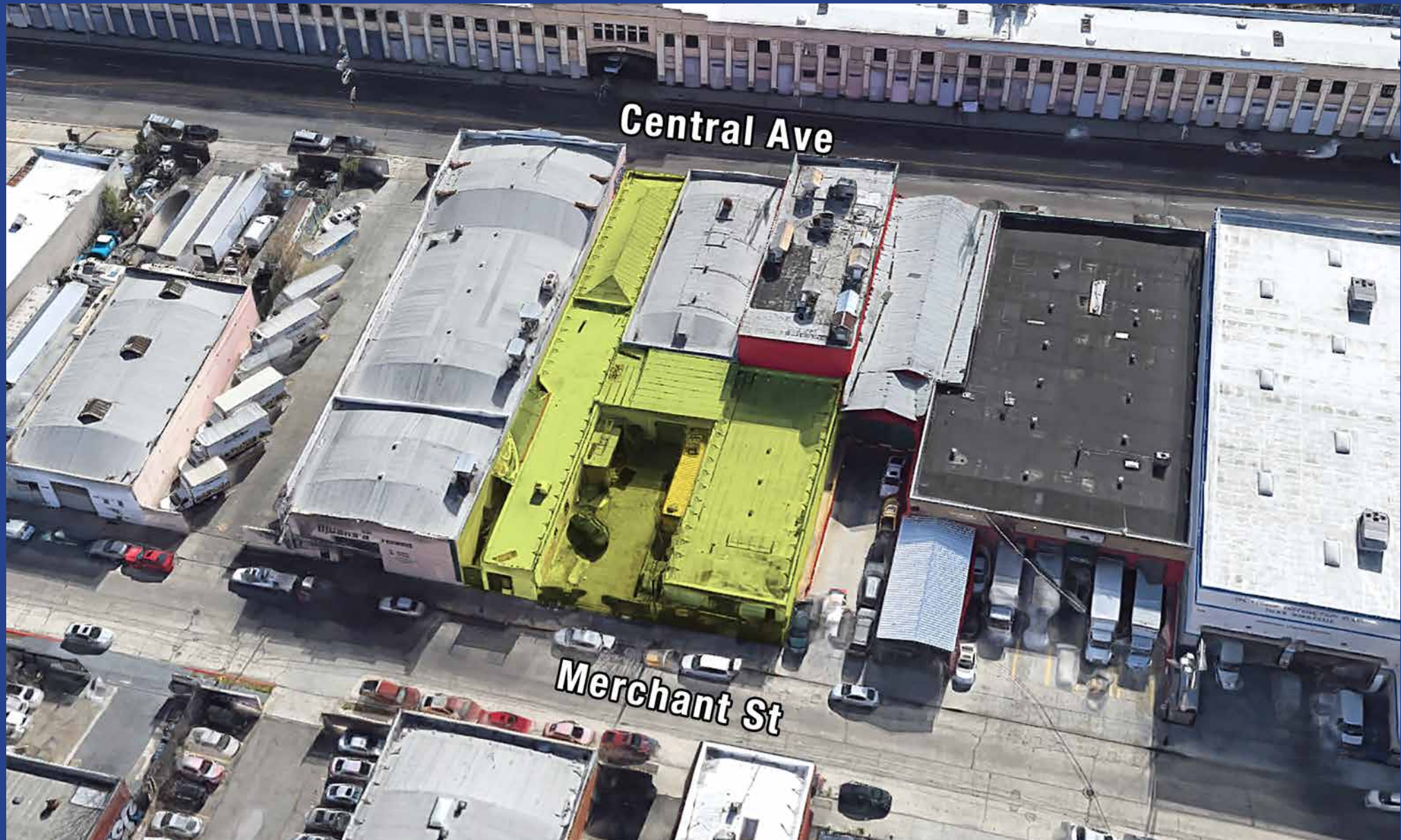


DTLA INDUSTRIAL PROPERTY FOR LEASE



10,925 SF Divisible to 1,500 SF | 2,500 SF | 3,100 SF | 3,825 SF

734, 736 & 742 Merchant St & 735 S Central Ave, Los Angeles, CA 90021

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum

- 4 Buildings For Lease
- Great Downtown Los Angeles Location
- Adjacent to ROW DTLA
- 2 Blocks West of DTLA Arts District
- Many Possible Uses!



Exclusively offered by

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Lic. 00697373

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

majorproperties.com

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

734, 736 & 742 Merchant St & 735 S Central Ave
Los Angeles, CA 90021

Total Building Area	10,925± SF
Total Land Area	13,622± SF
Zoning	LA M2

735 S Central Avenue: For Lease at \$1.40 Per SF

Building Area	2,500± SF
Land Area	2,588± SF
Year Built	1920
APN	5146-008-007

734 Merchant Street: For Lease at \$1.30 Per SF

Building Area	1,500± SF
Land Area	4,192± SF
APN	5146-008-006

736 Merchant Street: For Lease at \$1.30 Per SF

Building Area	3,100± SF
Land Area	2,589± SF
Year Built	1924
APN	5146-008-005

742 Merchant Street: For Lease at \$1.30 Per SF

Building Area	3,825± SF
Land Area	4,253± SF
Year Built	1909
APN	5146-008-010

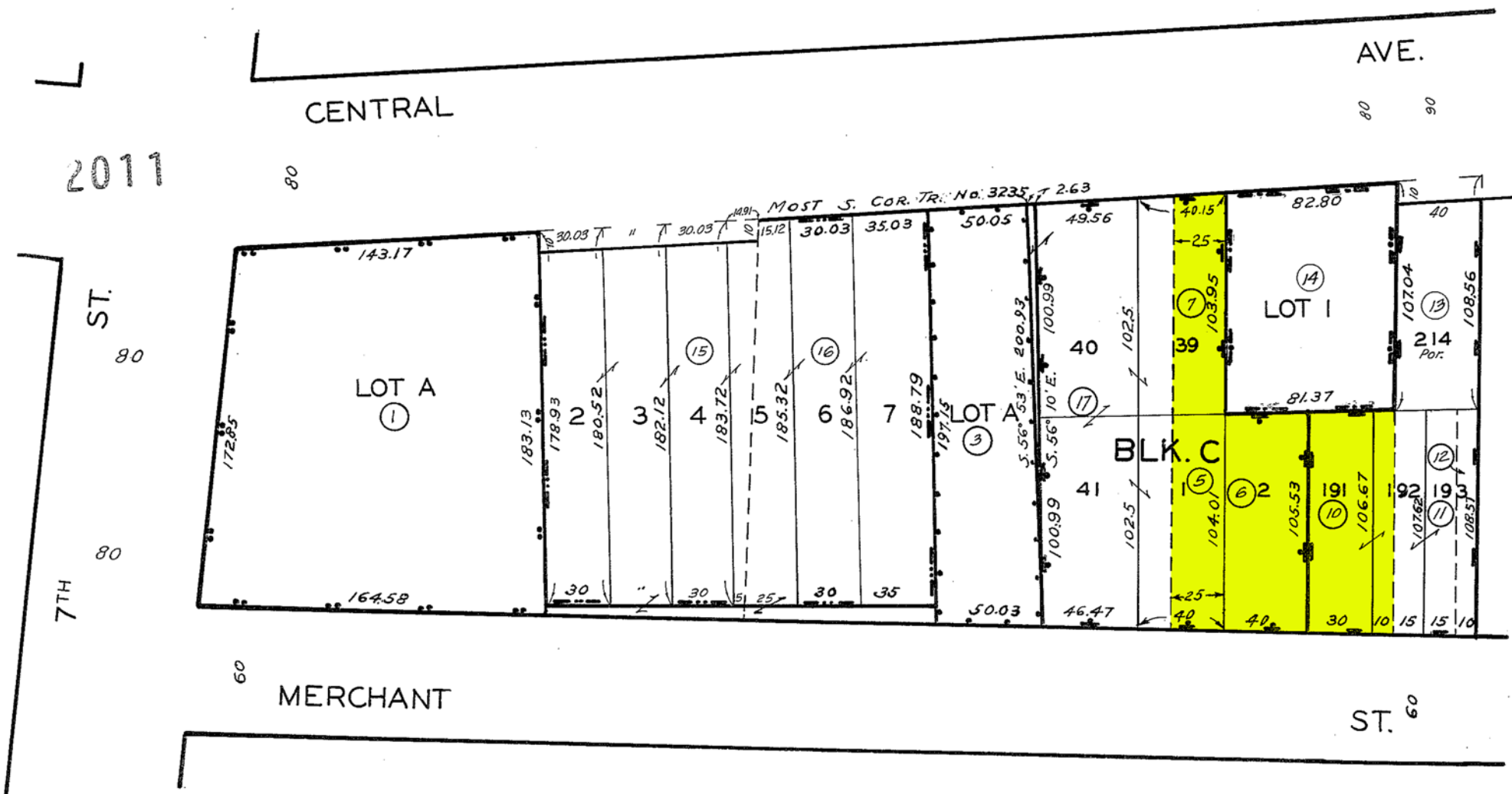
Property Highlights

- Four 1-story buildings available for lease:
Available separately or together
- Multi-use capability!
- Great for warehouse, dry goods, spices, textiles,
cash & carry, electronics, etc.
- 12' ceiling height
- 100 amps/120-240 volts/3-phase power service
- Ground level loading
- 105' total frontage on Merchant Street
- Located between 7th and 8th Streets
- Adjacent to ROW DTLA; 2 blocks west of DTLA Arts
District
- *Lessee to verify all measurements and square footages*

