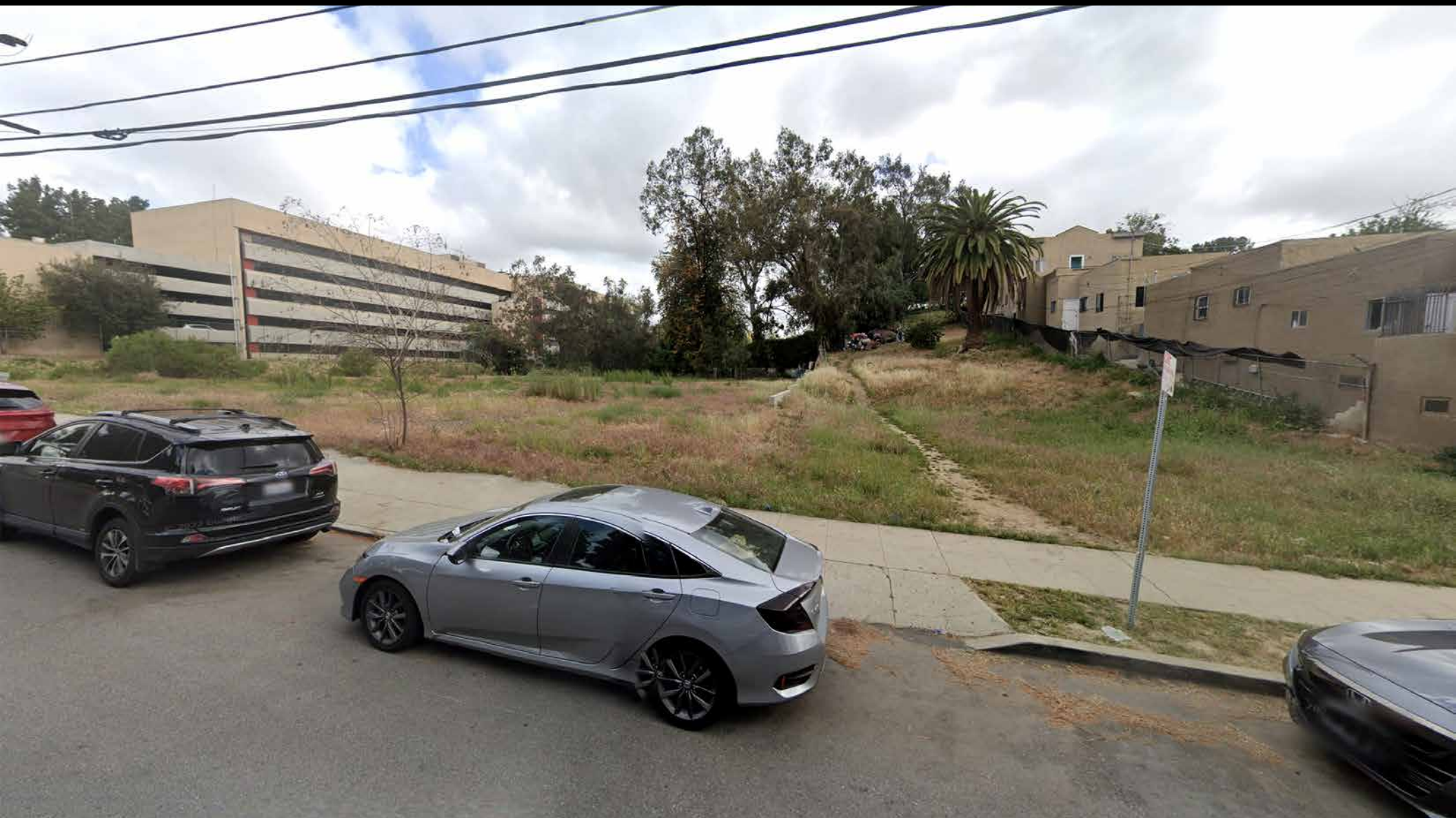


VACANT COMMERCIAL LAND FOR LEASE



38,495± SF of Land

Vacant Land Ideal for Storage, Parking, Contractor, Etc.

