

20,000± SF 2ND 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

Second Floor Area: 20,000± SF

Freight Elevator: Yes (3500 lbs.)

Clearance Height: 16'

Power: 250A/277-480V/3Ph 4W

Construction: Masonry

Year Built: 2020

Parking: Subterranean (Submit Requirement)

Location: East Side of Ceres Ave Between 7th & 8th Streets

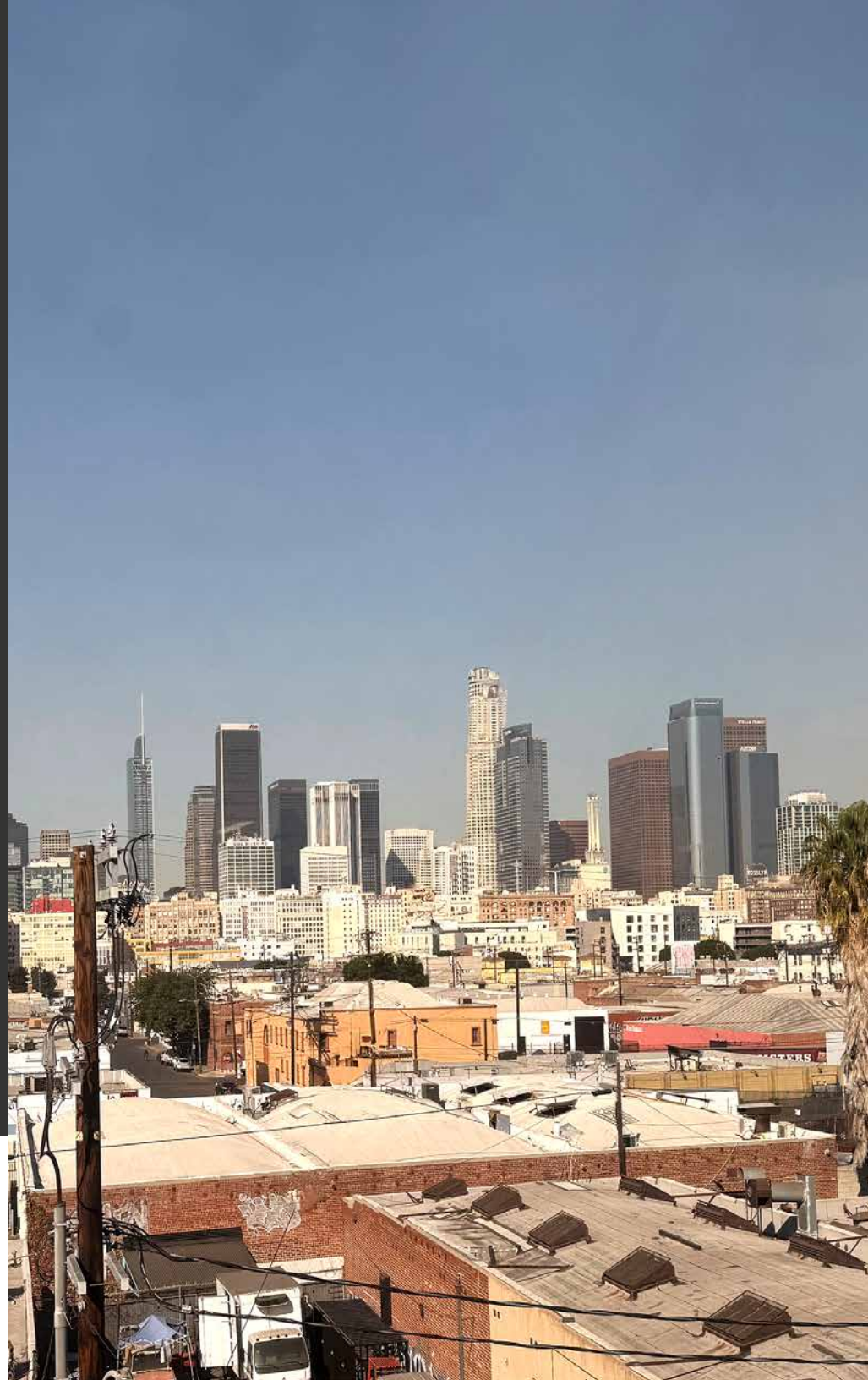
LICENSED CANNABIS USE OKAY: RENT IS \$1.50 PER SF GROSS

