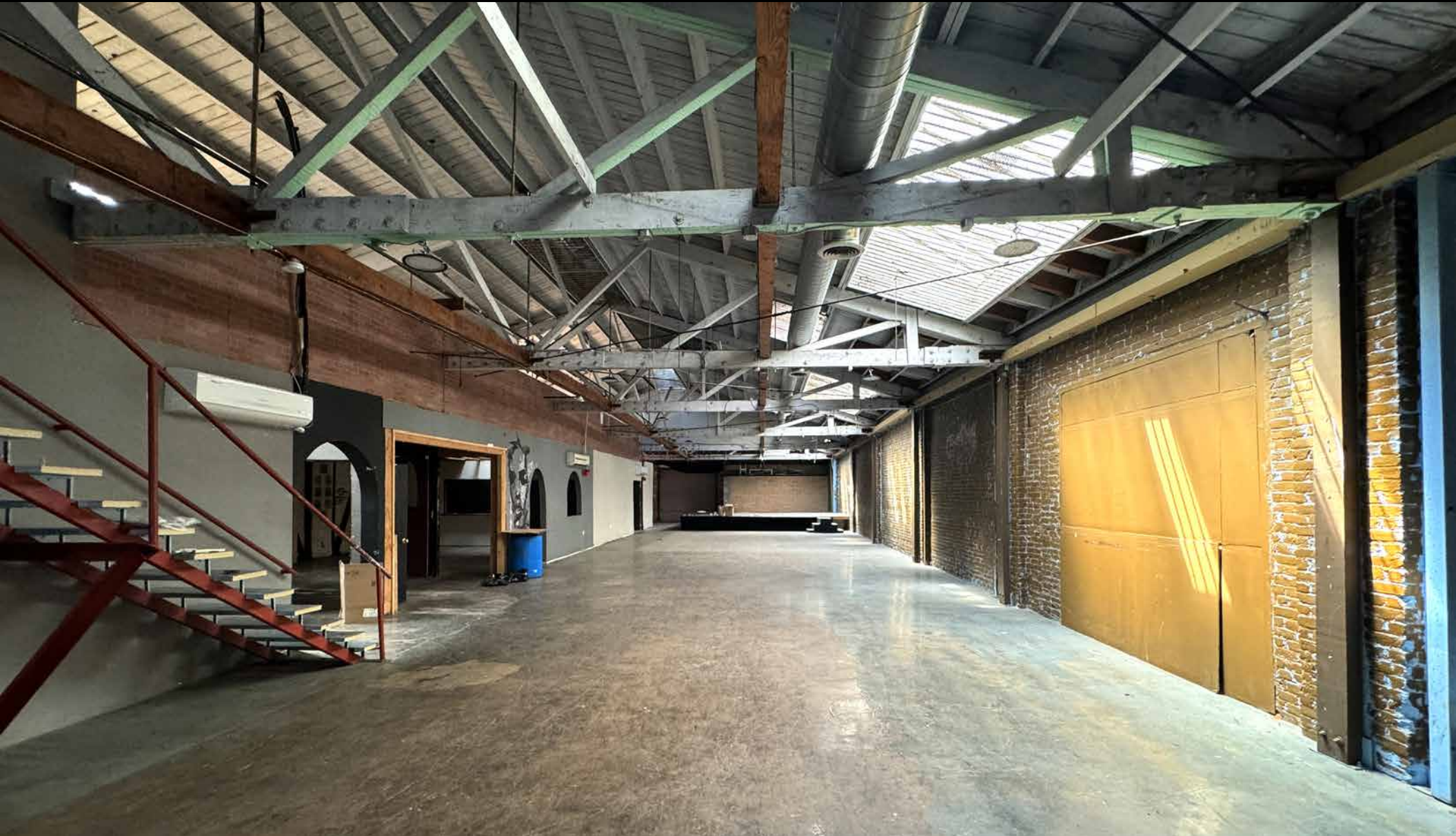


FLEX INDUSTRIAL SPACE FOR LEASE NEAR METRO



Ideal for Many Creative Applications (No Retail)

1827 S HOPE STREET, LOS ANGELES, CA 90015

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum

**1827 S HOPE STREET
LOS ANGELES, CA 90015**

Property Details

Building Area	7,200± SF
Land Area	7,270± SF
Year Built	1922
Construction	Masonry
Ceiling Height	12'-16'
Ground Level Loading Door	1: 10x12
HVAC	Yes
Restrooms	2 (1 With Shower)
Parking	Street
Zoning	LA M2-2
Frontage	50' on Hope Street

Property Highlights

- Beautiful refurbished flex industrial building
- Ideal for creative use with many applications (no retail)
- Open area, private rooms and kitchen
- Building has full HVAC
- Great natural light from skylights
- Concrete and hardwood floors and exposed red brick
- Abundant nearby street parking
- Located just south of the Santa Monica (I-10) Freeway
- Adjacent to South Park District
- 1/2-block north of Los Angeles Trade Tech College and Metro Blue Line Light Rail Station
- Close to the Los Angeles Convention Center

**Lease Rental: \$9,000 Per Month (\$1.25 Per SF MG)
Term: 3 Years**

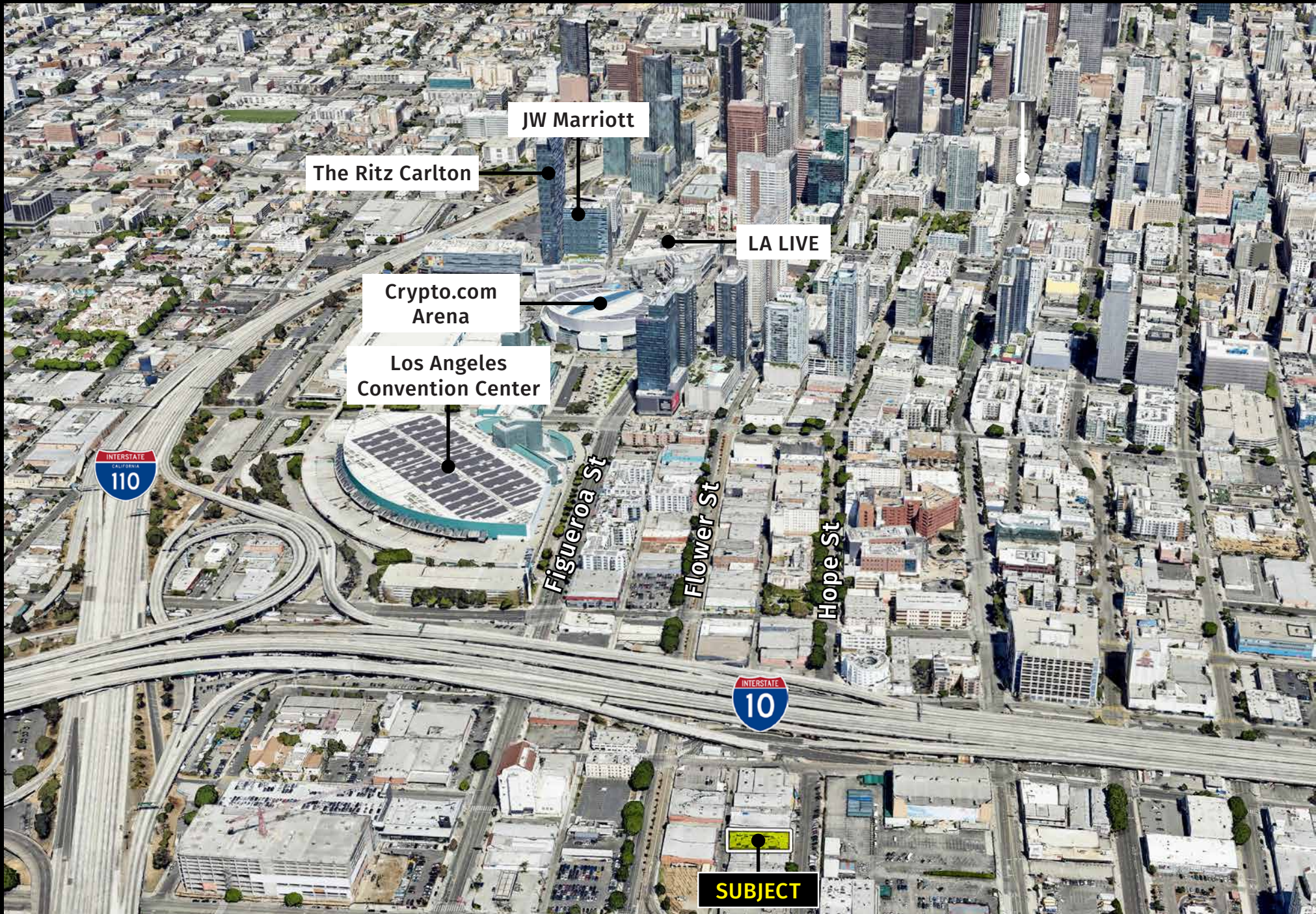




Area Map



Downtown Los Angeles Amenities



Downtown Los Angeles Demographics

A PLACE TO WORK

350,000+ JOBS

\$86,200

Average Household Income



59%

30 - 54 Years Old

55% Postsecondary Education



21%

Job Growth in "Knowledge Industries"



93% Expect to Return to Office

A PLACE TO VISIT, SHOP, & DINE

15 million VISITORS
in 2021



\$5 billion in Sales in 2019

743 Retail Businesses per Square Mile



157

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

80,000+ RESIDENTS

\$86,300

Average Household Income



84% Residential Inventory Growth 2000 - 2019



32% Less Income Spent on Housing + Transportation than LA Average



53%
25 - 49 Years Old

60% Postsecondary Education

37% Population Growth 2010 - 2019

94% Residential Occupancy

41%

Walk, Bike, or Take Transit to Work



79% love DTLA



65% expect to live in DTLA for at least 3 more years



**1827 S HOPE STREET
LOS ANGELES, CA 90015**

7,200± SF Building For Lease

Adjacent to DTLA South Park District

**1/2-Block North of Los Angeles
Trade Tech College and Metro Blue
Line Light Rail Station**

Ideal for Many Creative Applications

Exclusively Listed By



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