2227-2311 CHARLOTTE STREET, LOS ANGELES, CA 90033

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum



MISSION RD

USC
Medical School

University of Southern
California Health
Sciences Campus

Los Angeles
General Medical
Center

SUBJECT

SOTO ST

2227-2311 CHARLOTTE STREET LOS ANGELES, CA 90033

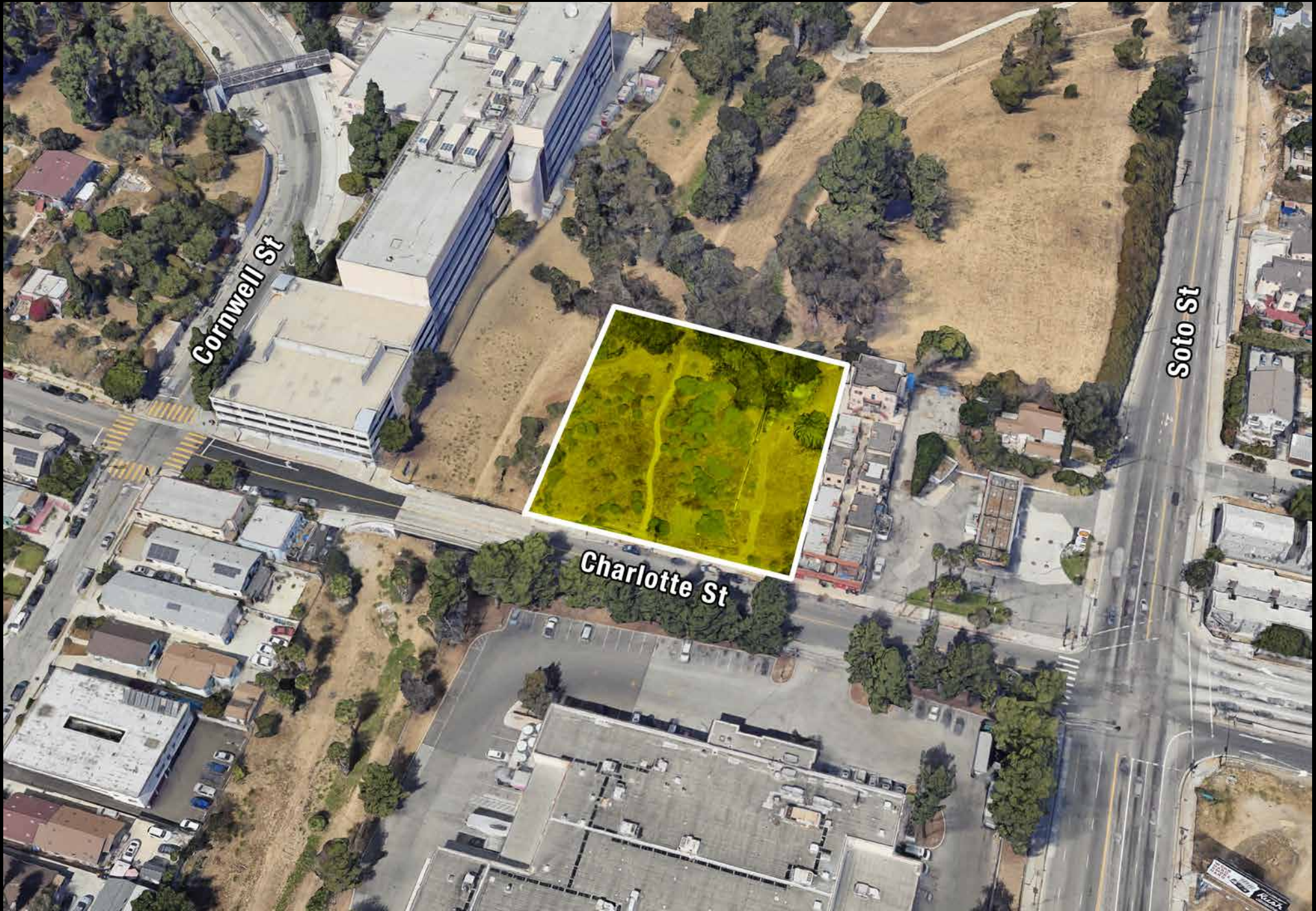
Property Highlights

- 38,495± SF of vacant commercial land for lease
- Possible uses include storage, parking, contractor's yard, etc.
- Great location 2 miles northeast of DTLA and south of Lincoln Heights
