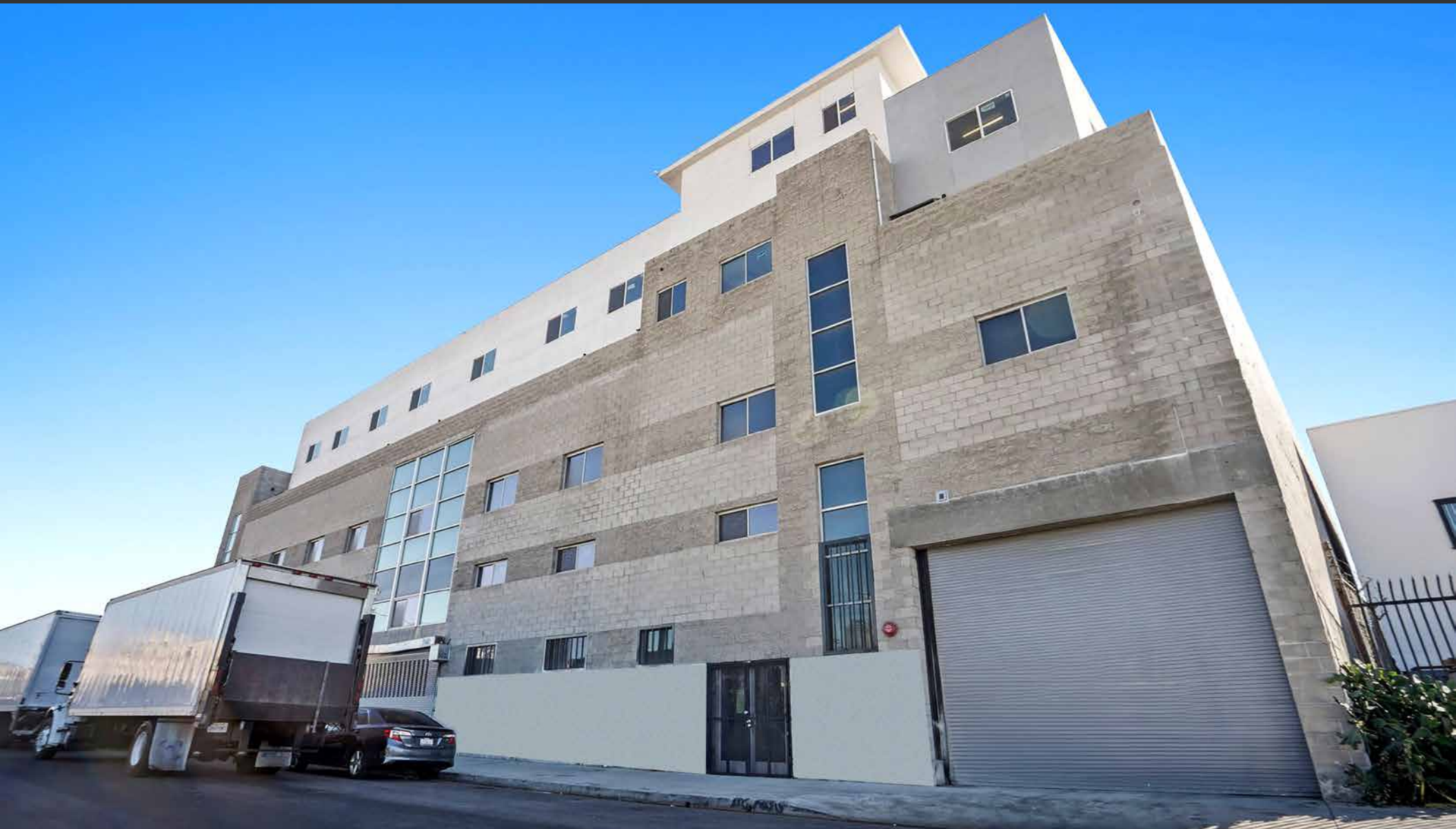


# 20,000± SF GROUND FLOOR WAREHOUSE FOR LEASE

*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*

