

1007 UNIT A
N MAIN STREET
LOS ANGELES • CA 90012



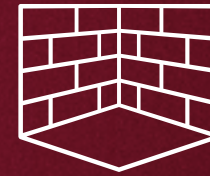
FOR LEASE
±4,775 SF GROUND FLOOR
CREATIVE/INDUSTRIAL SPACE



Located just north of Downtown LA in the vibrant Chinatown district, Unit A at 1007 N Main Street offers ±4,775 SF of ground-floor creative/industrial space with 13' clear height, exposed brick, and an open-layout design. Featuring one ground-level door, two restrooms, and a private utility room, this space is ideal for art studios, production, fabrication, or showroom use. With strong Main Street frontage, walkable access to the LA State Historic Park, Highland Park Brewery, and the Chinatown Metro Station, Unit A is a rare opportunity for creative users in one of LA's fastest-evolving neighborhoods.



Ground-Floor Creative/Industrial Space



Exposed Brick & Open Layout



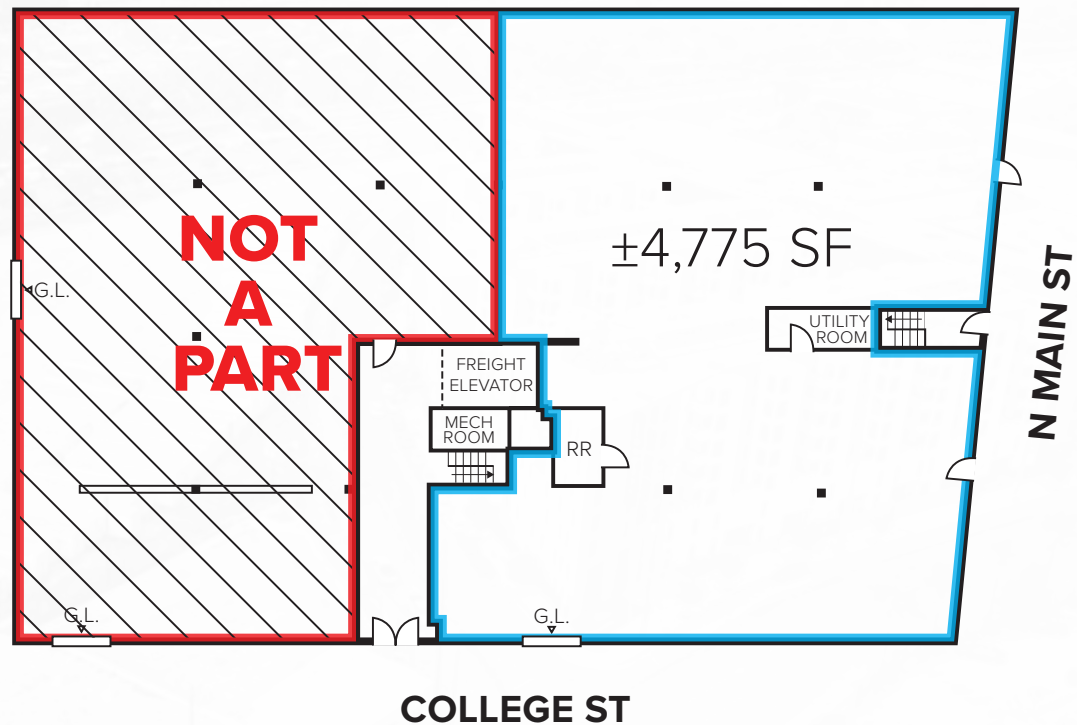
Ideal for Art Studio, Production, and Film Uses



Prime Main Street Frontage Near Chinatown, LA State Historic Park & Highland Park Brewery

Available SF	±4,775 SF
Prop Lot Size	POL
APN	5409-007-001
Zoning	LAUC(CA)
Year Built	1907
Construction Type	Brick
Yard	No
Restrooms	2
Clear Height	13'
GL Doors	1
Sprinklered	Yes
Power	A: 600 V: 240 Ø: 3
Term	Acceptable to Owner
Possession Date	30 Days
Vacant	Yes
Market/Submarket	LA Central

