

the Depot

3609 S 10TH AVE | LOS ANGELES, CA

FOR LEASE | 59,722 RSF

Class A Creative Office / Life Sciences

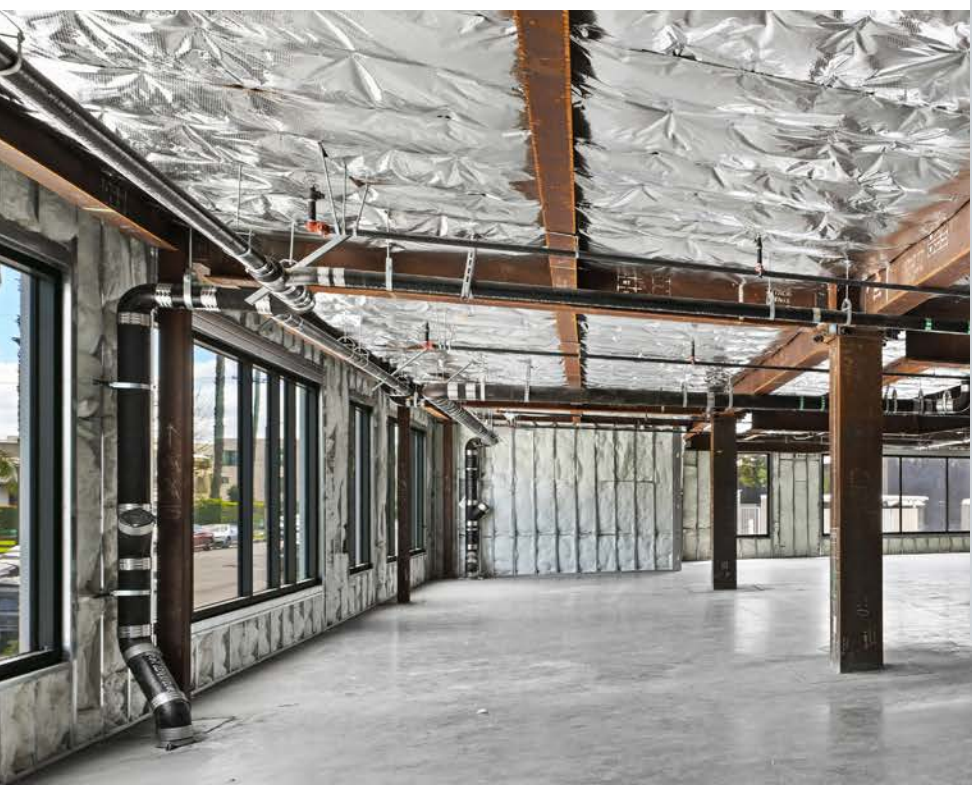
CBRE

PROPERTY HIGHLIGHTS



Walking distance
to metro and retail
amenities

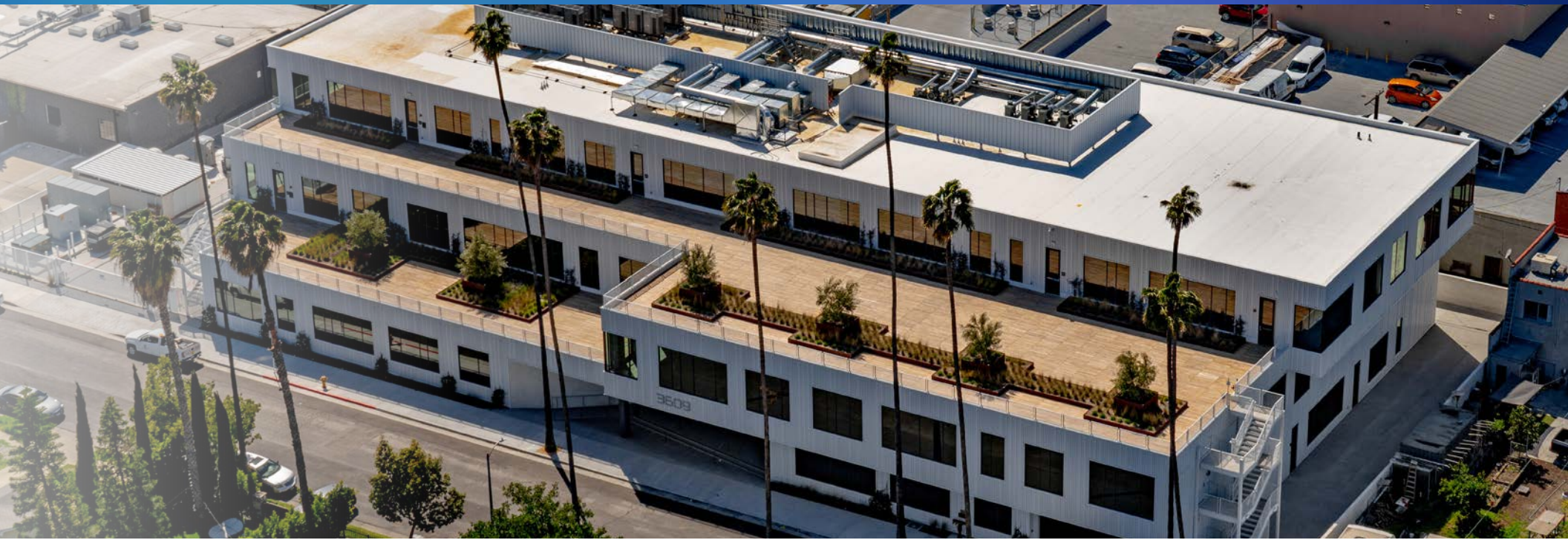
Full-Building User Opportunity:

- 
- Secure campus environment
 - 59,722 RSF (potentially divisible)
 - 2.7/1,000 SF (270 stalls)
 - Subterranean parking garage
 - Zoning: CM-1-SP, Commercial Manufacturing
 - Allowable uses: Laboratories, experimental, film, motion picture, research & testing
 - 9 min walk to Expo/Crenshaw Metro stop
 - 7 min drive to 10 freeway
 - Electric vehicle charging stations
 - On-site bicycle parking
 - Flexible floor plates
 - Abundant natural light
 - Exposed ceilings
 - Steel, concrete and glass construction
 - Expansive indoor/outdoor space
 - Great ingress/egress off 10th ave
 - 13-14 Ft deck-deck heights
 - Dog friendly

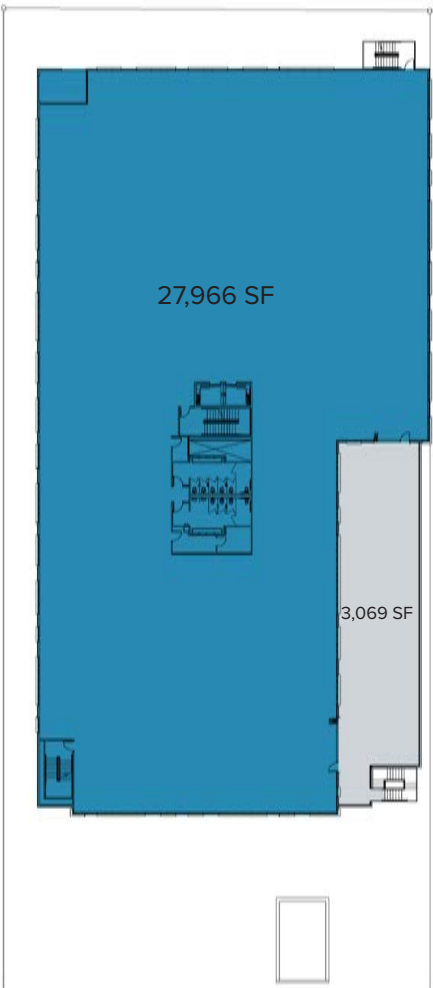
PROPERTY IMAGES



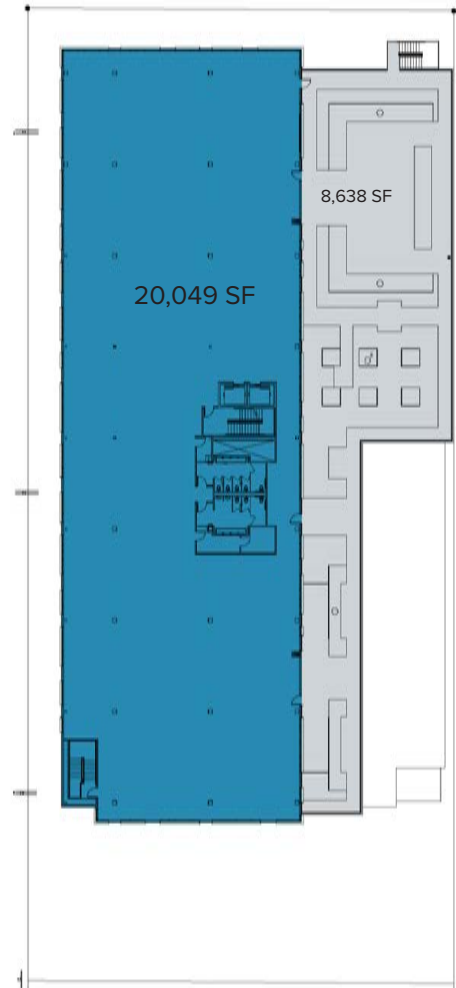
AMPLE OUTDOOR SPACE



FLOOR PLANS



Second Floor
31,035 SF



Third Floor
28,687 SF

■ Indoor Area ■ Outdoor Area

LOCAL MAP



9 MIN WALK TO EXPO/CRENSHAW STOP
7 MIN DRIVE TO 10 FREEWAY

West Angeles
CHURCH

SoCalGas

CRENSHAW
CROSSING
UNDER
CONSTRUCTION

The Real Real

10

LA CITY

GOAT

sweetgreen
HEADQUARTERS

the
Depot

11TH ST

10TH ST

CRENSHAW / LAX LINE

GEMEINER
CABINETS

RIOS
CLEMENTI
HALE
STUDIOS

36TH ST

[Logo]

EXPO WALK
78 TOWNHOMES

EXPO LINE - EXPOSITION BLVD

● RETAILERS

- | | |
|--------------------------|-----------------------------|
| 1 Walgreens | 18 Metro by T-Mobile |
| 2 CVS | 19 Dollar Tree |
| 3 Big 5 Sporting Goods | 20 Sloan |
| 4 T-Mobile | 21 Rocket |
| 5 Albertsons | 22 Fold-A-Goal |
| 6 Foot Locker | 23 Kipper Antiques |
| 7 TJ Maxx | 24 Closet Warehouse |
| 8 Gameforce | 25 Tara Design |
| 9 Claire's | 26 PG's Liquor |
| 10 Loves Furniture | 27 Levinsson Antiques |
| 11 Parisian Hairs & Wigs | 28 Lindstrom Carpet |
| 12 Staples | 29 Reparations Club Books |
| 13 7-Eleven | 30 99 Cents Store |
| 14 Superior Grocers | 31 Smart & Final |
| 15 Rainbow Shops | 32 West Adams Work Source |
| 16 Ralphs | 33 Herbert Furniture & Rugs |
| 17 Boost Mobile | 34 Numero Uno |

