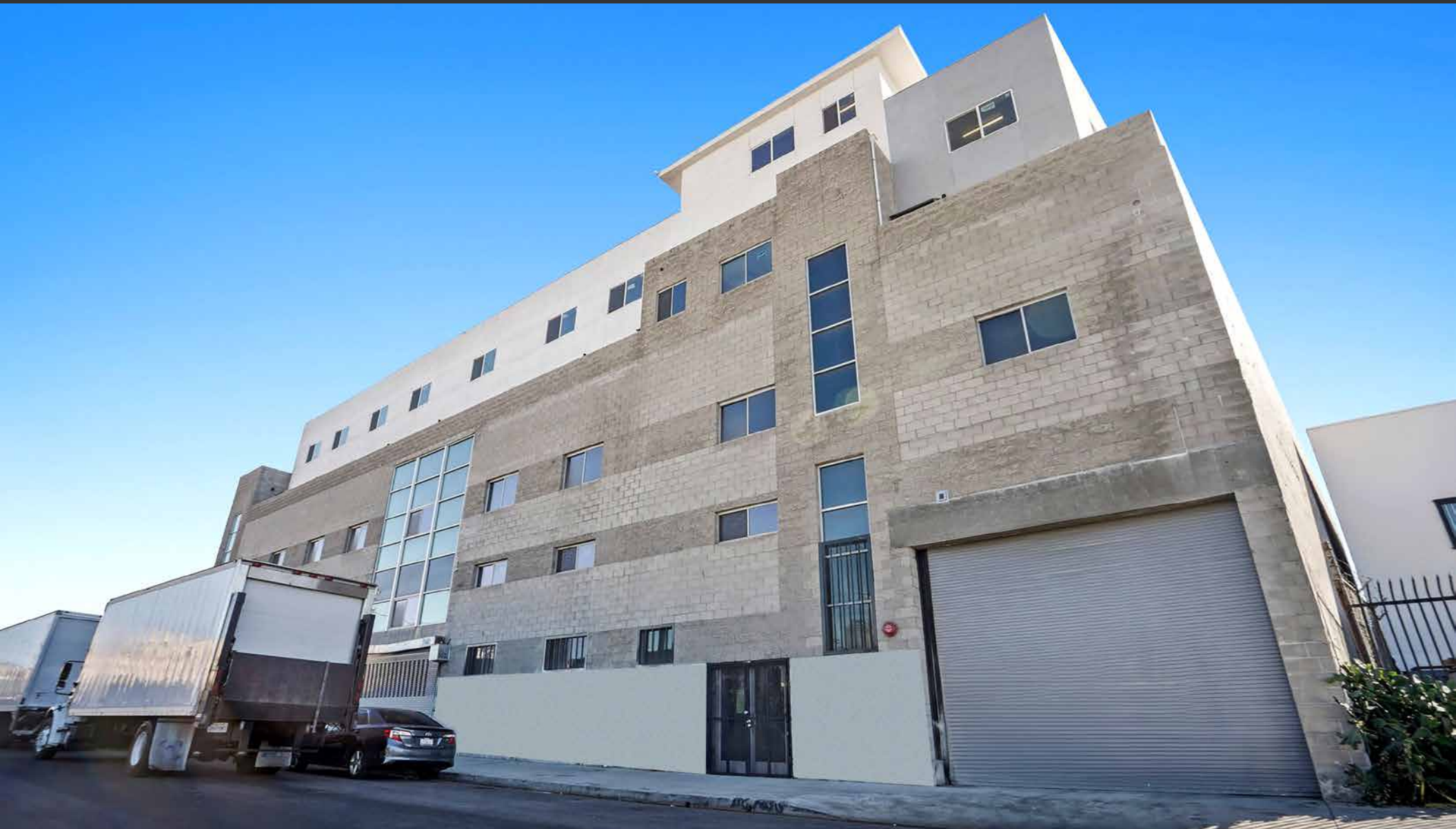


20,000± SF GROUND FLOOR WAREHOUSE FOR LEASE

Built 2020 — Great Location Near ROW DTLA



748 CERES AVENUE, LOS ANGELES, CA 90021

748 CERES AVENUE, LOS ANGELES, CA 90021

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)

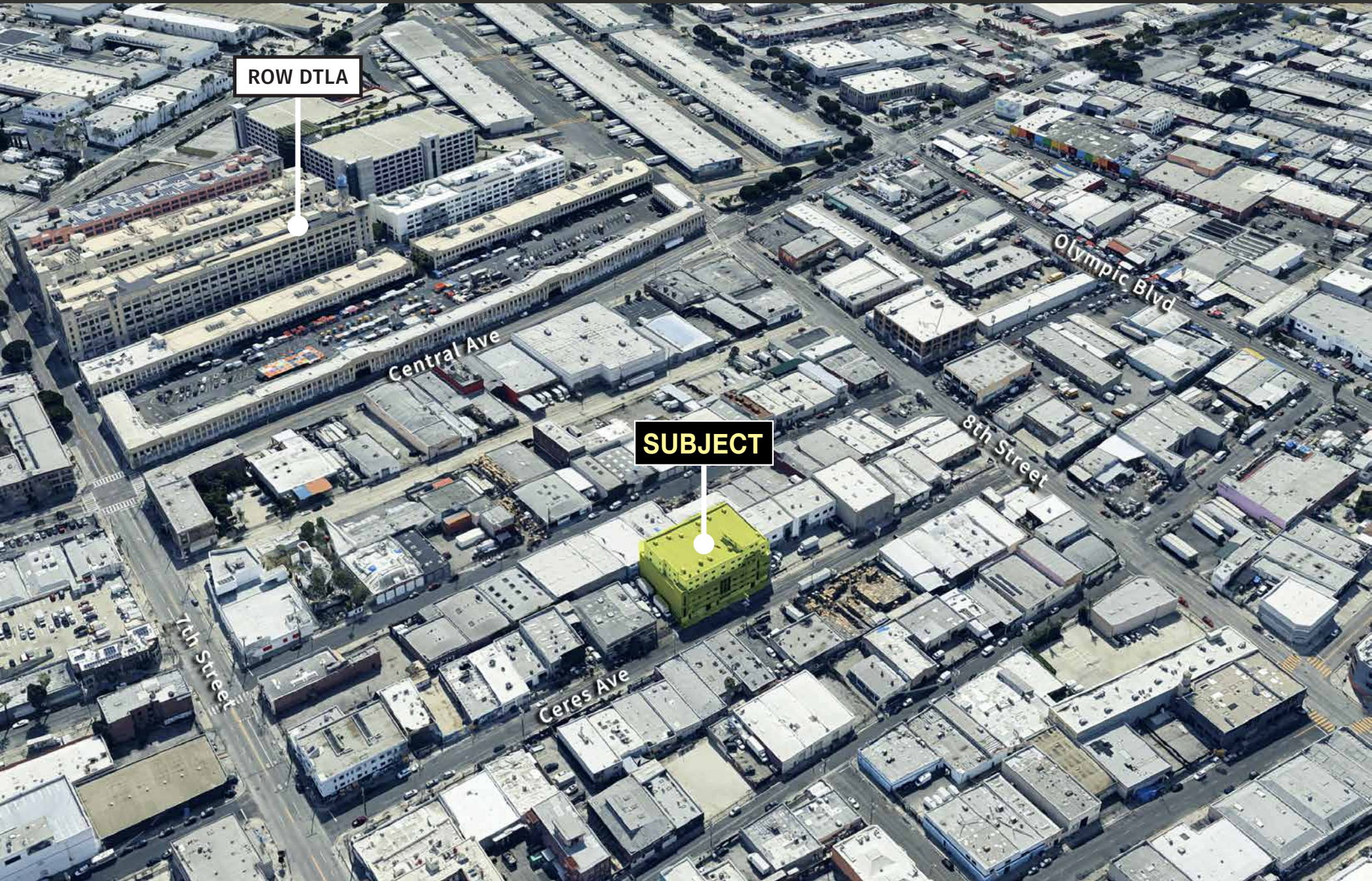
Term: Submit

Availability: Immediately





AERIAL PHOTO



ROW DTLA

SUBJECT

Central Ave

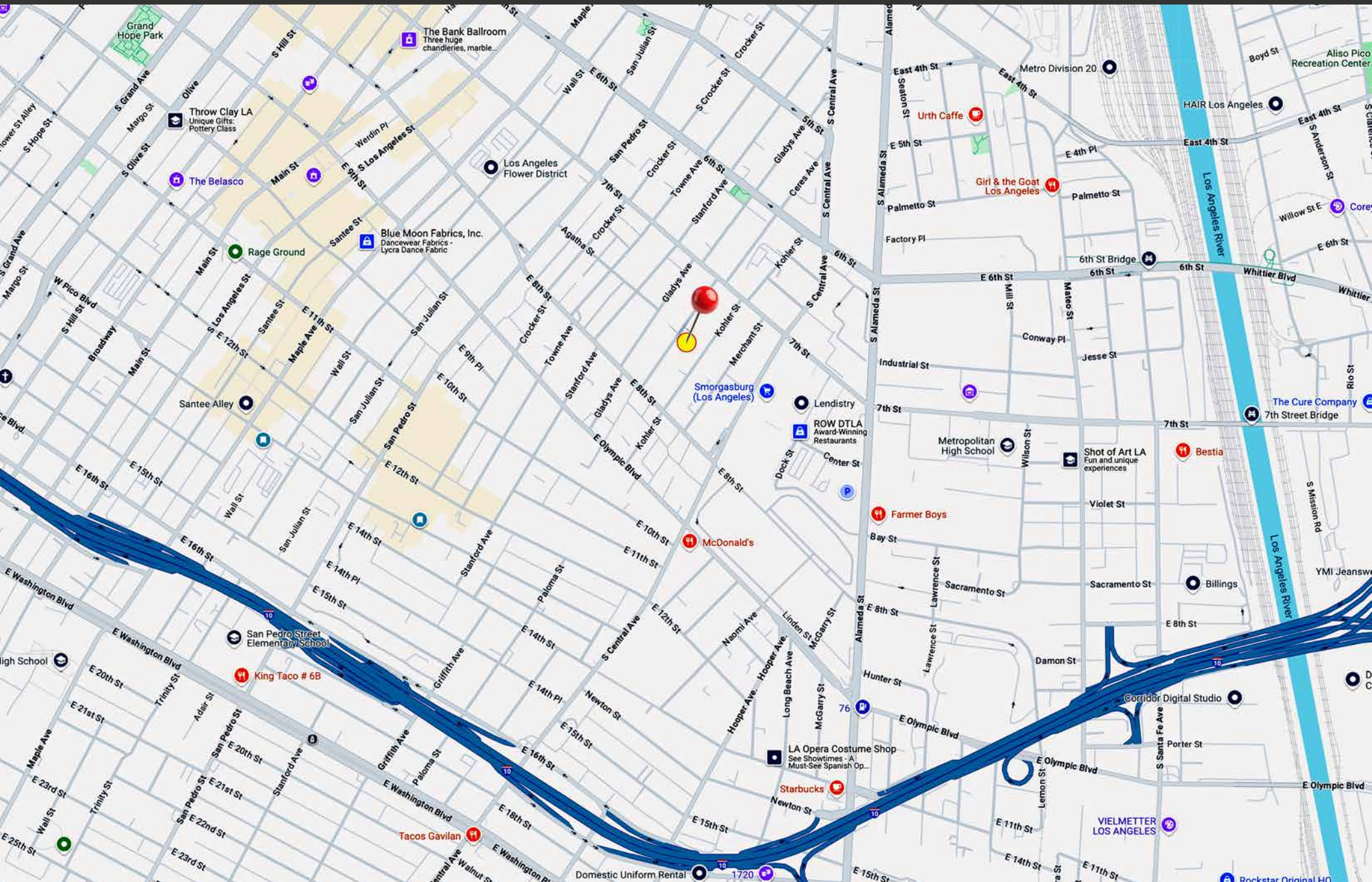
Olympic Blvd

8th Street

7th Street

Ceres Ave

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

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

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MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists