

**Exclusively Listed By:**



**WESTMAC**  
Commercial Brokerage Company

**Gregory J. Batiste**  
Executive Vice President  
[batiste@westmac.com](mailto:batiste@westmac.com)  
310.966.4343  
DRE #01071488



**Vangelis Korasidis**  
Global Luxury Estates Director  
[greek@coldwellbanker.com](mailto:greek@coldwellbanker.com)  
310.405.9500  
DRE #01222626

**WESTMAC COMMERCIAL BROKERAGE COMPANY**

1515 S Sepulveda Boulevard, Los Angeles, CA 90025 | 310.478.7700 | [www.westmac.com](http://www.westmac.com) | Company DRE #01096973

**COLDWELL BANKER GLOBAL LUXURY**

301 N Canon Drive, Beverly Hills, CA 90210 | 310.777.6200 | Company DRE #00616212 | [www.coldwellbankerluxury.com](http://www.coldwellbankerluxury.com)