● RESTAURANTS

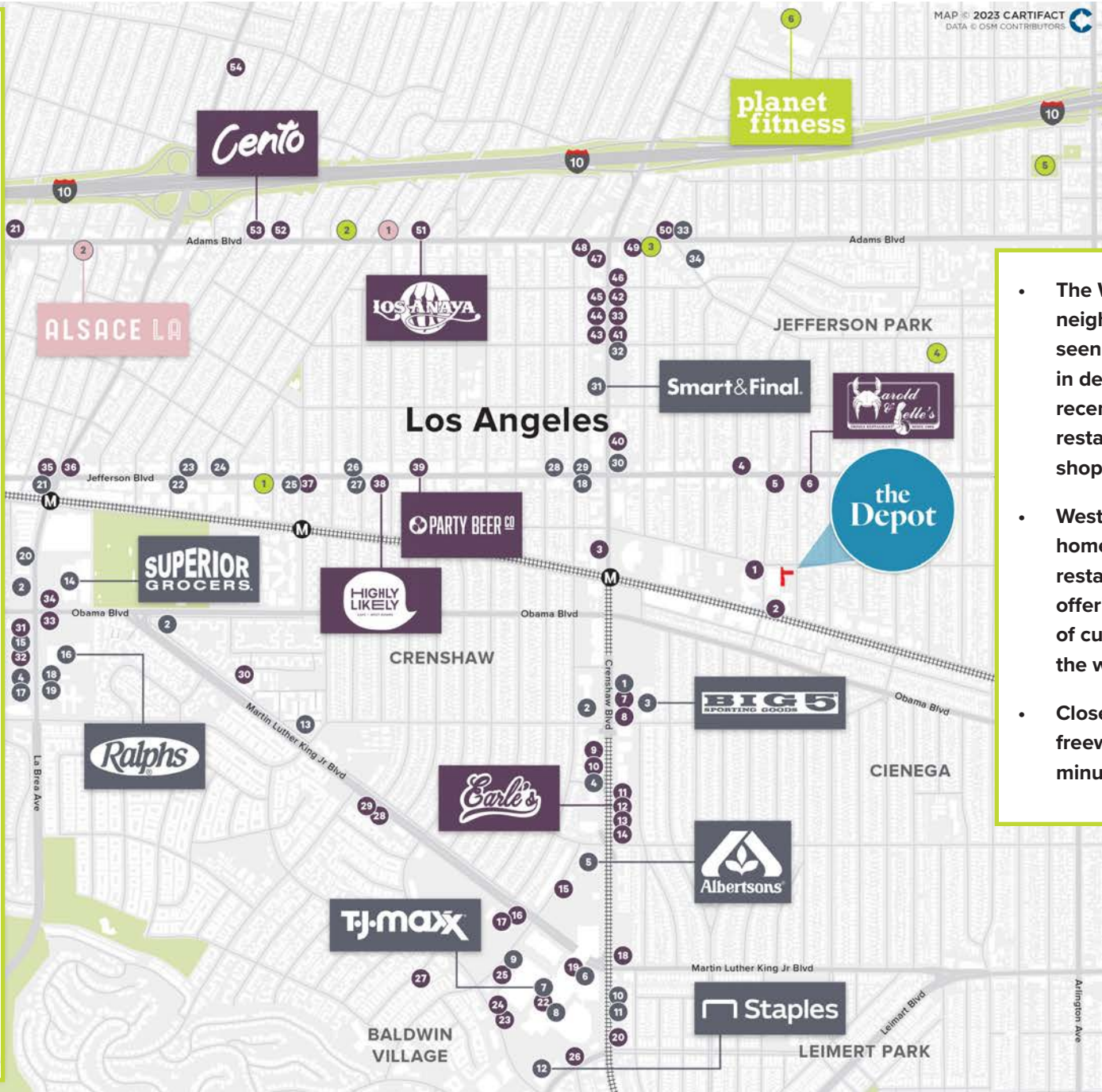
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|---------------------------|----------------------------|
| 1 Sweetgreen | 28 Yordanos Ethiopian |
| 2 Wendy's | 29 Pizza Rossa |
| 3 Domino's Pizza | 30 Fresh Kabab Halal |
| 4 Tim's Kitchen | 31 Fish Town Outlet |
| 5 Jan's House | 32 C.J.'s Café |
| 6 Harold & Belle's | 33 McDonald's |
| 7 Starbucks | 34 Del Taco |
| 8 Denny's | 35 Jack in the Box |
| 9 Wienerschnitzel | 36 Popeyes |
| 10 Wingstop | 37 Mel's Fish Shack |
| 11 Kim's Restaurant | 38 Highly Likely Café |
| 12 Earle's On Crenshaw | 39 Party Beer |
| 13 Orleans & York | 40 Burger King |
| 14 Tak's Coffee Shop | 41 Yoshinoya |
| 15 Chipotle Mexican Grill | 42 Taco Bell |
| 16 Jerry's Flying Fox | 43 Little Caesars Pizza |
| 17 Village Café & Pizza | 44 Panda Express |
| 18 Krispy Kreme | 45 El Pollo Loco |
| 19 West Coast Wingz | 46 Chef Marilyn's Southern |
| 20 New China Mongolian | 47 Phillips Bar-B-Que |
| 21 Mian | 48 LA Birria |
| 22 Southern Girl Desserts | 49 Master Burger |
| 23 The Kickin' Crab | 50 Johnny's Pastrami |
| 24 Post & Beam | 51 Taqueria Los Anaya |
| 25 Hotville Chicken | 52 Collins Fish Market |
| 26 IHOP | 53 Cento Pasta Bar |
| 27 Duqué | 54 Menchita's Salvadorian |

● FITNESS

- | | |
|-----------------------|-------------------------|
| 1 Aerial Physique | 4 Open Sky Fitness |
| 2 Academy Of Strength | 5 4F Fitness & Wellness |
| 3 Blue Star Fitness | 6 Planet Fitness |

● HOTELS

- | | |
|------------|----------------------------|
| 1 Best Inn | 2 Alsace Hotel Los Angeles |
|------------|----------------------------|



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DATA © DSM CONTRIBUTORS

- The West Adams neighborhood has seen an increase in development in recent years, with new restaurants, bars, and shops opening up.
- West Adams is also home to many great restaurants and cafes, offering a diverse range of cuisine from around the world.
- Close proximity to freeways (just 5 to 10 minutes to the I-10)

OPPORTUNITY ZONE BENEFITS

The Property is located in an Opportunity Zone which affords certain tax and development benefits including additional density upon redevelopment.

