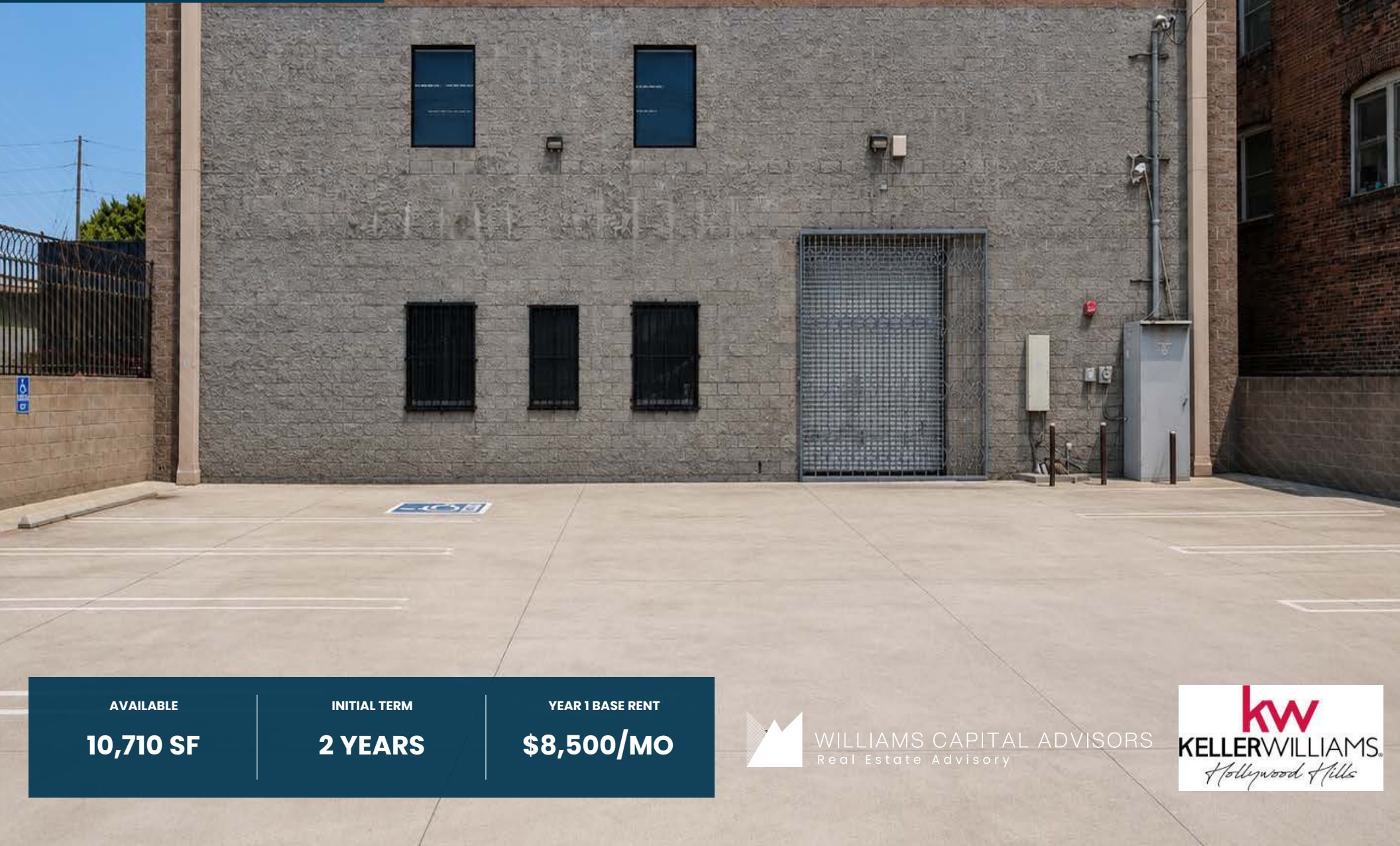


2120 S MAIN ST. LOS ANGELES, CA 90007 FOR LEASE



AVAILABLE

10,710 SF

INITIAL TERM

2 YEARS

YEAR 1 BASE RENT

\$8,500/MO



WILLIAMS CAPITAL ADVISORS
Real Estate Advisory



PROPERTY OVERVIEW

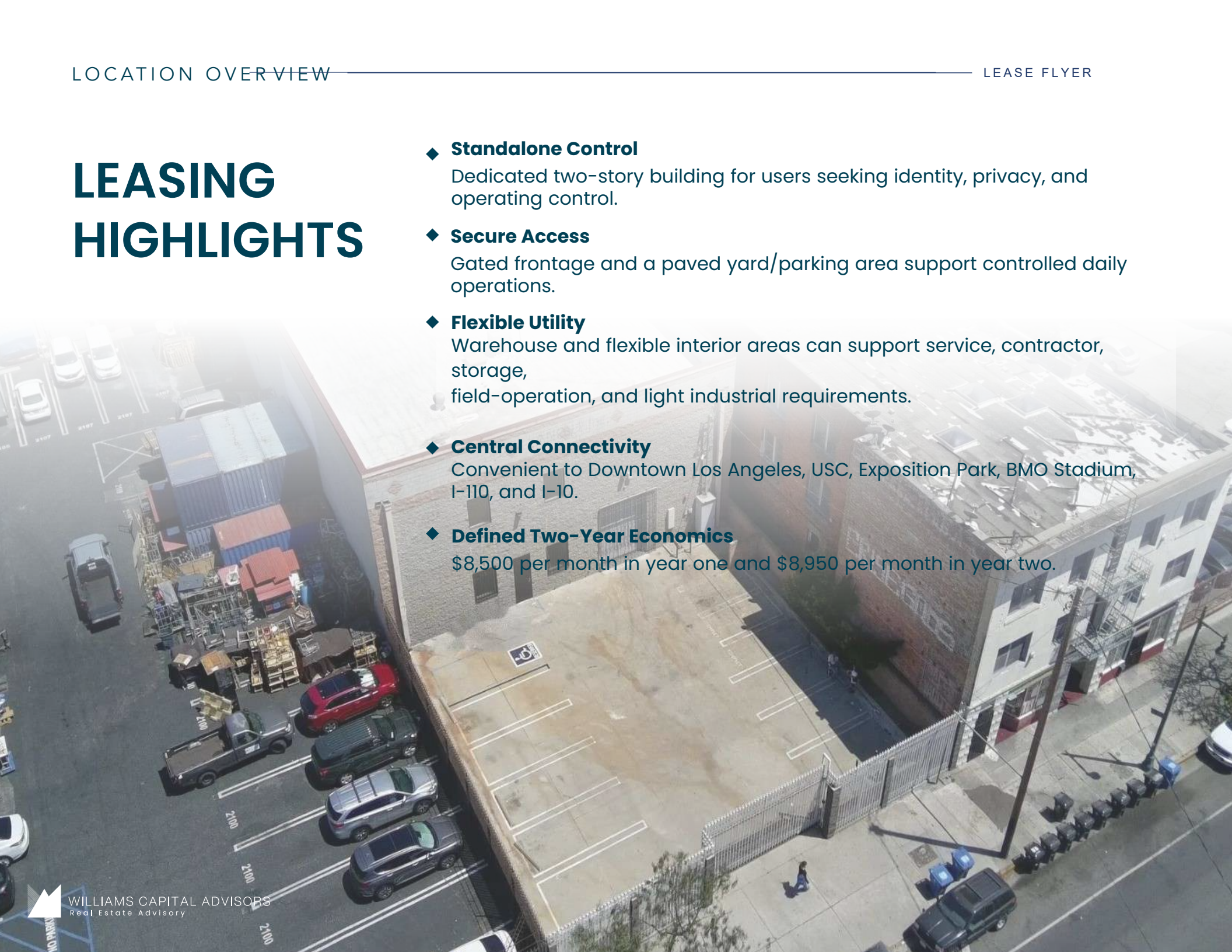
Standalone warehouse control in Central Los Angeles

2120 S Main Street is a standalone, two-story industrial/warehouse building offering approximately 10,710 square feet in a central Los Angeles infill location. The property combines a secure gated approach, a paved yard/parking area, warehouse and flexible interior areas, and convenient access to Downtown Los Angeles, USC, Exposition Park, BMO Stadium, I-110, and I-10.

The property is suited to users that value operational control and a close-in location, including service businesses, contractors, field operations, storage, logistics, and light industrial or warehouse users. All proposed uses remain subject to tenant investigation, governmental approvals, and landlord approval.

2120 S Main Street Los Angeles, CA 90007	
ADDRESS	2120 S Main Street, Los Angeles, CA 90007
PROPERTY TYPE	Industrial / warehouse
GROSS BUILDING AREA	Approx. 10,710 SF
LOT AREA	Approx. 10,635 SF
YEAR BUILT	1999 (public-record profile)
ZONING	C2-2D-O-CPIO
APN	5127-028-002

LEASING HIGHLIGHTS

An aerial photograph of an industrial property. The main building is a two-story brick structure with a flat roof. To the left of the building is a paved parking lot with several cars and a truck. To the right is a fenced-in yard with a few more cars. The property is surrounded by other urban buildings and streets.

◆ Standalone Control

Dedicated two-story building for users seeking identity, privacy, and operating control.

◆ Secure Access

Gated frontage and a paved yard/parking area support controlled daily operations.

◆ Flexible Utility

Warehouse and flexible interior areas can support service, contractor, storage, field-operation, and light industrial requirements.

◆ Central Connectivity

Convenient to Downtown Los Angeles, USC, Exposition Park, BMO Stadium, I-110, and I-10.

◆ Defined Two-Year Economics

\$8,500 per month in year one and \$8,950 per month in year two.



LEASE OVERVIEW

LEASING INFORMATION	
LEASE RATE	Yr 1: \$8,500/mo Yr 2: \$8,950/mo
LEASE TERM	Two (2) years
AVAILABLE SPACE	Approx. 10,710 SF
LOT AREA	Approx. 10,635 SF
PROPERTY TYPE	Industrial / warehouse
ZONING	C2-2D-O-CPIO
TOURS / ACCESS	By appointment through listing brokers

LEASE ECONOMICS

YEAR 1

\$8,500/MO

\$102,000/YR

\$0.79/SF/MO

YEAR 2

\$8,950/MO

\$107,400/YR

\$0.84/SF/MO

AVG \$8,725/MO - \$0.81/SF/MO | TOTAL \$209,400

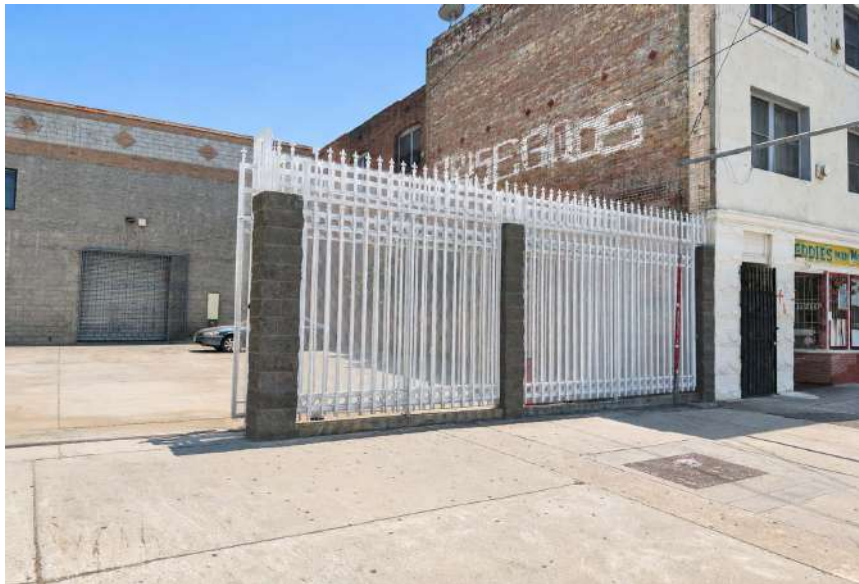
Service Businesses | Contractors | Storage | Logistics
Field Operations | Light Industrial | Warehouse Users



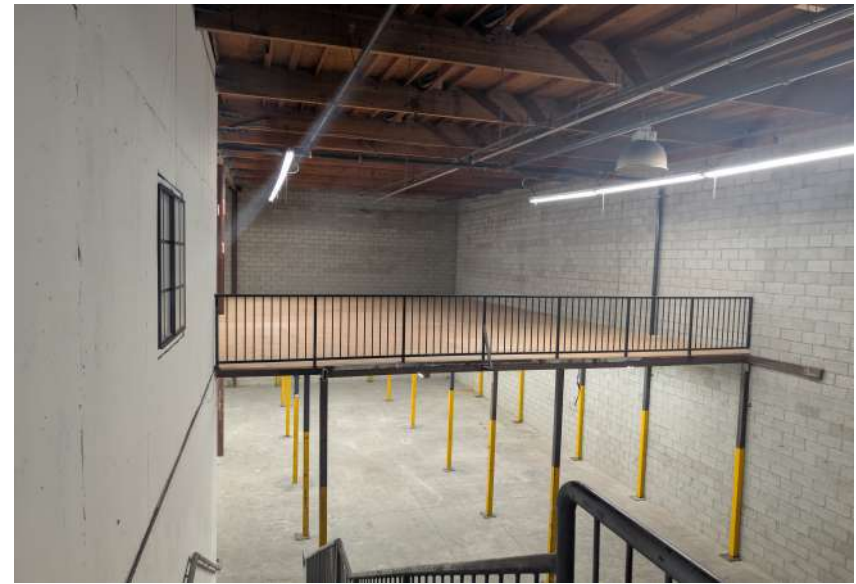
AMENITIES MAP



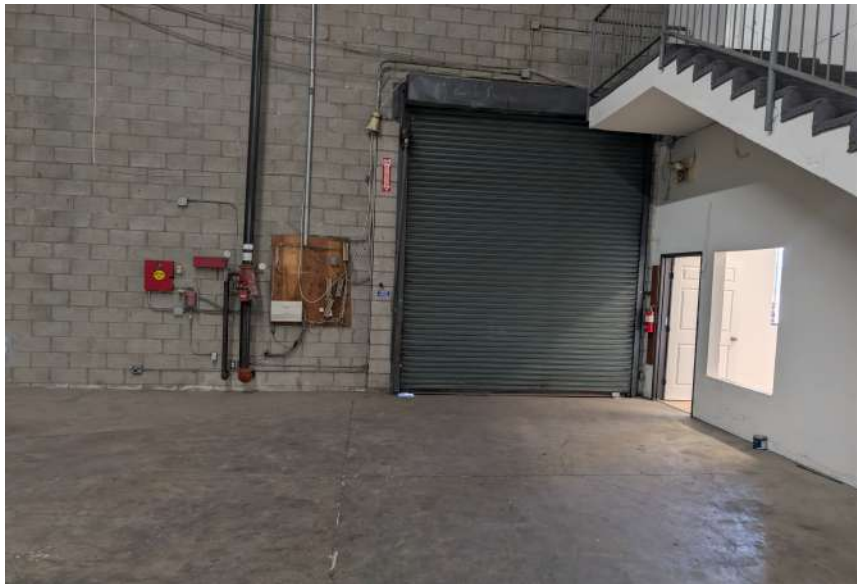
PHOTOS



PHOTOS



PHOTOS



DEMOGRAPHICS

83,681

2024 POPULATION (1-MI)

30.8

MEDIAN AGE

\$59,134

MEDIAN HH INCOME

71,843

TOTAL EMPLOYEES (1-MI)

27,912

OCCUPIED HOUSING

20:3

RENTER:OWNER (1-MI)

POPULATION TRENDS

Year	1-Mile	3-Mile	5-Mile
2024	83,681	710,352	1,610,290
2023	84,288	712,512	1,620,689
2022	86,123	726,996	1,644,999
2021	85,152	733,616	1,656,647
2020	84,821	745,210	1,688,388

HOUSEHOLD INCOME DISTRIBUTION

Income Bracket	1-Mile	3-Mile	5-Mile
2024 Median	\$59,134	\$56,083	\$62,783
Under \$25K	8,721	63,831	126,740
\$25K – \$50K	5,255	51,708	108,041
\$50K – \$100K	8,386	69,996	154,852
\$100K – \$150K	4,136	32,741	80,526
Above \$150K	5,431	33,061	90,700

AGE DISTRIBUTION

Age Group	1-Mile	3-Mile	5-Mile
Median Age	30.8	34.3	35.4
Under 20	19,838	160,754	377,328
20 – 25	11,277	63,493	121,839
25 – 45	30,239	248,646	537,313
45 – 65	15,704	159,009	376,745
Over 65	5,835	66,555	165,669

EMPLOYMENT BY INDUSTRY

Industry Sector	1-Mile	3-Mile	5-Mile
Mgmt, Business, Science	18,042	111,390	268,995
Educational, Health Care	8,506	64,294	150,934
Professional Services	7,282	50,823	113,157
Arts, Entertainment, Food	5,494	54,367	110,030
Retail Trade	4,798	37,475	81,501
Manufacturing	4,199	28,858	63,422
Transport, Warehousing	2,706	21,626	51,762
Other Services	2,190	23,976	55,197
Construction	2,044	28,597	60,165
Information	1,948	13,509	38,447
Finance, Insurance	1,796	13,703	31,893
Wholesale Trade	1,618	11,918	25,520
Public Administration	839	8,566	22,245
Agriculture	219	1,881	3,723

HOUSING OCCUPANCY & TENURE

Category	1-Mile	3-Mile	5-Mile
Occ:Vac Ratio	20:3	10:1	10:1
Occupied Units	27,912	228,257	515,099
Vacant Units	4,017	23,080	45,760
Renter:Owner Ratio	20:3	20:3	10:3
Renter Households	27,918	214,712	431,315
Owner Households	4,011	36,625	129,544





LEASE RATE AND TERMS:

2-YEAR TERM - YEAR 1: \$8,500/MO - YEAR 2: \$8,950/MO

FRANCISCO WILLIAMS, CCIM

Executive Vice President

(213) 880-8107

Francisco.Williams@williamscap.ai

f.williams@ccim.net

CalDRE #01979442

LAURA MILSHTeyN

Senior Vice President

(310) 400-0430

laura.milshteyn@kw.com

CalDRE #01997655

MARKETING DISCLAIMER

Information contained herein has been obtained from sources believed reliable but has not been independently verified. No representation or warranty is made as to accuracy or completeness. Prospective tenants must independently verify square footage, lot area, zoning, permitted use, condition, systems, access, occupancy, and all economic and legal terms. The property is offered subject to prior sale or lease, modification, correction, or withdrawal without notice.

Williams Capital Advisors / Keller Williams Commercial Beverly Hills

439 N Canon Drive, Penthouse, Beverly Hills, CA 90210 - Corporate CalDRE #01428775



WILLIAMS CAPITAL ADVISORS
Real Estate Advisory

