

FOR LEASE

FREESTANDING INDUSTRIAL WAREHOUSE



639 Maple Ave., Los Angeles, CA 90014

WESTMAC Commercial Brokerage Company
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DRE# 0109697



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KMAK INT'L TEXTILE INC.

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EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is pleased to present the opportunity to lease 639 Maple Avenue, a freestanding industrial building located in the heart of Downtown Los Angeles Fashion District. The property consists of approximately 6,150 square feet of warehouse building area offering functional industrial features.

Built in 1998, the structure provides a rare combination of modern construction, ground-level loading, and 24-hour access, making it suitable for a wide variety of industrial, creative, production, distribution, or showroom uses. Situated within one of the city's most active commercial hubs, the property benefits from proximity to the 10, 101 and 110 Freeways, offering excellent regional connectivity for both logistics and employee access.

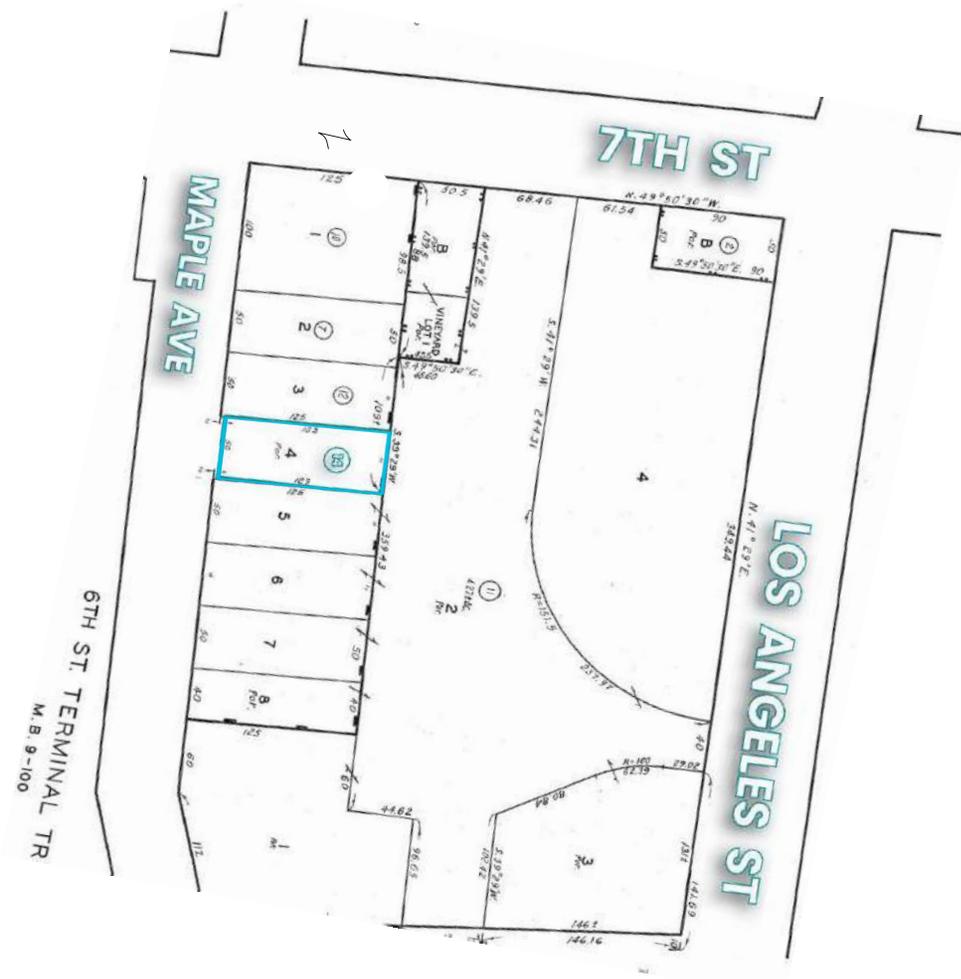
639 Maple Avenue is positioned within the Los Angeles Fashion District, a dense commercial submarket known for apparel manufacturing, wholesale distribution, and a growing mix of creative and adaptive-reuse developments. The neighborhood's evolution has attracted designers, small manufacturers, e-commerce brands, production studios and hybrid retail concepts seeking central accessibility and walkable urban amenities.

