

VACANT COMMERCIAL LAND FOR LEASE



Rent Slashed! Lessor Motivated!

38,495± SF of Land

Vacant Land Ideal for Storage, Parking, Contractor, Etc.

2227-2311 CHARLOTTE STREET, LOS ANGELES, CA 90033

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum



2227-2311 CHARLOTTE STREET LOS ANGELES, CA 90033

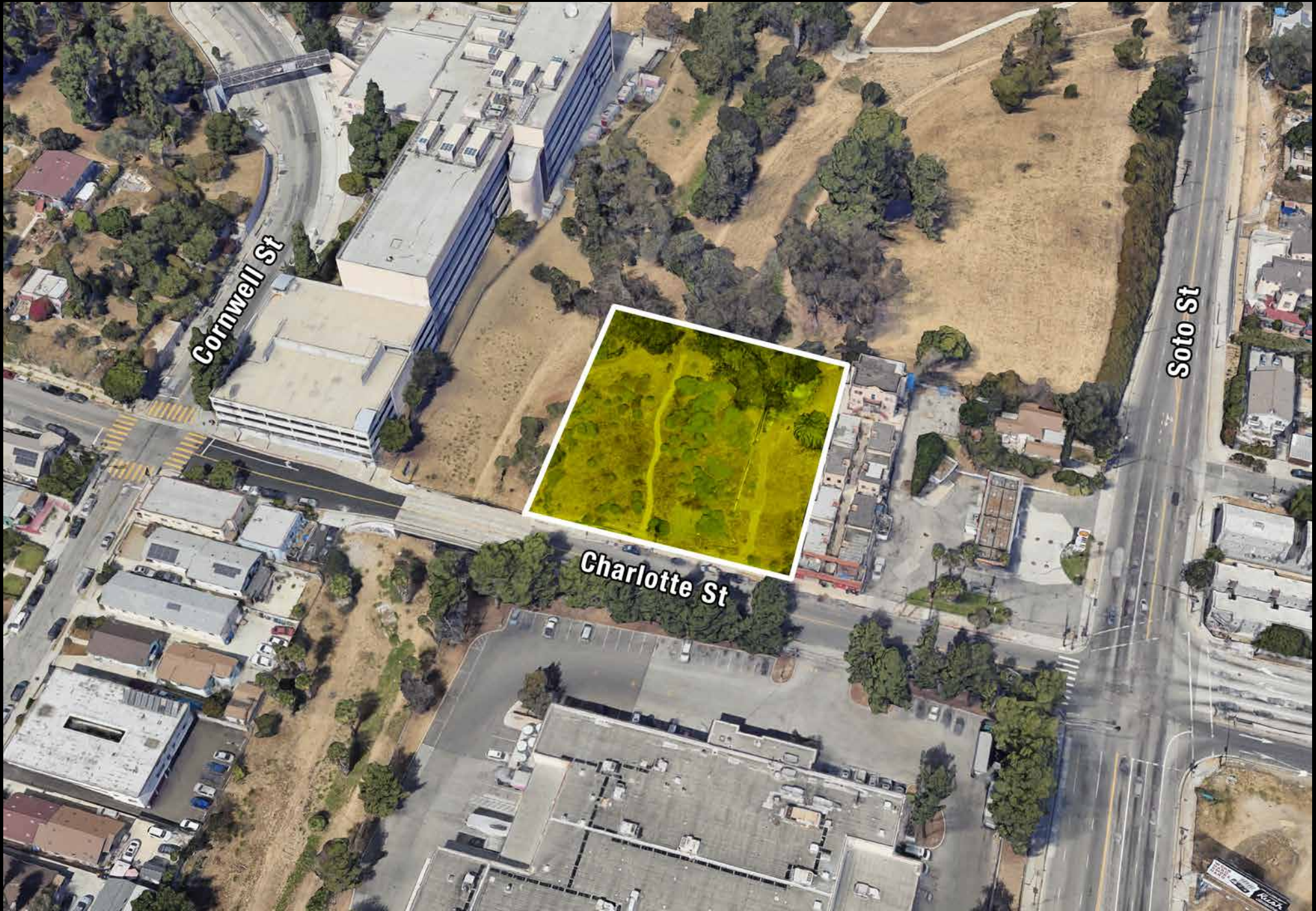
Property Highlights

- 38,495± SF of vacant commercial land for lease
- Possible uses include storage, parking, contractor's yard, etc.
- Great location 2 miles northeast of DTLA and south of Lincoln Heights
- 206' frontage on Charlotte Street
- Zoned LA [Q]C2-1VL
- Excellent exposure and visibility
- Situated just west of Soto Street
- One block north of the San Bernardino (I-10) Freeway
- Adjacent to Hazard Recreation Center
- Close to University of Southern California Health Sciences Campus and Keck Medicine/Hospital of USC
- Assesor's Parcel Number 5202-006-005,006,009
- Lessor may give Lessee a six (6) month notice to vacate after year one (1)

