

DTLA FASHION DISTRICT CREATIVE SPACE FOR LEASE



7,140 Sq.Ft. Remodeled 2nd Floor Unit

1500 S LOS ANGELES STREET, LOS ANGELES, CA 90015

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

- Light & Bright Corner Unit
- Open Floor Plan
- Ideal for Any Creative Use
- Great DTLA Location
- Elevator Served



Exclusively offered by

Anthony S Behar

Executive Vice President

213.747.8426 office

310.880.2329 mobile

anthony@majorproperties.com

Lic. 01368565

Jesse McKenzie

Sales Associate

213.747.4156 office

714.883.6875 mobile

jesse@majorproperties.com

Lic. 01939062

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

majorproperties.com



1500 S LOS ANGELES STREET, LOS ANGELES, CA 90015

Property Details

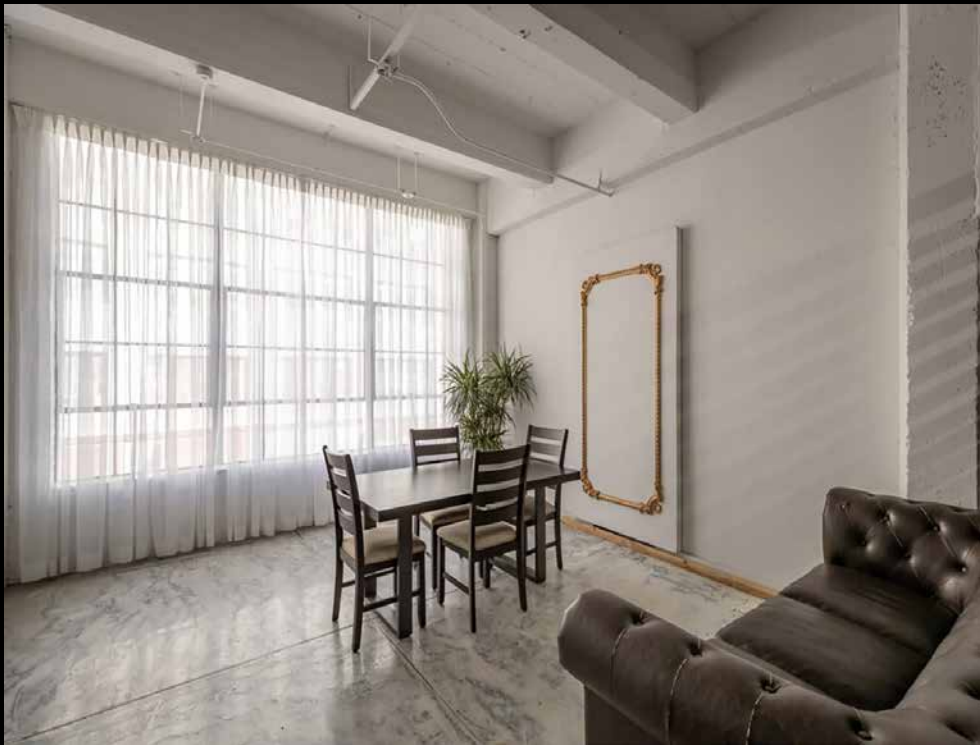
Available 2nd Floor Area	7,140± SF
Total Building Area	39,445± SF
Stories	5
Construction	Masonry
Year Built	1924
Ceiling Height	14' Clear
Restrooms	2
Passenger Elevator	Yes
Freight Elevator	Yes (3,000 lbs.)
Sprinklered	No
Zoning	LA M2-4
APN	5133-015-004

- Beautiful remodeled corner unit
- Excellent creative space great for office use, showroom, design, art/music studio, media, photography/videography, etc.
- Open floor plan with unlimited potential
- Abundant natural light with large windows
- High ceiling clearance
- Polished concrete floor
- Includes 2 private offices
- Large kitchen/break area
- Professionally managed
- Pride of ownership building
- DTLA Fashion District Location at the southeast corner of Los Angeles Street and 15th Street
- Two blocks north of the Santa Monica (I-10) Freeway
- *Possible to divide into 2 spaces (call broker)*

Lease Rental: \$10,710 Per Month (\$1.50 Per SF MG) — Plus \$100 Per Month Each for Water and Trash

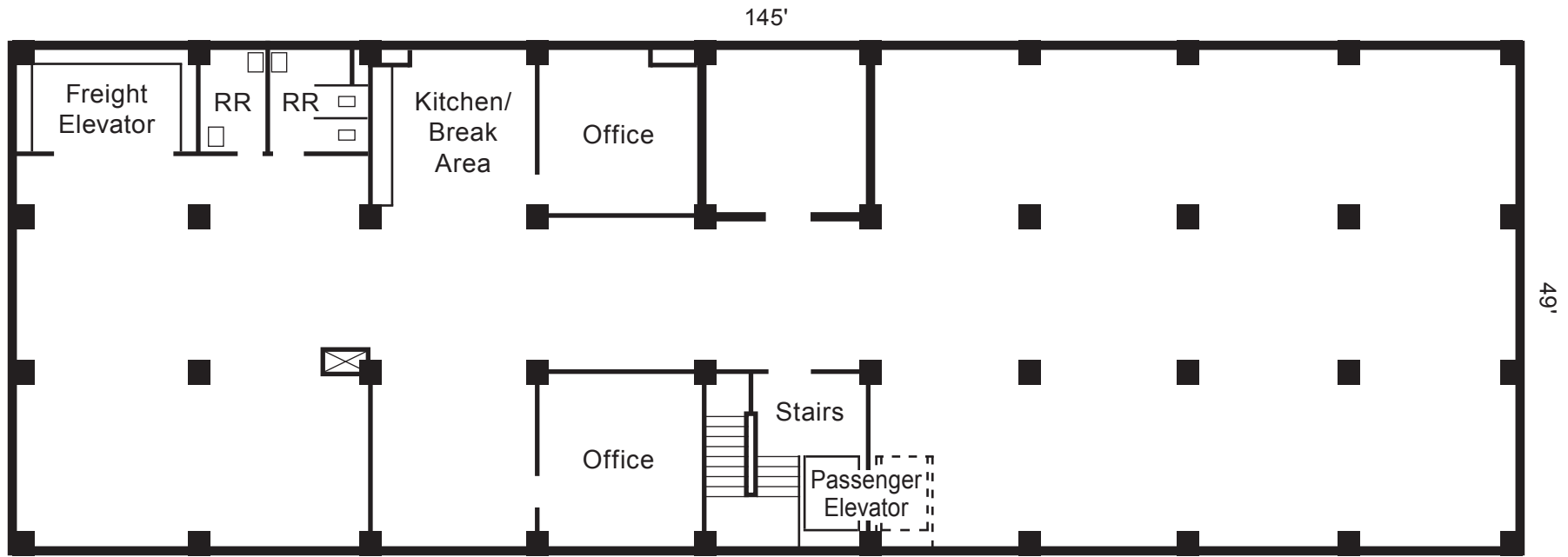
Term: 3-5 Years



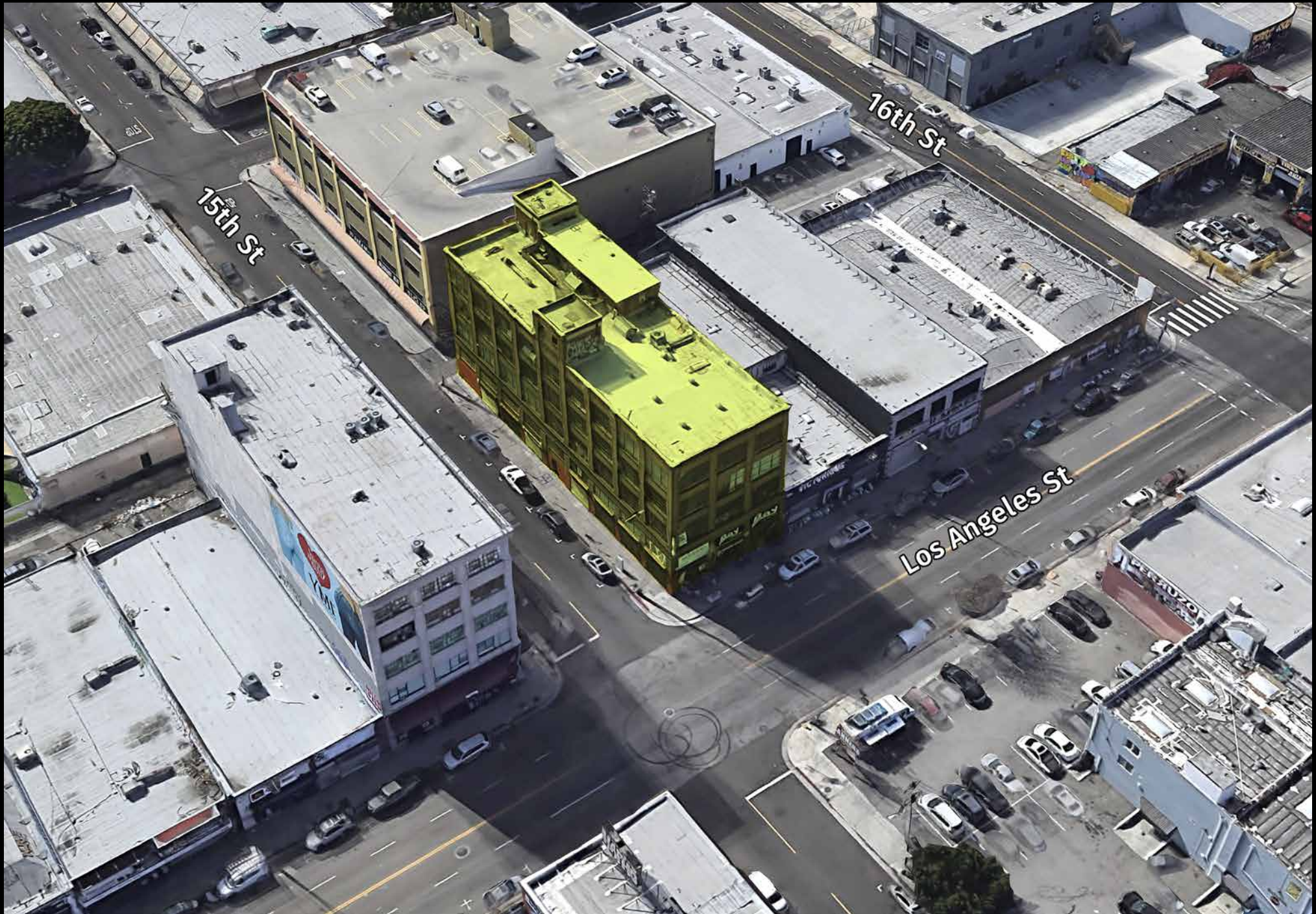




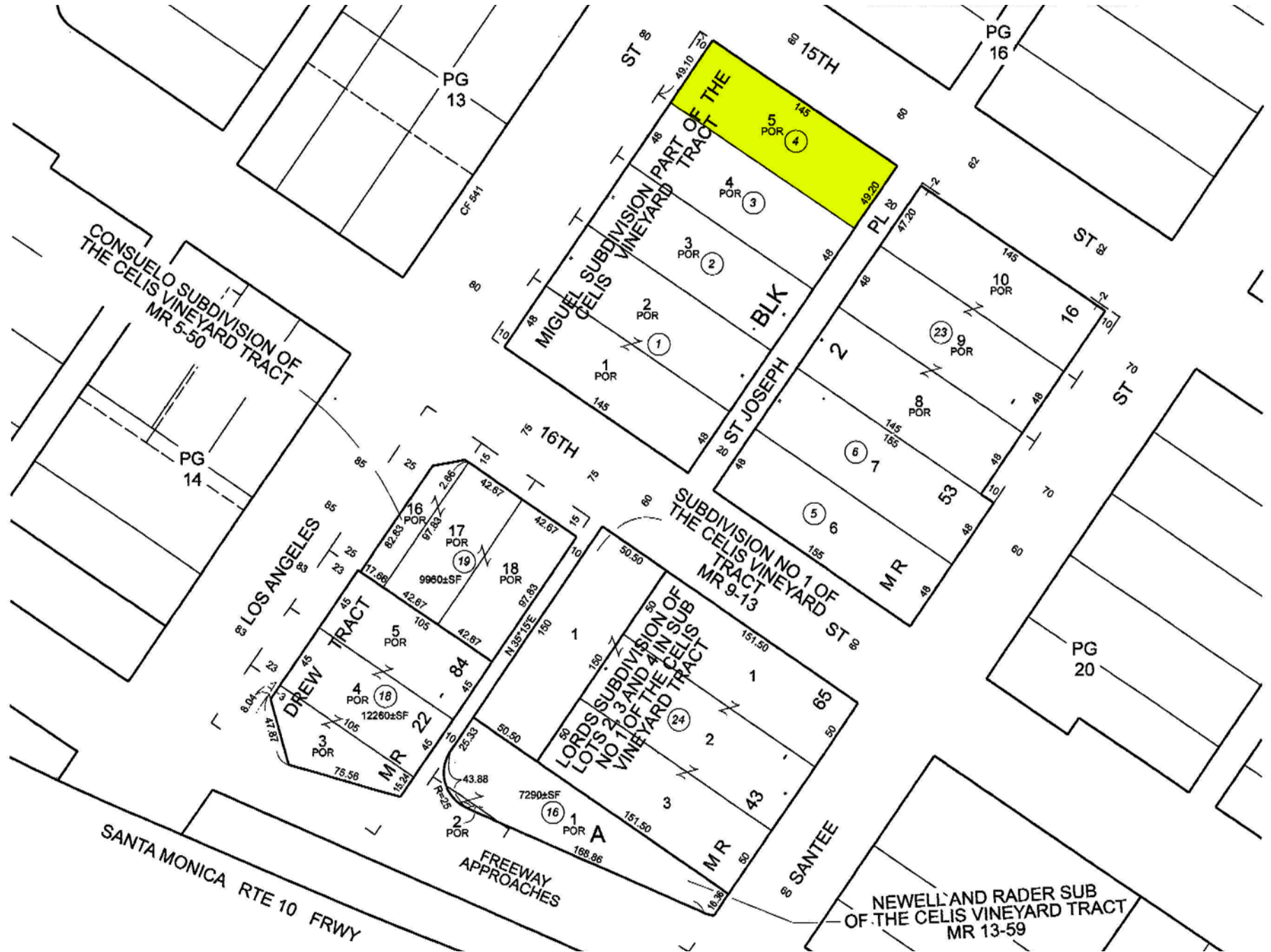
Second Floor Site Plan



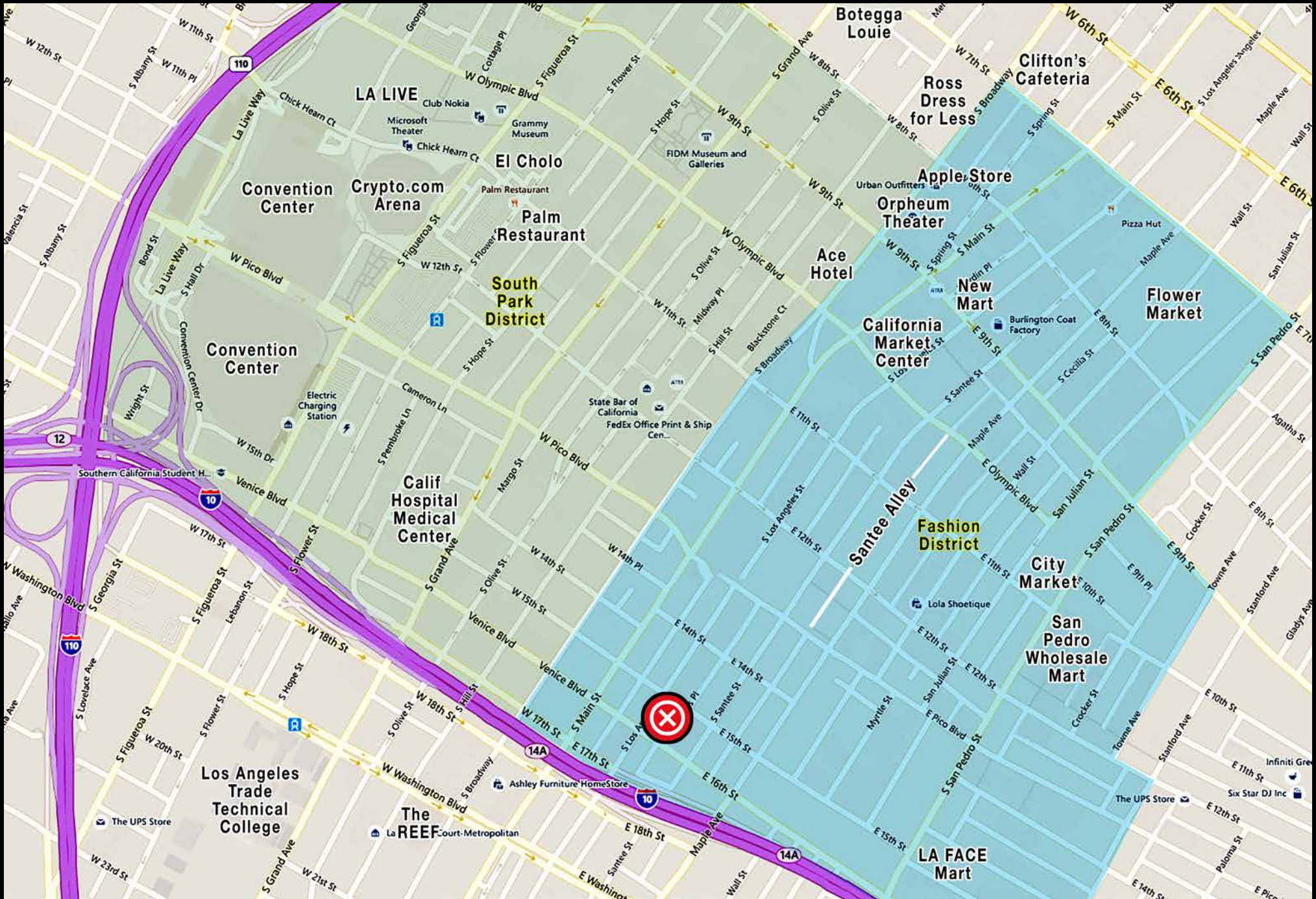
Property Aerial

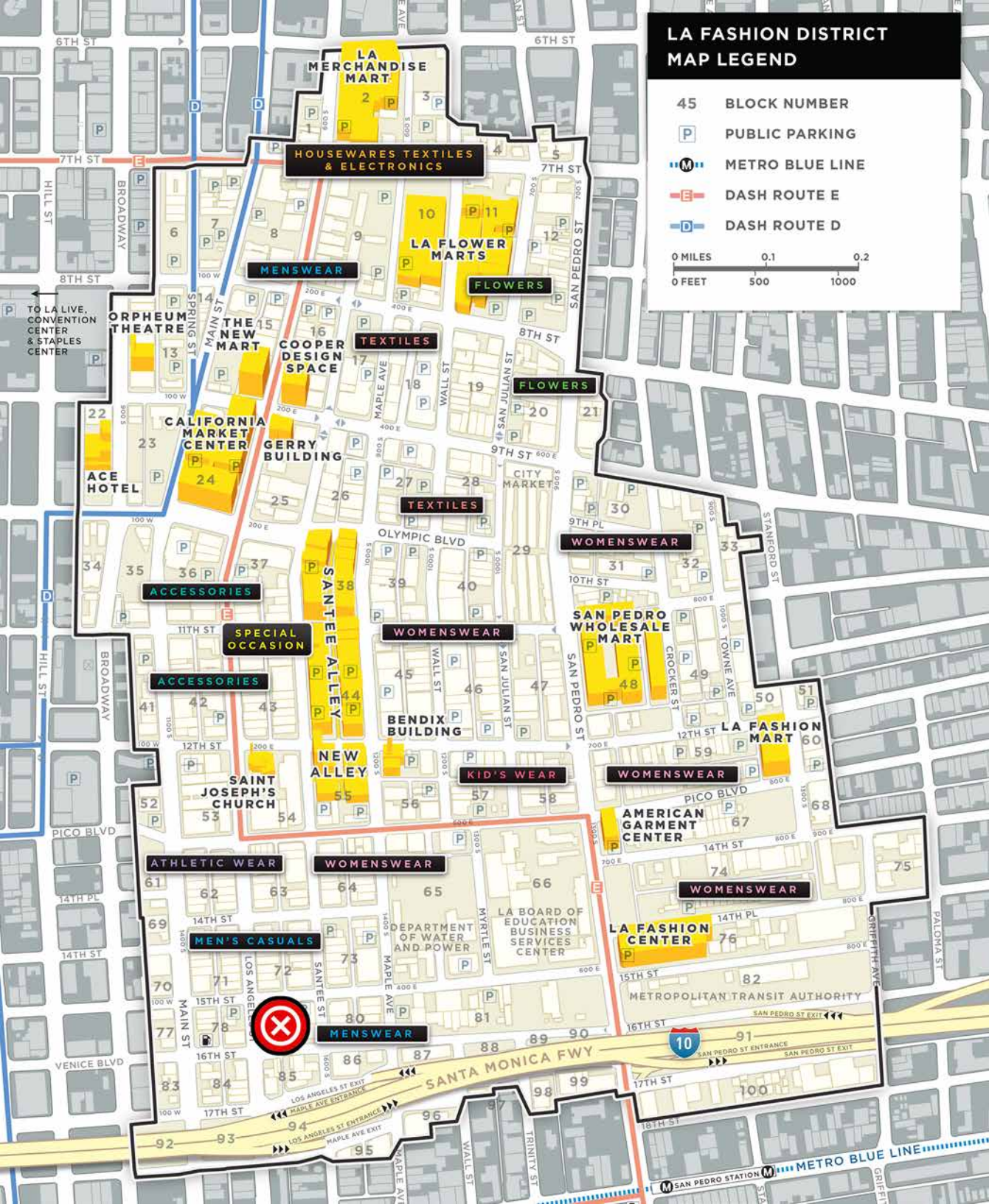


Plat Map



Area Map





Downtown Los Angeles Demographics

80,000

Residential
Population

500,000

Weekday
Population

22 million

Annual
Visitors

70%

of residents and workers
feel they are part of the
Downtown community.

71%

believe that DTLA
is moving in the
right direction.

I LIVE in DTLA



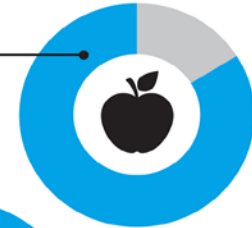
\$123K

Average Household Income



84%

want more
supermarkets



38

Median
Age



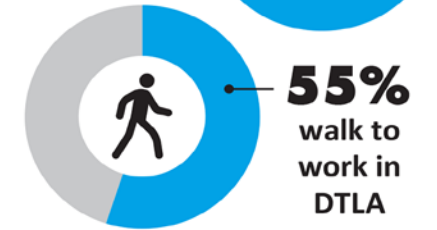
81%

Earned a BA or Higher

54% moved to DTLA in the past 5 years



80% are passionate about DTLA



55%
walk to
work in
DTLA

I WORK in DTLA



\$122K

Average Household Income



33%

regularly use
Metro Rail to
commute



41

Median
Age



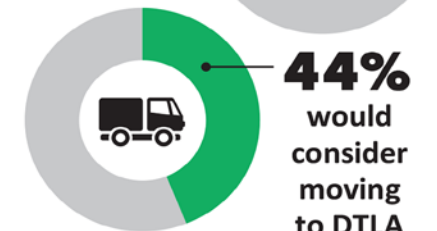
81%

Earned a BA or Higher

63% are top executives or professionals



79% say DTLA is a good fit for their industry



44%
would
consider
moving
to DTLA

I VISIT DTLA



Top visited locations:

83% Arts District

82% Grand Central Market

79% L.A.LIVE/Staples Center



93% recommend DTLA
as a destination*

\$6 billion spent yearly
in DTLA by visitors*



**1500 S Los Angeles Street
Los Angeles, CA 90015**

**7,140± Sq.Ft. Unit Available
2nd Floor Creative Space**



Exclusively offered by

Anthony S Behar

Executive Vice President

213.747.8426 office

310.880.2329 mobile

anthony@majorproperties.com

Lic. 01368565

Jesse McKenzie

Sales Associate

213.747.4156 office

714.883.6875 mobile

jesse@majorproperties.com

Lic. 01939062

MAJOR PROPERTIES

1200 W Olympic Blvd

Los Angeles, CA 90015

majorproperties.com

