DTLA INDUSTRIAL FOR LEASE

High Clearance Facility



±8,500 SF Manufacturing/Warehouse Space

747 Crocker St, Los Angeles, CA 90021

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

747 CROCKER STREET
LOS ANGELES, CA 90021

Property Details

Building Area:	±8,500 SF
Office Area*:	±1,500 SF
Stories:	1
Year Built:	1950
Construction:	Masonry
Clearance Height:	18´ Clear (22´ to Ceiling)
Power:	200A/240V 3Ph 4W
Loading:	1 Roll Up Door with Truck Well
Sprinklered:	Yes
Restrooms:	2 (1 With Shower)
Parking:	5-6 Surface Spaces
Zone:	LA M2

** Estimated square footage; the office was not measured.*

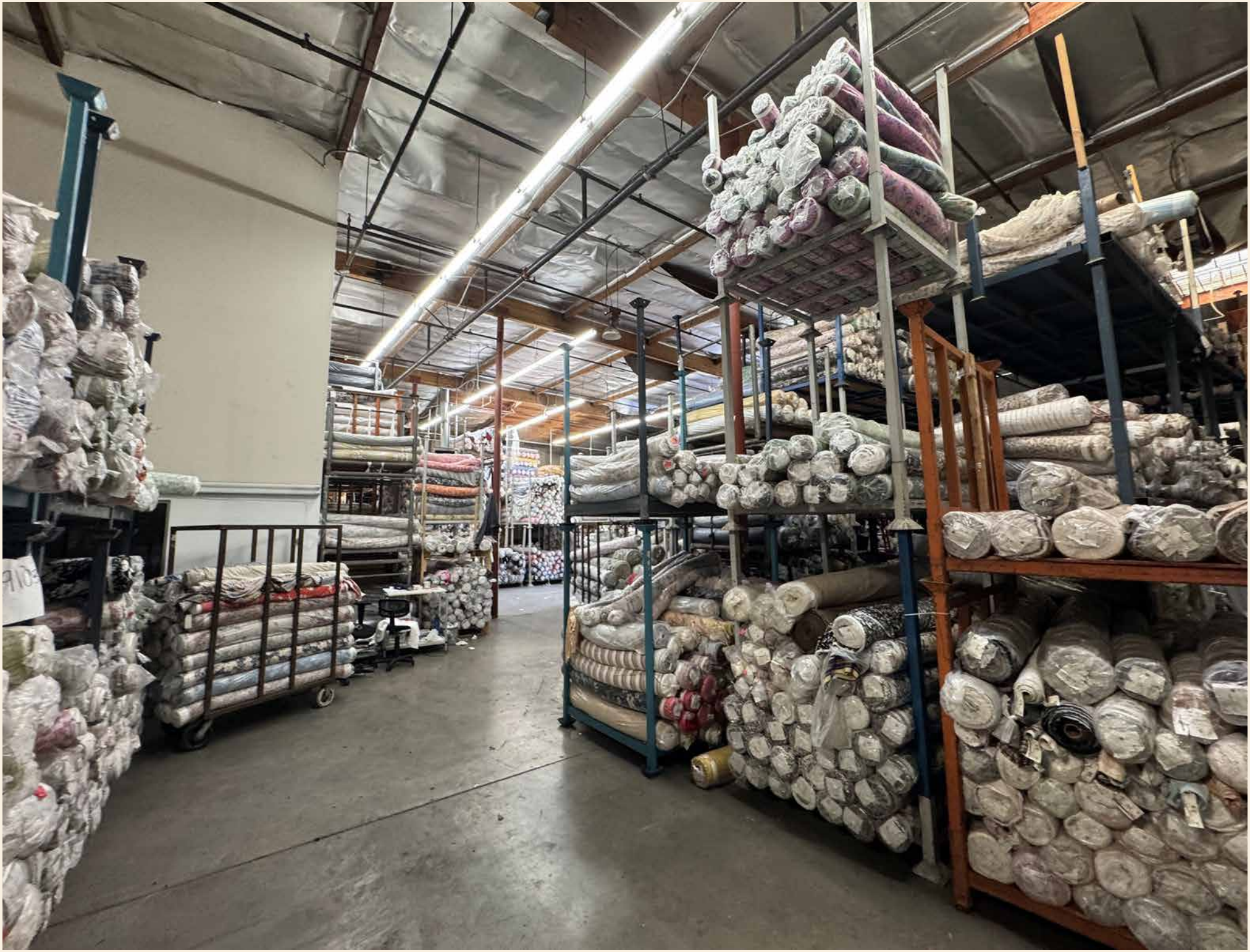
LEASE RENTAL: $8,415 PER MONTH
($0.99 PER SF MG)

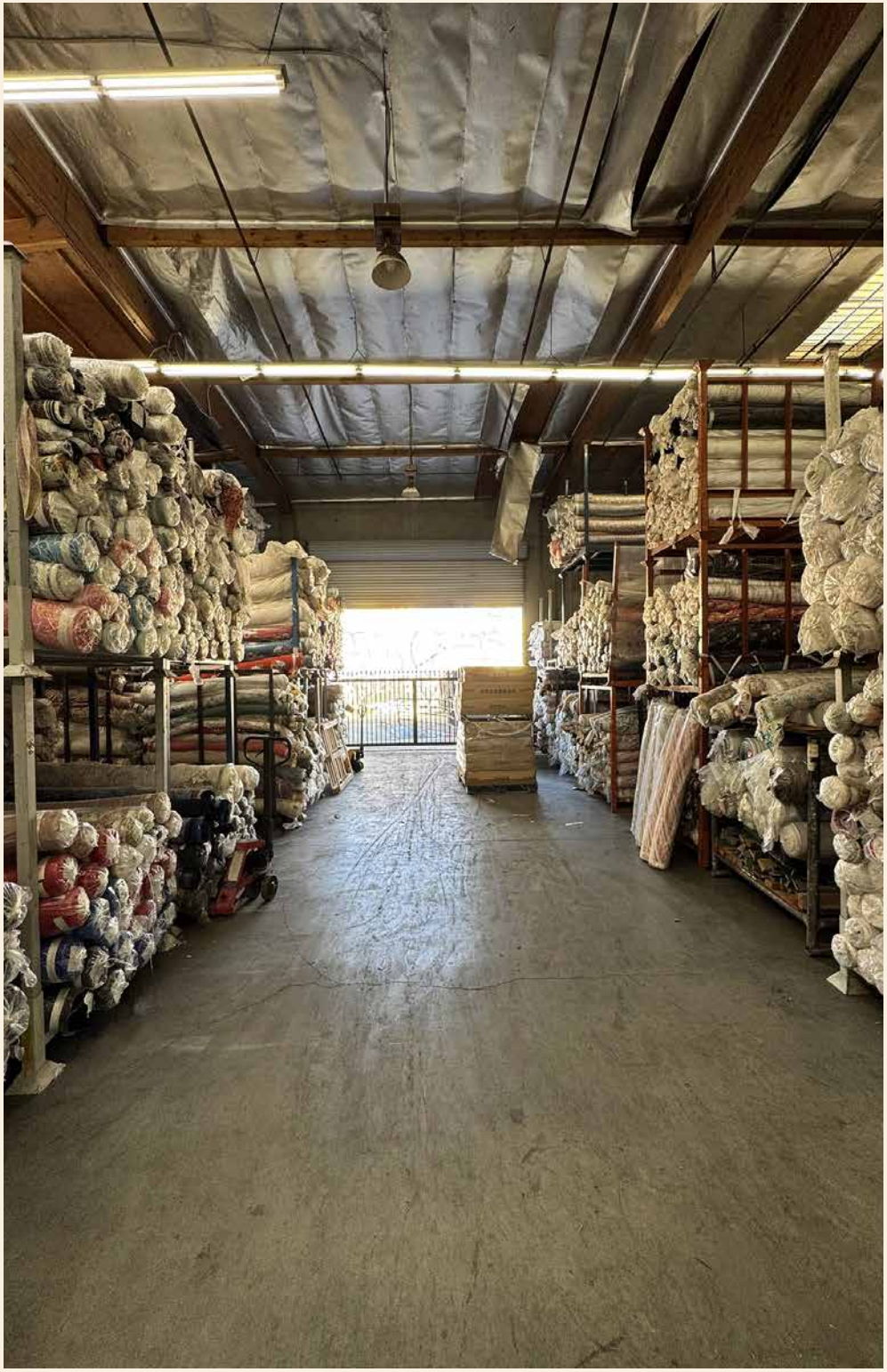


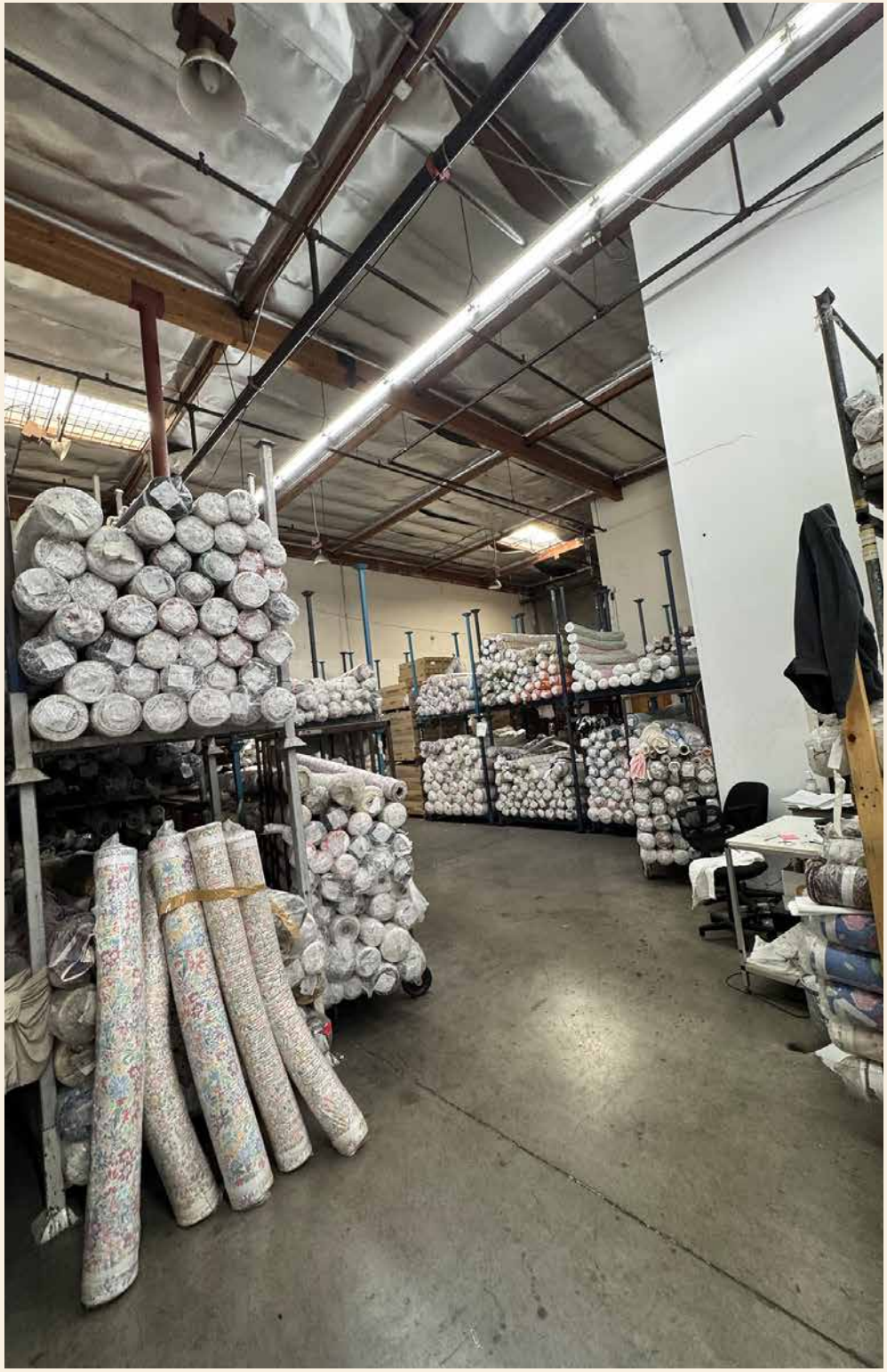
Property Highlights

- DTLA manufacturing/warehouse facility
- Includes mezzanine space
- Parking at rear off the alley
- 200 amps power service
- High clearance foiled ceiling
- Located at the northwest corner of Crocker St and Agatha St
- One block east of San Pedro St and one block south of 7th St
- Adjacent to DTLA Fashion District and Arts District