PROPERTY INFORMATION



PROPERTY SITE PLAN

NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify



CHINATOWN
CENTRAL PLAZA

CAPITOL
MILLING
EST. 1883



CHINATOWN
STATION

LOS ANGELES STATE
HISTORIC PARK



HIGHLAND
PARK
BREWERY

N SPRING ST



W RONDOUT ST

W COLLEGE ST

N MAIN ST



LOS ANGELES STATE
HISTORIC PARK



N SPRING ST

W RONDOUT ST



N MAIN ST

W COLLEGE ST



WINE
ANTIQUE
WINERY

W RONDOUT ST

W COLLEGE ST

N MAIN ST

PROPERTY AERIAL





110 Freeway
0.41 MILES

101 Freeway
0.92 MILES

5 Freeway
1.10 MILES

Downtown Los Angeles
1.06 MILES

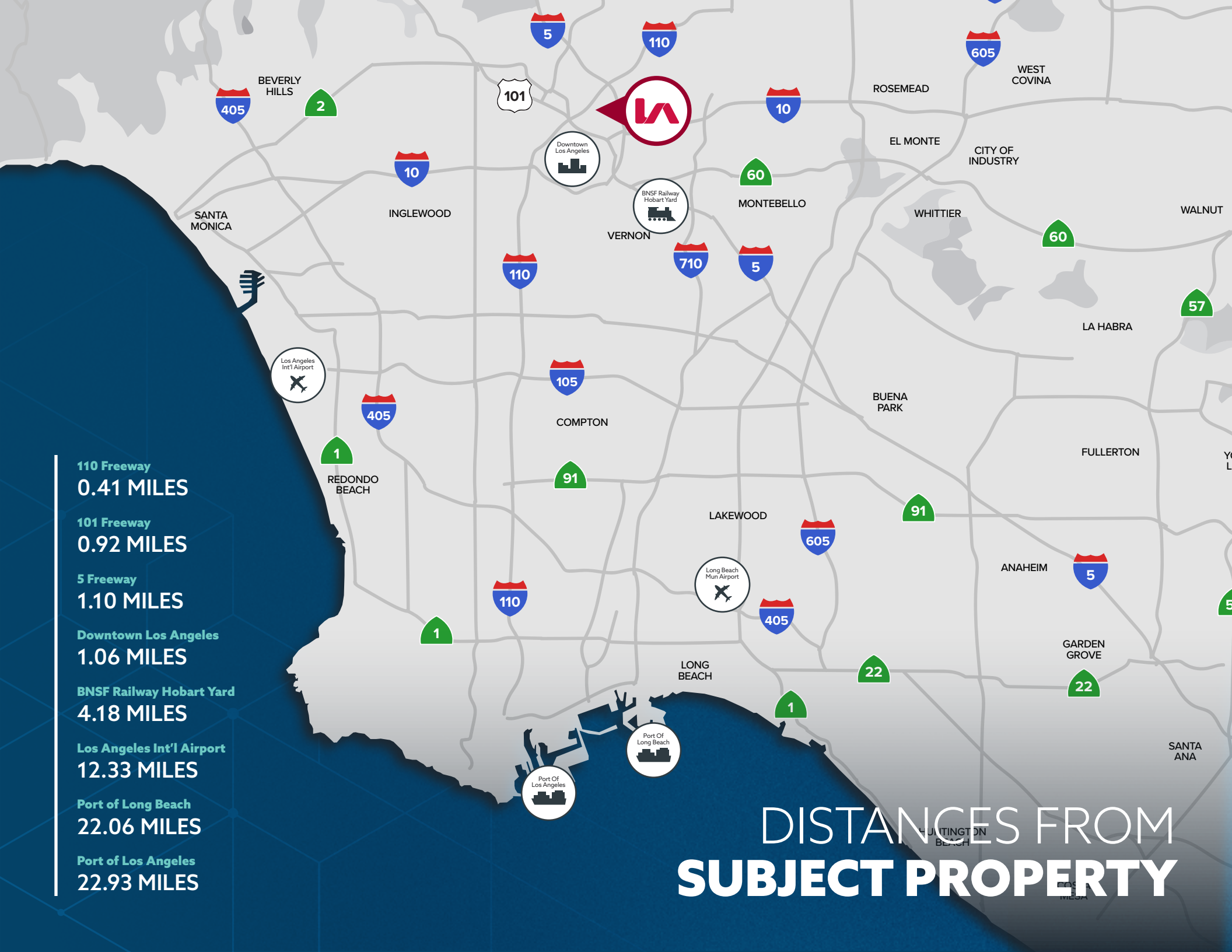