Transit access is exceptional. The property is within walking distance to multiple Metro Rail stations, including Pershing Square (Red & Purple Lines) and 7th Street/Metro Center (Red, Purple, Blue, and Expo Lines), offering direct rail links to Santa Monica, Hollywood, North Hollywood, USC, and greater Downtown. Union Station – Southern California's primary transportation hub – is a short drive away, connecting the property to Amtrak and Metrolink regional systems.

The property's central location also provides quick access to major employment centers, the Historic Core, Arts District, South Park, and the Civic Center. Nearby retail, wholesale markets, restaurants and service businesses further support the area's round-the-clock activity and long-term demand.

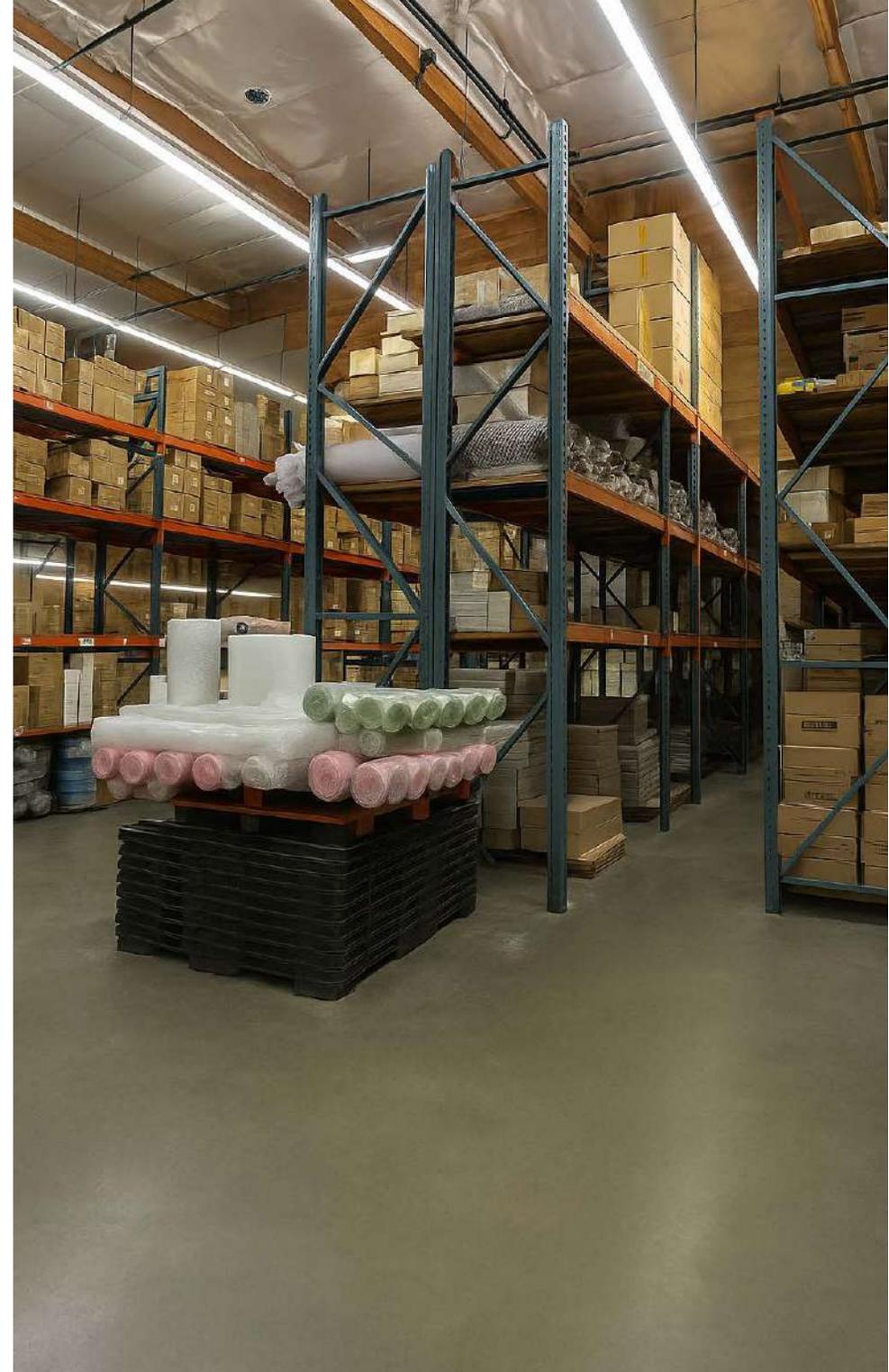
For owner-users, 639 Maple Avenue presents an opportunity to secure a freestanding industrial asset in a rapidly transforming Downtown district – ideal for immediate occupancy and adaptive reuse.