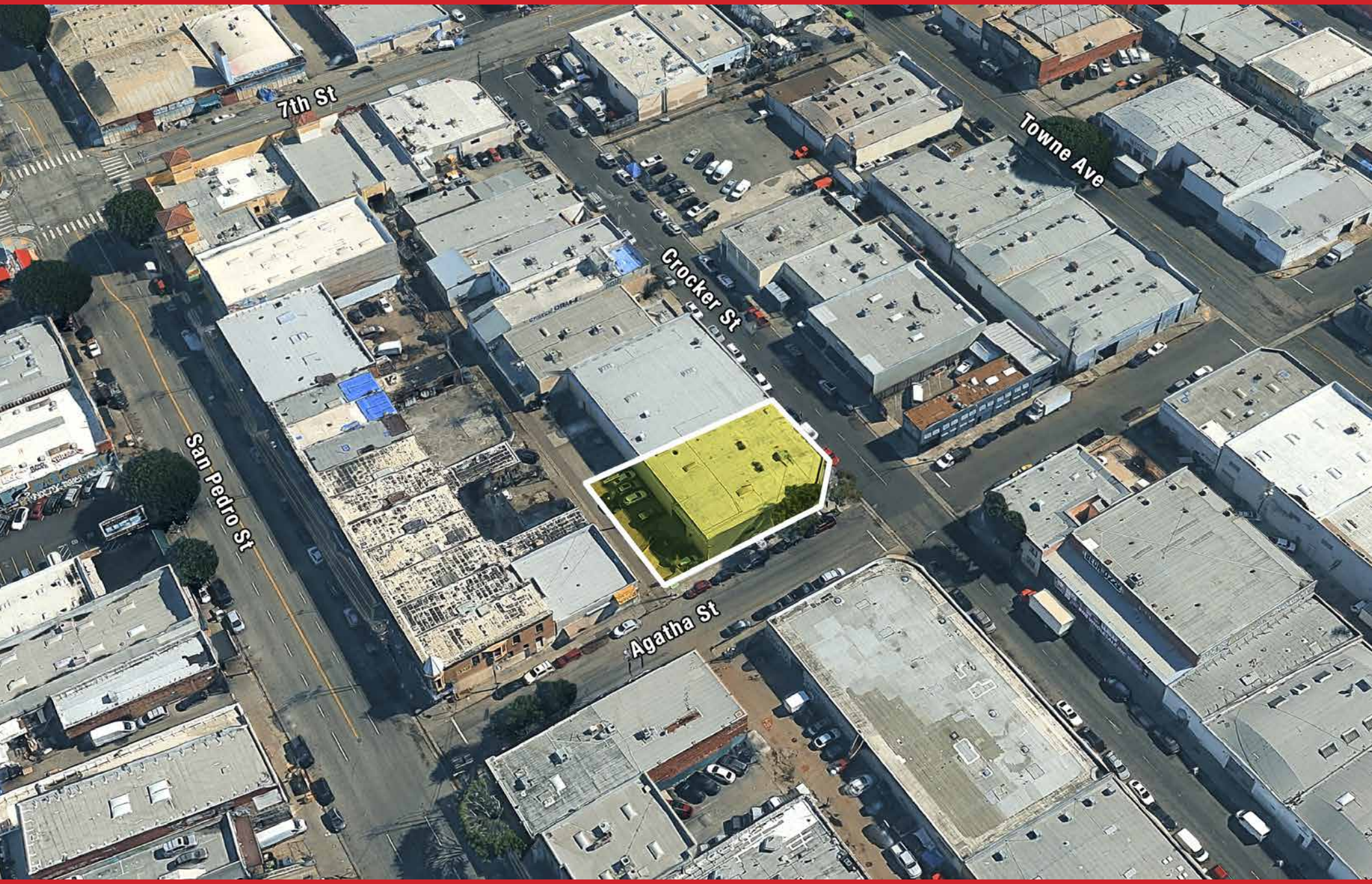




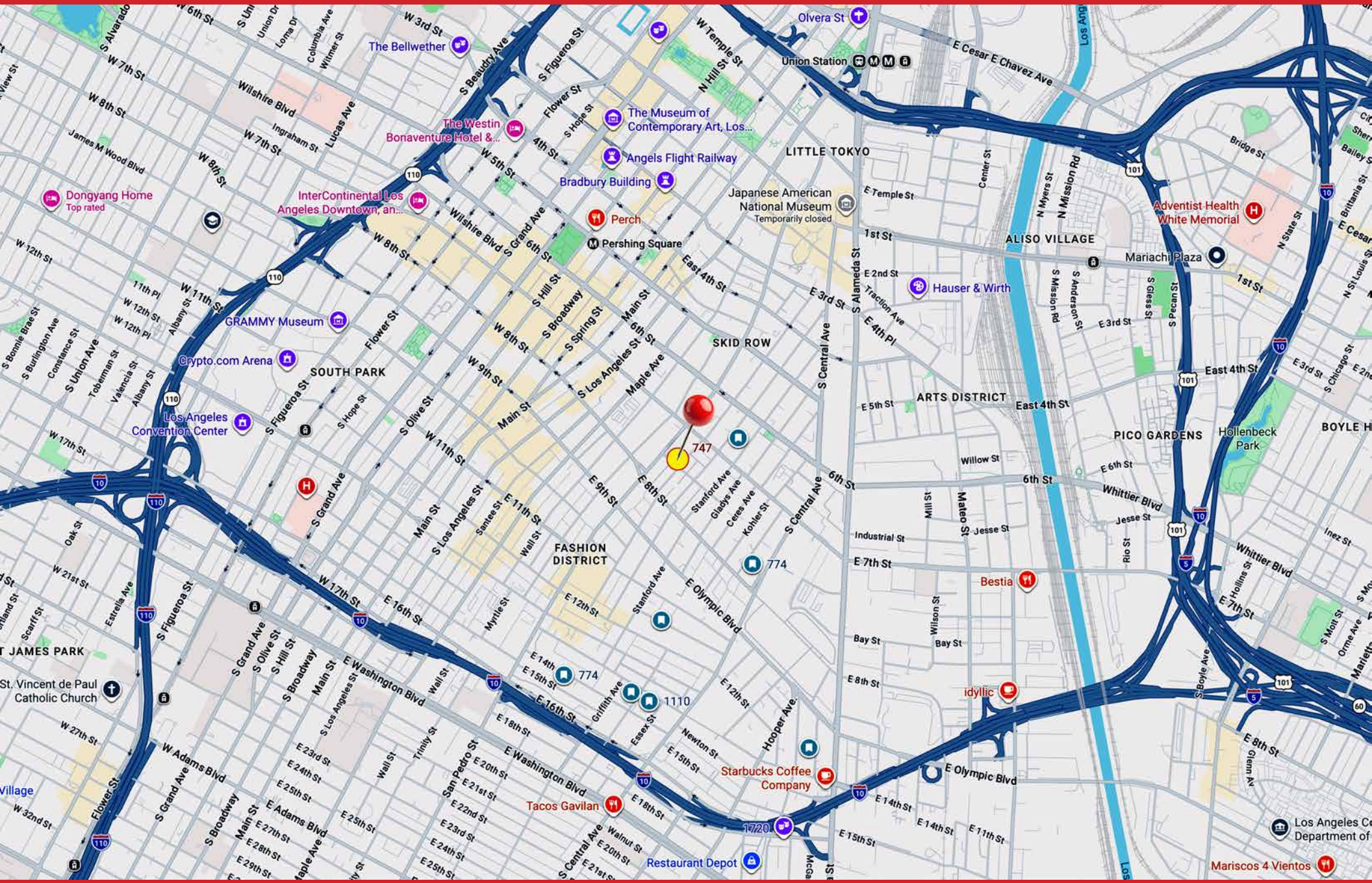




AERIAL PHOTO



AREA MAP


747
774
774
1110
1720
LITTLE TOKYO
ARTS DISTRICT
SKID ROW
FASHION DISTRICT
SOUTH PARK
ALISO VILLAGE
PICO GARDENS
Union Station
Olvera St
The Bellwether
The Westin Bonaventure Hotel &...
The Museum of Contemporary Art, Los...
Angels Flight Railway
Bradbury Building
Perch
Pershing Square
Japanese American National Museum
Temporarily closed
InterContinental Los Angeles Downtown, an...
Dongyang Home
Top rated
GRAMMY Museum
Crypto.com Arena
Los Angeles Convention Center
Hauser & Wirth
Mariachi Plaza
Adventist Health White Memorial
Hollenbeck Park
Bestia
idyllic
Starbucks Coffee Company
Tacos Gavilan
Restaurant Depot
Mariscos 4 Vientos
St. Vincent de Paul Catholic Church
Wilshire Blvd
E Cesar E Chavez Ave
E Olympic Blvd
E Washington Blvd
W 8th St
W 7th St
W 6th St
W 5th St
W 3rd St
W 9th St
W 11th St
W 12th St
W 17th St
W 21st St
W 27th St
W Adams Blvd
E 1st St
E 2nd St
E 3rd St
E 4th St
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E 23rd St
E 24th St
E 25th St
E 27th St
E 28th St
E 29th St
E 32nd St
E 4th Pl
E Temple St
E Adams Blvd
Flower St
Figueroa St
Hope St
Olive St
Hill St
Broadway
Spring St
Main St
Los Angeles St
Grand Ave
Central Ave
Alameda St
Mission Rd
Myers St
Center St
Bridge St
Alvarado St
Beaudry Ave
Hill St
Temple St
Lucas Ave
Ingraham St
James M Wood Blvd
Union Station
Maple Ave
Stanford Ave
Gladys Ave
Ceres Ave
Kohler St
Mateo St
Mill St
Willow St
Whittier Blvd
Jesse St
Industrial St
Bay St
Wall St
Griffith Ave
Essex St
Newton St
Hooper Ave
Trinity St
San Pedro St
Walnut St
Myrtle St
Santee St
Wilson St
Rio St
Boyle Ave
Glenn Ave
Hollins St
Inez St
Mott St
Orme Ave
Oak St
Estrella Ave
Scarff St
Bonnie Brae St
Burlington Ave
Constance St
Union Ave
Toberman St
Valencia St
Albany St
Lorena St
Soto St
Chicago St
Britannia St
State St
Louis St
Gless St
Pecan St
Anderson St
Traction Ave
Mission Rd
Myers St
Center St
Bridge St
Los Angeles Department of
Village
JAMES PARK

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

61% 25 - 54 Years Old

67% Postsecondary Education

26% All new residential in the City of LA since 2010

41% Population Growth 2010 - 2022

90% Residential Occupancy

24% Less Income Spent on Housing + Transportation than LA Average

46% Walk/Bike/Transit or Work from Home

FOR LEASE

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DTLA INDUSTRIAL PROPERTY

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