

20,000± SF GROUND FLOOR WAREHOUSE FOR LEASE

Built 2020 — Great Location Near ROW DTLA



748 CERES AVENUE, LOS ANGELES, CA 90021

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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

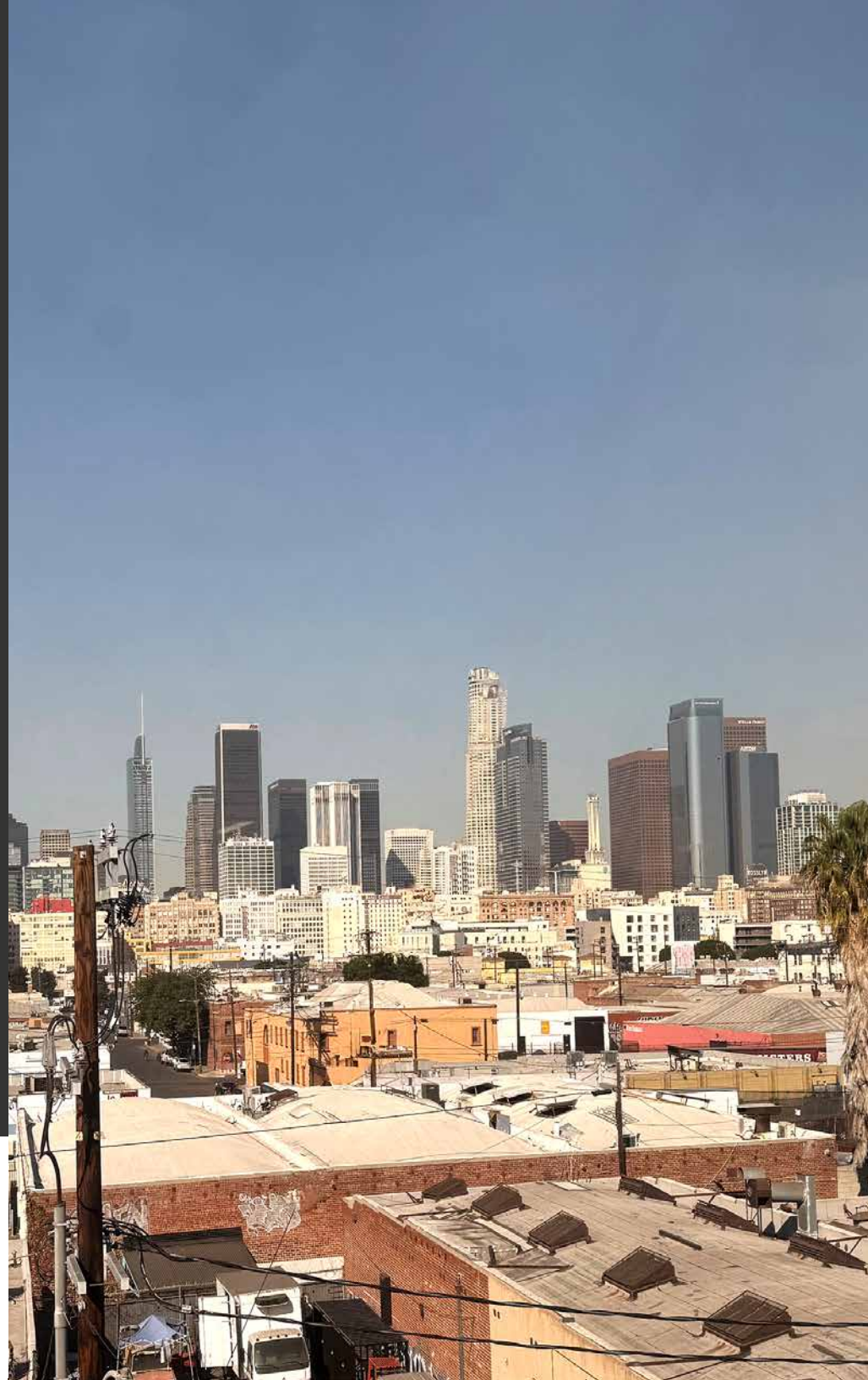
LICENSED CANNABIS USE OKAY: RENT IS \$1.50 PER SF GROSS

