

FRONT



REAR

**For Lease**

**ASKING RATE:**

**1-2 Separate Units Available:**

**\$2.00/SF/MG +**

**Electrical paid to Landlord**

**Get in touch:**

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1320 S. Grand Avenue,  
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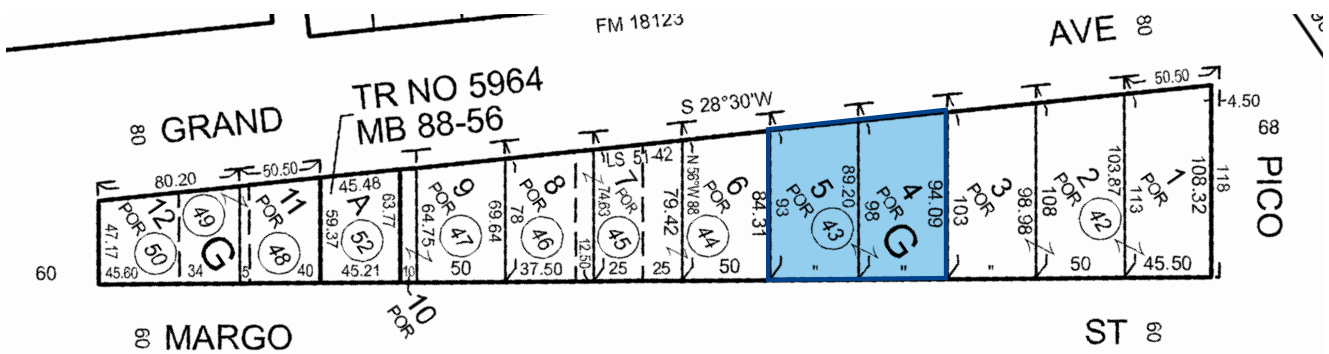
±4,400 SF of Flex space available in the heart  
of Los Angeles' South Park neighborhood

### Property Highlights

- » Space is conducive to an abundance of office, retail, light industrial and flex uses (tenant to confirm use with City)
- » Frontage along Grand Avenue with additional access through Margo street
- » Divisible to ±2,200 SF
- » Concrete Floors
- » Short walk to Crypto.com Arena, LA Live, LA Convention Center and the Fashion District
- » Over 2,000 residential units built within a .25 mile radius of the subject property



# Property Overview



2025 Demographics	1 Mile	3 Mile	5 Mile
Population	59,357	562,511	1,227,870
Median Age	34.3	34.9	35.8
Est. Households	31,167	212,348	444,191
Avg. Household Income	\$101,332	\$82,342	\$93,070

# Property Photos



# Nearby Apartment Buildings

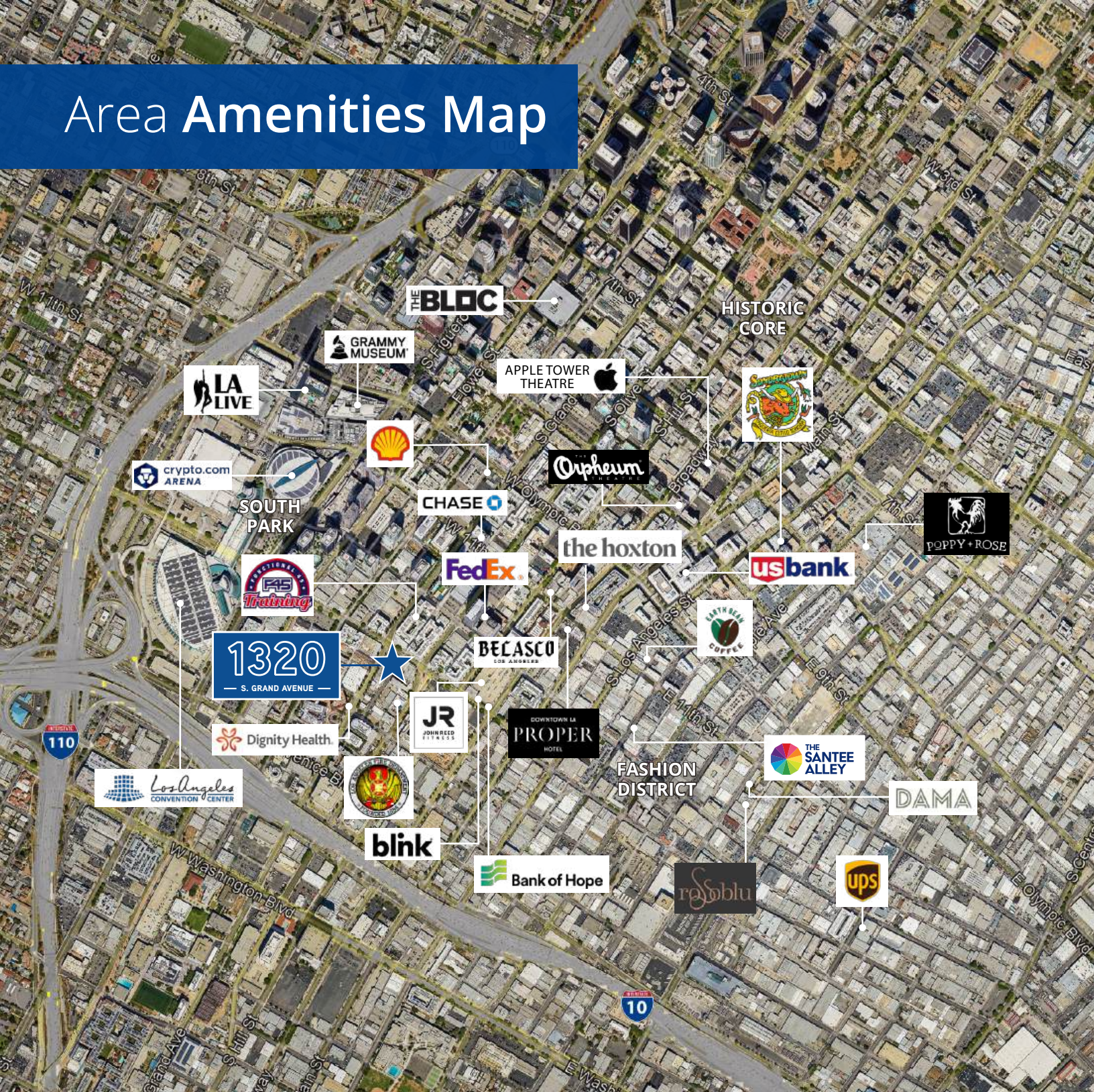


# Walkable Amenities



DISTANCE FROM SUBJECT PROPERTY	
110 Freeway	0.3 Miles
10 Freeway	0.9 Miles
Pico Metro Station	0.2 Miles   6 min Walk
Crypto.com Arena	0.5 Miles   11 min Walk
LA Convention Center	0.4 Miles   9 min Walk
Fashion District	1 Mile   23 min Walk

# Area Amenities Map



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