

DTLA INDUSTRIAL PROPERTY FOR LEASE



Rent Reduced! Lessor Motivated!

7,350± SF Building on 11,910± SF of Land

Adjacent to the DTLA Arts District

526 S ALAMEDA STREET, LOS ANGELES, CA 90013



**526 S ALAMEDA STREET
LOS ANGELES, CA 90013**

Property Details

Building Area	7,350± SF
Land Area	11,910± SF
Construction	Concrete Block
Year Built	1981
Clearance Height	20'
Power	400A/120-480-600V/3Ph
Ground Level Loading (Front & Rear)	2: 12'W x 15'H
HVAC	Office
Parking	15± Surface Spaces
Zoning	LA M3
APN	5163-027-017
Frontage	51' on Alameda St & 50' on Seaton St

Property Highlights

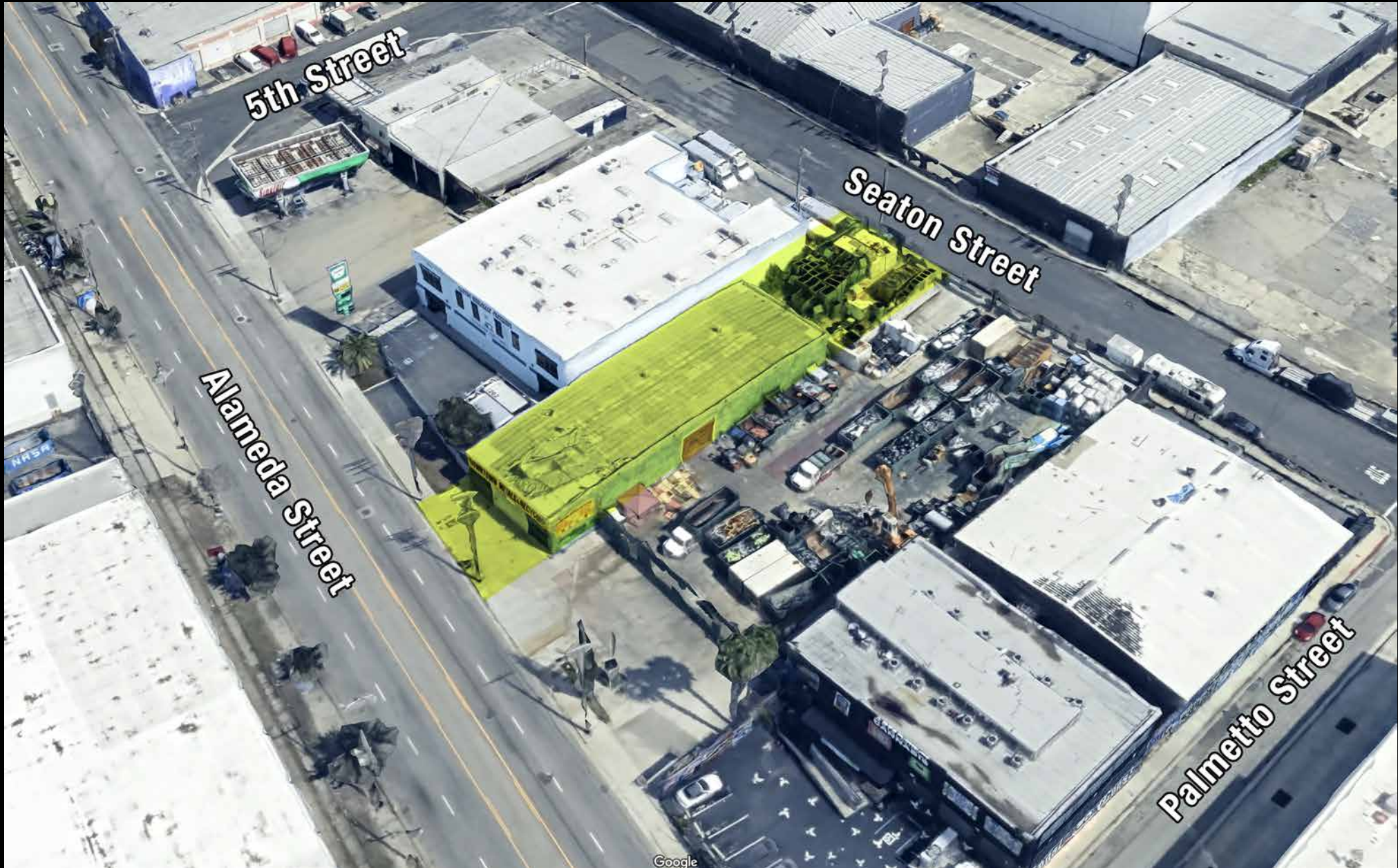
- Clear span manufacturing/warehouse facility
- Former metals and recycling center
- Large secure, fenced yard area for parking and/or storage
- High clearance foil ceiling and halogen lighting
- Frontage and access from two streets: Alameda Street and Seaton Street
- Right on the border of the DTLA Arts District
- Located between 4th and 6th Streets
- Close to Urth Cafe, Fisherman's Outlet, The Factory Kitchen, Catch 21, and Tatsu Ramen
- Easy access to all Downtown freeways