BNSF Railway Hobart Yard
4.18 MILES

Los Angeles Int'l Airport
12.33 MILES

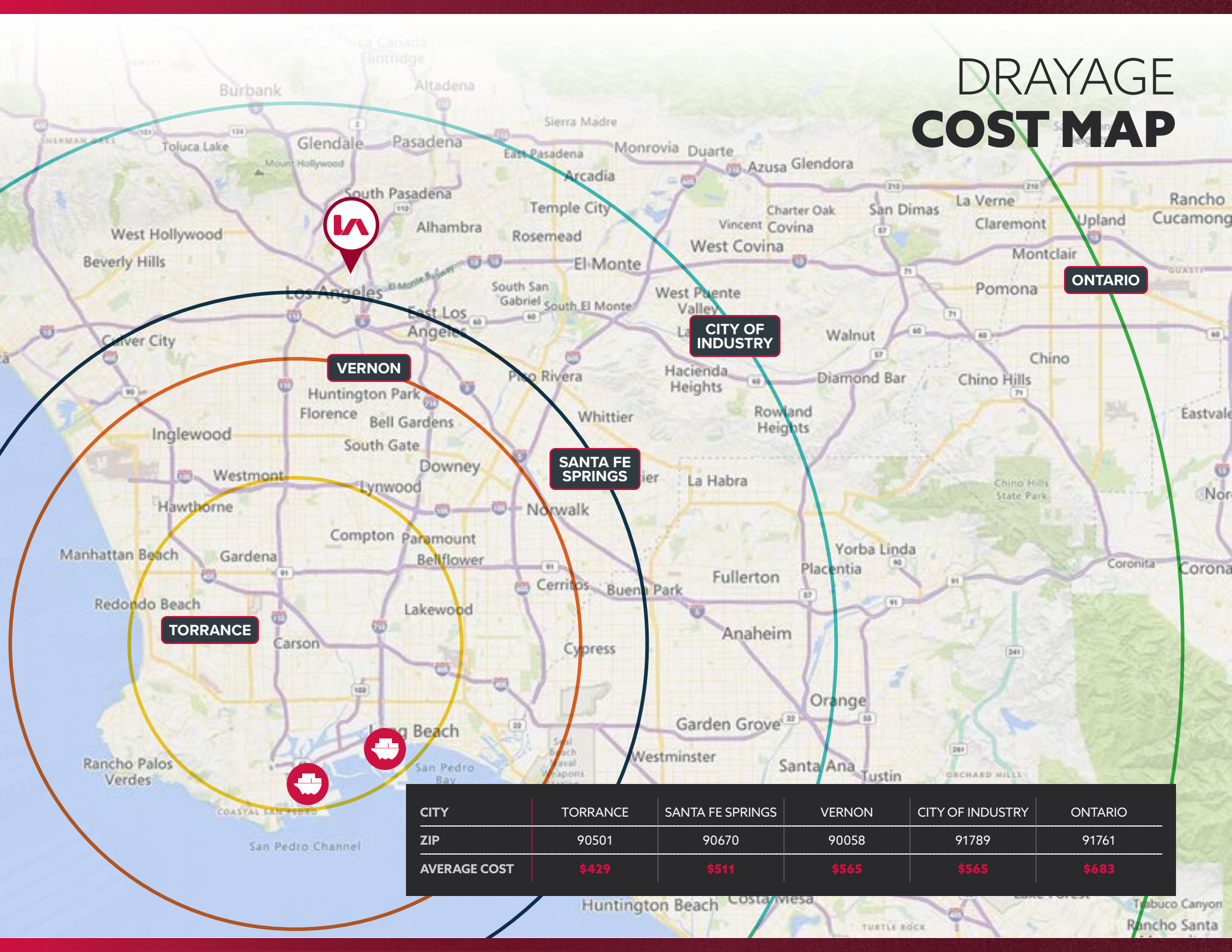
Port of Long Beach
22.06 MILES

Port of Los Angeles
22.93 MILES

DISTANCES FROM
SUBJECT PROPERTY



DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

For More Information,
Please Contact

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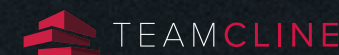


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Los Angeles, CA 90012

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LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.