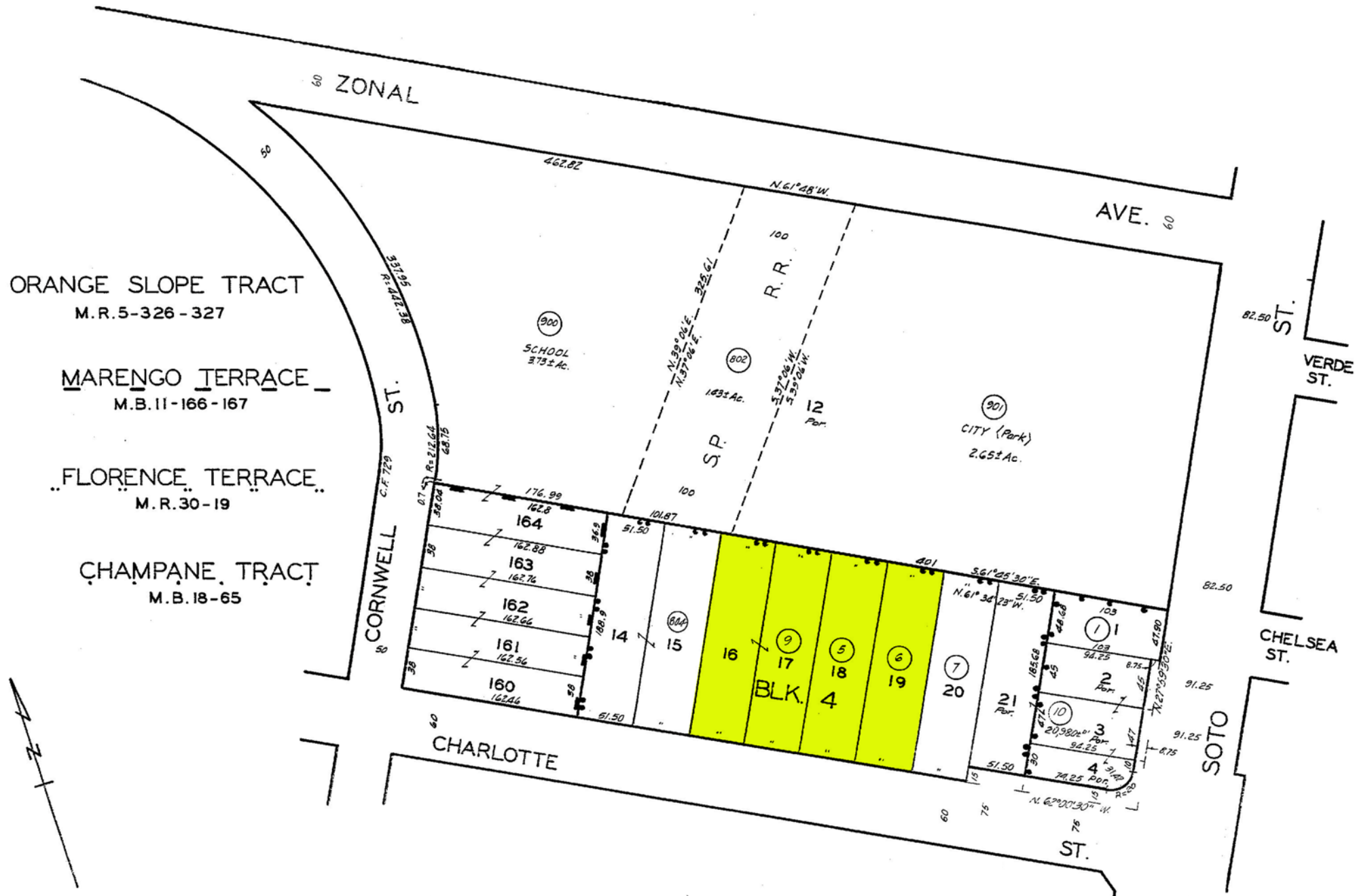
**Lease Rental: \$23,280 \$13,500 Per Month
(\$0.35 Per SF)
Term: 1-3 Years (Annual CPI Increases)**

Lessee to verify that their use is permitted with the City

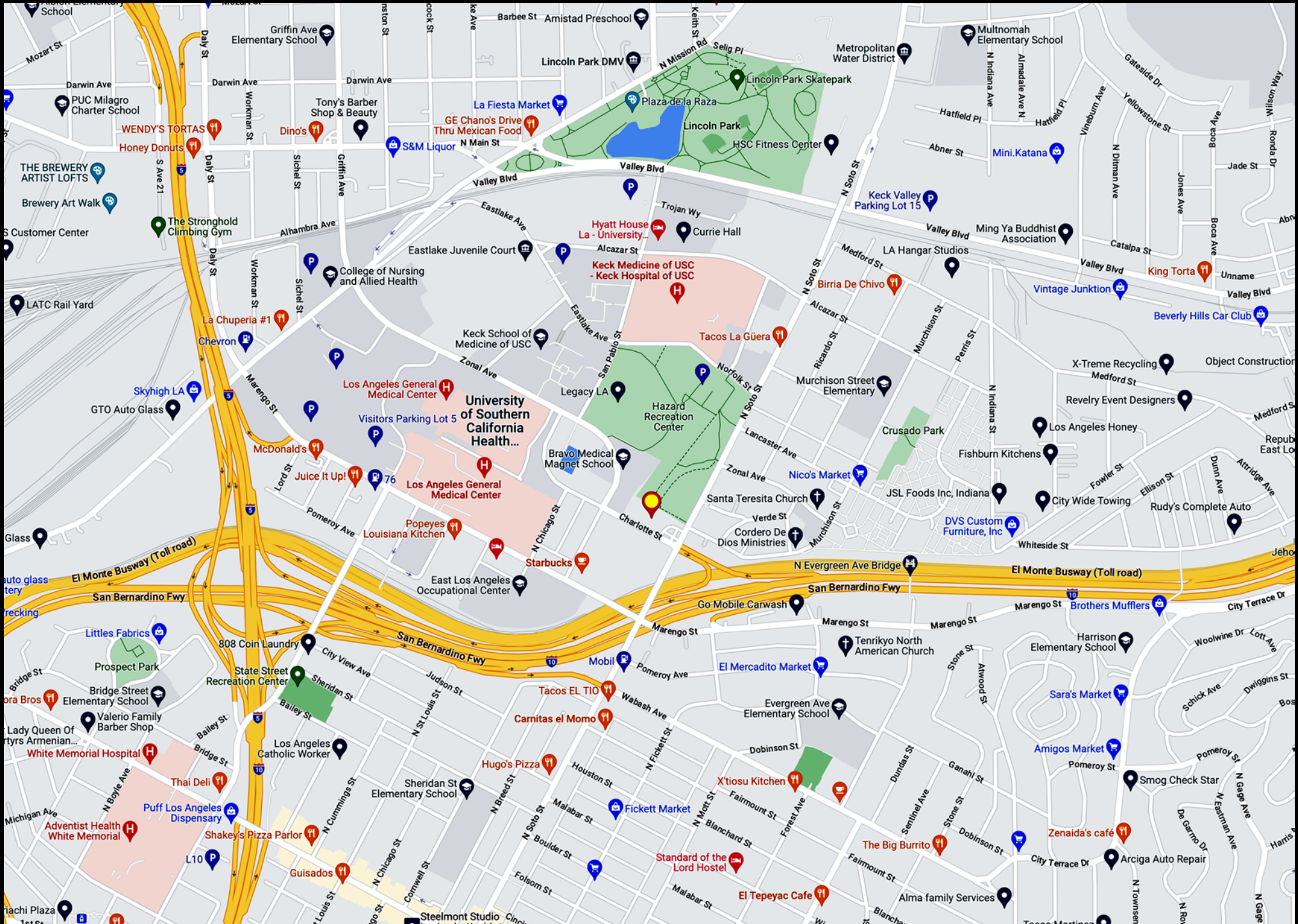
Aerial Photo



Plat Map

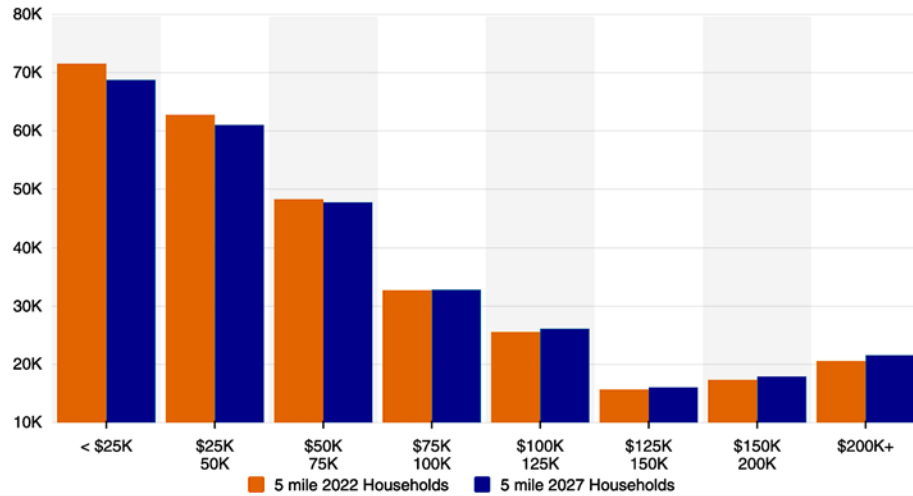


Area Map

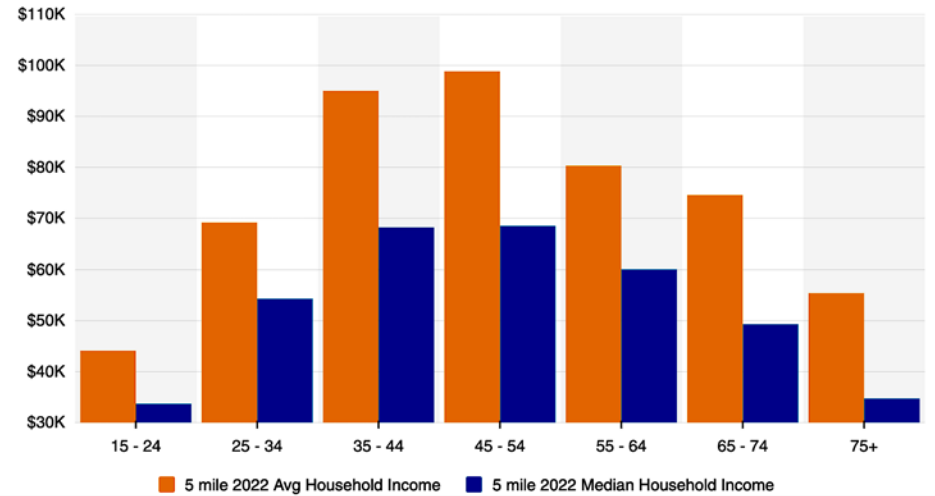


Area Demographics

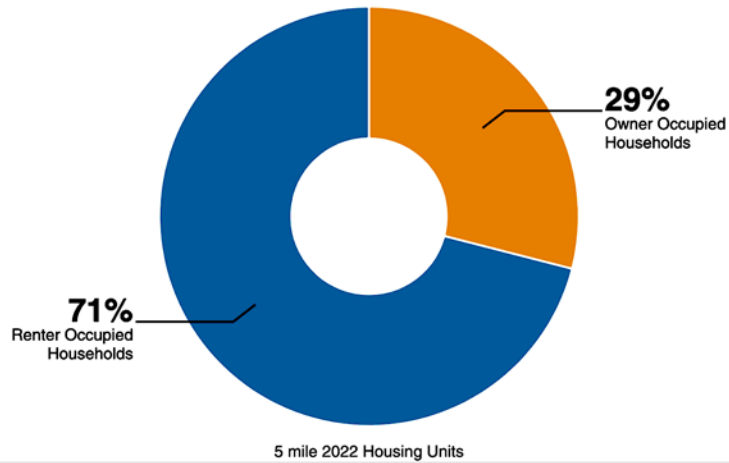
Household Income



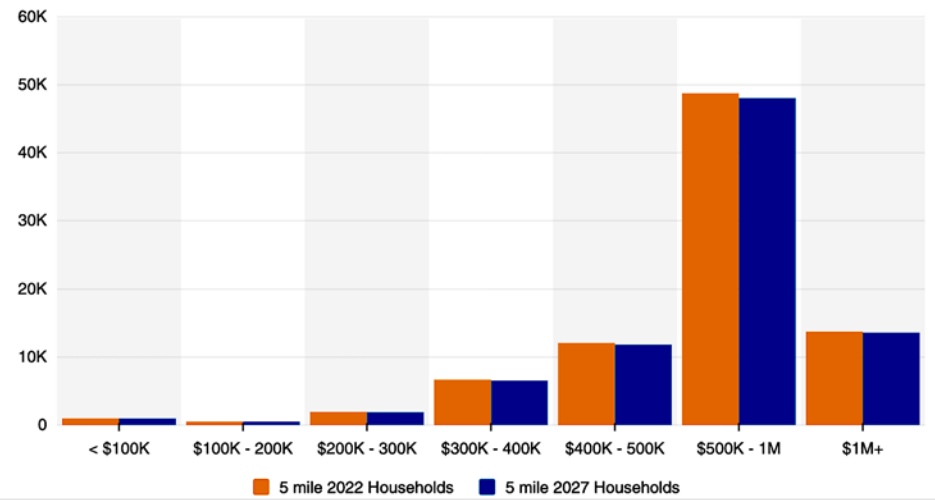
Household Income By Age



Housing Occupancy



Home Values



2227-2311 Charlotte Street
Los Angeles, CA 90033

38,495± SF of Vacant Commercial Land
Short Term Lease Available

Easy 1-10 Freeway Access

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Exclusively offered by



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