

SECOND FLOOR MULTI-USE SPACE FOR LEASE



3,260 SF AVAILABLE

3220 S MAIN STREET, LOS ANGELES, CA 90007

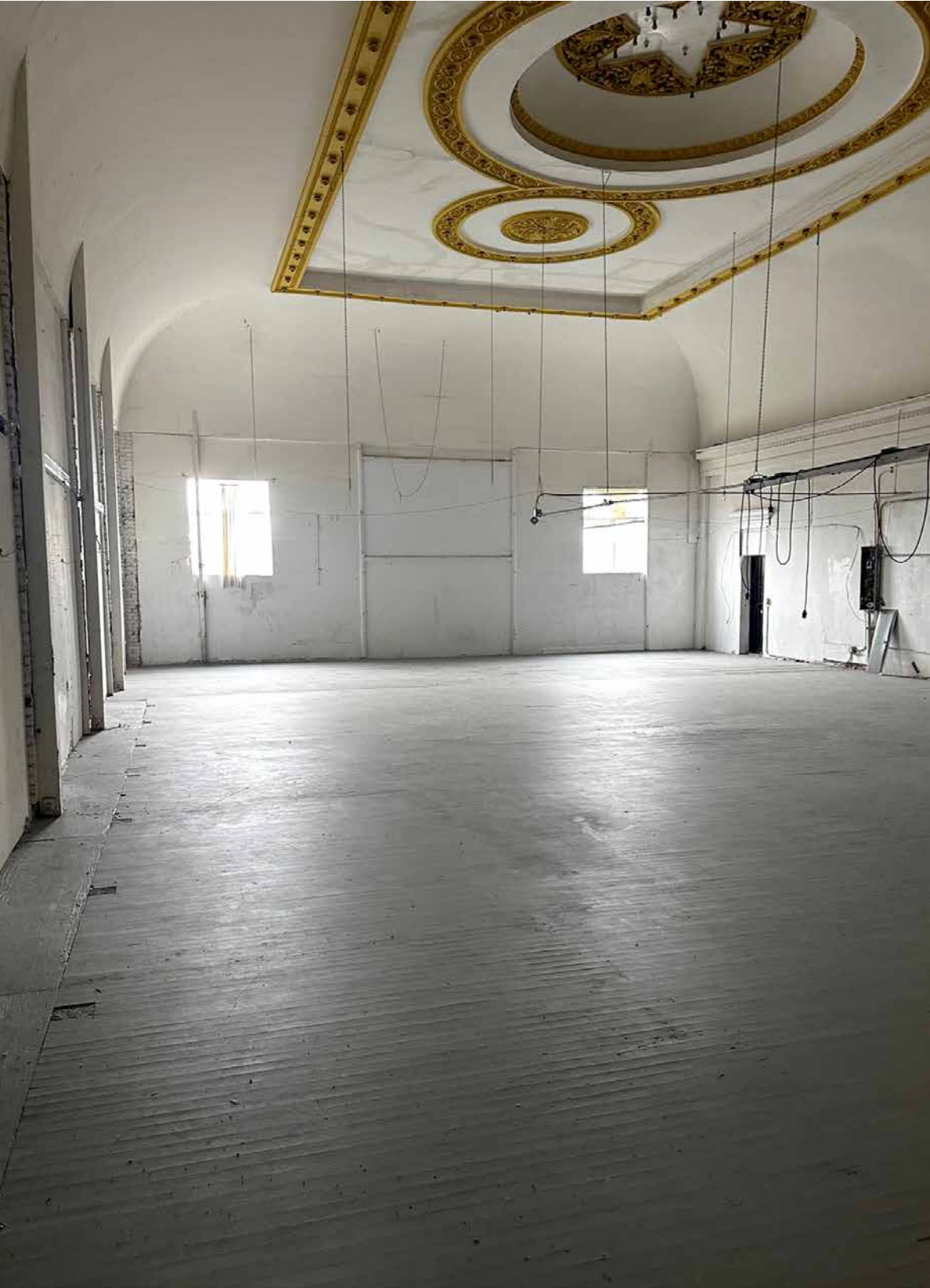
MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum

3220 S Main Street Los Angeles, CA 90007

- Open second floor multi-use space for lease
- Great for artist studio/gallery, fashion/design, creative office space, storage, etc.
- Corner location just 5 blocks east of USC
- Less than 1-mile south of Downtown Los Angeles
- Abundant street parking available

Available Area	3,260 SF
Total Building Area	19,280 SF
Land Area	9,800 SF
Construction	Reinforced Brick
Year Built	1905
Ceiling Height	20'
Power	300A/110-220V/3Ph
Elevator	No
Parking	Street
Zone	LA M1