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

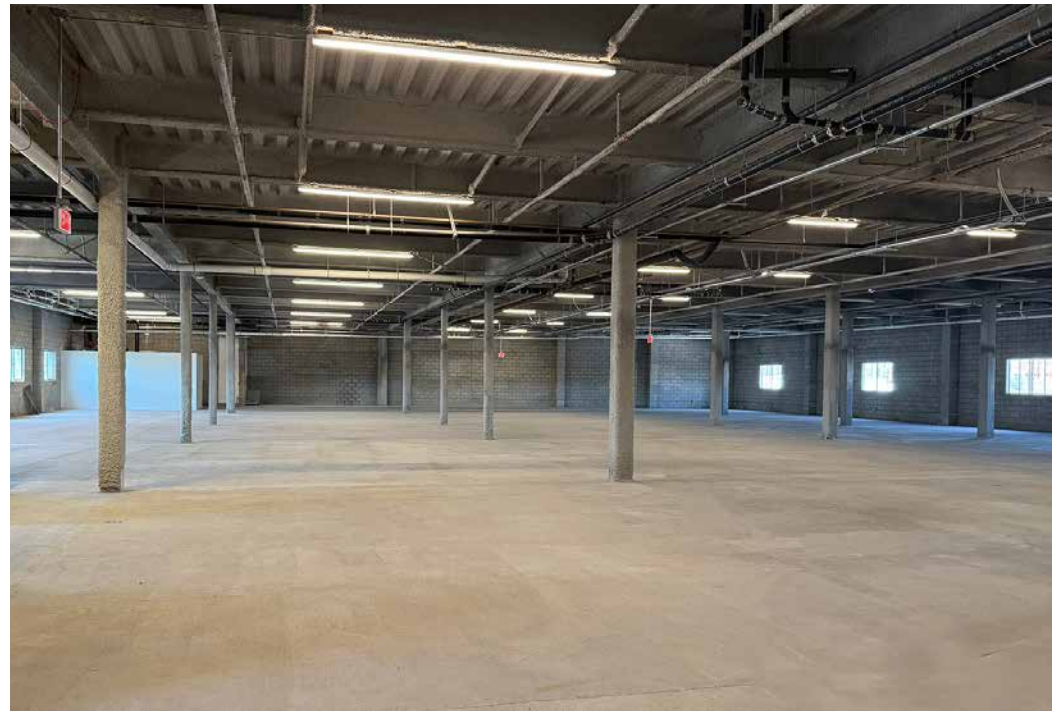
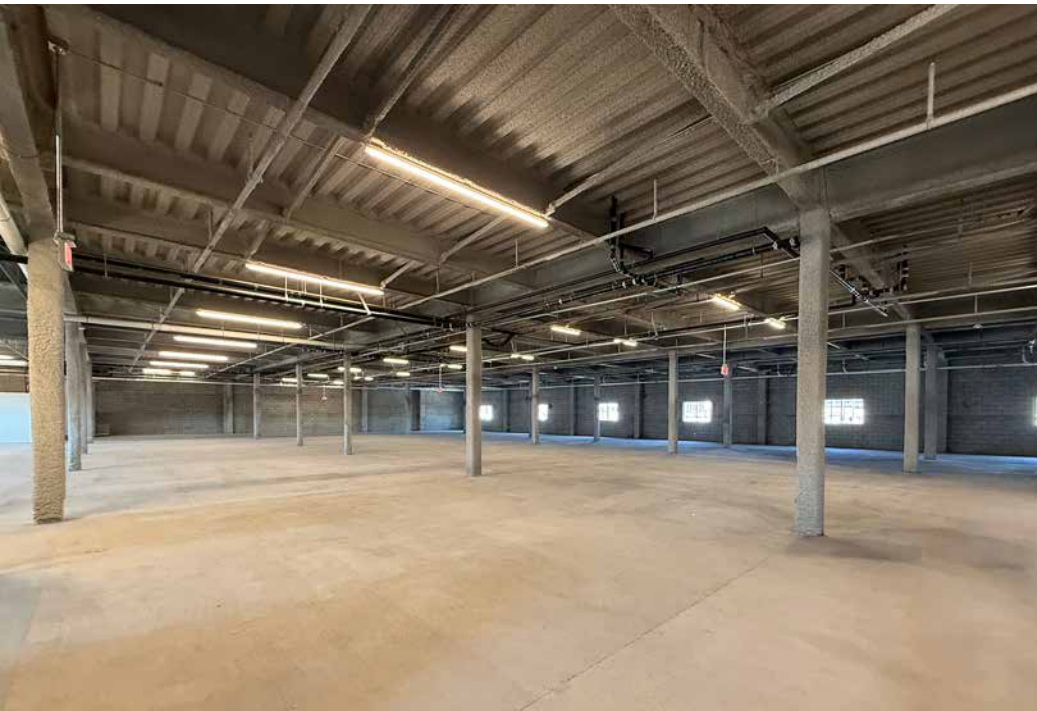
Lease Rental: \$20,000 Per Month (\$1.00 Per SF Gross)

Term: Submit

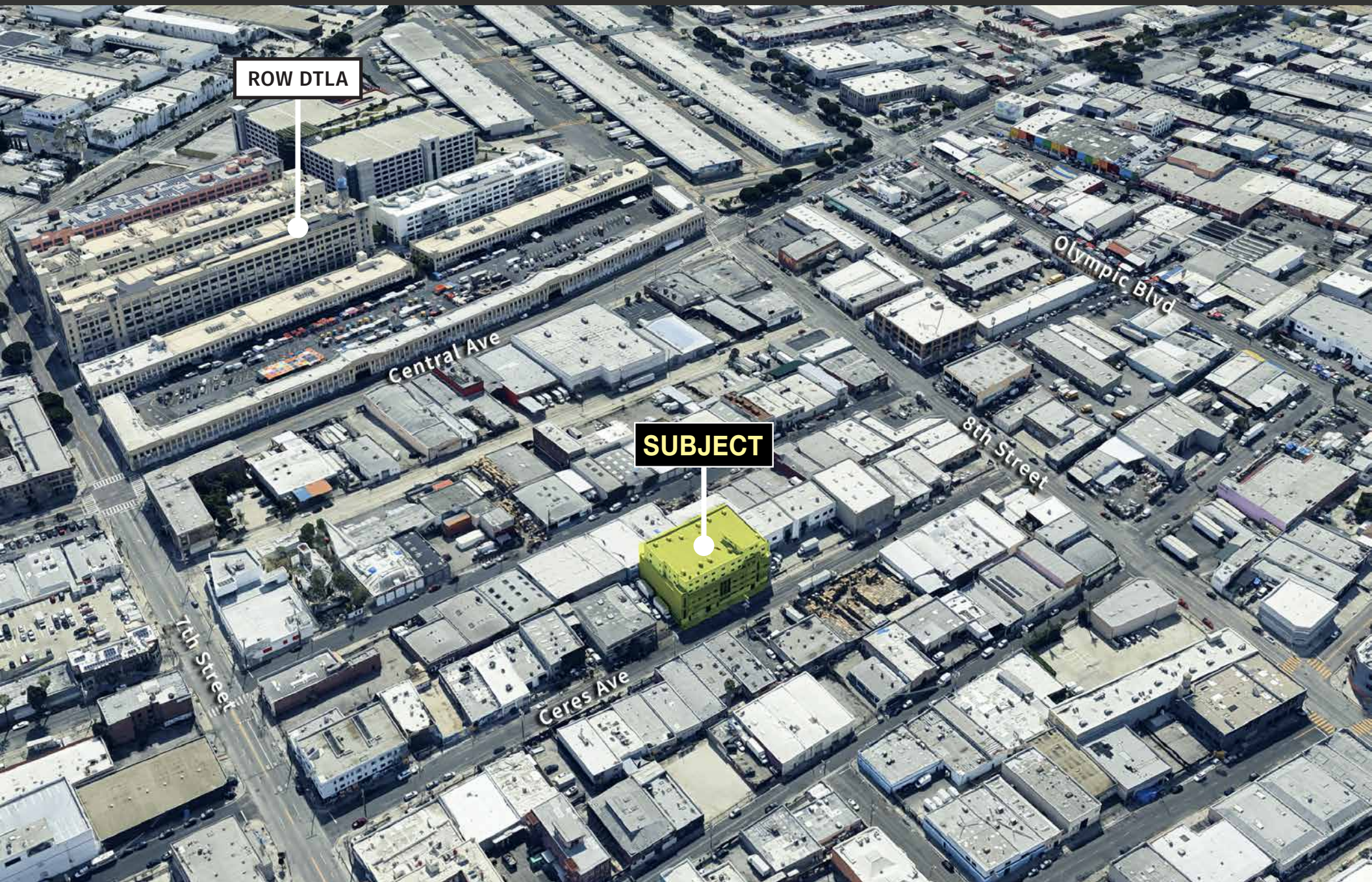
Availability: Immediately



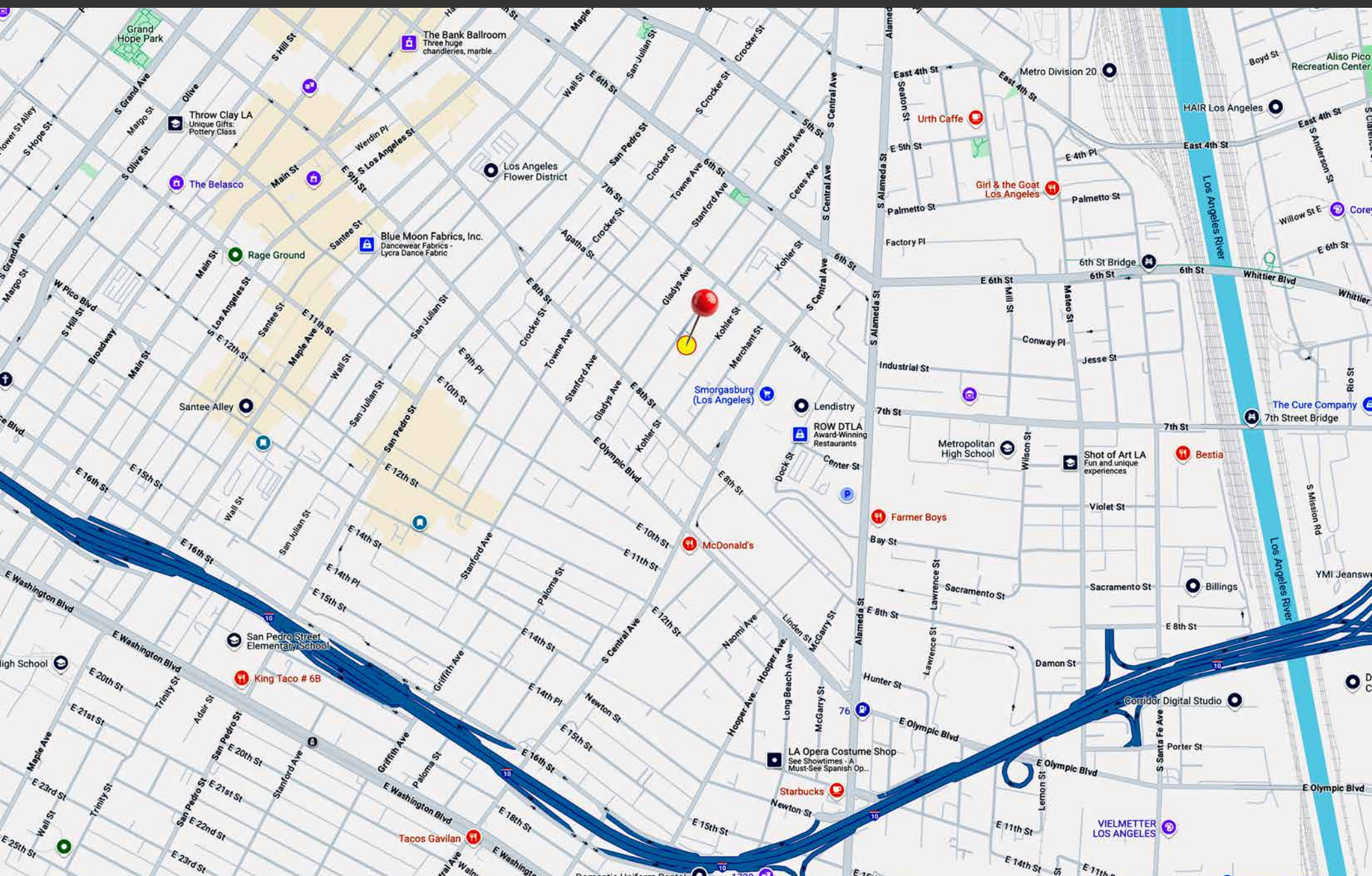
WAREHOUSE PHOTOS



AERIAL PHOTO



AREA MAP



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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 Ground Floor Warehouse Space Built in 2020: Must See!

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