PARCEL MAP



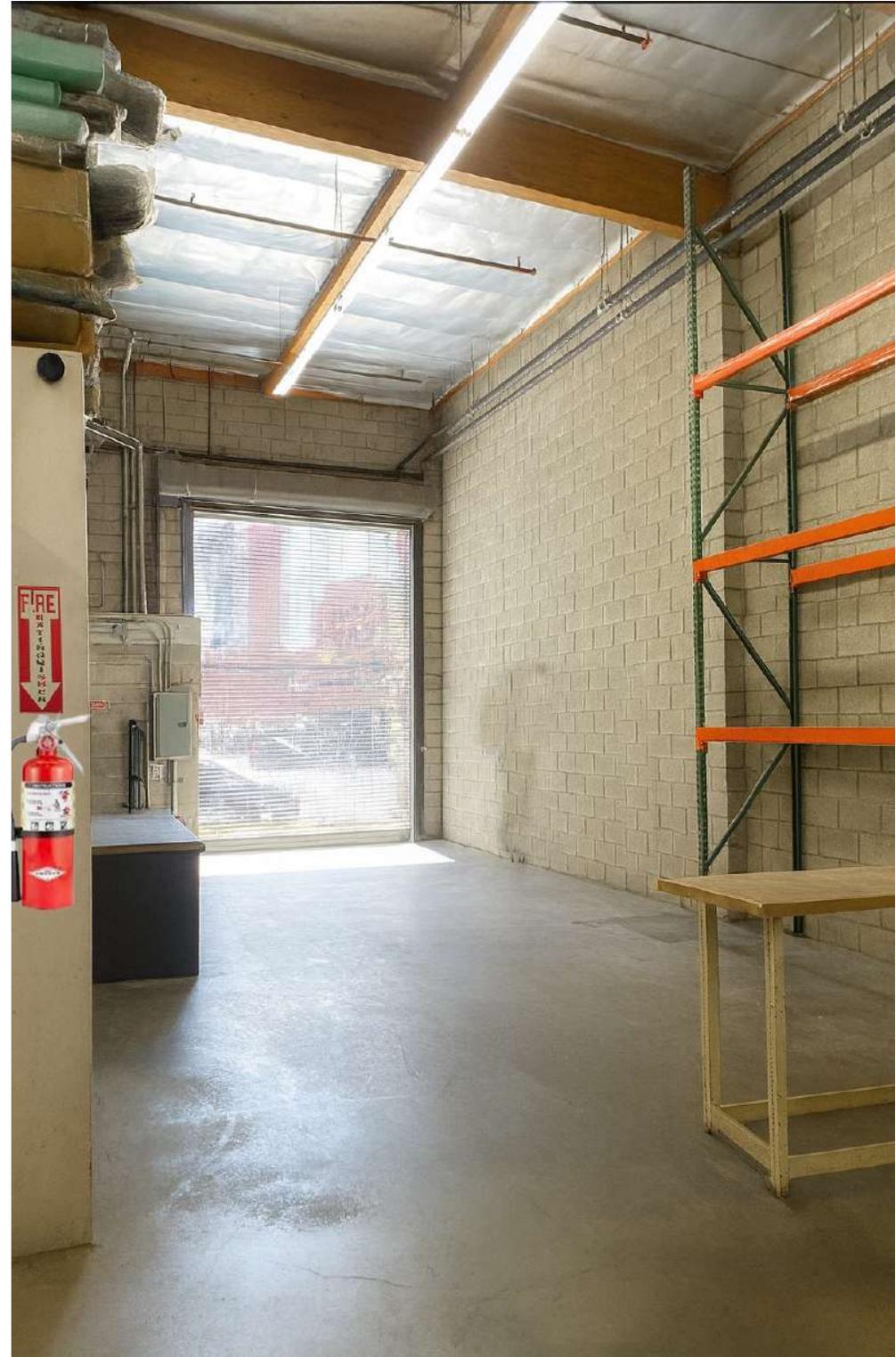
PROPERTY PROFILE

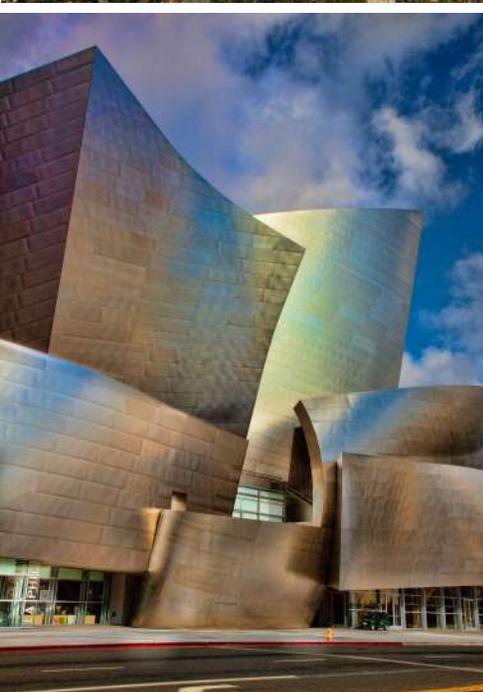
Address	639 Maple Ave Los Angeles, CA 90014
Renta Rate	\$1.10 PSF
APN	5148-022-014
Building Size	±6,150 SF (per tax record)
Land Size	±6,131 SF (per tax record)
Property Type	Industrial
Tenancy	Single
Occupancy	Owner Occupied
Built	1998
No. of Stories	One
Sprinkler	Yes
Drive Ins	One
Zoning	HM1-CHC1-5 (CX2-FA) (CPIO)
Walk Score®	Walker's Paradise (97)



PROPERTY HIGHLIGHTS

- Freestanding industrial building in DTLA Fashion District
- Excellent accessibility to 10, 101, and 110 Freeways
- Located in a high-density commercial district with strong user demand
- Ground-level loading with easy truck access
- Walkable to multiple Metro Rail lines and Downtown employment centers
- Surrounded by Fashion District wholesale, production, and creative businesses





AREA SUMMARY

Downtown Los Angeles (DTLA) is one of the region's most active commercial districts, supported by significant ongoing investment across the Fashion District, Historic Core, Arts District, South Park, and Bunker Hill. The area continues to evolve through adaptive reuse projects, new residential developments, hotel expansions, and creative office conversions, strengthening its role as the economic and cultural center of the city.

DTLA will play a major role in the 2028 Summer Olympics, with events scheduled at Crypto.com Arena, the Los Angeles Convention Center, and other nearby venues—bringing increased activity, tourism, and infrastructure improvements to the downtown core.