**Lease Rental: \$3,260 Per Month
(\$1.00 Per SF Gross)**

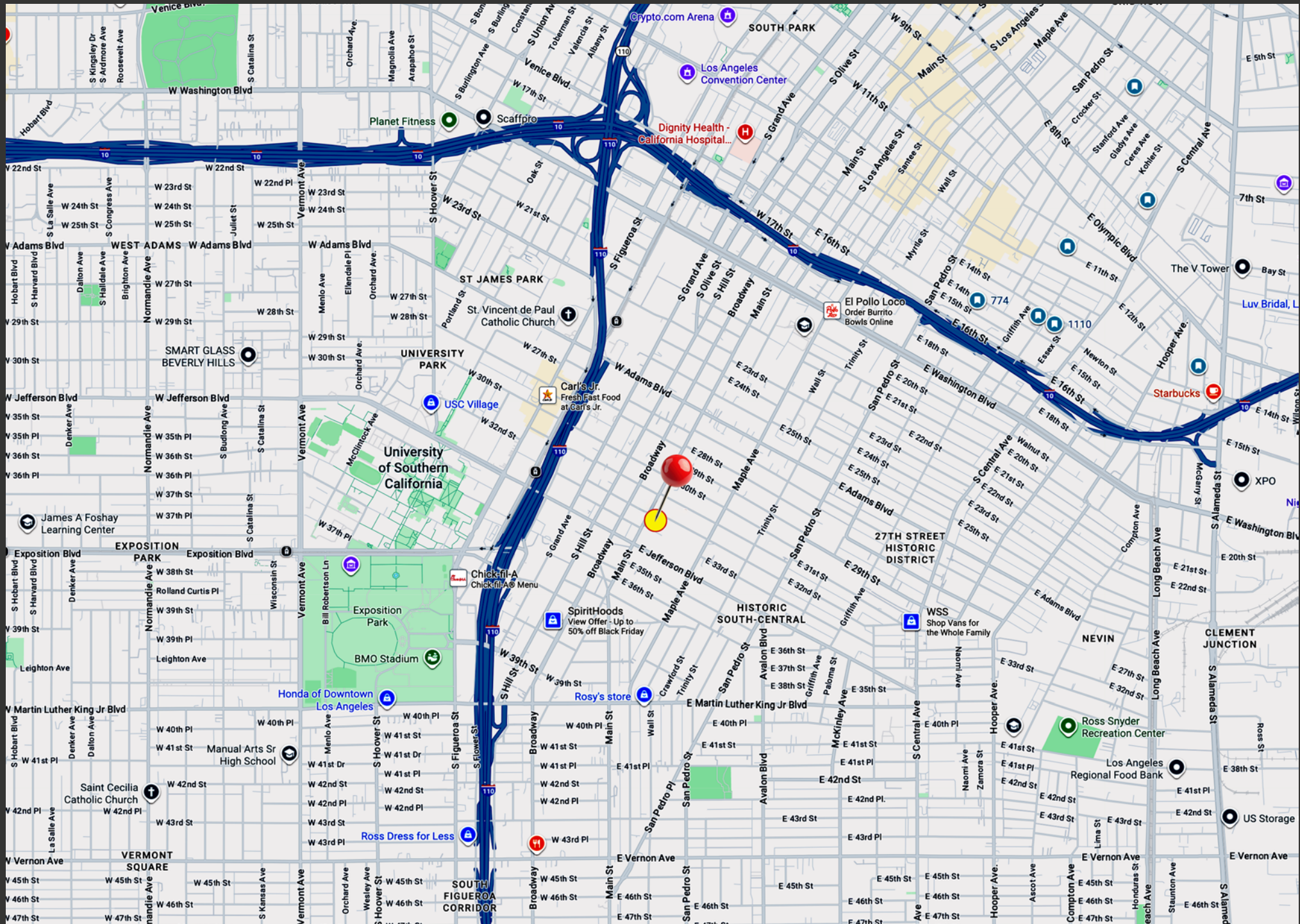




AERIAL PHOTO



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

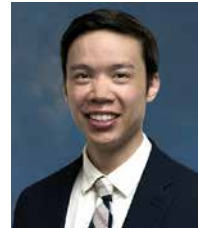
**3220 S Main Street
Los Angeles, CA 90007**

3,260 SF of Second Floor Space

**Great for artist studio/gallery,
fashion/design, creative office
space, storage, etc.**

Corner Location 5 Blocks East of USC

For More Information, Please Contact:



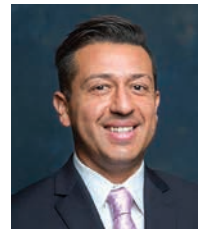
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