- 206' frontage on Charlotte Street
- Zoned LA [Q]C2-1VL
- Excellent exposure and visibility
- Situated just west of Soto Street
- One block north of the San Bernardino (I-10) Freeway
- Adjacent to Hazard Recreation Center
- Close to University of Southern California Health Sciences Campus and Keck Medicine/Hospital of USC
- Assesor's Parcel Number 5202-006-005,006,009
- Lessor may give Lessee a six (6) month notice to vacate after year one (1)

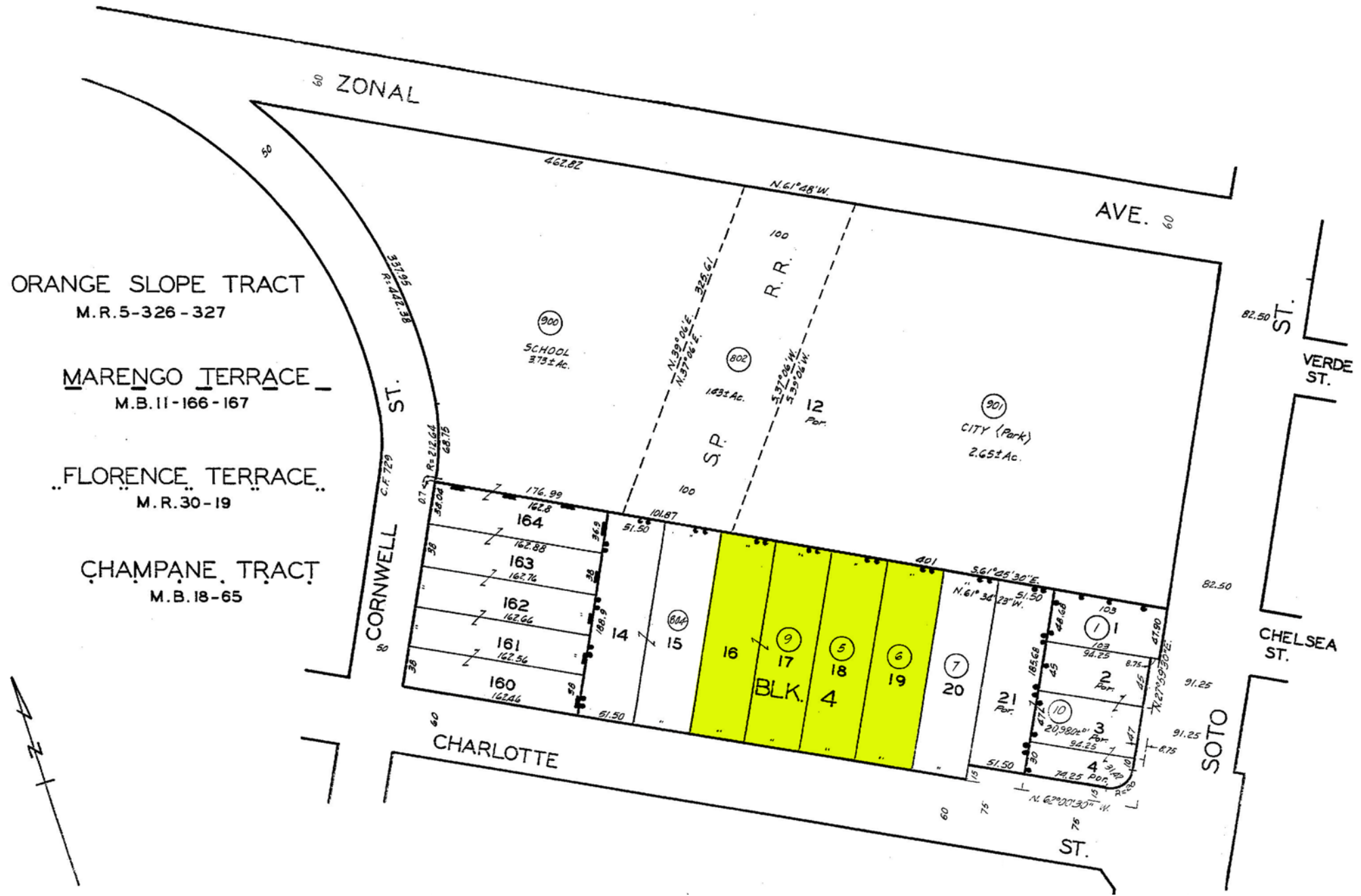
Lease Rental: \$23,280 Per Month (\$0.60 Per SF)
Term: 1-3 Years (Annual CPI Increases)

