

# DTLA 2-STORY INDUSTRIAL FACILITY FOR LEASE



**24,000± SF Building Divisible From 1,700± SF**  
***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

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

## 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. The property may also be divisible into smaller units, from 1,700± SF to 3,750± SF (or larger combinations thereof). Call broker for details.
- 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 Lease: \$3.00 Per SF MG**  
**Second Floor Lease: \$1.50 Per SF MG**  
***First 6 Months at Half Rent for 5 Year Lease\****  
**Call Broker for Rate on Smaller Spaces**

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



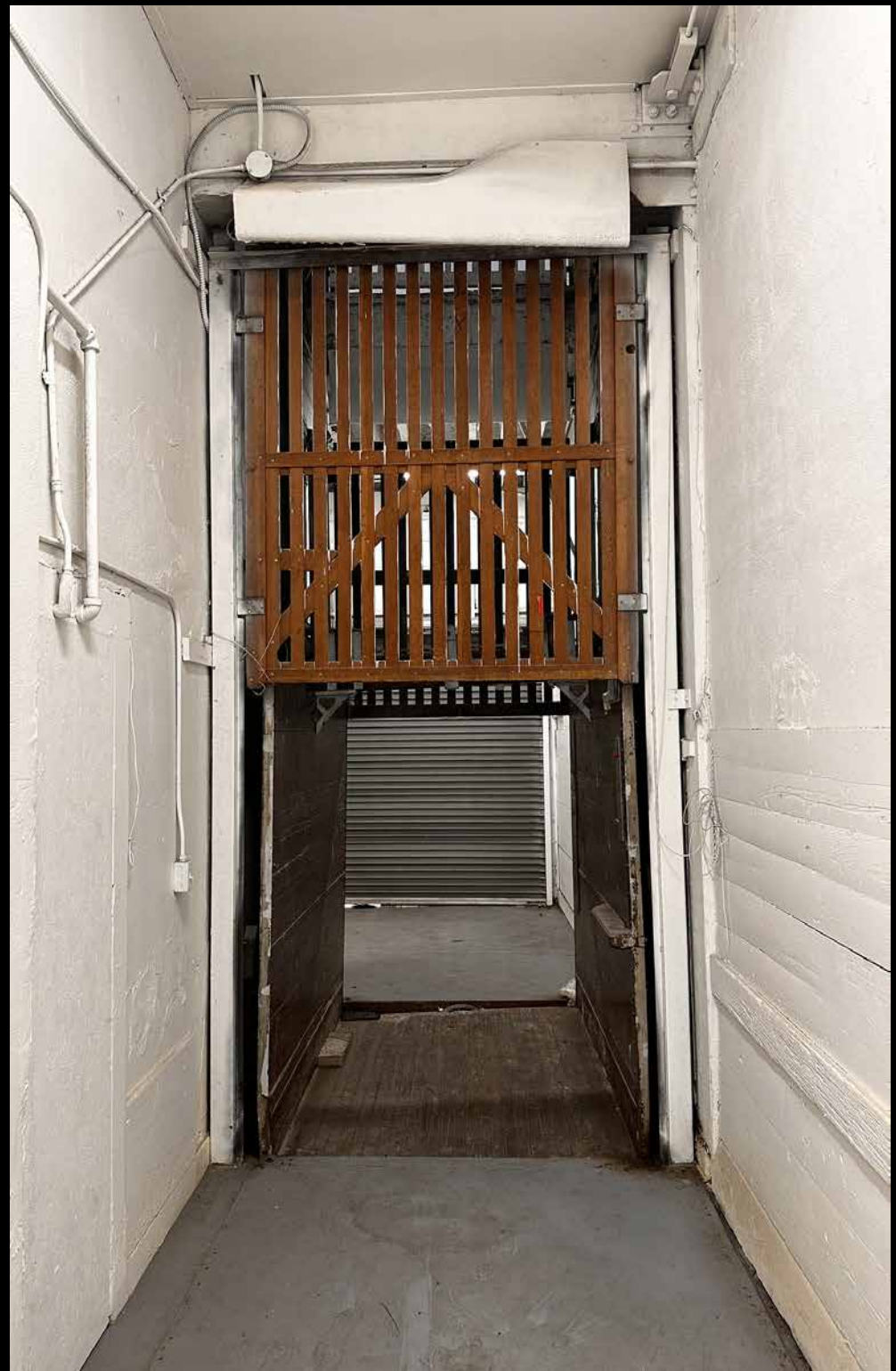


**GROUND FLOOR**





**GROUND FLOOR**





**SECOND FLOOR**



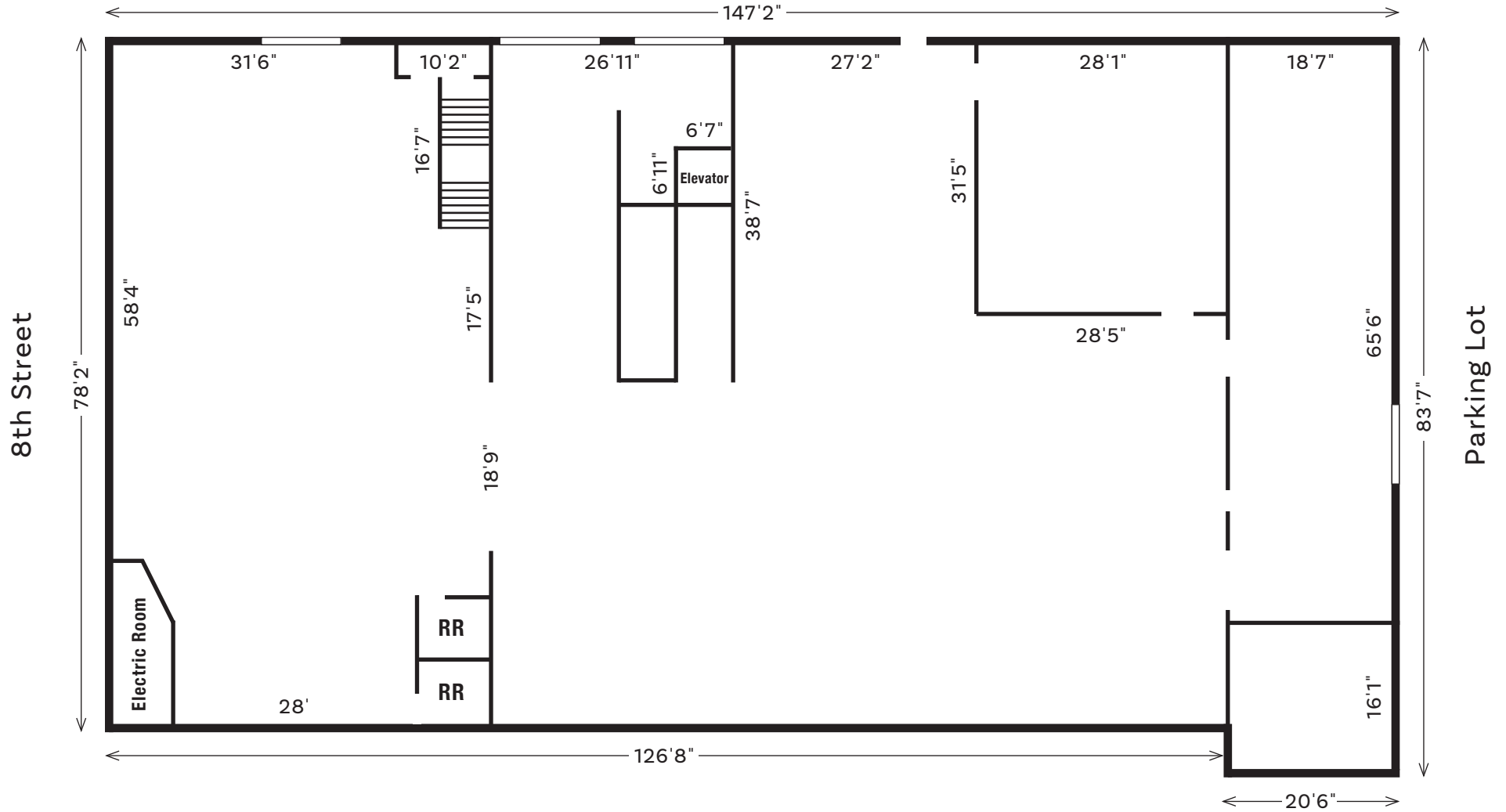


**SECOND FLOOR**



# 901 E 8th Street Ground Floor Site Plan

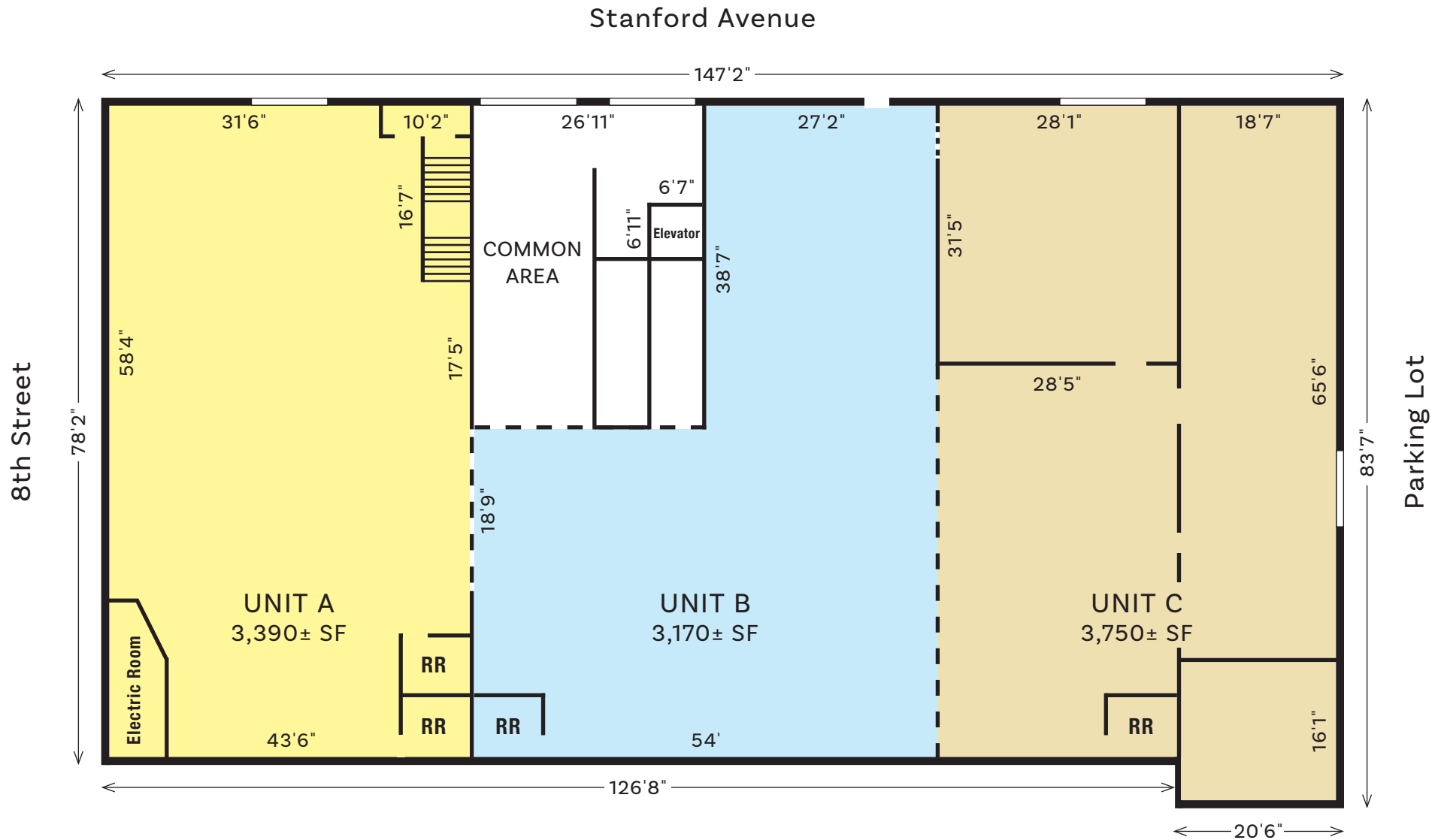
Stanford Avenue



Not to Scale | All measurements approximate



# Ground Floor Site Plan for Additional Divisible Units (Call Broker)



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

RR

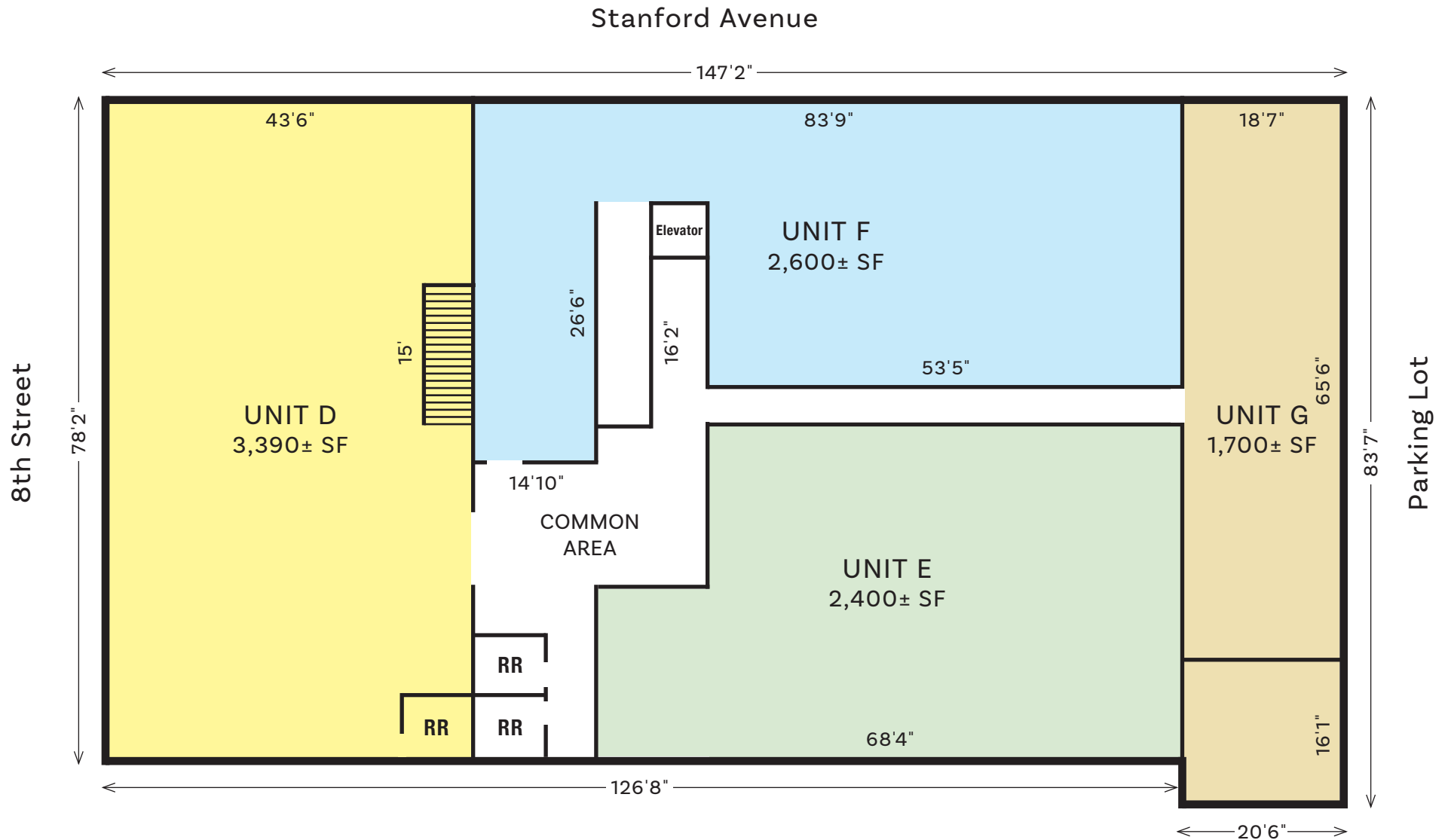
16'1"

126'8"

20'6"

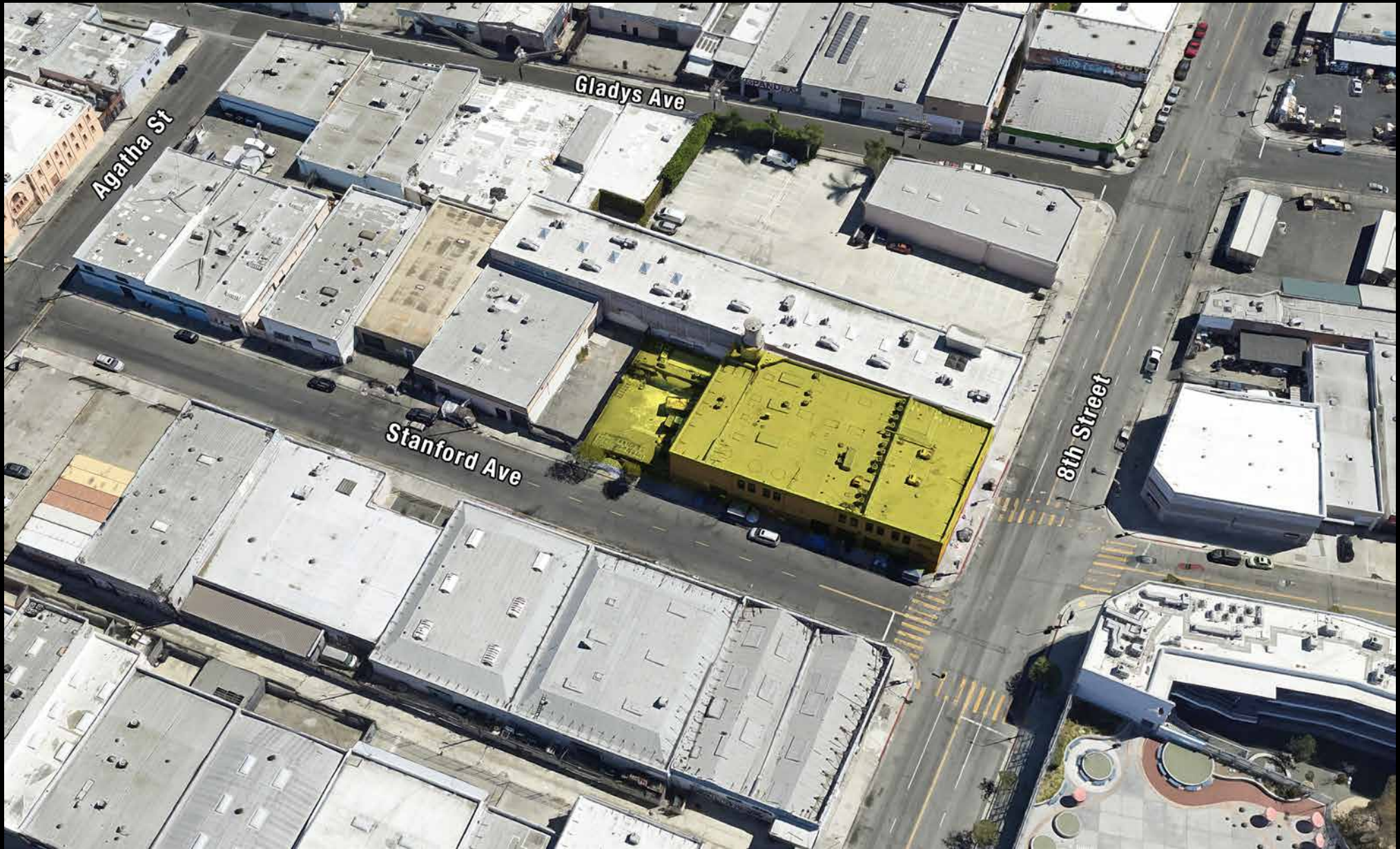
Not to Scale | All measurements approximate

# Second Floor Site Plan for Additional Divisible Units (Call Broker)

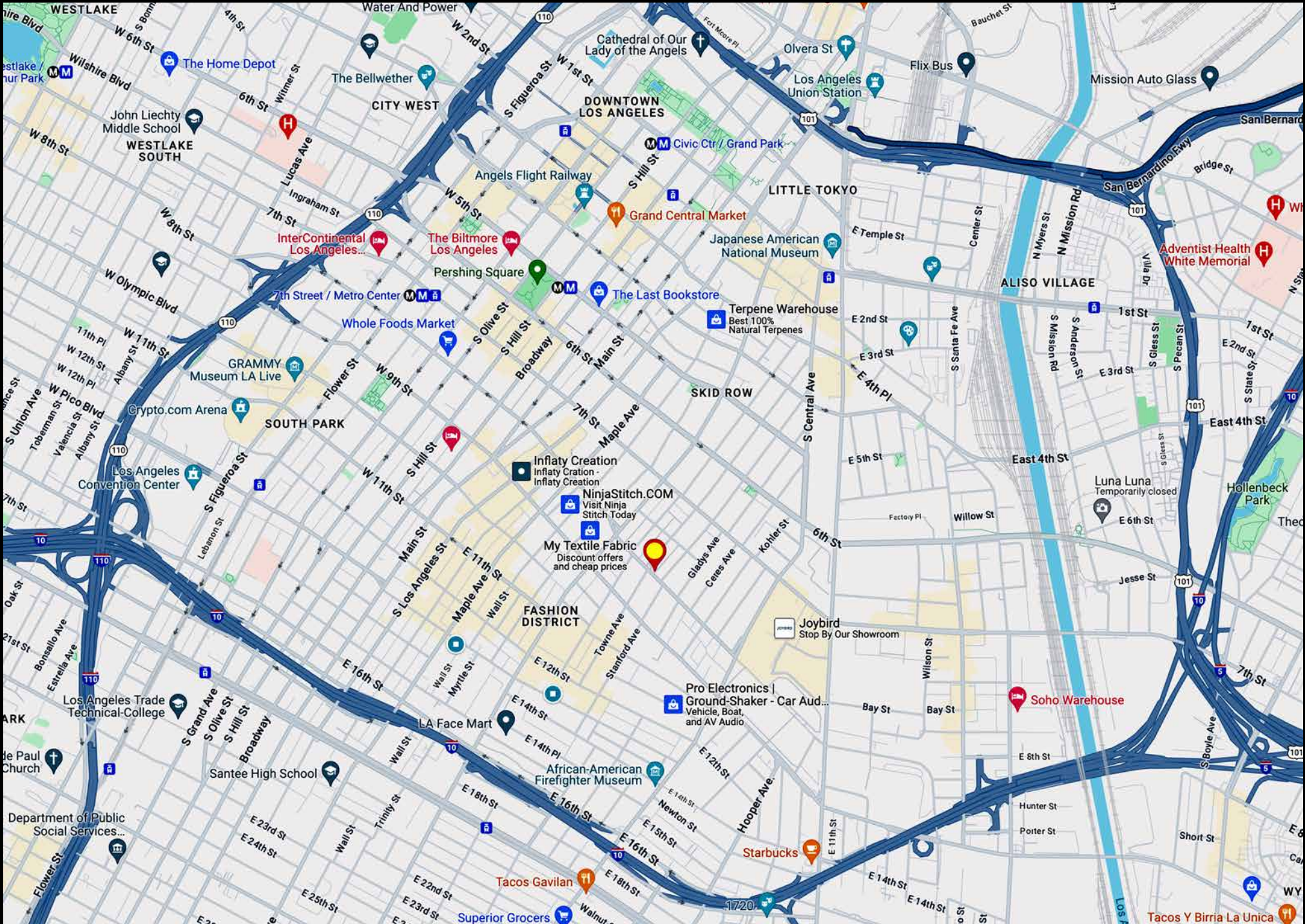


Not to Scale | All measurements approximate

# 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

**901 E 8TH STREET  
LOS ANGELES, CA 90021**

**24,000± SF 2-story building  
15,450± SF of land**

**Divisible to 12,000± SF ground floor  
and 12,000± SF second floor**

**May be divided into smaller units,  
from 1,700± SF to 3,750± SF (or larger  
combinations thereof)**

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

*Exclusively Listed By*



**Jesse McKenzie**

Senior Vice President

213.747.4156 office

714.883.6875 mobile

jesse@majorproperties.com

Lic. 01939062



**Cole D Gee**

Sales Associate

213.222.1208 office

805.404.5883 mobile

cole@majorproperties.com

Lic. 02009034



**Bradley A Luster**

President

213.747.4154 office

213.276.2483 mobile

brad@majorproperties.com

Lic. 00913803

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.