

20,000± SF GROUND FLOOR WAREHOUSE FOR LEASE

Built 2020 – Great Location Near ROW DTLA



748 CERES AVENUE, LOS ANGELES, CA 90021

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

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Property Details

Ground Floor Area:	20,000± SF
Office Area:	1,500± SF (3)
Dock High Loading:	2 Positions
Clearance Height:	16'
Power:	250A/277-480V/3Ph 4W
Restrooms:	2
Construction:	Masonry
Year Built:	2020
Parking:	Subterranean (Submit Requirement)
Location:	East Side of Ceres Ave Between 7th & 8th Streets
LICENSED CANNABIS USE OKAY: RENT IS \$1.50 PER SF GROSS	

*3 Blocks West of Central Avenue
and ROW DTLA Shopping Mall*

Lease Rental: \$20,000 Per Month (\$1.00 Per SF Gross)

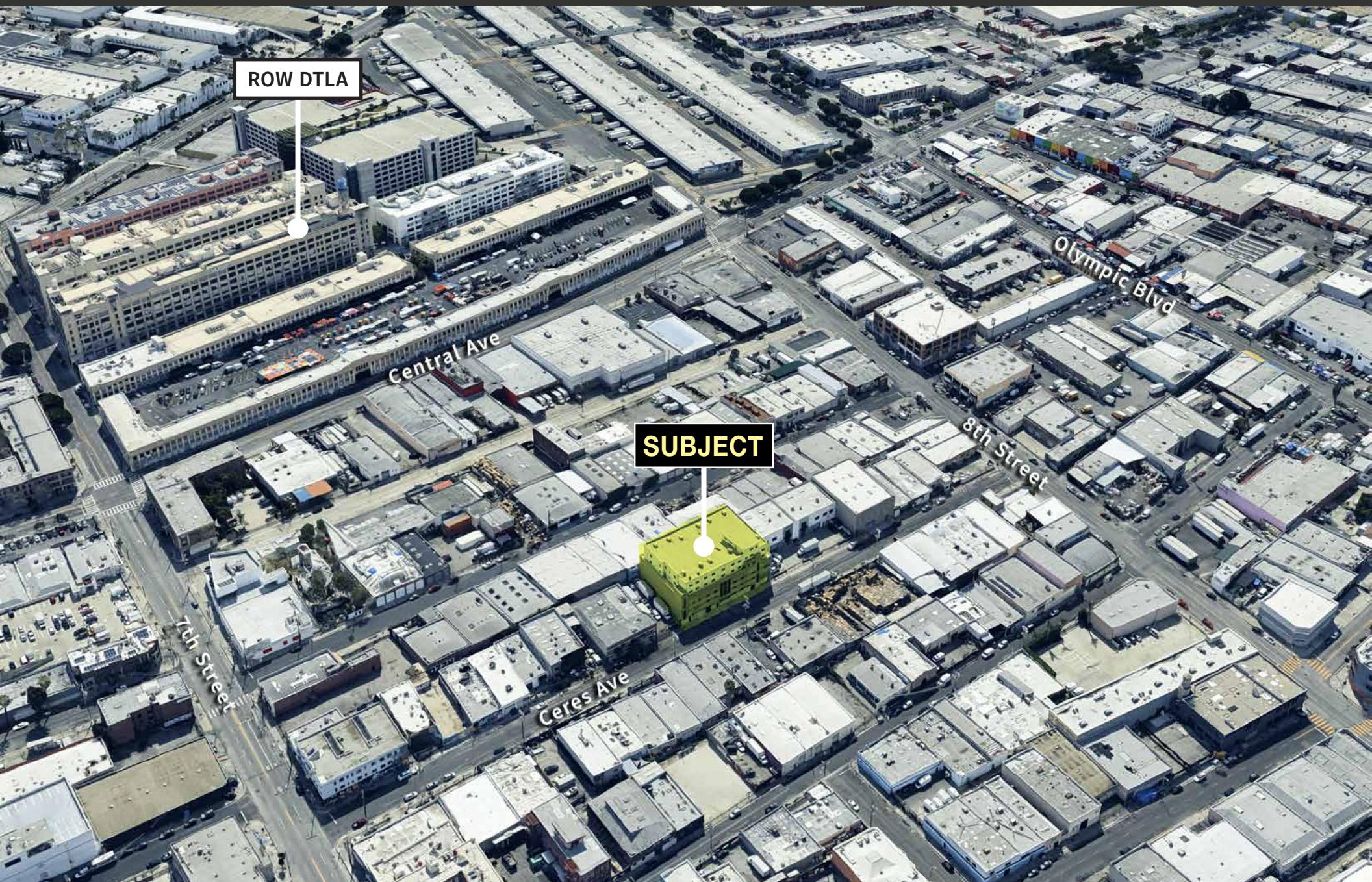
Term: Submit

Availability: Immediately

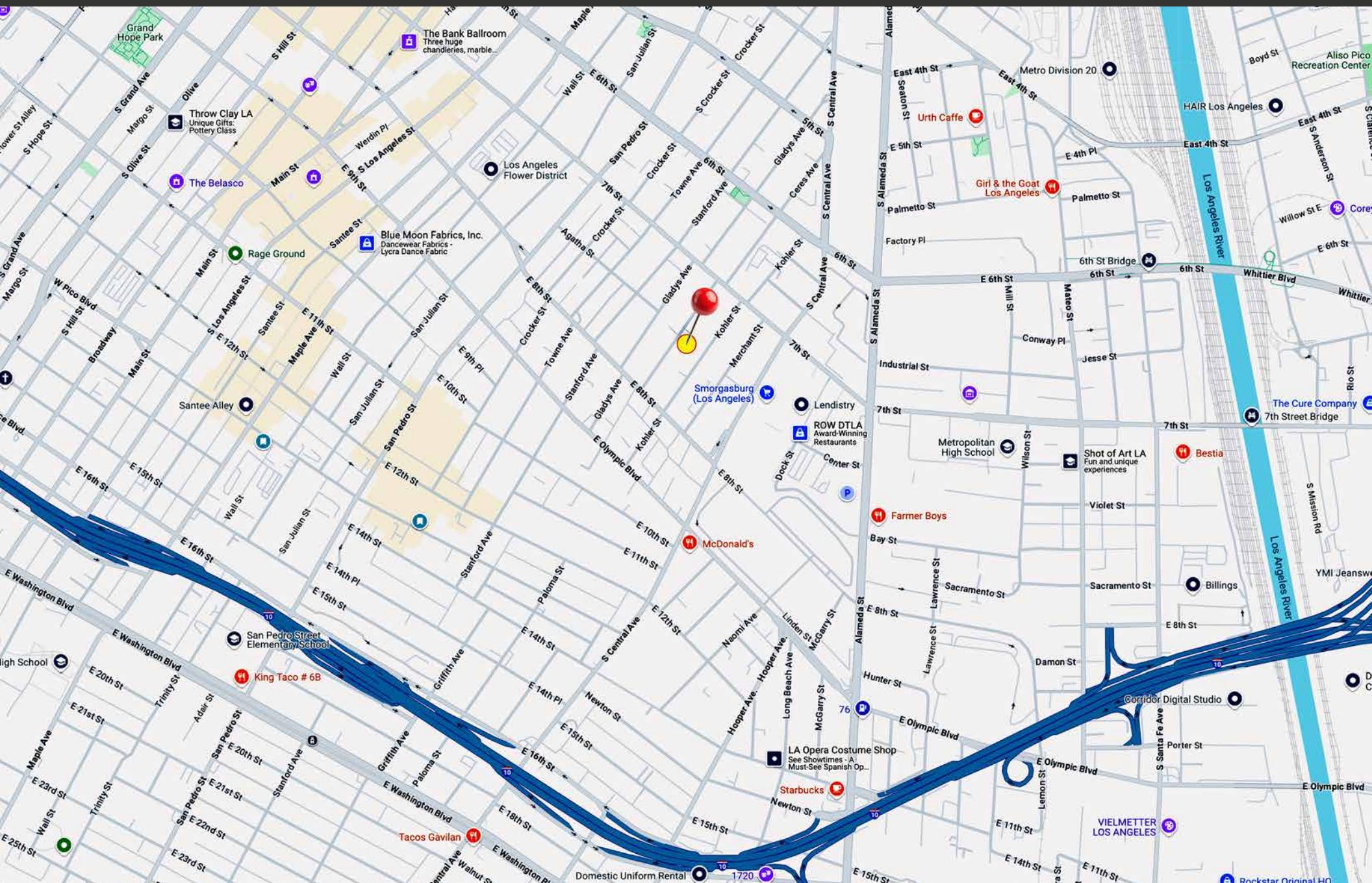




AERIAL PHOTO



AREA MAP



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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



FOR LEASE

20,000± SF Ground Floor Warehouse Space Built in 2020: Must See!

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Exclusively offered by:

Sion Khakshour

Senior Associate

213.342.3384 office

213.210.7492 mobile

sion@majorproperties.com

DRE Lic. 00697373

Cole D Gee

Sales Associate

213.222.1208 office

805.404.5883 mobile

cole@majorproperties.com

DRE Lic. 02009034

