

2600
E. 8th
Street
LOS ANGELES | CALIFORNIA



±13,486 SF INDUSTRIAL/COMMERCIAL BUILDING FOR LEASE

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ABOUT THE PROPERTY



Completely Refurbished



12' Clear Height



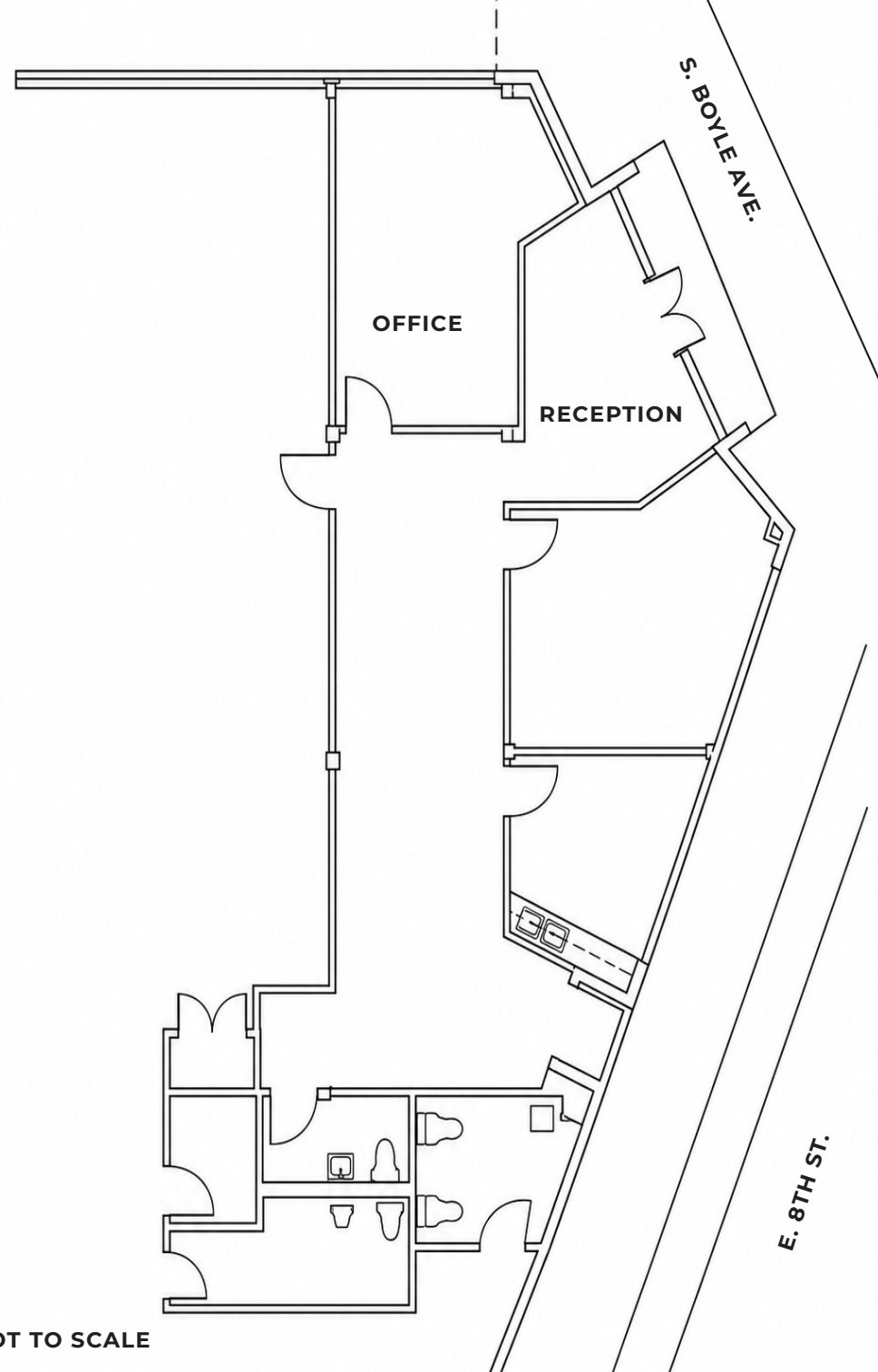
**200 Amps, 240 Volts,
& 3-Phase**



One (1) Dock High Door



**Seventeen (17) Fenced
Parking Spaces**



LOCATION



**ACCESS THE 5,
10 & 60 FWYS**



**5 MINUTES
FROM DTLA**



LOS ANGELES
INTERNATIONAL AIRPORT
23 MIN | 16.2 MI

BOB HOPE AIRPORT
25 MIN | 16.8 MI

LONG BEACH-DAUGHTERY
FIELD AIRPORT
27 MIN | 18.4 MI



UNION STATION (METROLINK,
AMTRAK, LA METRO)
8 MIN DRIVE
2.9 MI DISTANCE



SUBJECT PROPERTY

S. Boyle Ave.

S. Soto St.

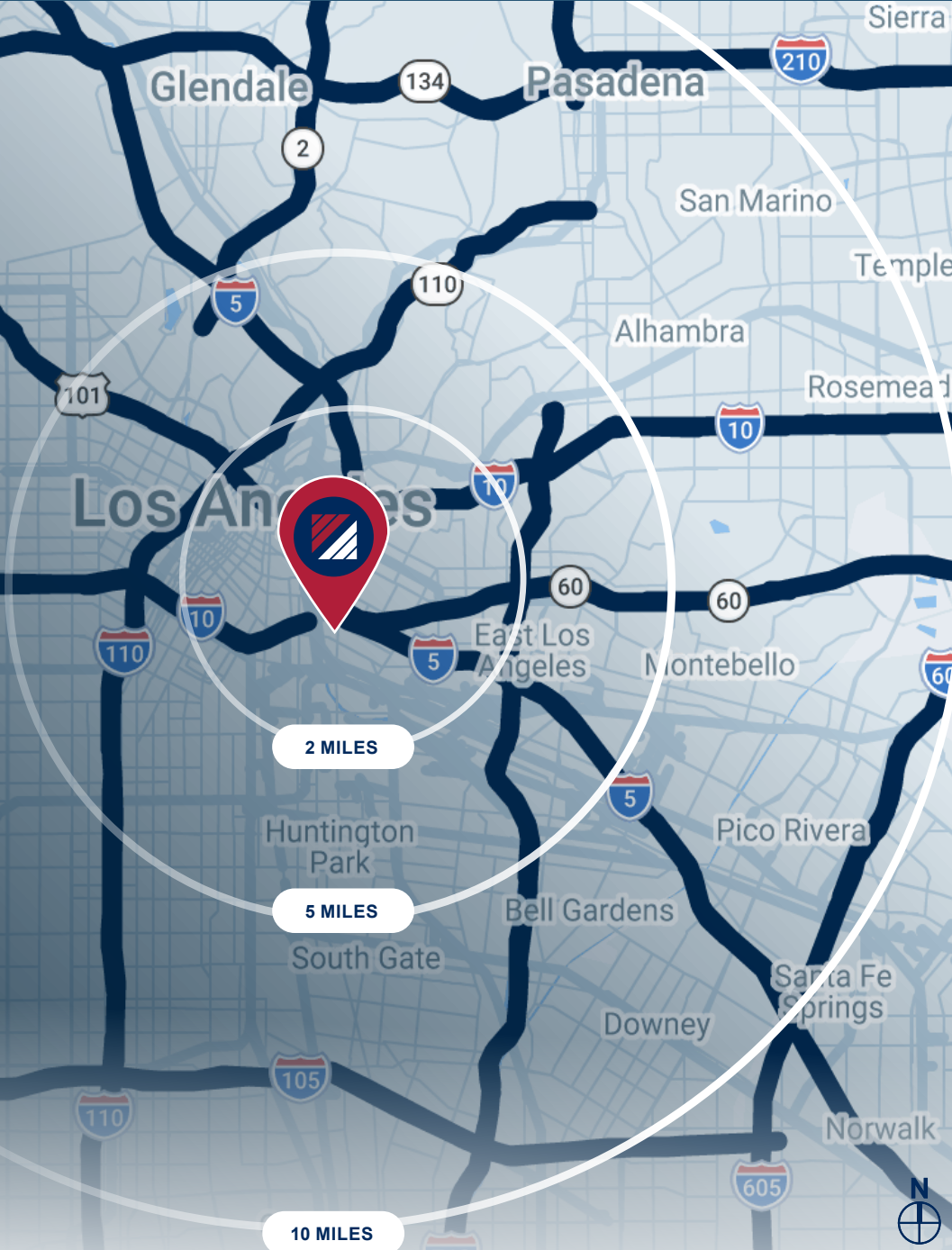
E. 8th St.

DEMOGRAPHICS

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DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
2020 POPULATION	555,517	1,299,123	3,629,192
2025 POPULATION	551,465	1,263,227	3,505,647
2030 POPULATION PROJECTION	550,007	1,253,712	3,473,700
2020 HOUSEHOLDS	186,269	436,772	1,273,927
2025 HOUSEHOLDS	187,310	426,664	1,232,790
2030 HOUSEHOLD PROJECTION	187,363	423,878	1,221,987
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$4.7B	\$11.5B	\$38.2B



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