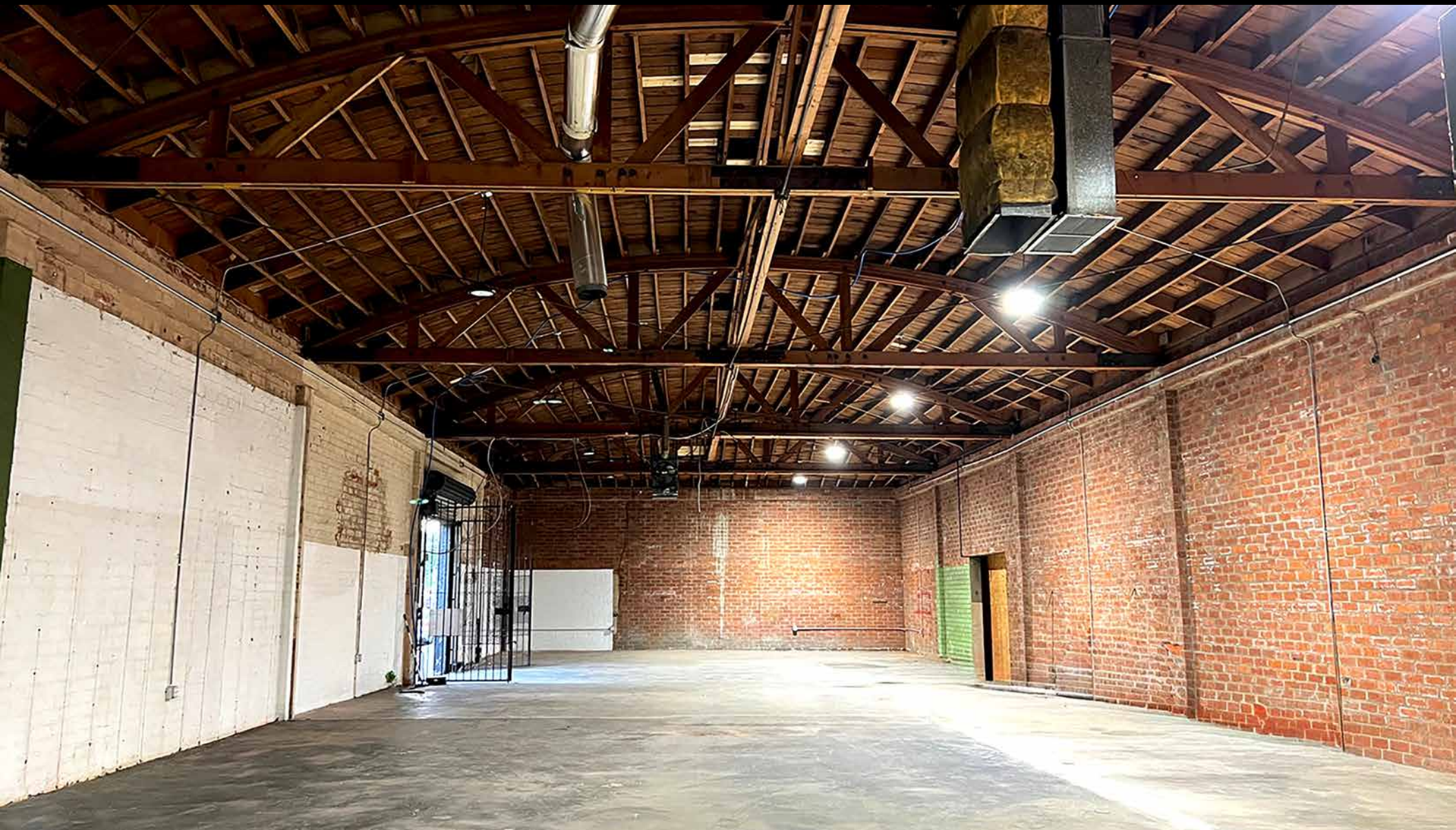


INDUSTRIAL PROPERTY FOR LEASE

Light Manufacturing/Warehouse Space

5,500± SF Available | Part of Larger Facility

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum



3101 S HILL STREET, LOS ANGELES, CA 90007

**3101 S HILL STREET
LOS ANGELES, CA 90007**

Property Details

Available Area:	5,500± SF
Total Building Area:	12,072± SF
Year Built:	1951
Construction:	Masonry
Clear Height:	15'
Ground Level Loading Doors:	1: 10x12
Power:	200A/240V/3Ph 3W
Parking:	5 Surface Spaces
Zoning:	LA M1-2

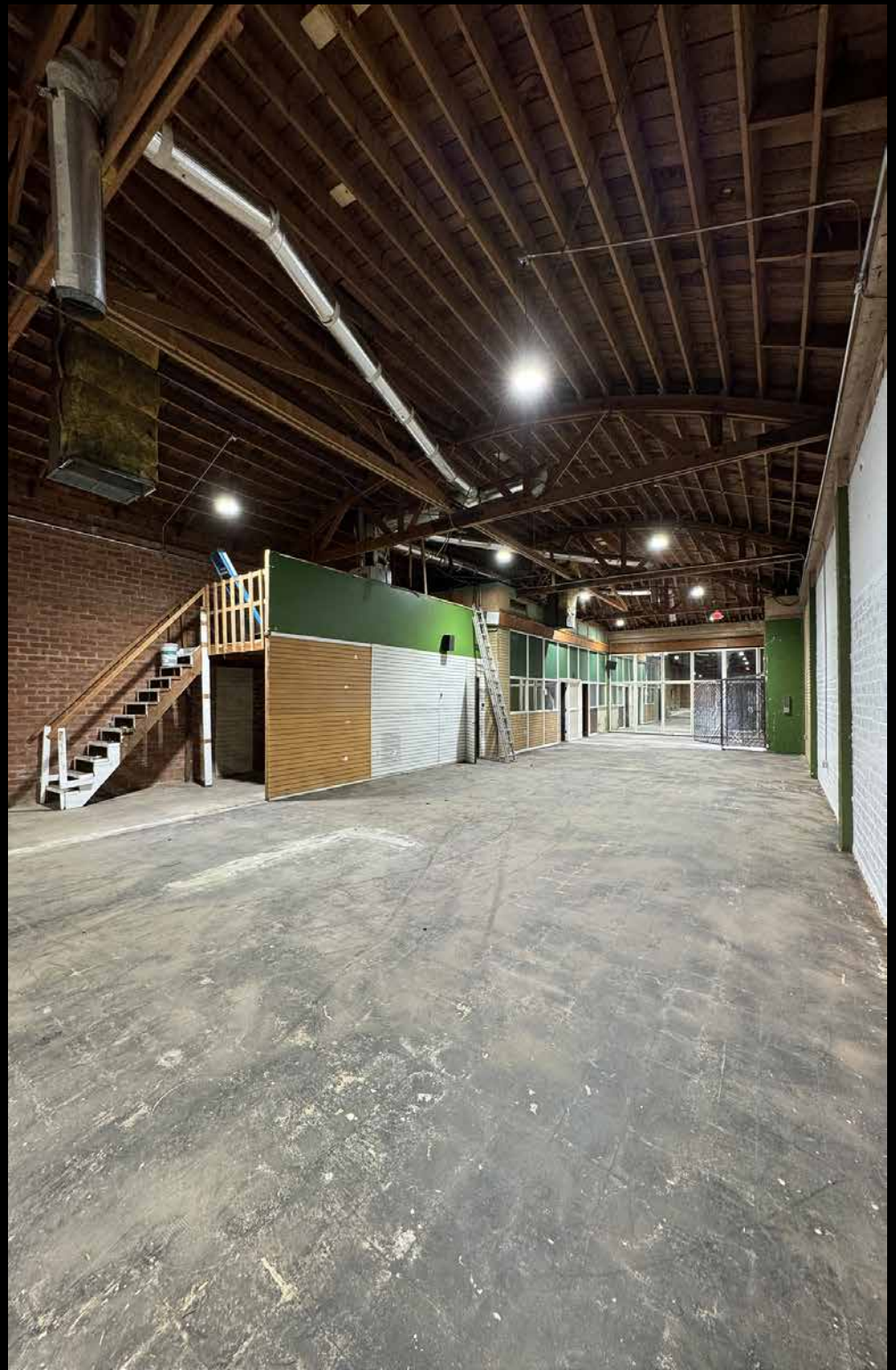
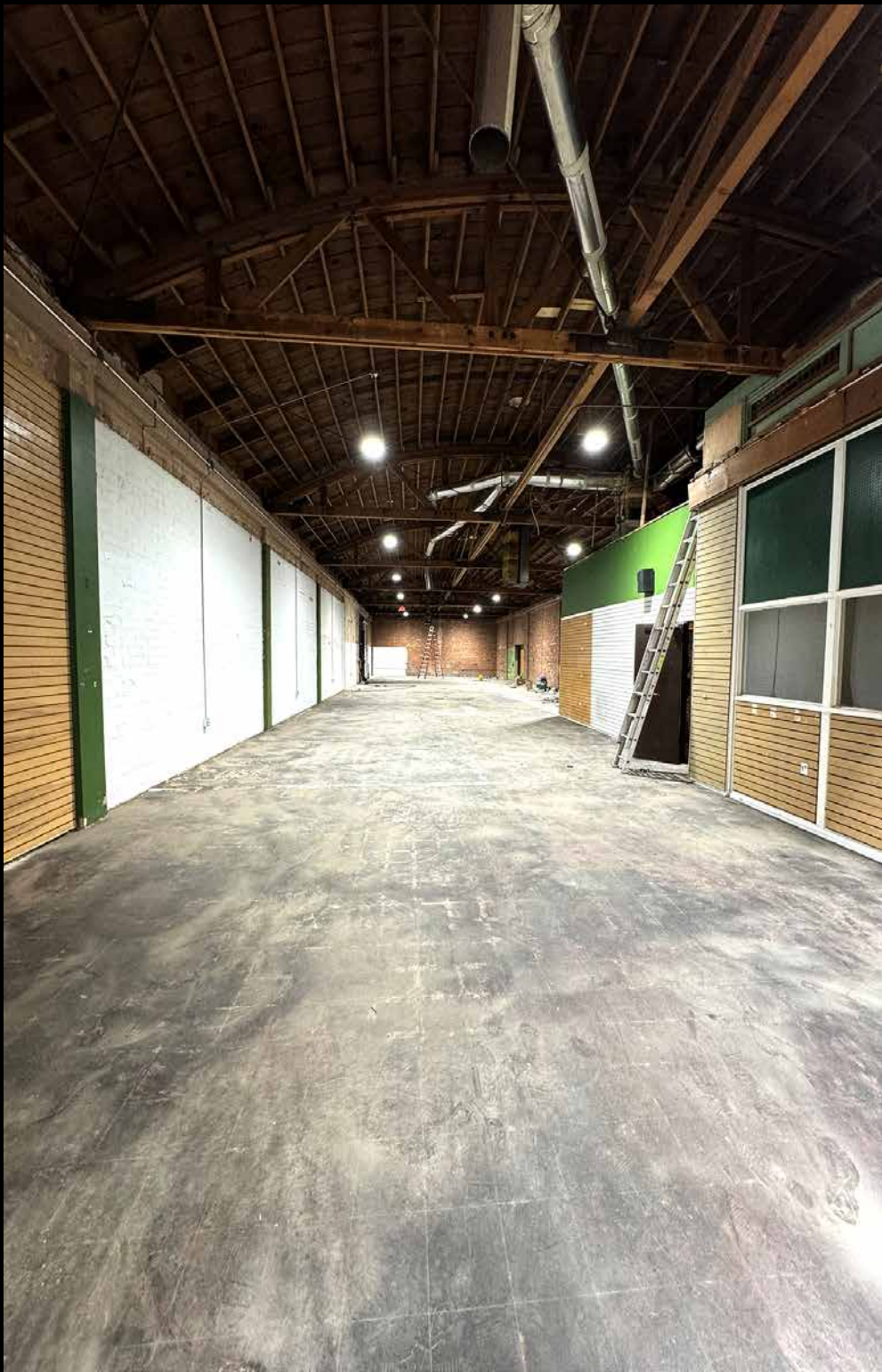
Property Highlights

- Light manufacturing/warehouse facility for lease
- Part of larger building
- Red brick bow truss with good clearance
- New paint and wiring; added outlets
- Includes parking for 5 vehicles across the street
- Ground level loading
- Small office area
- Excellent signage and exposure
- Southwest corner of Hill Street and 31st Street
- One-half mile east of the USC campus just south of Downtown Los Angeles

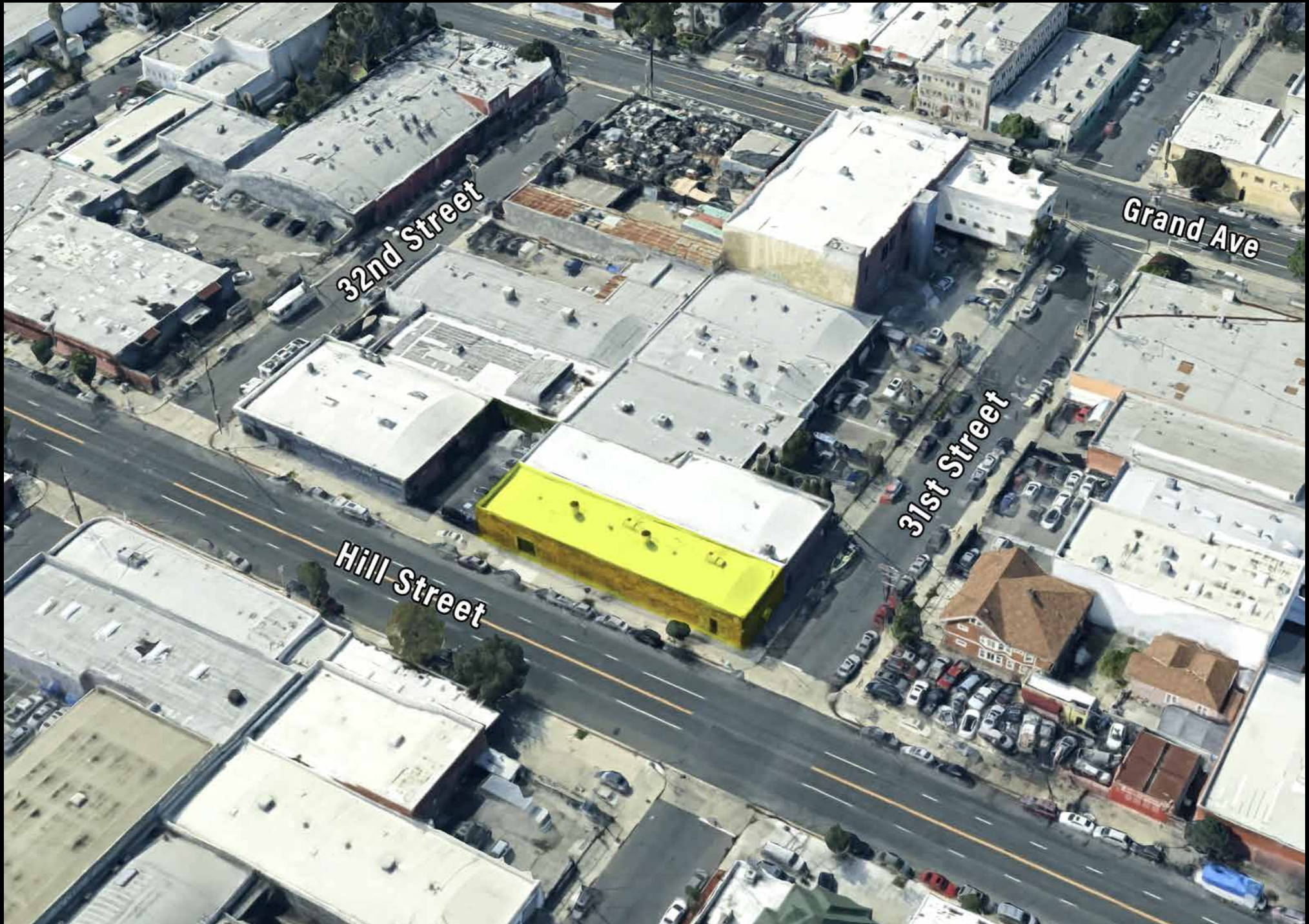
Lease Rental: \$6,325 Per Month (\$1.15 Per SF)

Term: Submit

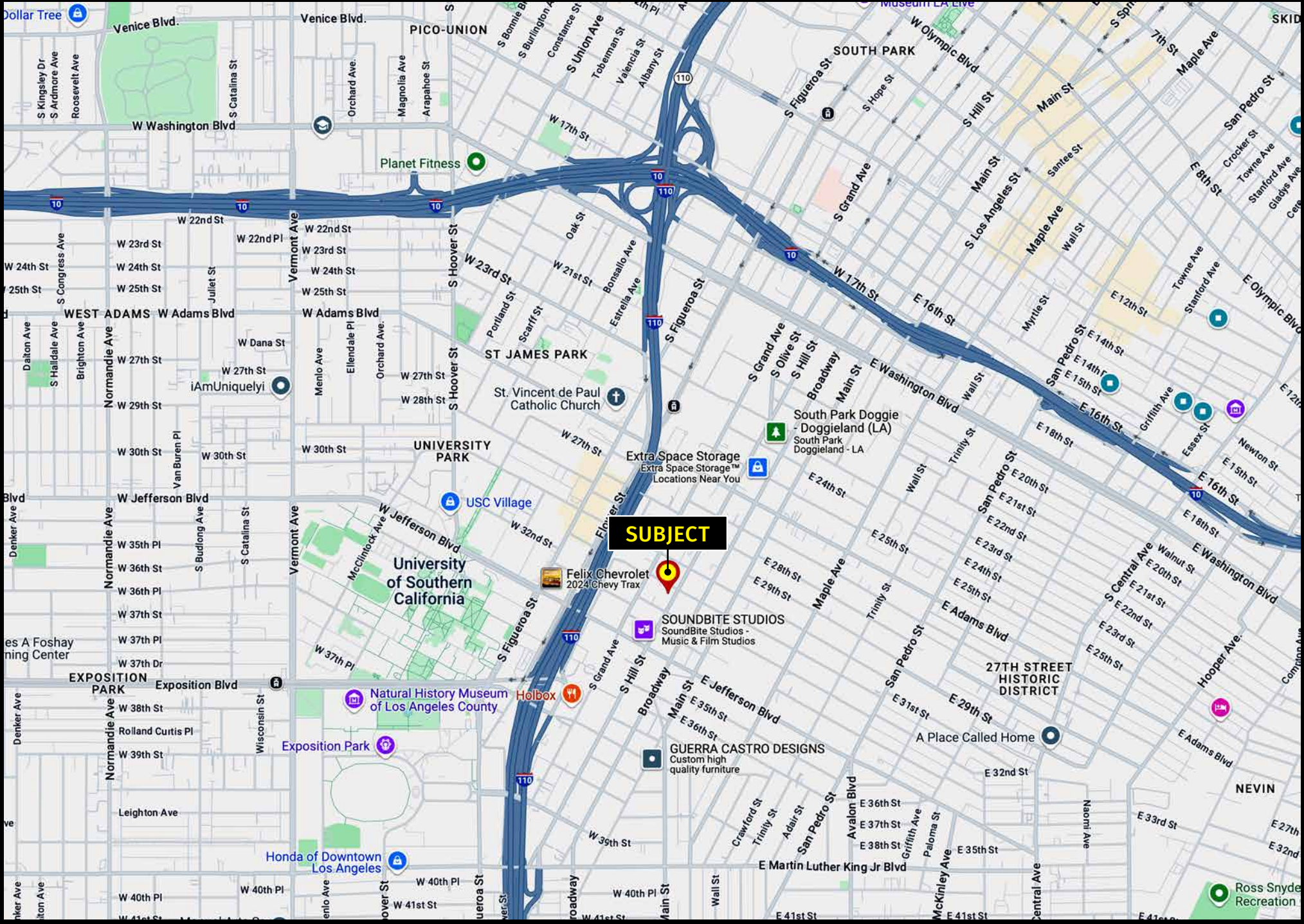




Aerial Photo



Area Map



SUBJECT

Felix Chevrolet
2024 Chevy Trax

SOUNDBITE STUDIOS
SoundBite Studios -
Music & Film Studios

GUERRA CASTRO DESIGNS
Custom high
quality furniture

University
of Southern
California

Natural History Museum
of Los Angeles County

Exposition Park

Honda of Downtown
Los Angeles

UNIVERSITY PARK

ST JAMES PARK

South Park Doggie
- Doggieland (LA)
South Park
Doggieland - LA

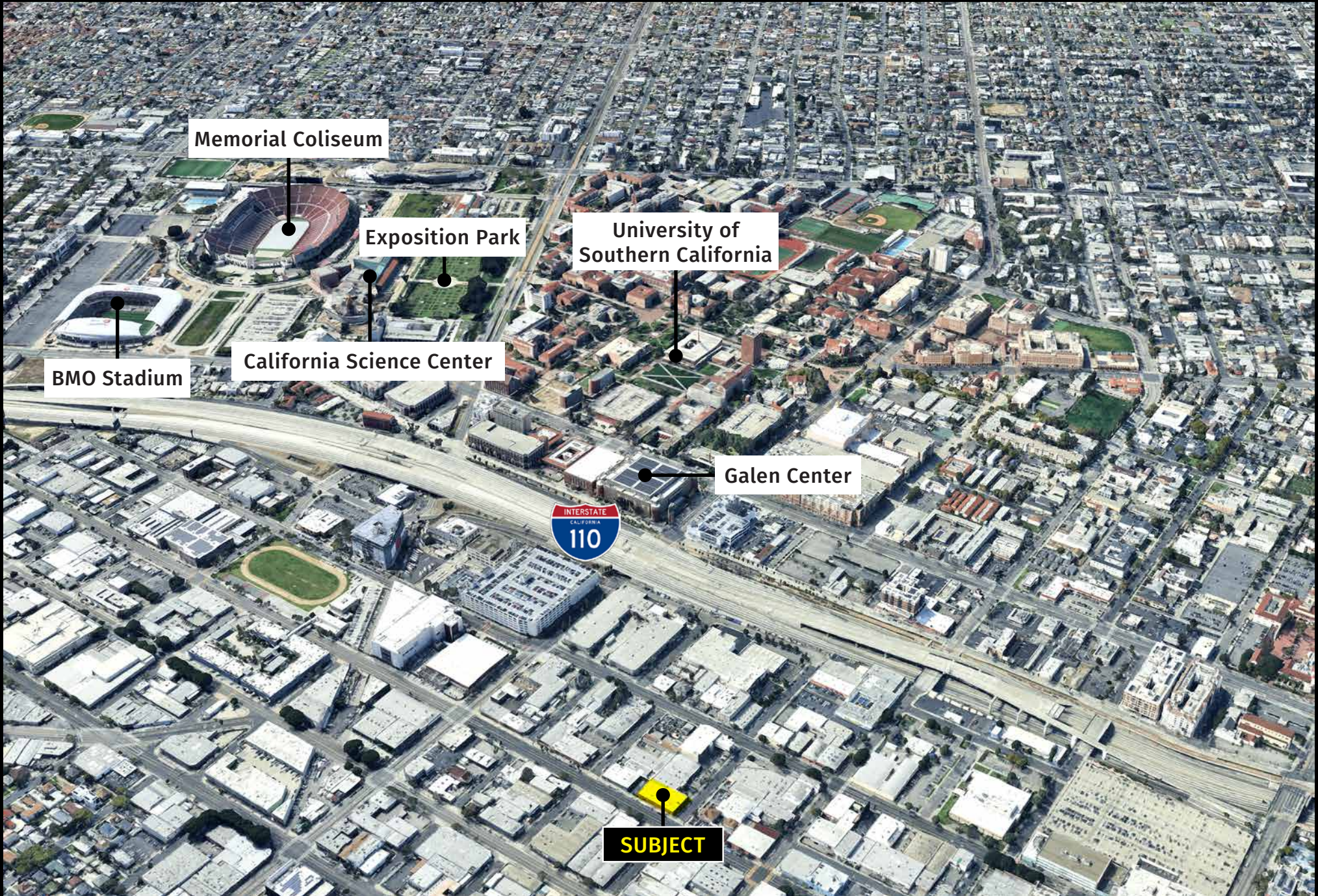
Extra Space Storage
Extra Space Storage™
Locations Near You

27TH STREET
HISTORIC
DISTRICT

NEVIN

Ross Snyder
Recreation

Amenities Aerial



Memorial Coliseum

Exposition Park

University of Southern California

BMO Stadium

California Science Center

Galen Center



SUBJECT

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



INDUSTRIAL SPACE FOR LEASE

3101 S Hill Street
Los Angeles, CA 90007

5,500± SF Available
Part of Larger Building

Excellent Location Just East of USC

Ideal for any Light Manufacturing
or Warehouse Use

Exclusively offered by



Daniel Moussazadeh

Sales Associate

213.747.7959 office

310.999.9437 mobile

daniel@majorproperties.com

Lic. 02058572

MAJOR PROPERTIES

1200 W Olympic Blvd
Los Angeles, CA 90015

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