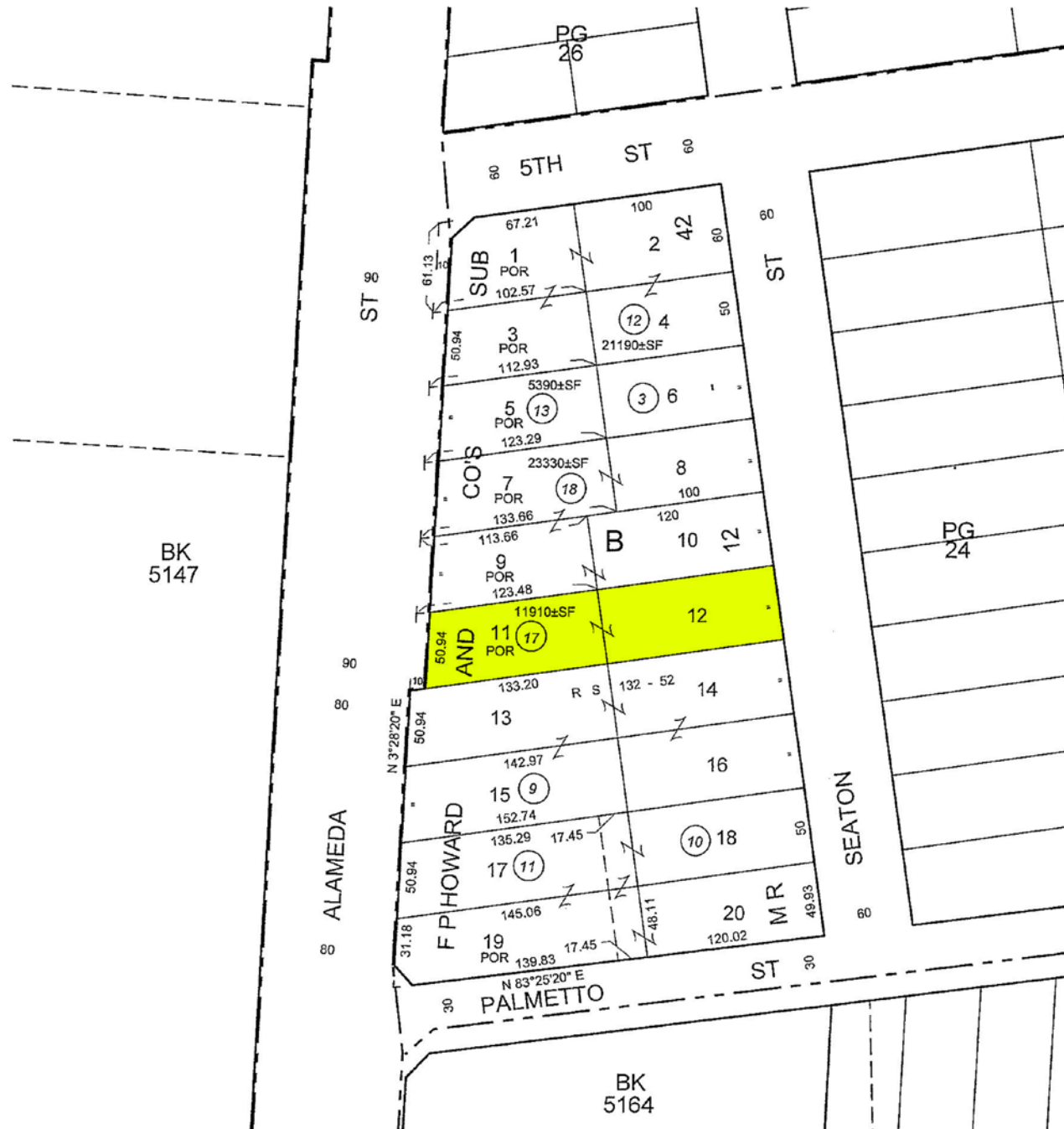
**Lease Rental: \$11,025 Per Month (\$1.50 Per SF NNN)
(Property Tax = \$0.109 Per SF Per Month)
Possession: 30 Days**





Property Aerial





Downtown Los Angeles Demographics

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average
Household
Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work
3-5 days in DTLA



79%

Expect to be in
the office at least
half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745

Retail+F&B Businesses
per Square Mile



171

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average
Household Income



26% All new
residential in the
City of LA
since 2010



24% Less
Income Spent
on Housing +
Transportation
than LA Average

41% Population
Growth 2010 - 2022



61%

25 - 54 Years Old



67%

Postsecondary
Education

90%

Residential Occupancy

46%

Walk/Bike/Transit
or Work from Home



**526 S Alameda Street
Los Angeles, CA 90013**

**7,350± SF Building
11,910± SF of Land**

**DTLA Arts District Adjacent
Industrial Facility Ideal for Any
Manufacturing/Warehouse Use**

Exclusively offered by



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MAJOR PROPERTIES

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