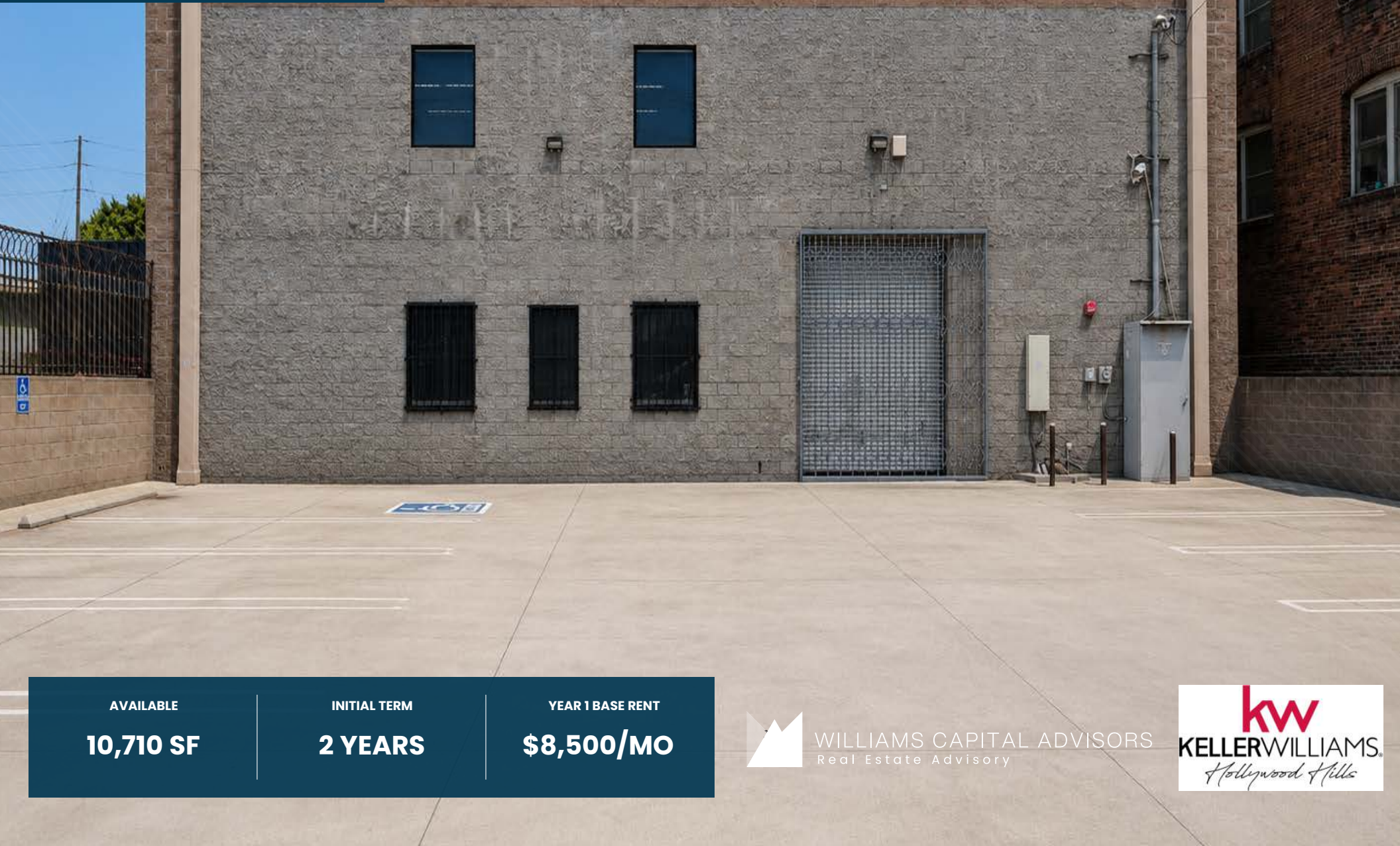


# 2120 S MAIN ST. LOS ANGELES, CA 90007 FOR LEASE



AVAILABLE  
**10,710 SF**

INITIAL TERM  
**2 YEARS**

YEAR 1 BASE RENT  
**\$8,500/MO**



WILLIAMS CAPITAL ADVISORS  
Real Estate Advisory



## PROPERTY OVERVIEW

### Standalone warehouse control in Central Los Angeles

2120 S Main Street is a standalone, two-story industrial/warehouse building offering approximately 10,710 square feet in a central Los Angeles infill location. The property combines a secure gated approach, a paved yard/parking area, warehouse and flexible interior areas, and convenient access to Downtown Los Angeles, USC, Exposition Park, BMO Stadium, I-110, and I-10.

