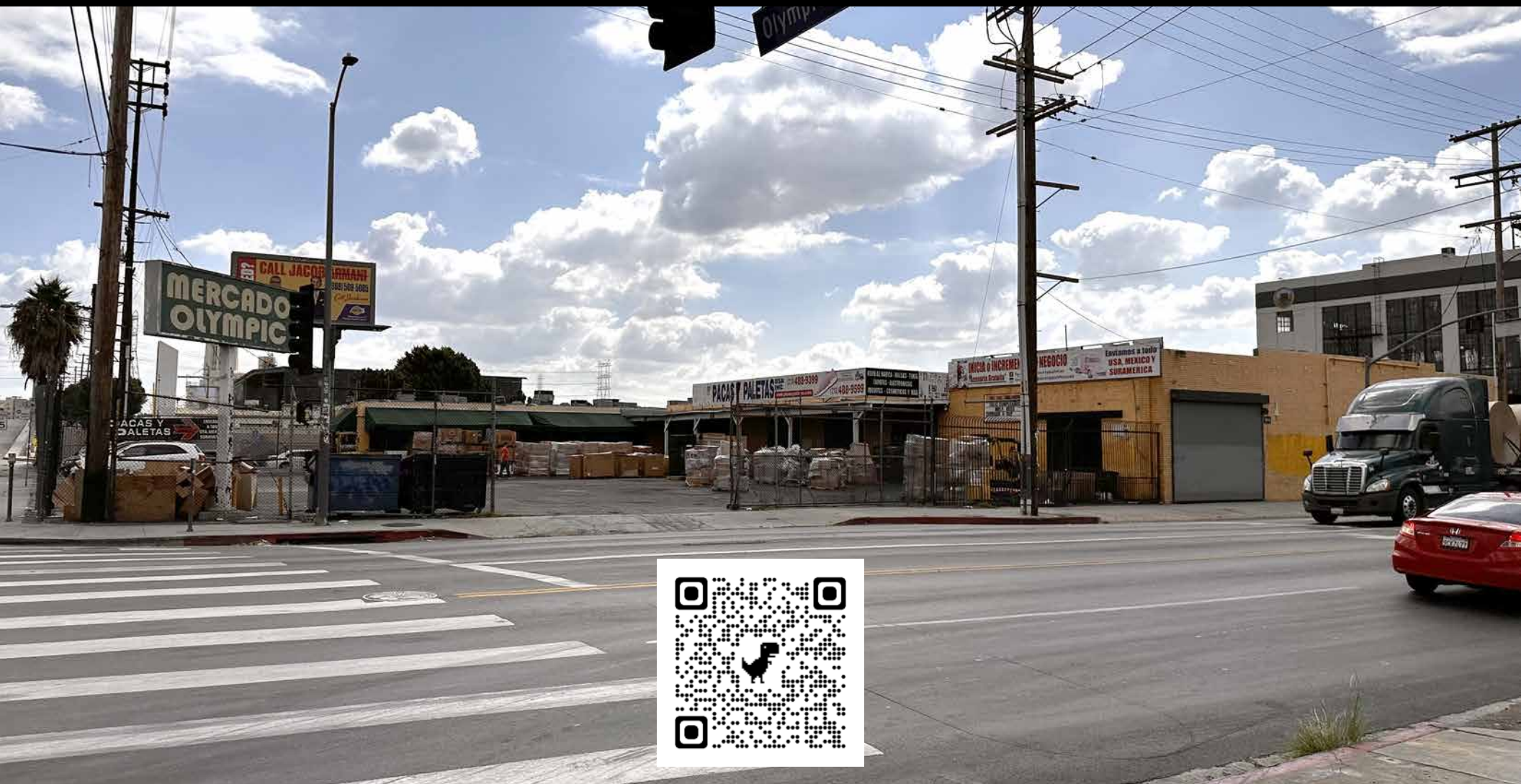


FOR LEASE

Build to Suit Quick Service Restaurant



OFFERING MEMORANDUM

Existing Warehouse on a Large Signalized Corner Lot

1610-1614 S SANTA FE AVENUE, LOS ANGELES, CA 90021

Property Details

**1610-1614 S SANTA FE AVENUE
LOS ANGELES, CA 90021**

Building Area: 12,200± SF

Year Built: 1928/1960

Construction: Masonry

Clear Height: 14'

Power: 500A/240V/3-Ph 3W

Ground Level Loading Doors: 6

Parking: 25 ± Surface Spaces

Land Area: 26,600± SF

Zoned: LA M3

Traffic Count (2022): 23,097 Vehicles Per Day

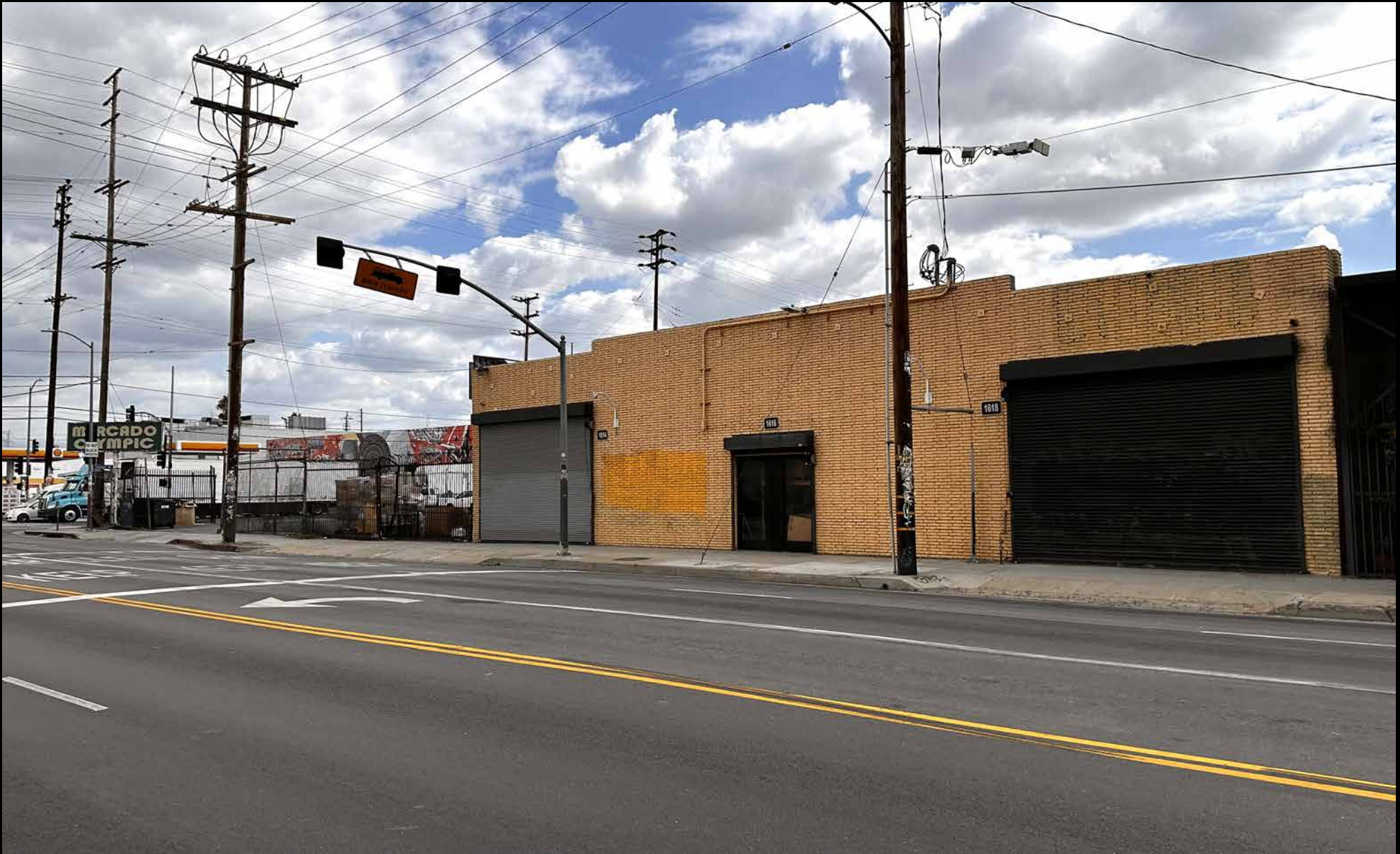
Property Highlights

- Build to suit quick service restaurant opportunity (call broker for details)
- Heavy traffic signalized location at the southeast corner of Olympic Blvd and Santa Fe Avenue
- 3 blocks south of the Santa Monica (I-10) Freeway and the Downtown Los Angeles Arts District
- Existing industrial warehouse on a large lot: Great for produce, fashion or general warehouse use in addition to possible wholesale applications
- Abundant gated surface parking
- Good loading, power and clearance height

**Lease Rental: \$20,000 Per Month
(\$1.64 Per SF NNN)**

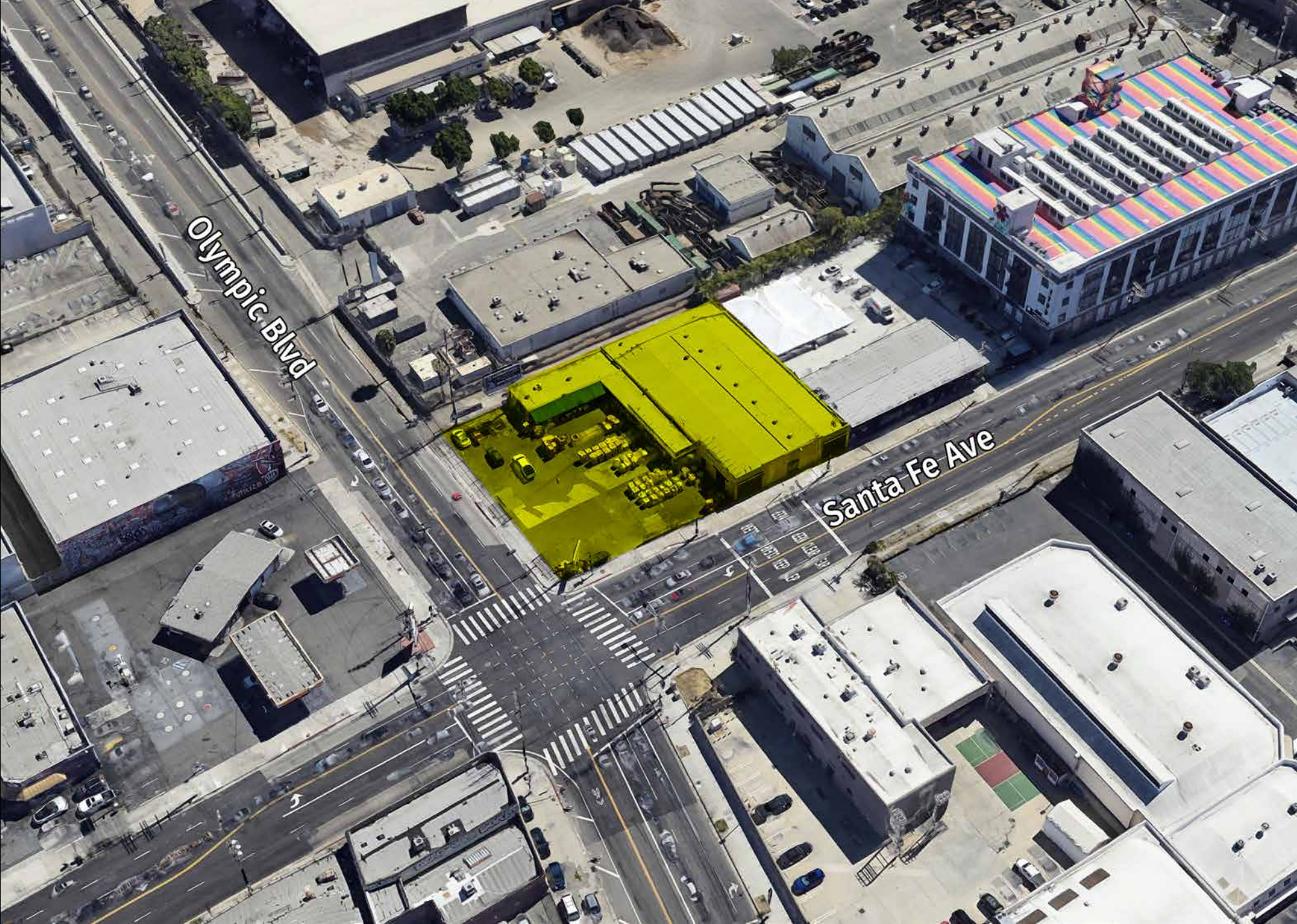
Term: 5-10 Years With Annual CPI Increases

PROPERTY PHOTO

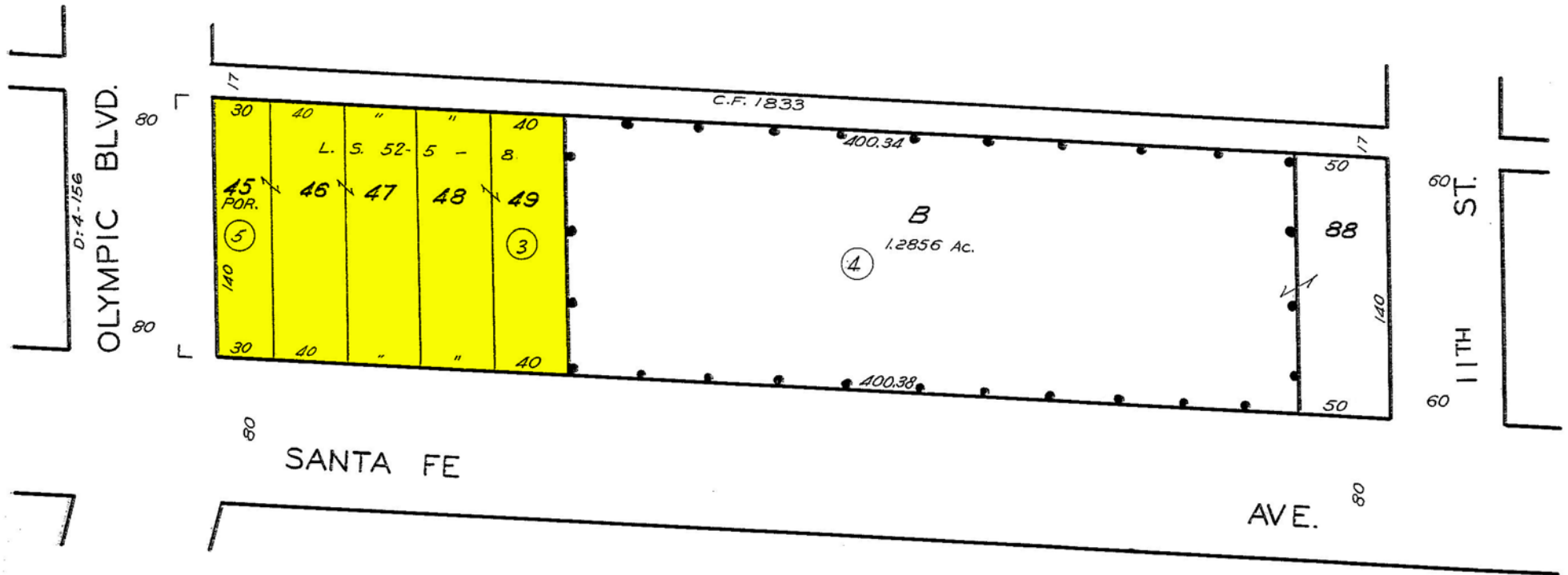




AERIAL PHOTO



PLAT MAP

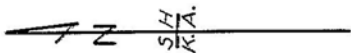


M. L. WICKS SUB.
 OF LOTS 304 & 305 SOUTH & PORTER
 TR., EAST PORTION OF GERMAIN &
 ARCHIBALD TRACTS, & PART OF
 KERCHEVAL TR.

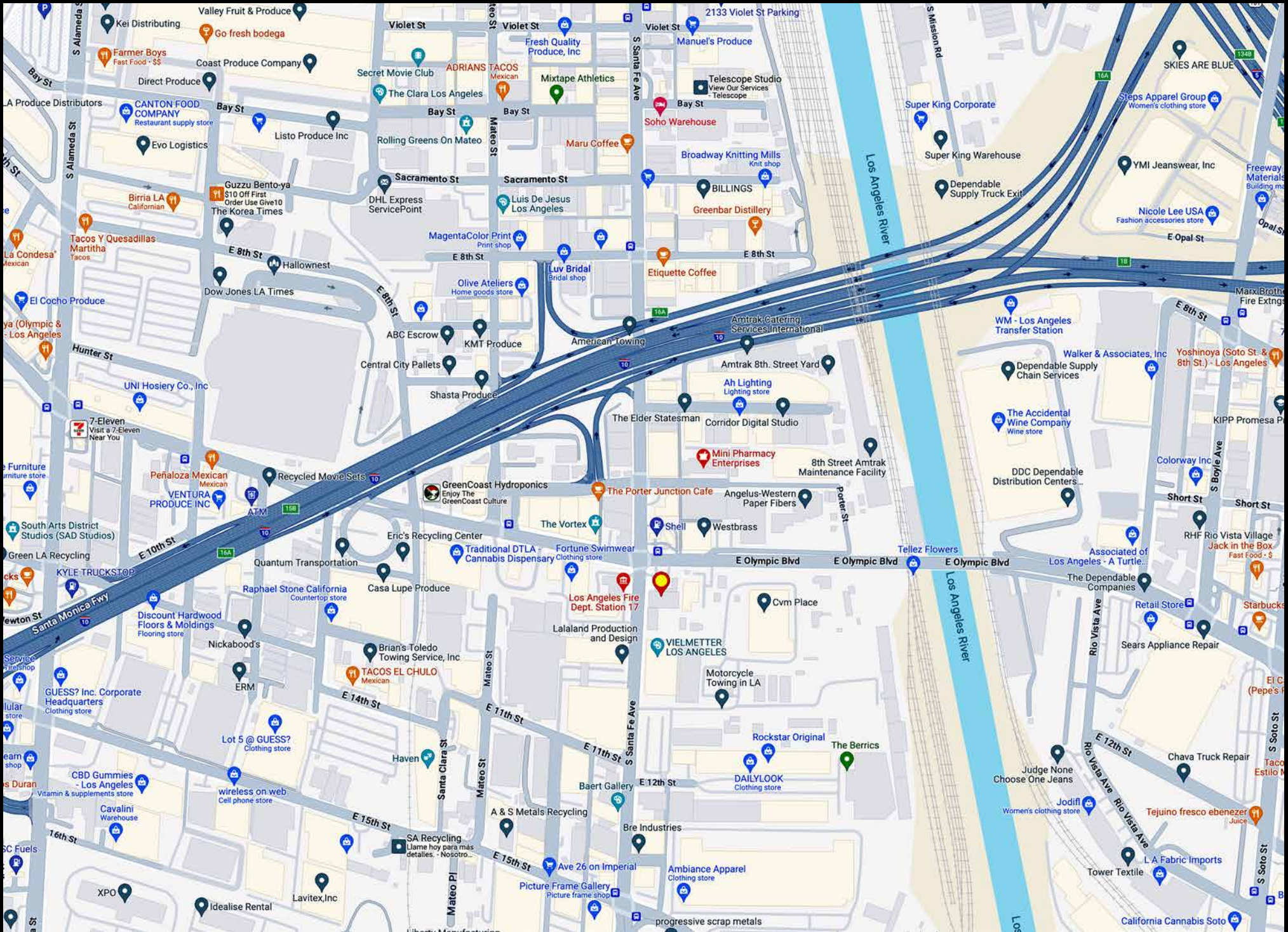
M. R. 17-30

TRACT NO. 8769

M. B. 122-36-37



AREA MAP



DOWNTOWN LOS ANGELES DEMOGRAPHICS

A PLACE TO WORK

350,000+ JOBS

\$86,200

Average Household Income



59%

30 - 54 Years Old

55% Postsecondary Education



21%

Job Growth in "Knowledge Industries"



93%

Expect to Return to Office

A PLACE TO VISIT, SHOP, & DINE

15 million VISITORS
in 2021



\$5 billion in Sales in 2019

743

Retail Businesses per Square Mile



157

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

80,000+ RESIDENTS

\$86,300

Average Household Income



84% Residential Inventory Growth 2000 - 2019



32% Less Income Spent on Housing + Transportation than LA Average



53%

25 - 49 Years Old

60%

Postsecondary Education

37% Population Growth 2010 - 2019

94%

Residential Occupancy

41%

Walk, Bike, or Take Transit to Work



79% love DTLA



65% expect to live in DTLA for at least 3 more years

1610-1614 S Santa Fe Avenue
Los Angeles, CA 90021

Heavy Traffic Signalized Corner

12,200± SF Industrial Building
26,600± SF of Land

Build to Suit Quick Service
Restaurant Opportunity



Exclusively offered by

Samuel P Luster
Sales Associate

213.222.1200 office

818.584.4344 mobile

sam@majorproperties.com

LIC. 02012790

Bradley A Luster
President

213.747.4154 office

213.276.2483 mobile

brad@majorproperties.com

LIC. 00913803

Jesse McKenzie
Senior Vice President

213.747.4156 office

714.883.6875 mobile

jesse@majorproperties.com

LIC. 01939062

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