734-736-742 Merchant St and 735 S Central Ave (total
of 10,925 SF) are available for lease together at
\$13,656 per month (\$1.25 per SF gross)



Plat Map



W. J. FISHER'S SUBDIVISION
OF THE KOHLER AND FROHLING TRACT

M. R. 21-46

SUBDIVISION OF THE HOME PLACE
OF MARIANA W. DE CORONEL

M. B. 1-46

CITY LANDS OF LOS ANGELES

M. R. 2-504-505

KOHLER TRACT

M. R. 54-51

TRACT NO. 2632

M. B. 33-15

TRACT NO. 3235

M. B. 36-12

TRACT NO. 9399

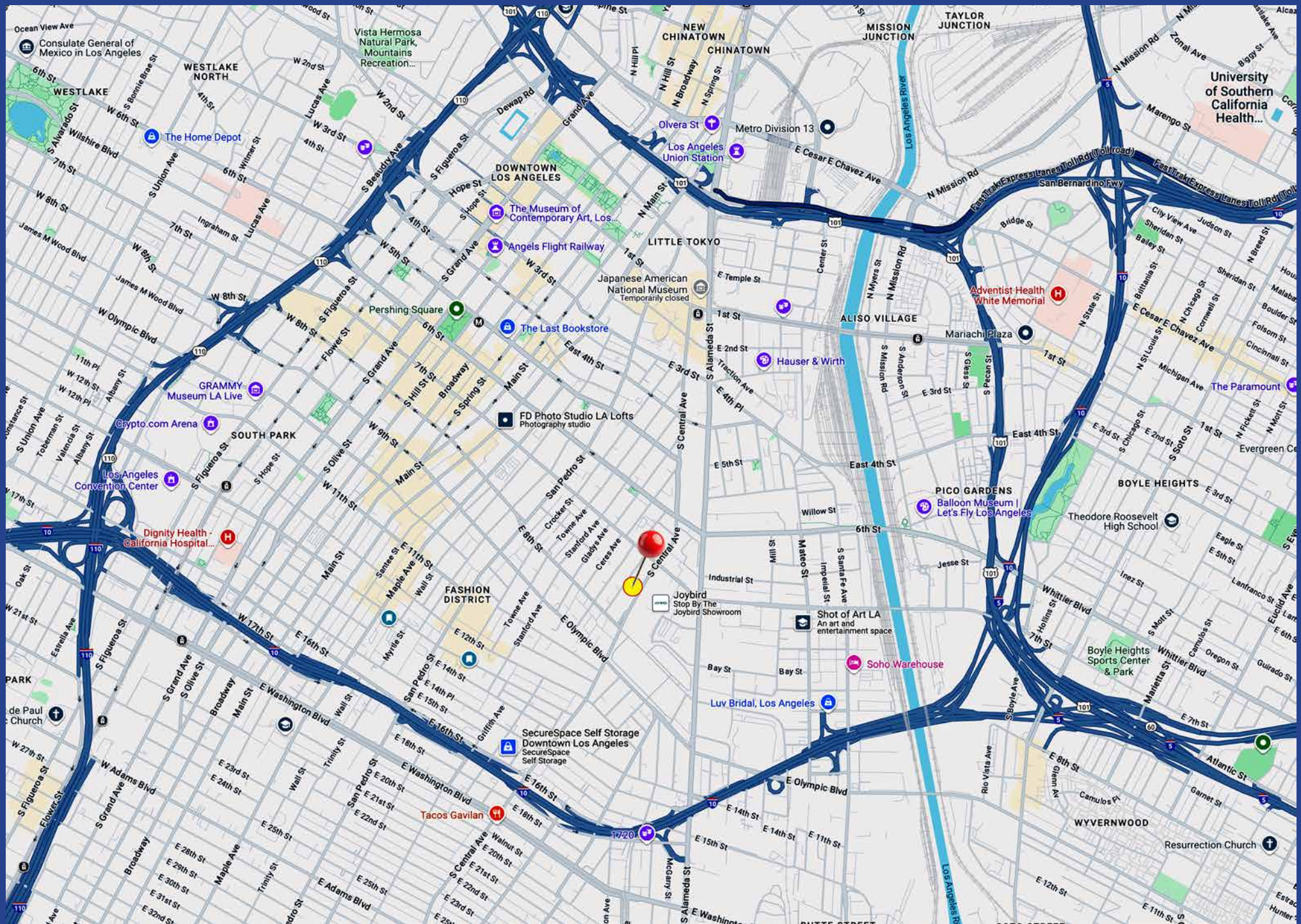
M. B. 206-30-31

CODE

15117

FOR PREV. ASSM'T. SEE: 1326-8

Area Map



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