*3 Blocks West of Central Avenue
and ROW DTLA Shopping Mall*

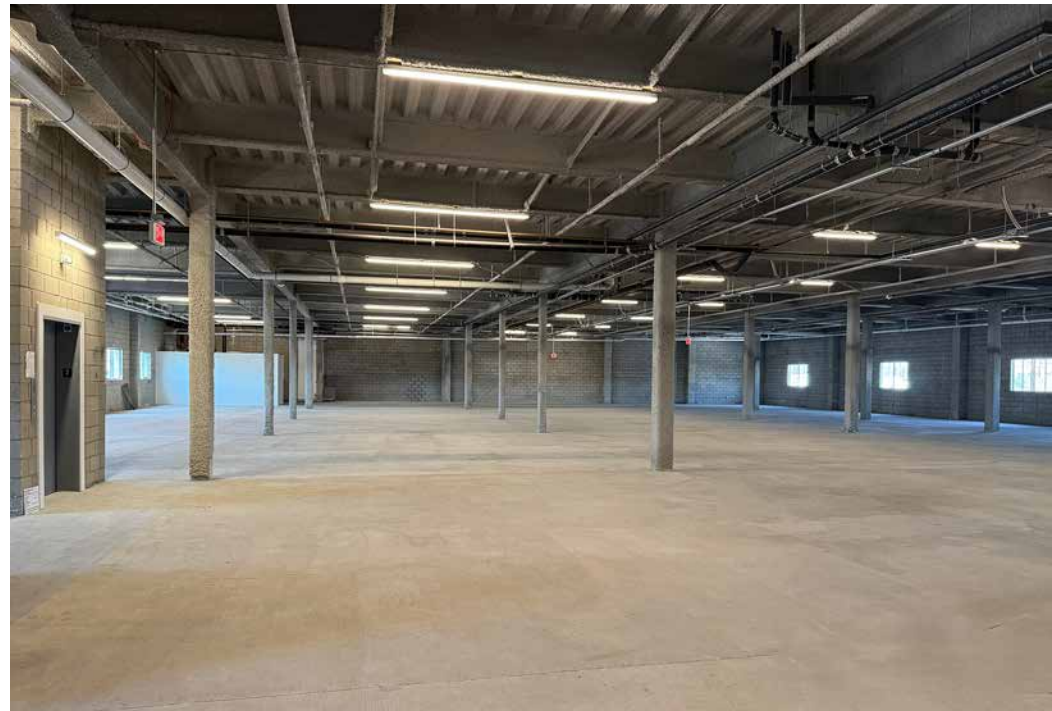
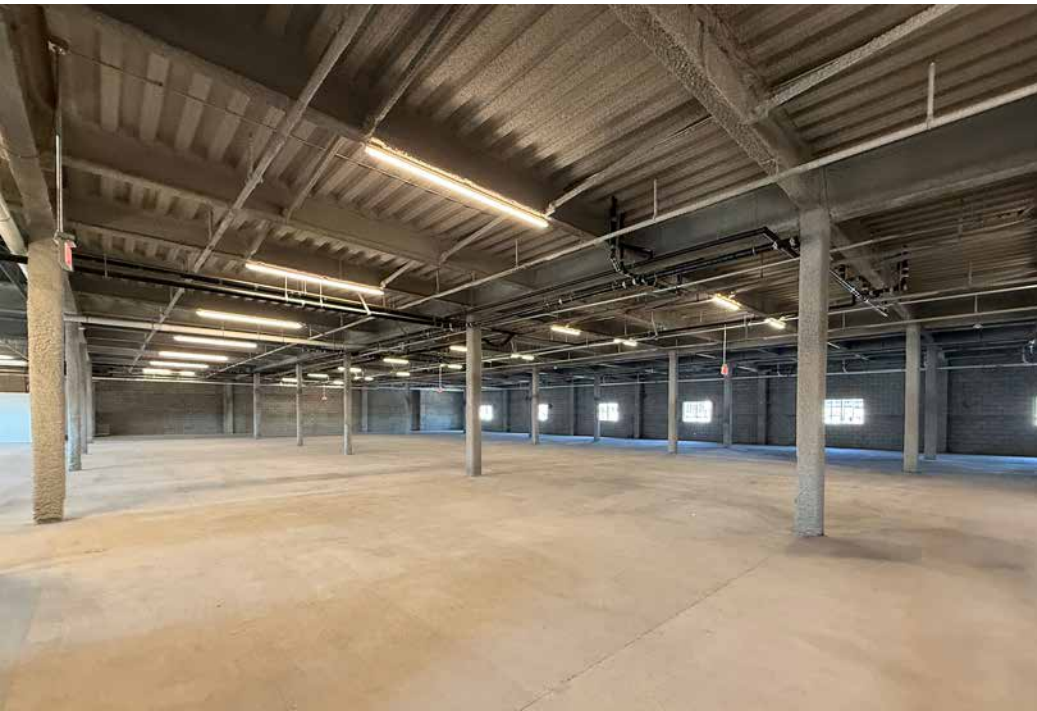
Lease Rental: \$20,000 Per Month (\$1.00 Per SF Gross)

Term: Submit

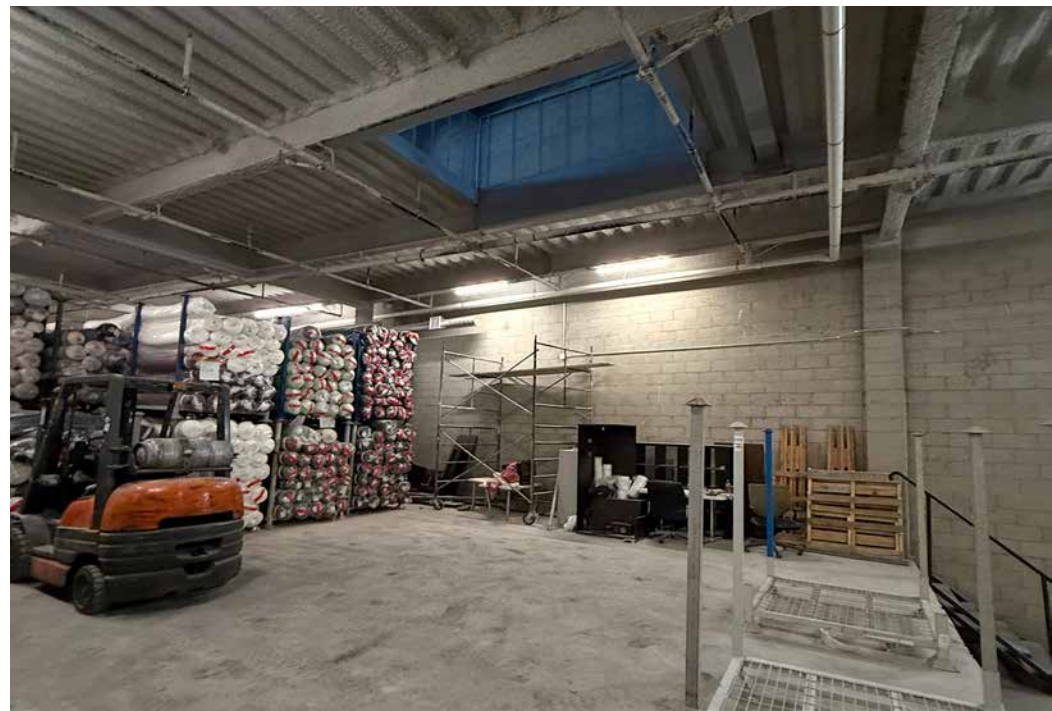
Availability: Immediately



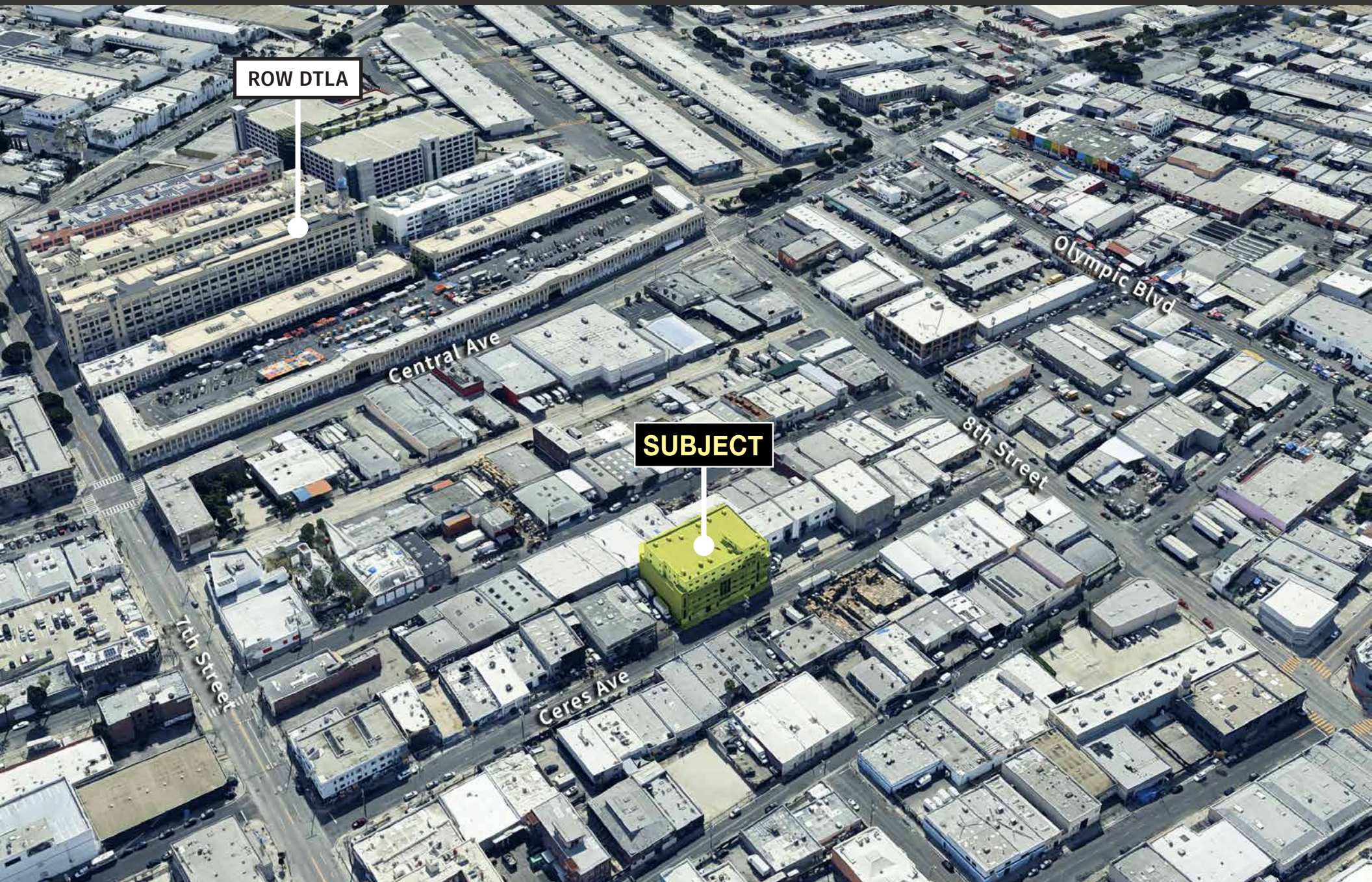
WAREHOUSE PHOTOS



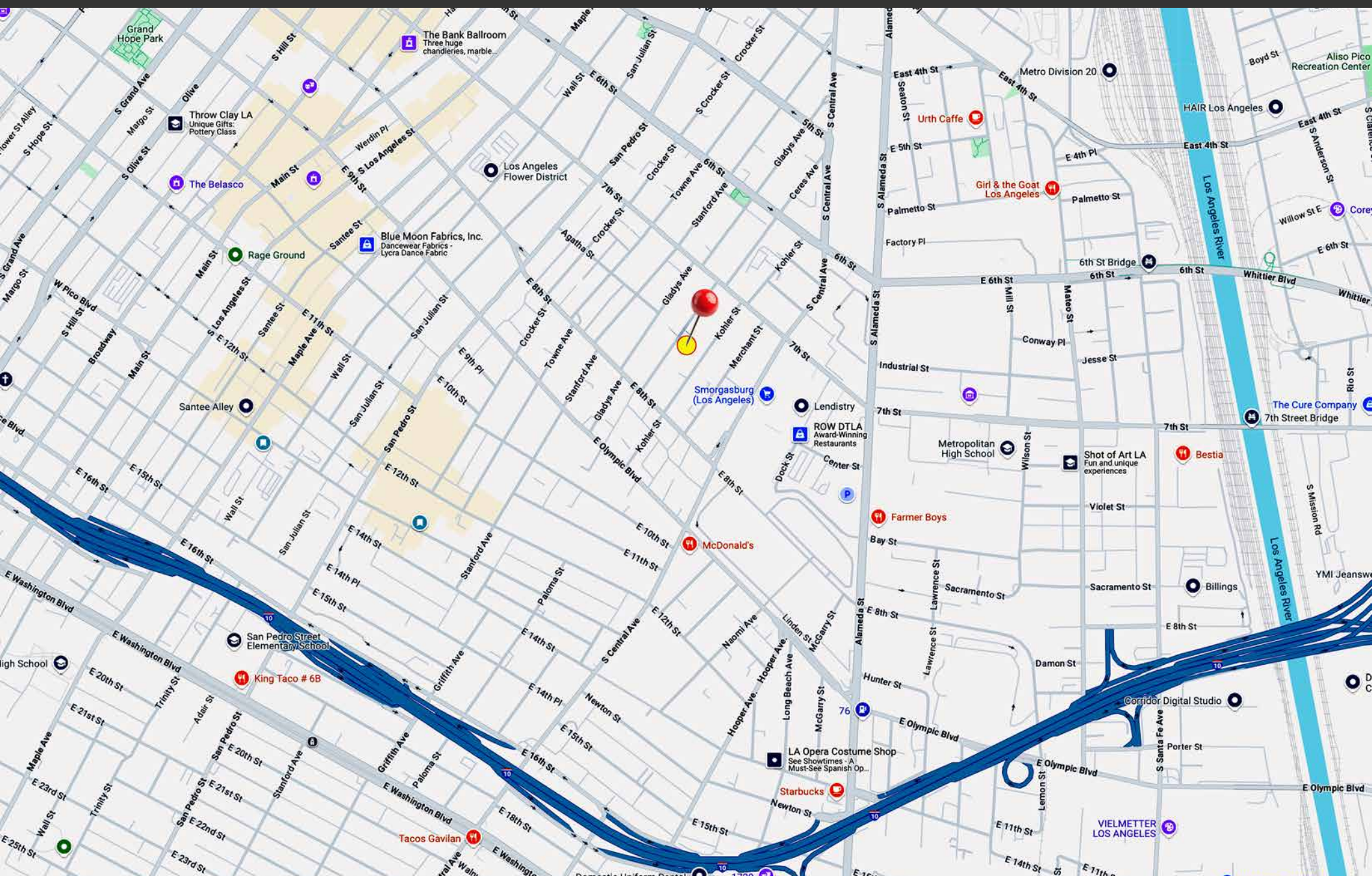
WAREHOUSE PHOTOS



AERIAL PHOTO



AREA MAP



Major Properties | Sion Khakshour

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

90%

Residential Occupancy



46%

Walk/Bike/Transit
or Work from Home

61%

25 - 54 Years Old



67%

Postsecondary
Education

FOR LEASE

748 Ceres Ave, Los Angeles, CA 90021

20,000± SF 2nd Floor Warehouse Space Built in 2020: Must See!

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties or Compass.

This Brochure was prepared by Major Properties and Compass. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively offered by:

Sion Khakshour

Senior Associate

213.342.3384 office

213.210.7492 mobile

sion@majorproperties.com

DRE Lic. 00697373



MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists