

# DTLA 2-STORY INDUSTRIAL FACILITY FOR LEASE



**24,000± SF Building Divisible to 12,000± SF Per Floor**  
*Ideal for Flowers, Produce, Dry Goods, Cash & Carry, Etc.*  
**901 E 8TH STREET, LOS ANGELES, CA 90021**



901 E 8TH STREET  
LOS ANGELES, CA 90021

## Property Details

Building Area	24,000± SF
Stories	2
Land Area	15,450± SF
Year Built	1912
Construction	Masonry
Clear Height	18' Ground Floor   14' 2nd Floor
Elevators	1 Freight (Not Working)
Ground Level Loading Doors	4: 10x14
Power	1000A/240V/3Ph 4W
Restrooms	5
Parking	12± Surface Spaces
Zoning	LA M2-2D
APN	5146-029-017,047

## Property Highlights

- Super sharp DTLA warehouse/flex facility
- Ideal for flowers, produce, dry goods, cash & carry, etc.
- Potential for creative applications
- Divisible to 12,000± SF ground floor and 12,000± SF second floor
- Fantastic exposure and signage!
- 186' frontage on Stanford Avenue
- Secure, gated parking for 12± vehicles
- 4 ground level loading doors & heavy power service
- Located at the southeast corner of 8th Street and Stanford Ave
- 5 blocks west of ROW DTLA and Arts District
- The property, along with the adjacent property at 722 Stanford Street, is also available for sale (call broker)

**Ground Floor: \$36,000 Per Month (\$3.00 Per SF MG)**  
**Second Floor: \$18,000 Per Month (\$1.50 Per SF MG)**  
*First 6 Months at Half Rent for 5 Year Lease\**

*\*Subject to Lessor's approval of Lessee's financials*



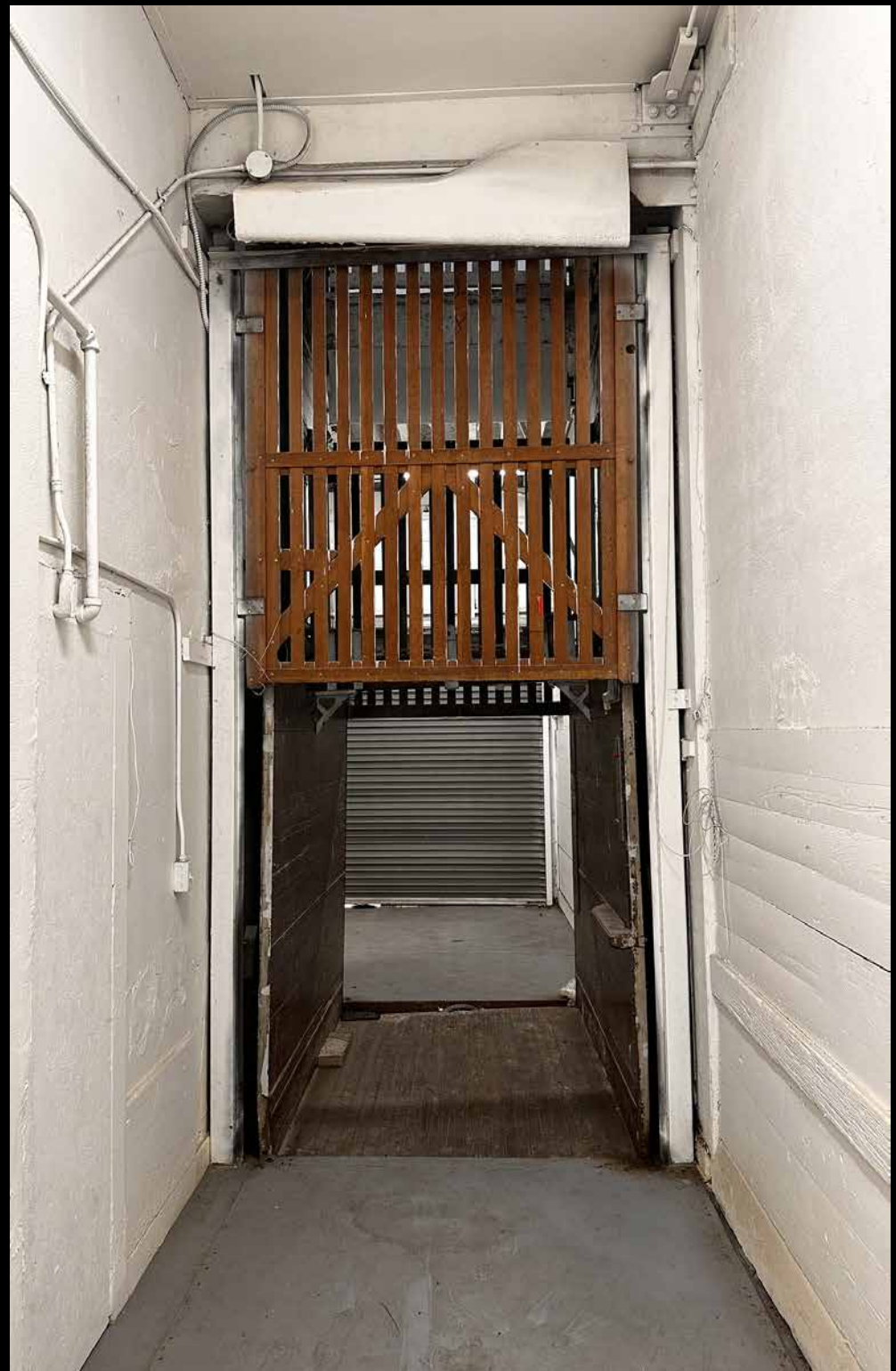


**GROUND FLOOR**





**GROUND FLOOR**





**SECOND FLOOR**



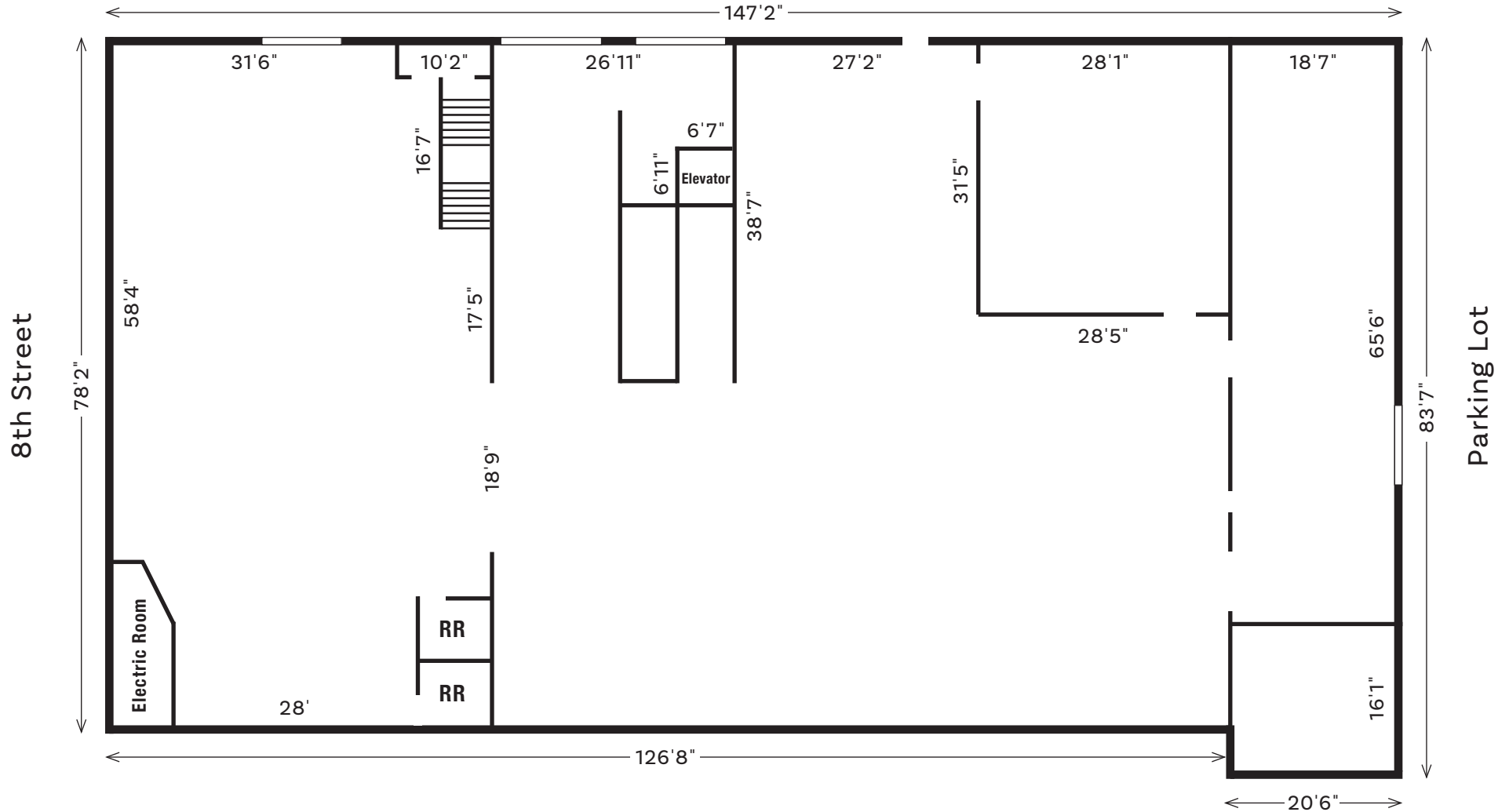


**SECOND FLOOR**



# 901 E 8th Street Ground Floor Site Plan

Stanford Avenue



Not to Scale | All measurements approximate



# Second Floor Site Plan

Stanford Avenue

147'2"

43'6"

14'8"

69'1"

18'7"

8th Street

78'2"

15'

Elevator

26'6"

16'2"

14'10"

65'6"

Parking Lot

83'7"

RR

RR

RR

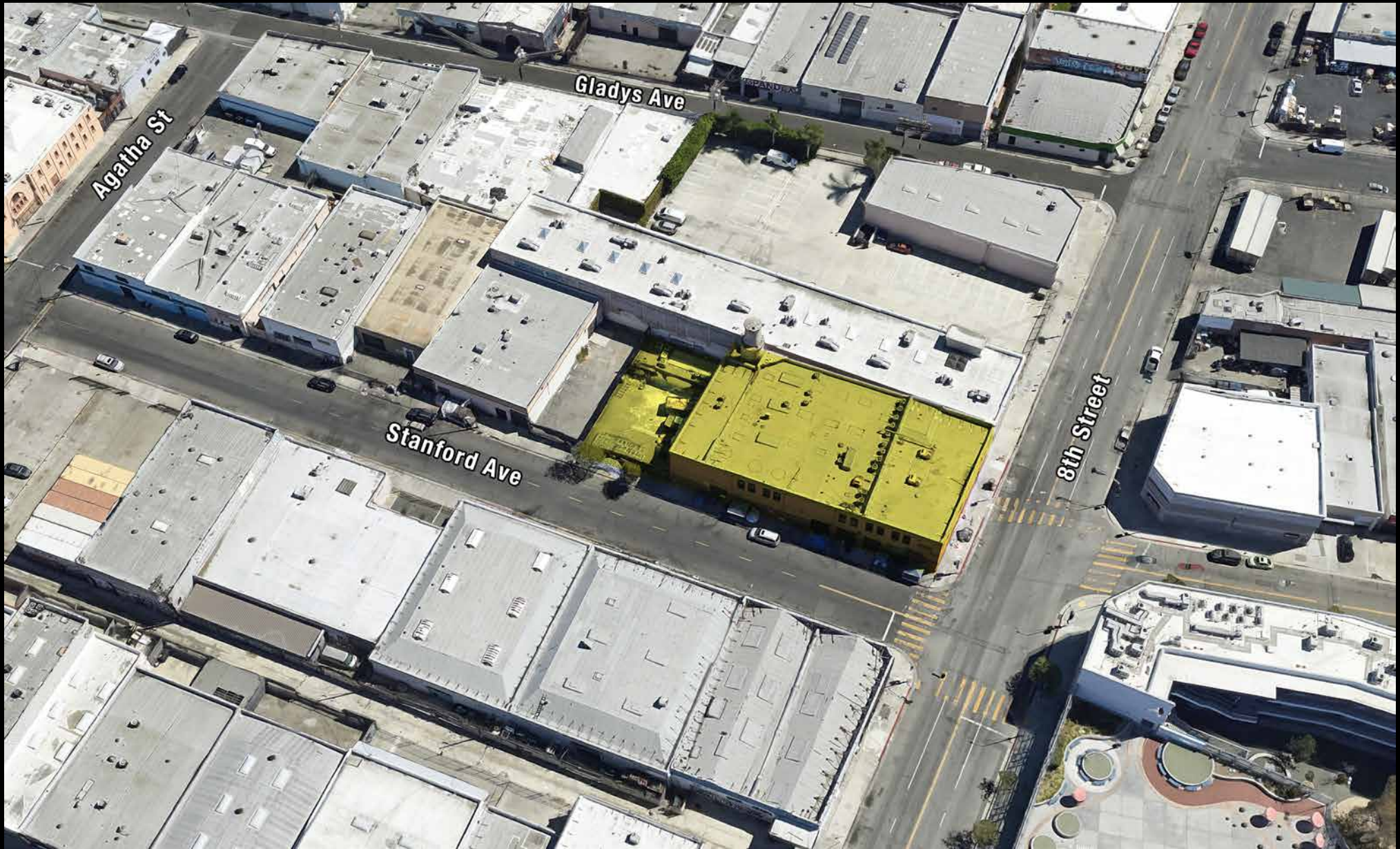
16'1"

126'8"

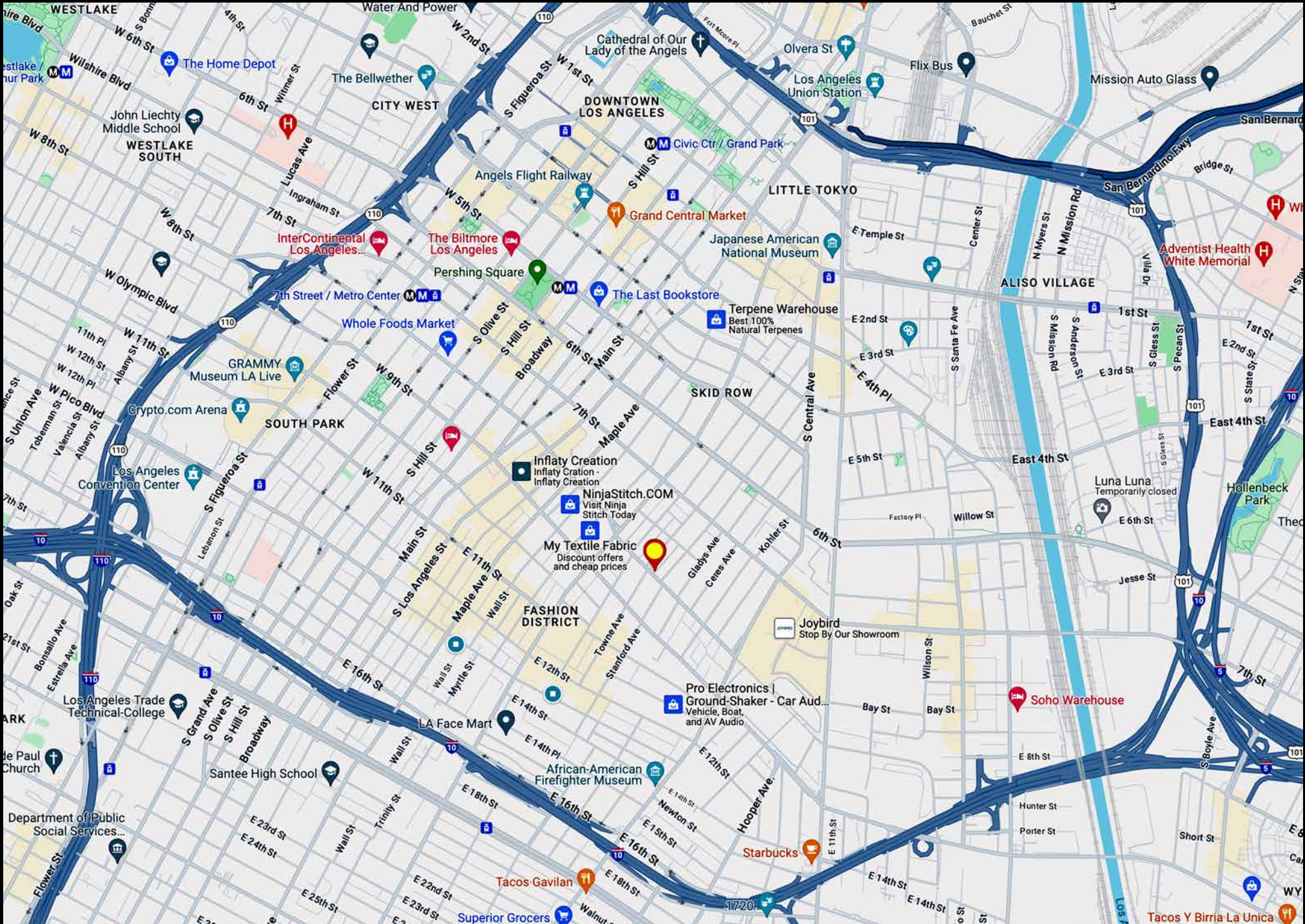
20'6"

Not to Scale | All measurements approximate

# Property Aerial



# Area Map



# Downtown Los Angeles Districts



901 E 8th St has an excellent Downtown Los Angeles corner location, at the crossroads of the Flower District, Produce District, Fashion District, and Seafood District. The properties are also close to the Historic Core and the Arts District.

The property offers easy access to all Downtown freeways, with the Santa Monica (I-10), Harbor (110), Hollywood (101), Golden State (I-5) and Pomona (60) freeways just minutes away.

# 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



**61%**

25 - 54 Years Old



**67%**

Postsecondary Education

**90%**

Residential Occupancy

**46%**

Walk/Bike/Transit or Work from Home

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and 12,000± SF second floor**

**Ideal for Flowers, Produce, Dry Goods,  
Cash & Carry Applications, Etc.**

**Exclusively Listed By**



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