The property is suited to users that value operational control and a close-in location, including service businesses, contractors, field operations, storage, logistics, and light industrial or warehouse users. All proposed uses remain subject to tenant investigation, governmental approvals, and landlord approval.

| 2120 S Main Street   Los Angeles, CA 90007 |                                           |
|--------------------------------------------|-------------------------------------------|
| ADDRESS                                    | 2120 S Main Street, Los Angeles, CA 90007 |
| PROPERTY TYPE                              | Industrial / warehouse                    |
| GROSS BUILDING AREA                        | Approx. 10,710 SF                         |
| LOT AREA                                   | Approx. 10,635 SF                         |
| YEAR BUILT                                 | 1999 (public-record profile)              |
| ZONING                                     | C2-2D-O-CPIO                              |
| APN                                        | 5127-028-002                              |



# LEASING HIGHLIGHTS

An aerial photograph of an industrial property. The main building is a two-story brick structure. In front of it is a large, paved, fenced-in yard with several empty parking spaces. To the left of the yard is a parking lot with several cars and a truck. To the right of the yard is a street with a sidewalk, a person walking, and a row of blue recycling bins. The background shows other buildings and a clear sky.

- ◆ **Standalone Control**

Dedicated two-story building for users seeking identity, privacy, and operating control.

- ◆ **Secure Access**

Gated frontage and a paved yard/parking area support controlled daily operations.

- ◆ **Flexible Utility**

Warehouse and flexible interior areas can support service, contractor, storage, field-operation, and light industrial requirements.

- ◆ **Central Connectivity**

Convenient to Downtown Los Angeles, USC, Exposition Park, BMO Stadium, I-110, and I-10.

- ◆ **Defined Two-Year Economics**

\$8,500 per month in year one and \$8,950 per month in year two.



# LEASE OVERVIEW

| LEASING INFORMATION |                                        |
|---------------------|----------------------------------------|
| LEASE RATE          | Yr 1: \$8,500/mo   Yr 2: \$8,950/mo    |
| LEASE TERM          | Two (2) years                          |
| AVAILABLE SPACE     | Approx. 10,710 SF                      |
| LOT AREA            | Approx. 10,635 SF                      |
| PROPERTY TYPE       | Industrial / warehouse                 |
| ZONING              | C2-2D-O-CPIO                           |
| TOURS / ACCESS      | By appointment through listing brokers |

## LEASE ECONOMICS

### YEAR 1

**\$8,500/MO**

\$102,000/YR

\$0.79/SF/MO

### YEAR 2

**\$8,950/MO**

\$107,400/YR

\$0.84/SF/MO

AVG \$8,725/MO - \$0.81/SF/MO | TOTAL \$209,400

Service Businesses | Contractors | Storage | Logistics  
Field Operations | Light Industrial | Warehouse Users



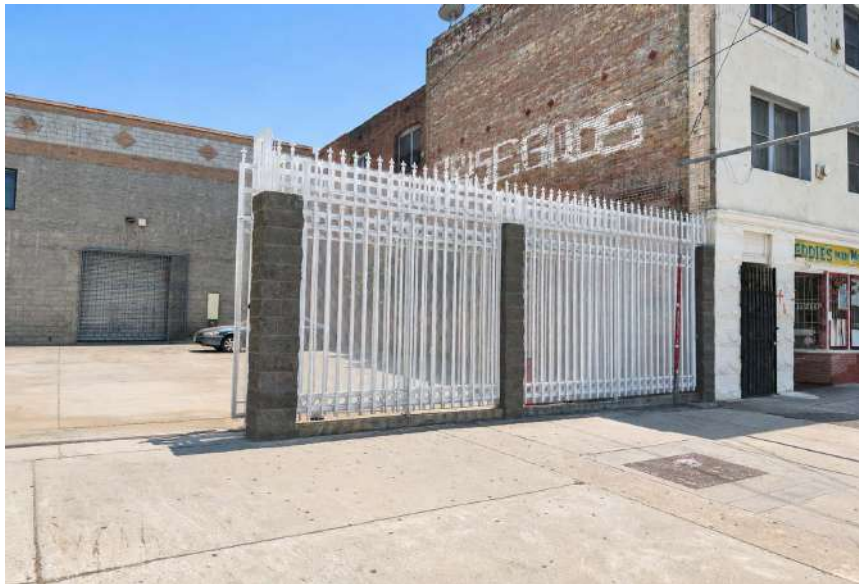


## AMENITIES MAP



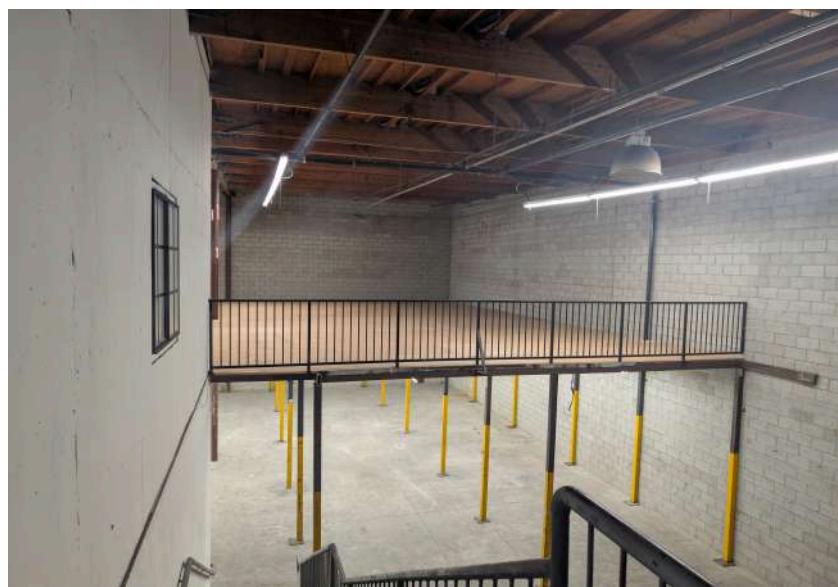
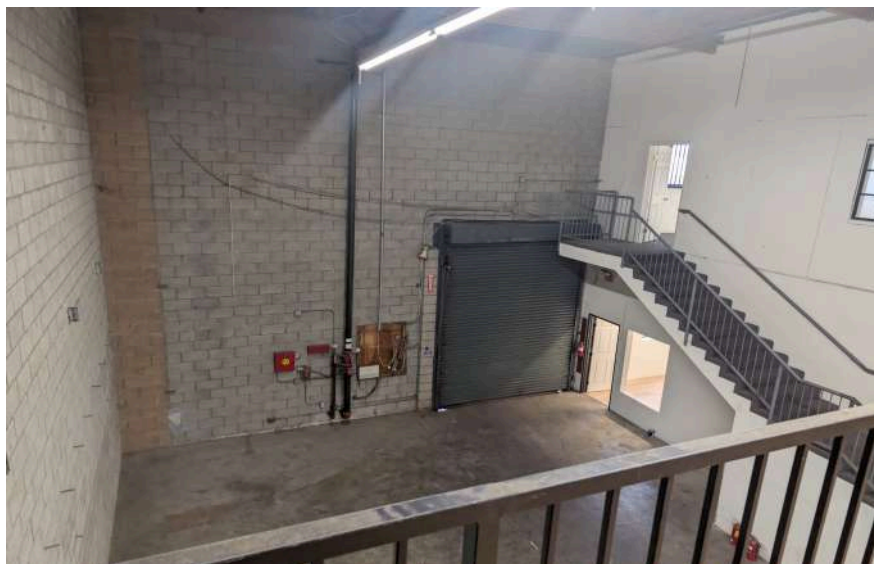


## PHOTOS

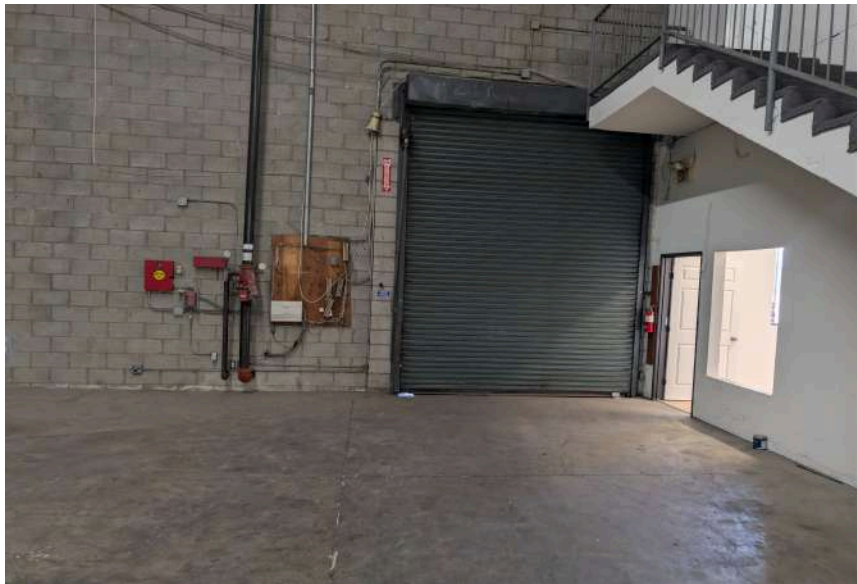




## PHOTOS



## PHOTOS





## DEMOGRAPHICS

**83,681**

2024 POPULATION (1-MI)

**30.8**

MEDIAN AGE

**\$59,134**

MEDIAN HH INCOME

**71,843**

TOTAL EMPLOYEES (1-MI)

