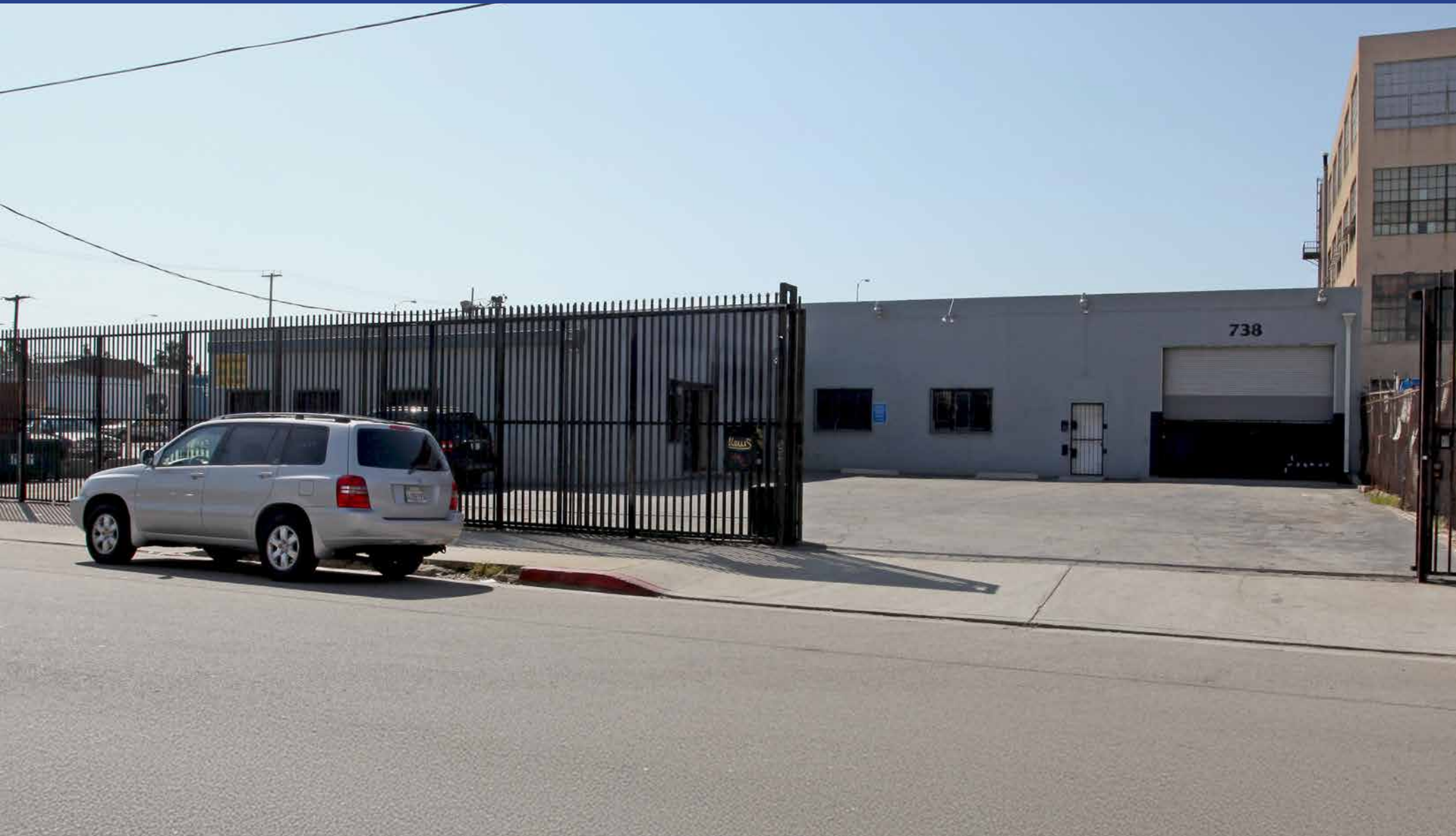


DTLA INDUSTRIAL PROPERTY FOR LEASE



9,600± SF Building on 15,015± SF of Land

738 E 18TH STREET, LOS ANGELES, CA 90021

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum



“Like New” Industrial Property



1,600± SF of Offices



A/C & Heated Offices



Break/Lunch Room



Gated Onsite Parking



Great DTLA Location Adjacent
to Fashion District



One Block to I-10 Freeway



Exclusively offered by

Sion Khakshour

Senior Associate

213.342.3384 office

213.210.7492 mobile

sion@majorproperties.com

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.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

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.