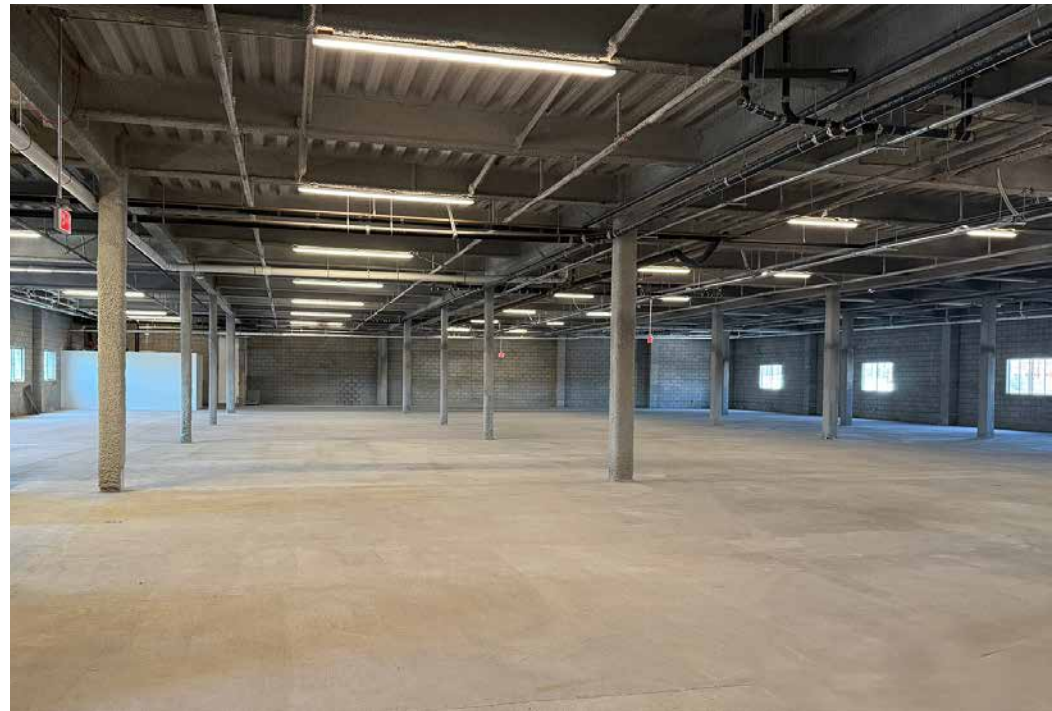
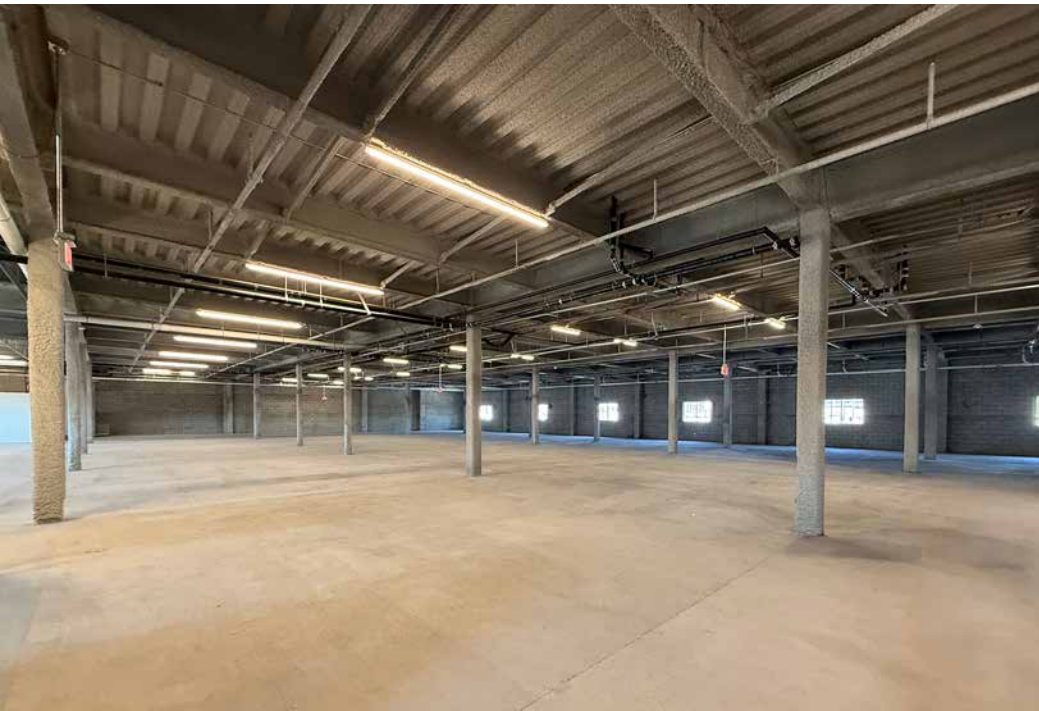
**Lease Rental: \$20,000 Per Month (\$1.00 Per SF Gross)**