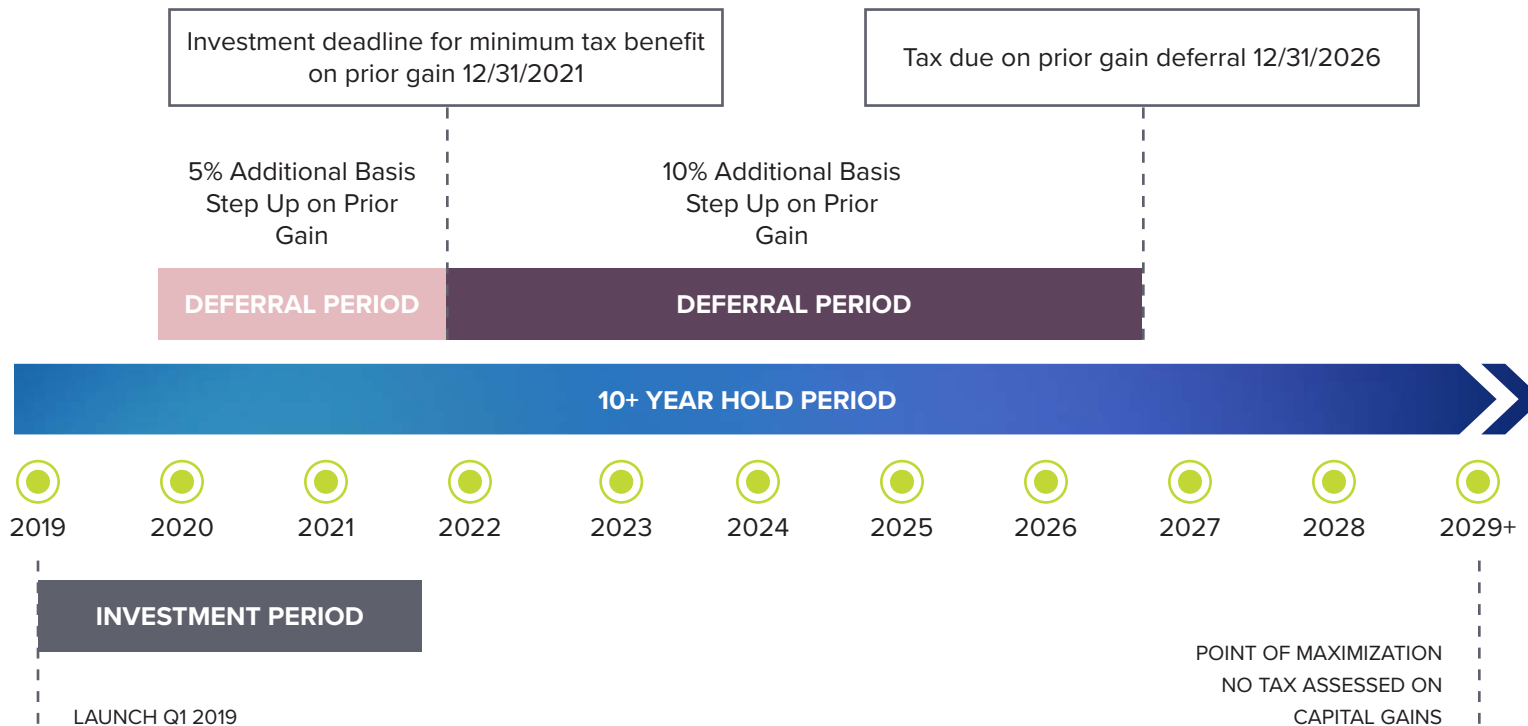
Opportunity Zone Benefits

Deferred Gains – Taxes on gains from a previous capital event that are invested into a Qualified Opportunity Fund (“QOF”) will be deferred until the sooner of the date that the QOF is sold or the end of 2026 (“Deferred Gain”)

Basis Reduction – If the QOF is held for five years, the Deferred Gain will be reduced by 10% for tax purposes. The Deferred Gain will be reduced by 15% if the QOF is held for seven years. The Tax on the Deferred Gain is due in 2026.

QOF Basis Step-Up – Any capital gains on the QOF investment will be exempt from federal taxes if the investment is held for more than 10 years.

Increased After-Tax Return – Opportunity Zone benefits typically increase after tax returns by 300-800 bps.



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