Lessee to verify that their use is permitted with the City

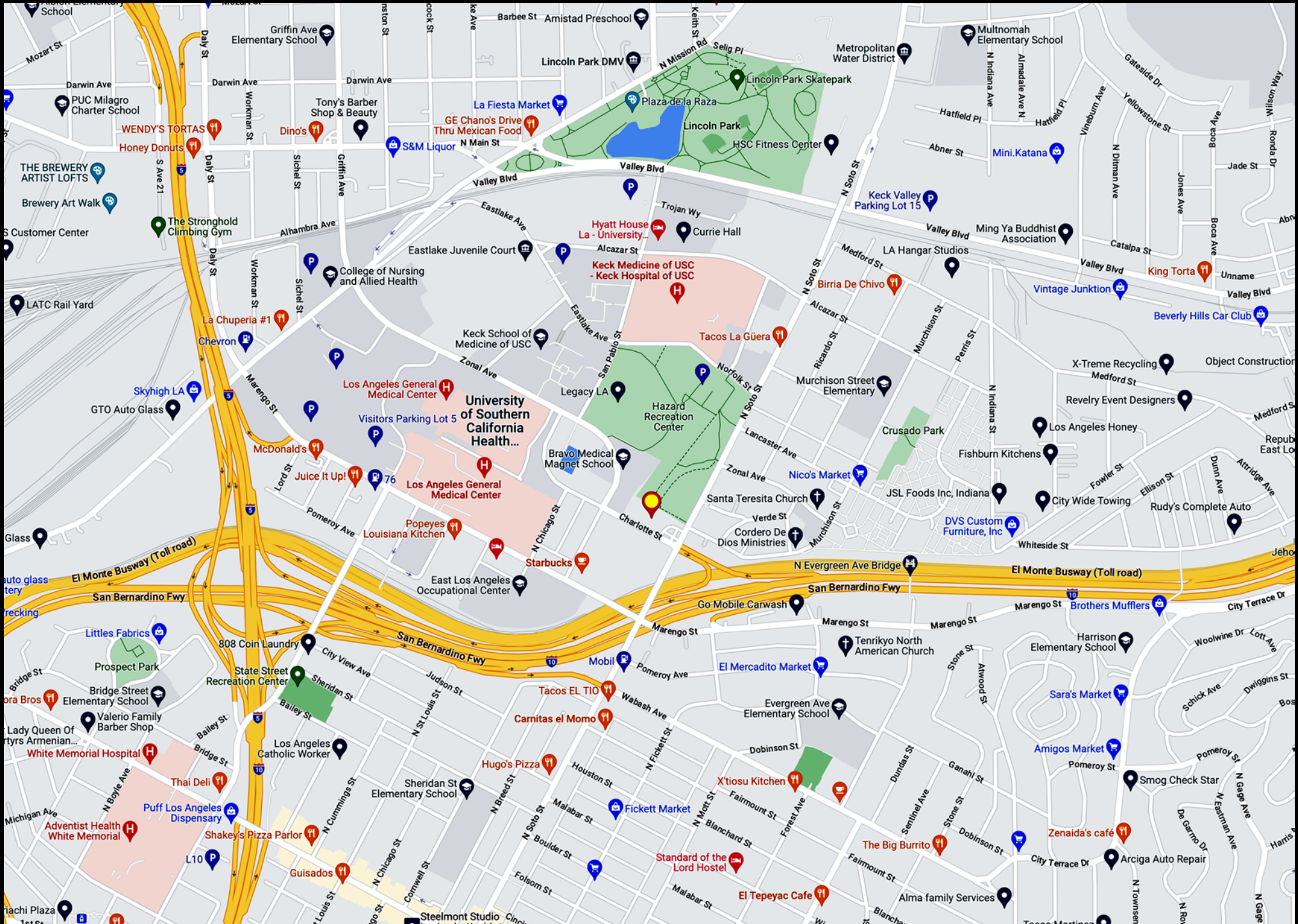
Aerial Photo



Plat Map

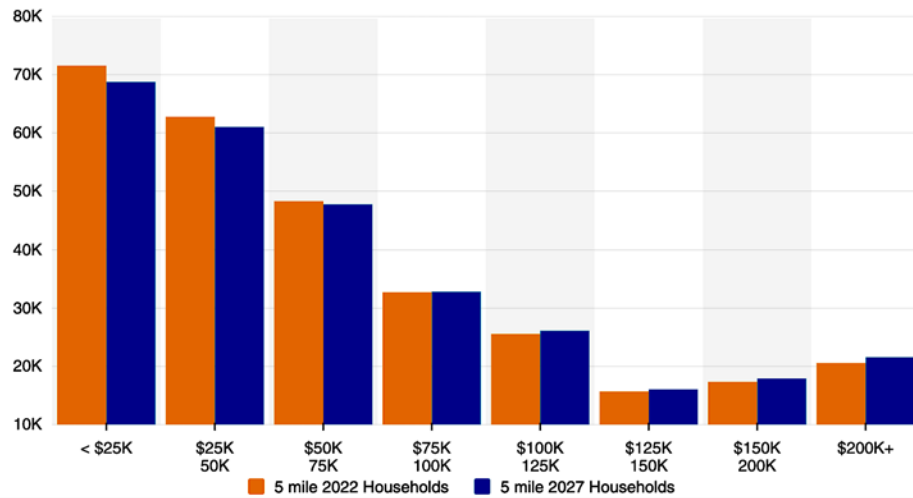


Area Map

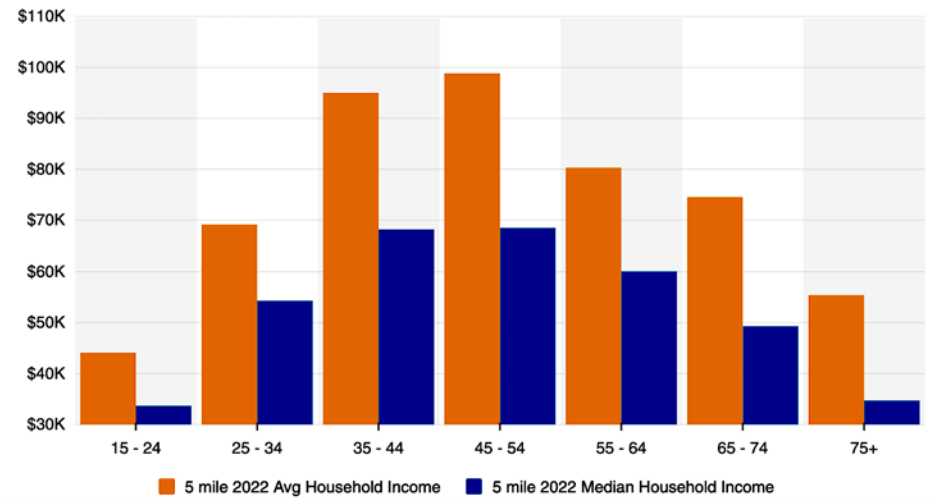


Area Demographics

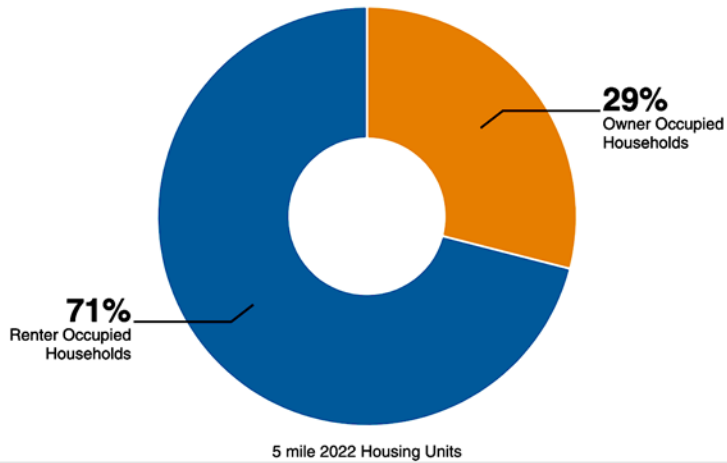
Household Income



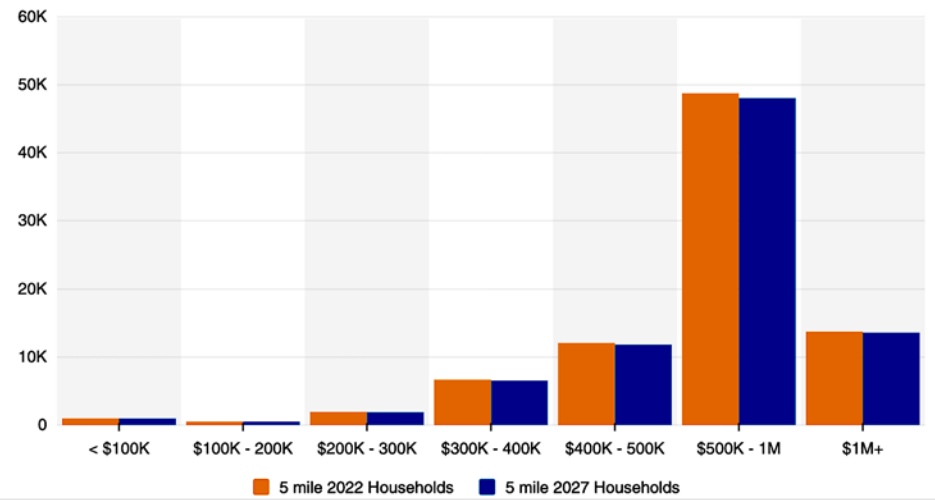
Household Income By Age



Housing Occupancy



Home Values



2227-2311 Charlotte Street
Los Angeles, CA 90033

38,495± SF of Vacant Commercial Land
Short Term Lease Available

Easy 1-10 Freeway Access

Exclusively offered by



Jesse McKenzie

Senior Vice President

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Bradley A Luster

President

213.747.4154 office

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