

MULTI-USE FACILITY FOR LEASE



Heavy Traffic Location

1225 E WASHINGTON BLVD, LOS ANGELES 90021

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM

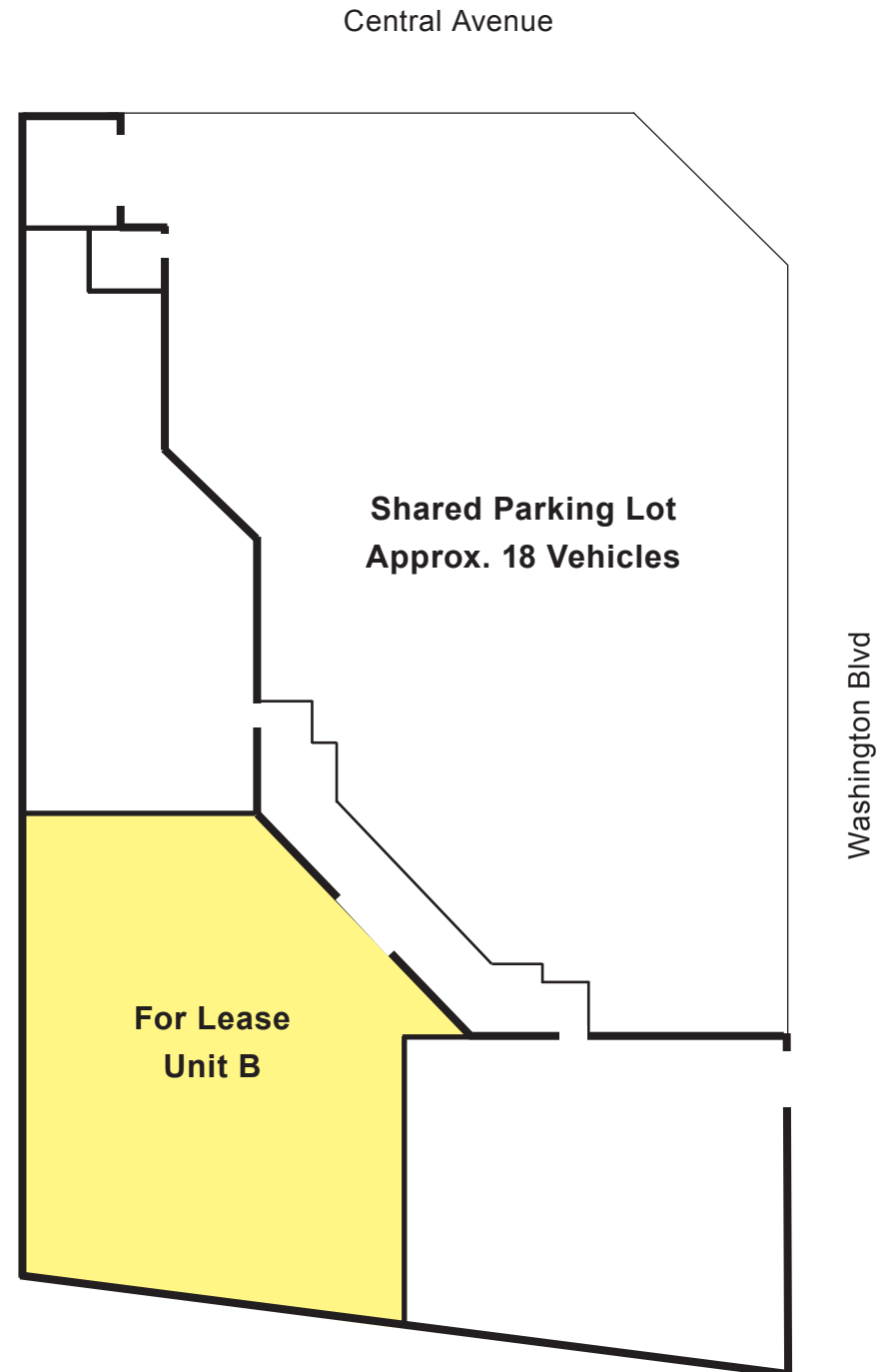
1225 E WASHINGTON BLVD LOS ANGELES, CA 90021

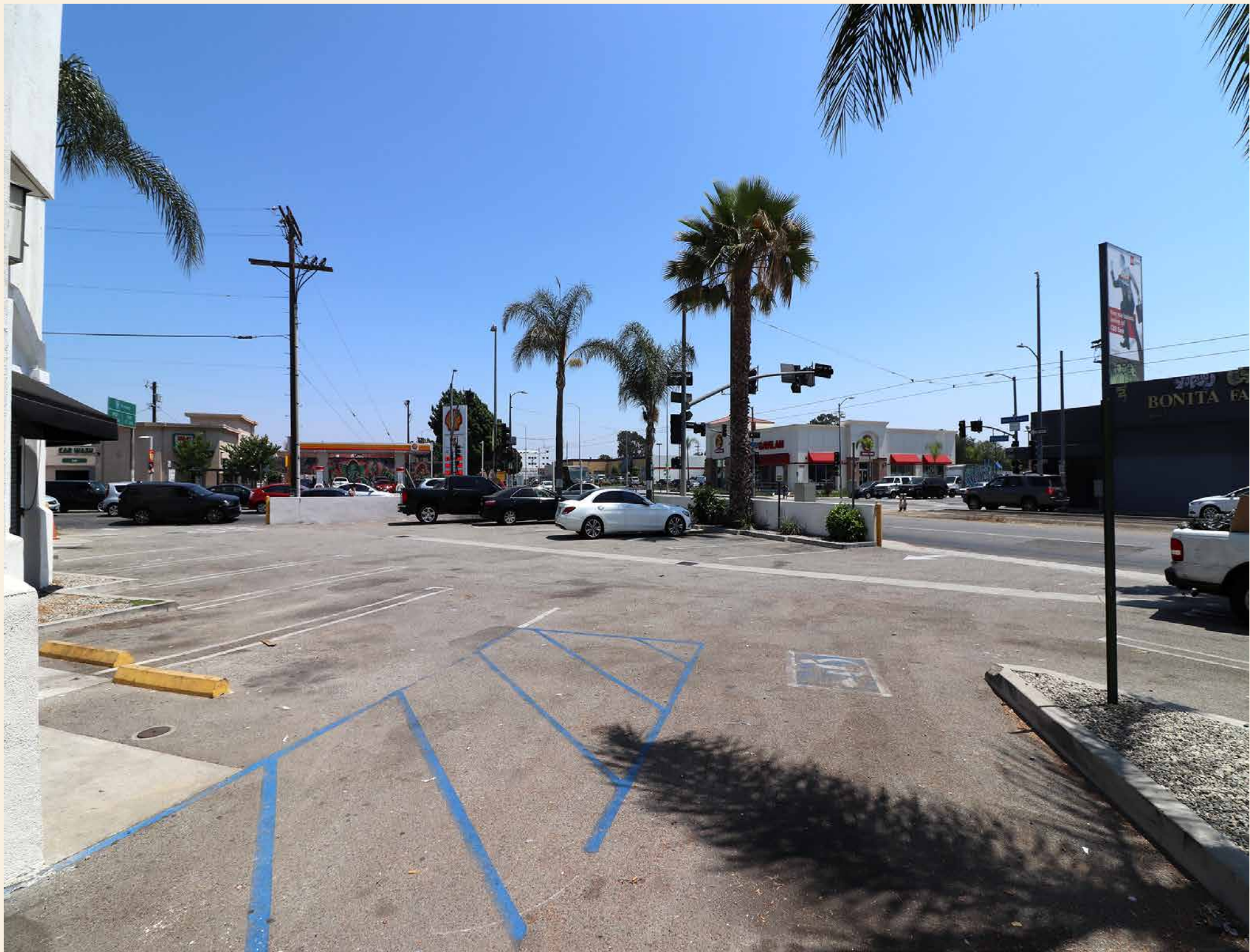
Available Area	±2,300 SF
Year Built	1999
Construction	Masonry
Clearance Height	20'
Roll Up Doors	3
Parking	±18 Shared Surface Spaces
Zone	LA M2

Property Highlights

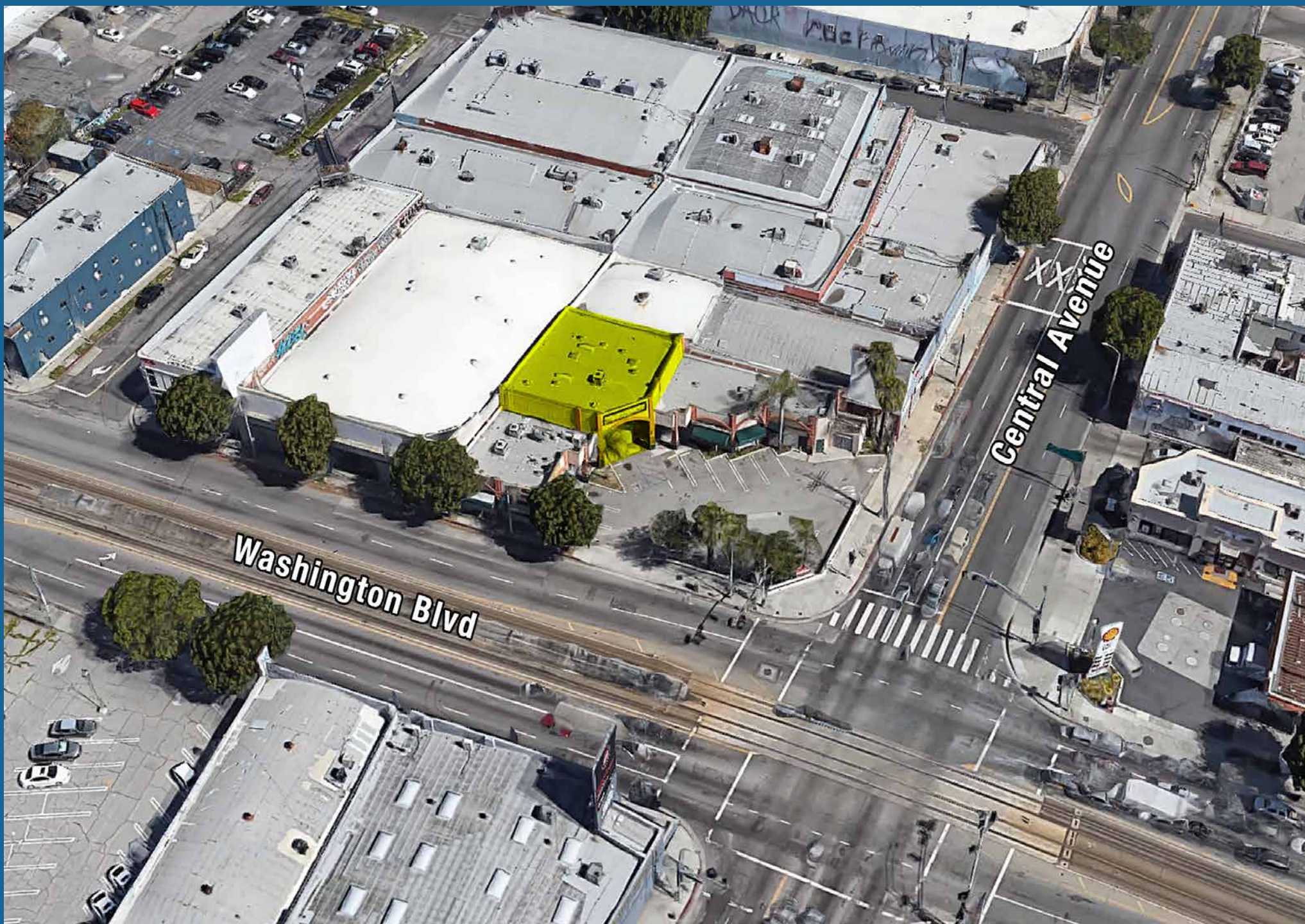
- Ideal for retail, wholesale, outlet, warehouse, etc.
- Spectacular open space with a “make it your own” floor layout and abundant natural light
- High ceiling clearance
- Part of larger 5,500 SF shopping center
- Prime DTLA location at signalized corner of Central Ave
- 23,197 vehicles per day traffic count (2024)
- Metro Blue Line frontage on busy Washington Blvd
- Adjacent to Fashion District and close to Arts District
- Easy access to public transit and all DTLA freeways

Lease: \$3,000 Per Month (\$1.30 Per SF MG)
Term: Negotiable

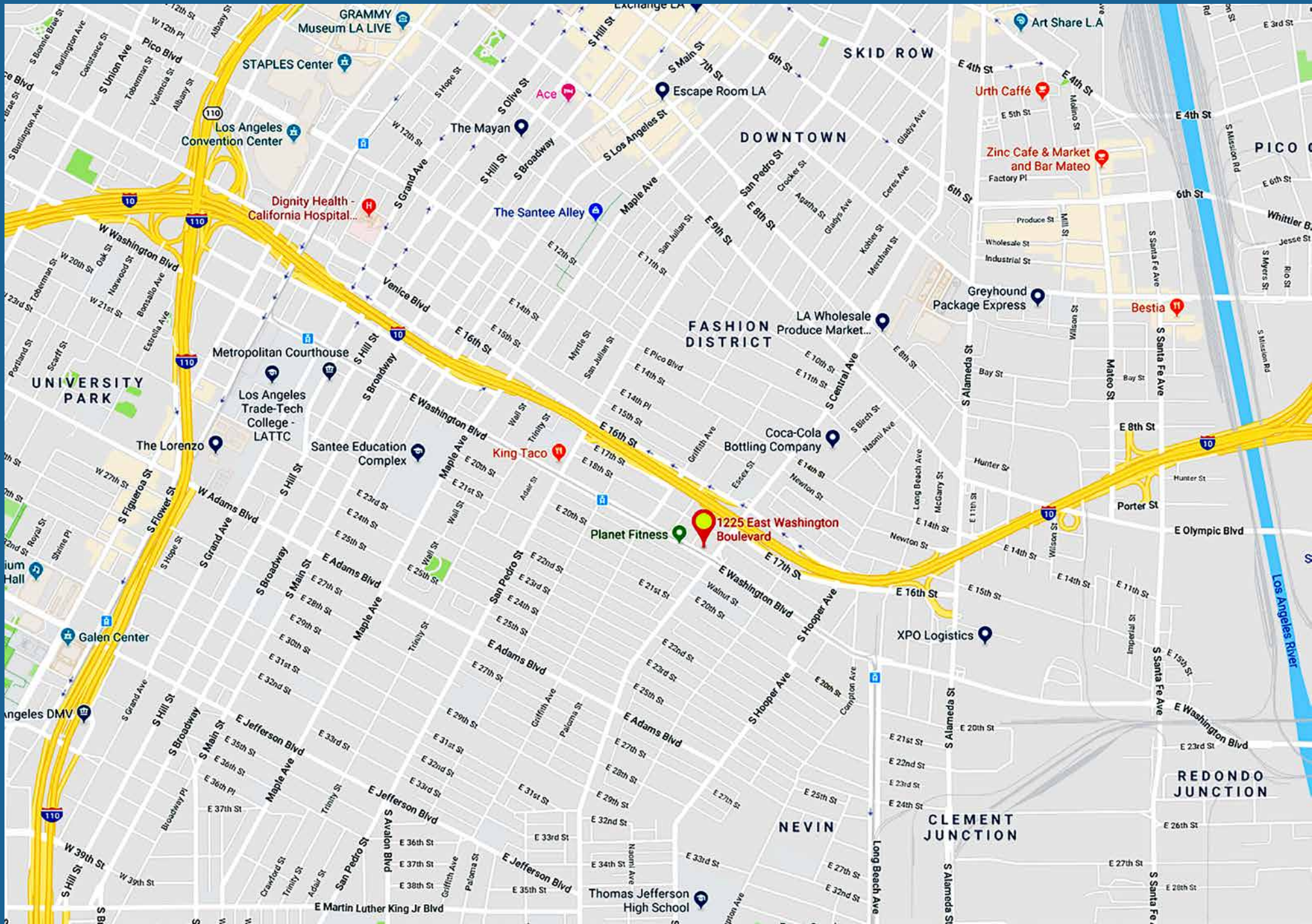




AERIAL PHOTO



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



FOR LEASE

1225 E WASHINGTON BLVD #B, LOS ANGELES, CA

DTLA Multi-Use Facility 2,300± SF Unit Available

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