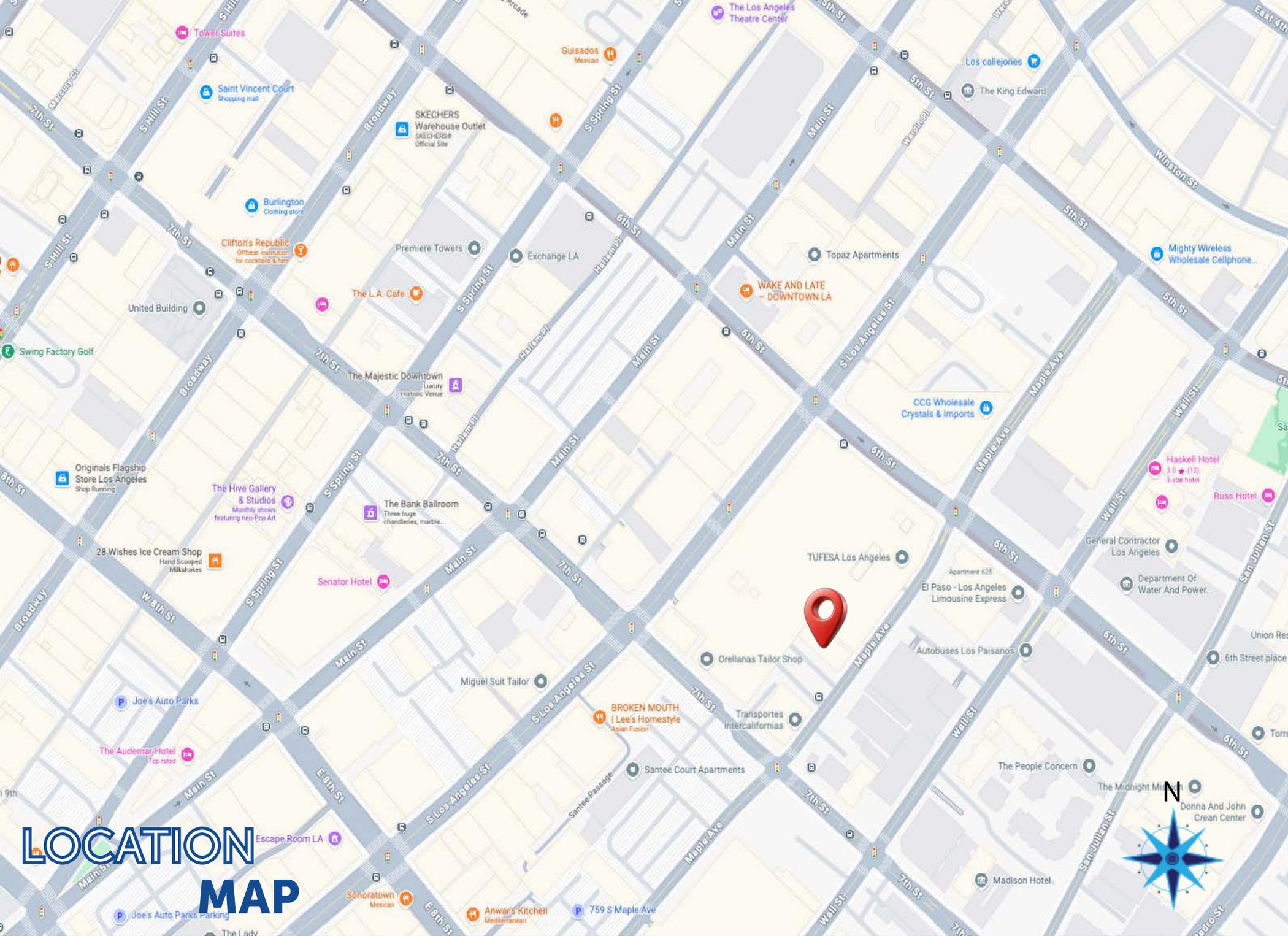
The area also offers exceptional transportation access, including multiple Metro Rail lines, extensive bus networks, and close proximity to Union Station, Southern California's primary transit hub. Convenient connections to the 10, 101, and 110 Freeways provide efficient access to surrounding submarkets and major employment centers.

Home to a dense mix of wholesale operations, fashion and apparel businesses, creative studios, professional services, and a growing residential population, DTLA remains a vibrant, high-demand environment for investment, commerce, and redevelopment.

DTLA AMENITIES



- | | | | |
|---|-------------------------------|----|--------------------------|
| ★ | Partial List | 6 | Walt Disney Concert Hall |
| 1 | LA LIVE | 7 | FIGat7th |
| 2 | Crypto.com Arena | 8 | Little Tokyo |
| 3 | Grand Central Market | 9 | Arts District |
| 4 | The Broad Museum | 10 | USC |
| 5 | Los Angeles Convention Center | | |



LOCATION MAP

DISCLAIMER

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