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MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

**738 E 18TH STREET
LOS ANGELES, CA 90021**

Property Details

Building Area	9,600± SF
Office Area	1,600± SF (4)
Land Area	15,015± SF
Year Built	1963
Construction	Masonry
Parking	12± surface spaces
Ground Level Loading Doors	1: 14x15
Power	600A/240V/3Phase
Warehouse Clearance Height	16'
Restrooms	3
Zoning	LA M2

Property Highlights

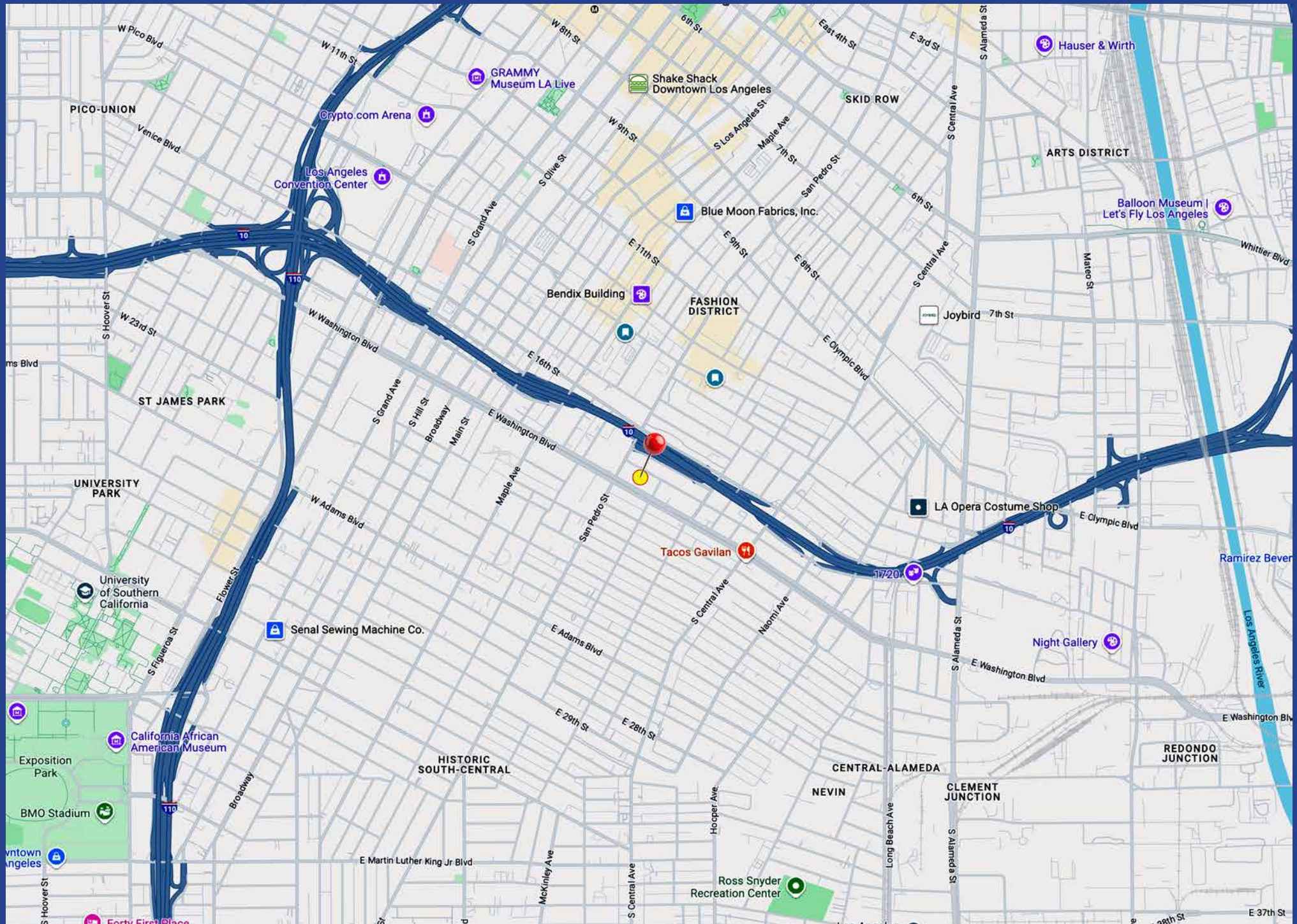
- Clean “new looking” manufacturing/warehouse space
- High clearance warehouse and heavy power service
- Includes 4 air conditioned and heated offices
- Break/lunch room and conference room
- Secure parking for 12± vehicles with electric gate
- Located 1/2-block east of San Pedro Street
- One block south of the Santa Monica (I-10) Freeway
- Available for occupancy in 60 days

**Lease Rental: \$15,000 Per Month
(\$1.56 Per SF Gross)
Term: Submit**

Aerial Photo



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