**27,912**

OCCUPIED HOUSING

**20:3**

RENTER:OWNER (1-MI)

### POPULATION TRENDS

| Year | 1-Mile | 3-Mile  | 5-Mile    |
|------|--------|---------|-----------|
| 2024 | 83,681 | 710,352 | 1,610,290 |
| 2023 | 84,288 | 712,512 | 1,620,689 |
| 2022 | 86,123 | 726,996 | 1,644,999 |
| 2021 | 85,152 | 733,616 | 1,656,647 |
| 2020 | 84,821 | 745,210 | 1,688,388 |

### HOUSEHOLD INCOME DISTRIBUTION

| Income Bracket  | 1-Mile   | 3-Mile   | 5-Mile   |
|-----------------|----------|----------|----------|
| 2024 Median     | \$59,134 | \$56,083 | \$62,783 |
| Under \$25K     | 8,721    | 63,831   | 126,740  |
| \$25K – \$50K   | 5,255    | 51,708   | 108,041  |
| \$50K – \$100K  | 8,386    | 69,996   | 154,852  |
| \$100K – \$150K | 4,136    | 32,741   | 80,526   |
| Above \$150K    | 5,431    | 33,061   | 90,700   |

### AGE DISTRIBUTION

| Age Group  | 1-Mile | 3-Mile  | 5-Mile  |
|------------|--------|---------|---------|
| Median Age | 30.8   | 34.3    | 35.4    |
| Under 20   | 19,838 | 160,754 | 377,328 |
| 20 – 25    | 11,277 | 63,493  | 121,839 |
| 25 – 45    | 30,239 | 248,646 | 537,313 |
| 45 – 65    | 15,704 | 159,009 | 376,745 |
| Over 65    | 5,835  | 66,555  | 165,669 |

### EMPLOYMENT BY INDUSTRY

| Industry Sector           | 1-Mile | 3-Mile  | 5-Mile  |
|---------------------------|--------|---------|---------|
| Mgmt, Business, Science   | 18,042 | 111,390 | 268,995 |
| Educational, Health Care  | 8,506  | 64,294  | 150,934 |
| Professional Services     | 7,282  | 50,823  | 113,157 |
| Arts, Entertainment, Food | 5,494  | 54,367  | 110,030 |
| Retail Trade              | 4,798  | 37,475  | 81,501  |
| Manufacturing             | 4,199  | 28,858  | 63,422  |
| Transport, Warehousing    | 2,706  | 21,626  | 51,762  |
| Other Services            | 2,190  | 23,976  | 55,197  |
| Construction              | 2,044  | 28,597  | 60,165  |
| Information               | 1,948  | 13,509  | 38,447  |
| Finance, Insurance        | 1,796  | 13,703  | 31,893  |
| Wholesale Trade           | 1,618  | 11,918  | 25,520  |
| Public Administration     | 839    | 8,566   | 22,245  |
| Agriculture               | 219    | 1,881   | 3,723   |

### HOUSING OCCUPANCY & TENURE

| Category           | 1-Mile | 3-Mile  | 5-Mile  |
|--------------------|--------|---------|---------|
| Occ:Vac Ratio      | 20:3   | 10:1    | 10:1    |
| Occupied Units     | 27,912 | 228,257 | 515,099 |
| Vacant Units       | 4,017  | 23,080  | 45,760  |
| Renter:Owner Ratio | 20:3   | 20:3    | 10:3    |
| Renter Households  | 27,918 | 214,712 | 431,315 |
| Owner Households   | 4,011  | 36,625  | 129,544 |





## LEASE RATE AND TERMS:

2-YEAR TERM - YEAR 1: \$8,500/MO - YEAR 2: \$8,950/MO

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### MARKETING DISCLAIMER

Information contained herein has been obtained from sources believed reliable but has not been independently verified. No representation or warranty is made as to accuracy or completeness. Prospective tenants must independently verify square footage, lot area, zoning, permitted use, condition, systems, access, occupancy, and all economic and legal terms. The property is offered subject to prior sale or lease, modification, correction, or withdrawal without notice.

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