

EAST RIVER INDUSTRIAL PROPERTY FOR LEASE



25,900± SF Building | Divisible to 6,645± & 19,255± SF
Ideal for Warehouse or Manufacturing Use
1441 BOYD STREET, LOS ANGELES, CA 90033

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDUM

- Prime Industrial Facility With Heavy Power
- 25,900± Sq.Ft. Building Divisible to 6,645± & 19,255± SF
- Ideally Situated Just East of the Los Angeles River
- DTLA Arts District Adjacent
- Easy Freeway Access
- Fully Refurbished! Completed January 2024



Exclusively offered by

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**1441 BOYD STREET
LOS ANGELES, CA 90033**

Property Highlights

Total Building Area	25,900± SF
Divisible Units	6,645± SF and 19,255± SF
Land Area	23,800± SF
Year Built	1963
Parking	Street Parking
Zoning	LA M2
Loading	10x14 Ground Level (Ramp) + Double Dock High
Power	400A/240V/1-Ph & 800A/240V/3-Ph
Ceiling Height	18' Warehouse 8' Offices
Sprinklered	Yes
Lighting	T24 LED Low Voltage (Part of Building)
Restrooms	5 (1 is ADA Approved)
Mezzanine Offices	2,200± SF
HVAC	In Offices
Frontage	204' on Boyd Street
APN	5172-018-014

Property Highlights

- Prime East River industrial lease opportunity
- Ideal for any warehouse or manufacturing use
- Fully refurbished facility — Completed January 2024
- Fresh paint and flooring in office area
- High warehouse ceiling clearance
- Abundant available street parking — Additional parking available on adjacent surface lot (rate TBD)
- Heavy power service
- LED low voltage lighting
- Located 3 blocks east of the Los Angeles River between 1st and 4th Streets
- Just minutes to DTLA Arts District via the 1st Street viaduct and the 4th Street bridge
- Call broker for more information or to schedule a tour
- Easy access to all Downtown Los Angeles freeways

Lease Rental: \$0.99 Per SF (Net)

Net = \$0.25 Per SF Per Month

Term: 5 Years Minimum

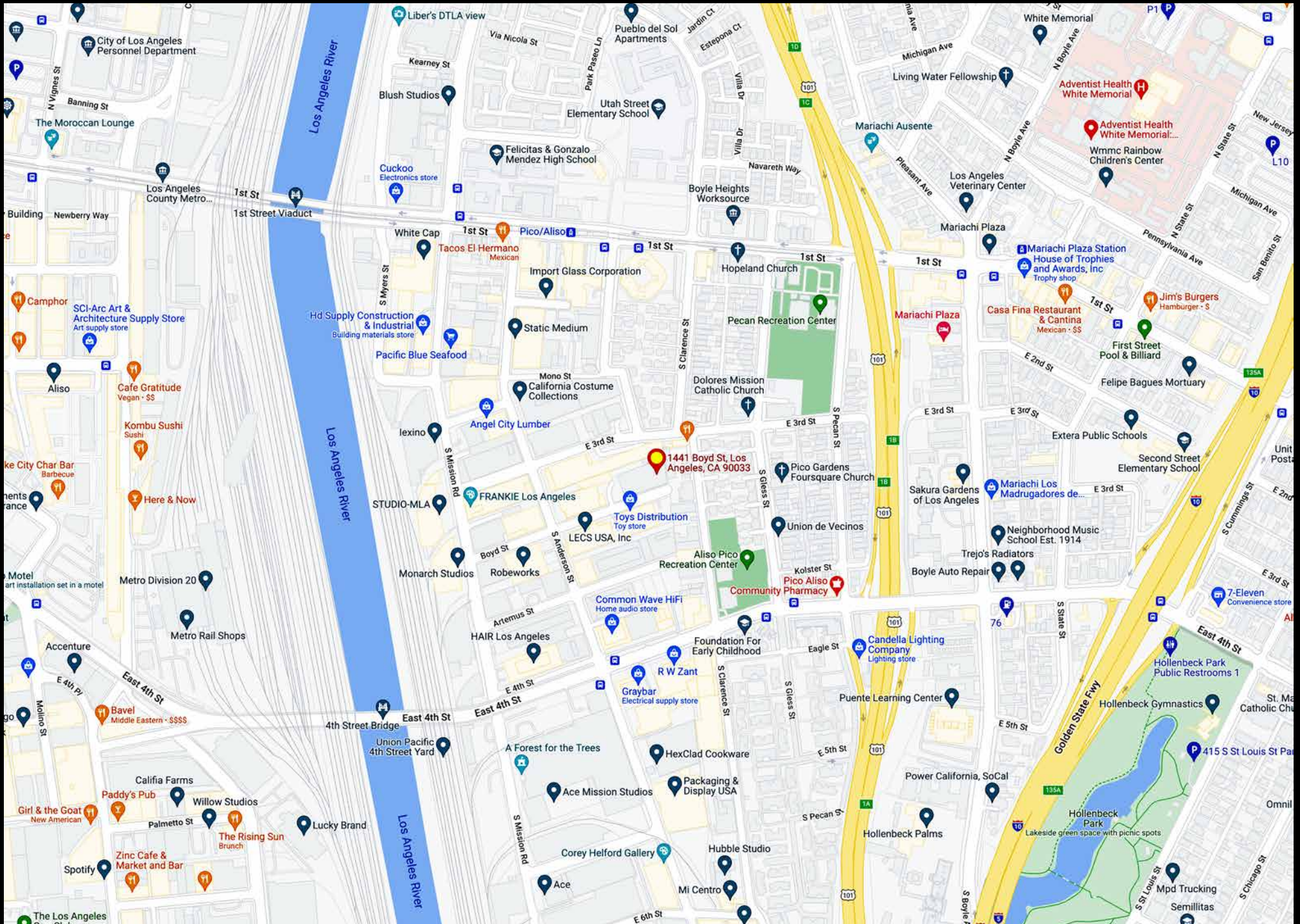




Property Aerial



Area Map



Comparable Neighborhood Lease Values



Building SF : 5,065
Year Built : 1912
Rent Per SF : \$1.75 MG
Lease Date : 9/18/2022
Term : Unknown

1. Ground Floor
140-148 S Anderson St
Los Angeles, CA 90033



Building SF : 9,600
Year Built : 1994
Rent Per SF : \$1.56 IG
Lease Date : 11/2/2021
Term : 5 Years

4. Ground Floor
255 S Anderson St
Los Angeles, CA 90033



Building SF : 15,628
Year Built : 1951
Rent Per SF : \$1.85 MG
Lease Date : 5/23/2022
Term : 3 Years

2. Ground Floor
300 S Anderson St
Los Angeles, CA 90033



Building SF : 4,715
Year Built : 1939
Rent Per SF : \$1.95 IG
Lease Date : 5/5/2021
Term : 5 Years

5. Ground Floor
624-630 S Anderson St
Los Angeles, CA 90023



Building SF : 4,350
Year Built : 1925
Rent Per SF : 1.72 MG
Lease Date : 3/20/2022
Term : 2 Years

3. Ground Floor
2433-1/2 Cesar Chavez Ave
Los Angeles, CA 90033

AVERAGE COMPARABLE RENTAL VALUE: \$1.77 PER SF

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

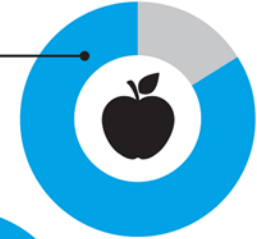
\$123K

Average Household Income



84%

want more
supermarkets



38

Median
Age

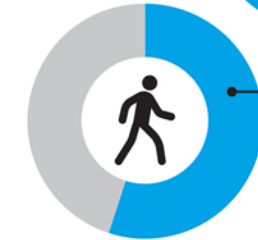


81%

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

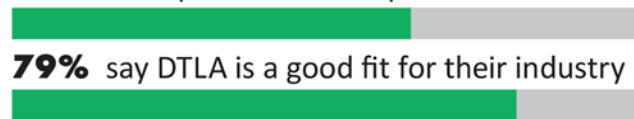


81%

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*



Arts District Attractions



- 01 EAT DRINK AMERICANO
- 02 HAUSER, WIRTH & SHIMMEL GALLERY
- 03-A BLACKTOP COFFEE
- 03-B ALCHEMY WORKS
- 04 POCKETO
- 05 WURSTKÜCHE
- 06 ANGEL CITY BREWERY
- 07 EIGHTY TWO
- 08-A UMAMI BURGER
- 08-B 3.1 PHILLIP LIM
- 09 LE LABO
- 10 THE PIE HOLE
- 11 ART SHARE LA
- 12 GROUNDWORK COFFEE CO.
- 13 ARTS DISTRICT BREWING
- 14 FRITZI
- 15-A GROW THE PRODUCE SHOP
- 15-B EDIBOL
- 15-C CAFÉ GRATITUDE
- 15-D BULLETPROOF COFFEE HENNESSEY + INGALLS
- 16 SALT & STRAW
- 17 SHINOLA
- 18 THE CHAIRMAN
- 19 URTH CAFE
- 20 RESIDENT
- 21 TROJAN CROSSFIT
- 22 LOS ANGELES CLEANTECH INCUBATOR
- 23-A ZINC CAFE
- 23-B BAR MATEO
- 24 BLUE BOTTLE COFFEE
- 25 FACTORY KITCHEN
- 26 VILLAINS TAVERN
- 27 WILLOW STUDIOS
- 28 A+D MUSEUM
- 29 OFFICINE BRERA
- 30-A DAILY DOSE CAFE
- 30-B POUR HAUS WINE BAR
- 31 CHURCH & STATE
- 32 LITTLE BEAR
- 33 THE SPRINGS LA
- 34 URBAN RADISH
- 35 TONY'S SALOON
- 36 PIZZANISTA!
- 37 EVERSON ROYCE BAR
- 38 SILVERLAKE WINE ARTS DISTRICT
- 39 BREAD LOUNGE
- 40 PETTY CASH TAQUERIA
- 41 BESTIA
- 42 STUMPTOWN COFFEE ROASTERS
- 43 HD BUTTERCUP
- 44 SOHO HOUSE
- 45 AMERICAN TEA ROOM
- 46 THE GAREY BUILDING
- 47 WARNER MUSIC GROUP

ARTS DISTRICT DEMOGRAPHICS

AVERAGE INCOME

\$126,000

MEDIAN INCOME

\$98,700

MEDIAN AGE

34 YRS.

VISITORS

**10 MILLION+
ANNUALLY**

\$90,580 Median Income

OFFICE SPACE

APPROX. 31 MILLION SF

in DTLA with 500,000 Daytime Employees

ARTS DISTRICT RESIDENTIAL UNITS

3,630

Current Inventory + Future Inventory

SINCE 2006 THE DTLA MARKET
HAS BENEFITED FROM

20% GROWTH

Among Major Branded Hotels w/ the Addition of Over 1,000 Rooms

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