***Term: Submit***

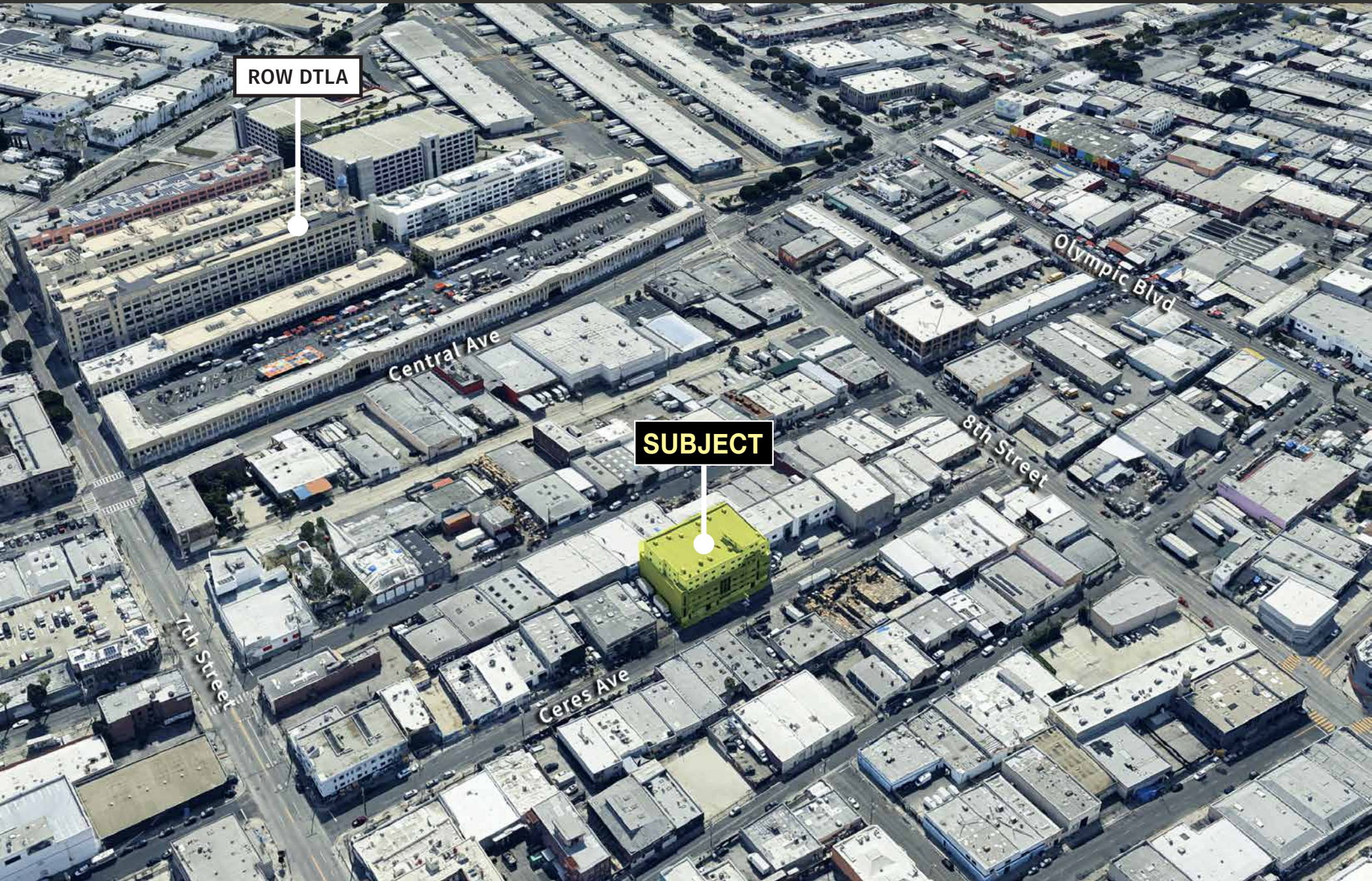
**Availability: Immediately**



# WAREHOUSE PHOTOS



# AERIAL PHOTO



ROW DTLA

SUBJECT

Central Ave

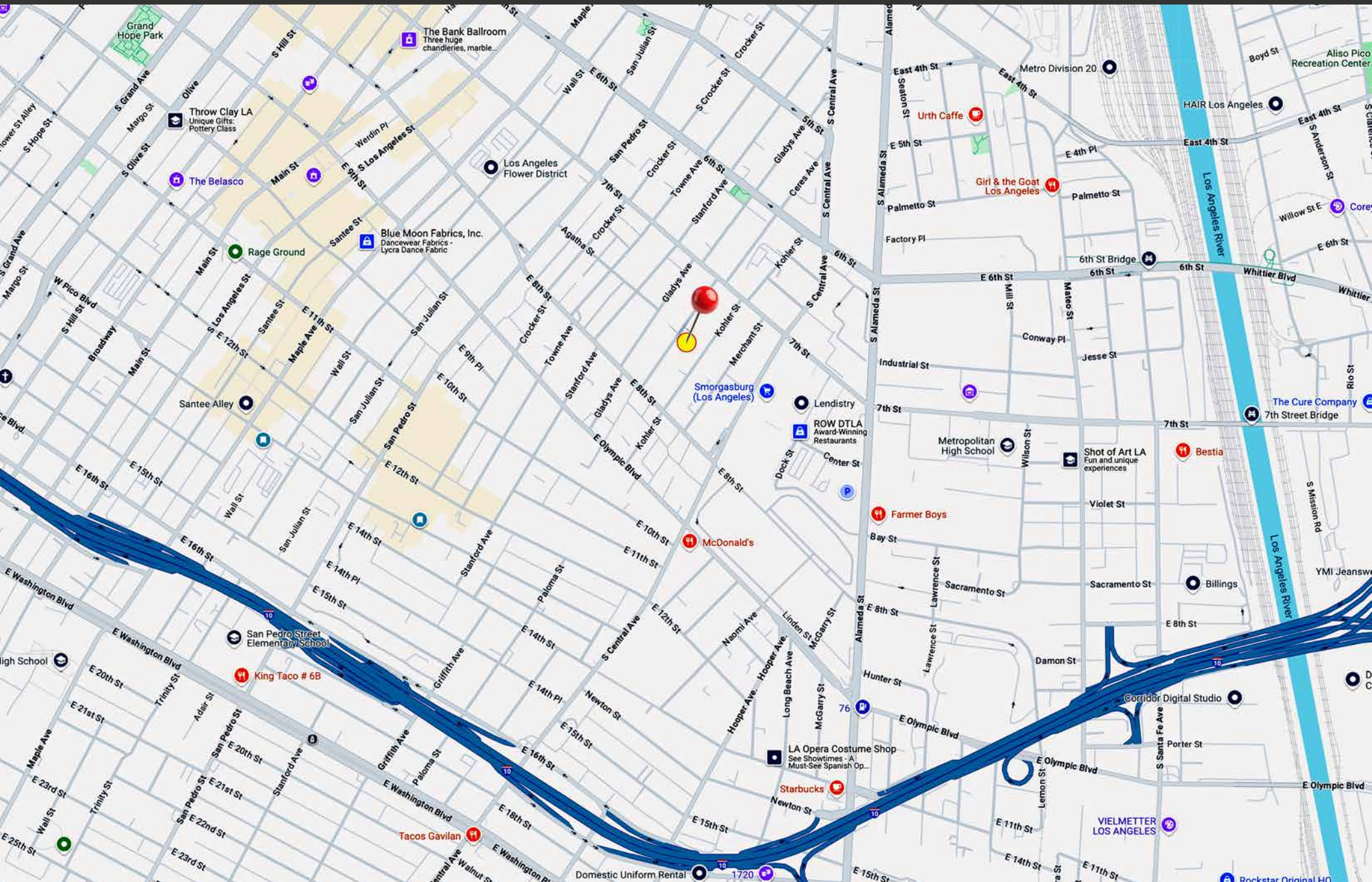
Olympic Blvd

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

**26%** All new residential in the City of LA since 2010



**24%** Less Income Spent on Housing + Transportation than LA Average

**\$93,000**

Average Household Income



**41%** Population Growth 2010 - 2022



**46%**

Walk/Bike/Transit or Work from Home

**61%**

25 - 54 Years Old



**67%**

Postsecondary Education

**90%**

Residential Occupancy

# FOR LEASE

## 20,000± SF Ground 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 Buyers 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 Buyer 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](mailto:sion@majorproperties.com)  
DRE Lic. 00697373



### 748 CERES AVENUE, LOS ANGELES, CA 90021

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists