

# FOR LEASE

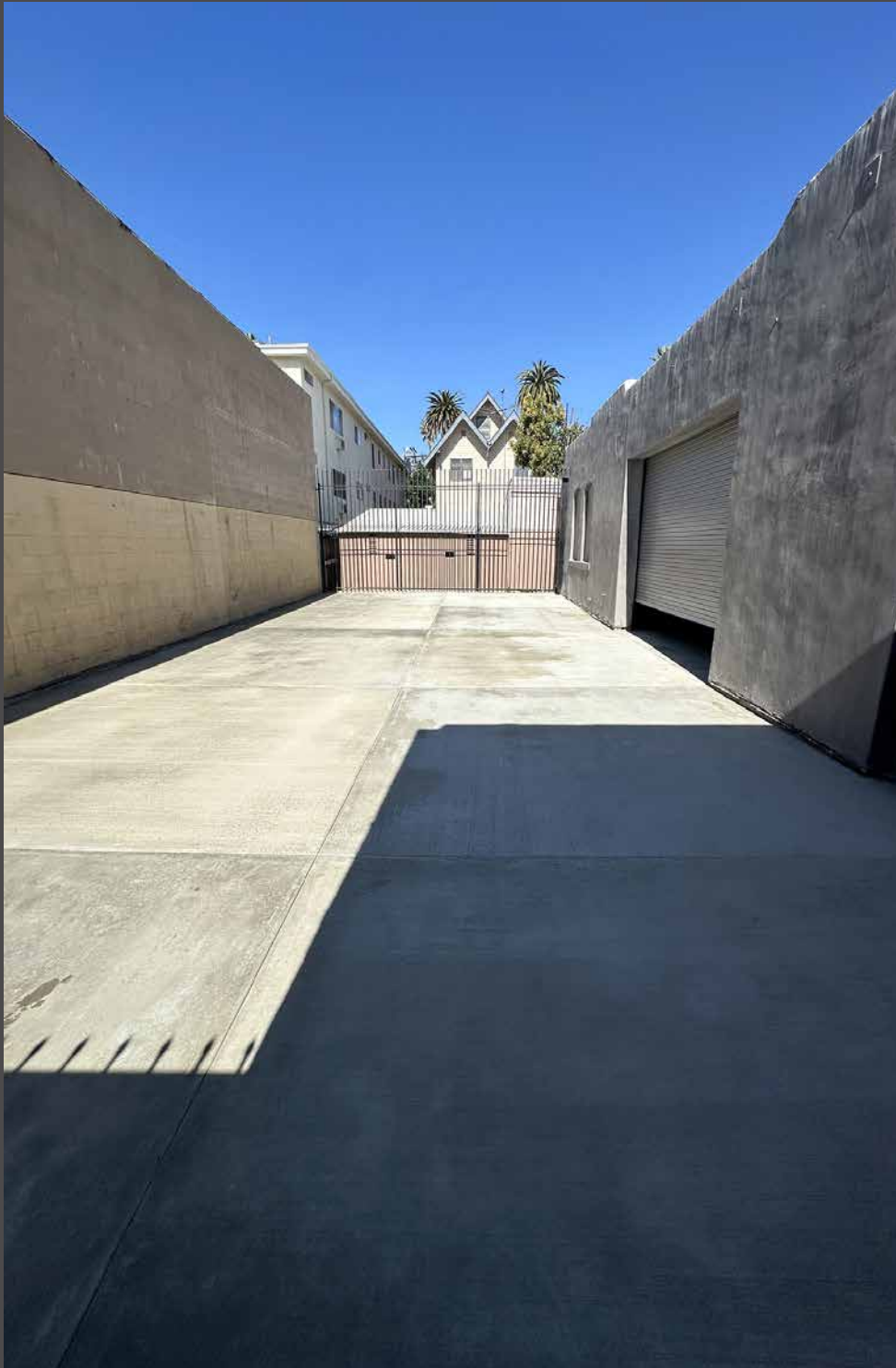
*Great Los Angeles Pico-Union Location*

## 12,000± SF INDUSTRIAL WAREHOUSE



1810 W PICO BLVD, LOS ANGELES, CA 90006

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists



# FOR LEASE

1810 W PICO BOULEVARD  
LOS ANGELES, CA 90006

- 12,000 SF warehouse/distribution facility for lease
- Recently completely renovated! Must see!
- High warehouse clearance and heavy power service
- Private loading door access off the alley
- Secure, gated parking for 6± vehicles
- Great location 3 blocks west of Alvarado Street

## LEASE RENTAL

\$11,400 Per Month  
(\$0.95/SF IG)

For First 3 Months with  
3-5 Year Lease Term

\$16,200 (\$1.35/SF IG)  
Thereafter

## BUILDING SIZE

12,000 SF

## YEAR BUILT

1920/1928

## LAND SIZE

11,848 SF

## ZONING

LACM

## PARKING

6± Tandem Spaces

## CLEARANCE HEIGHT

12'-16'

## G.L. LOADING DOOR

1: 10X12

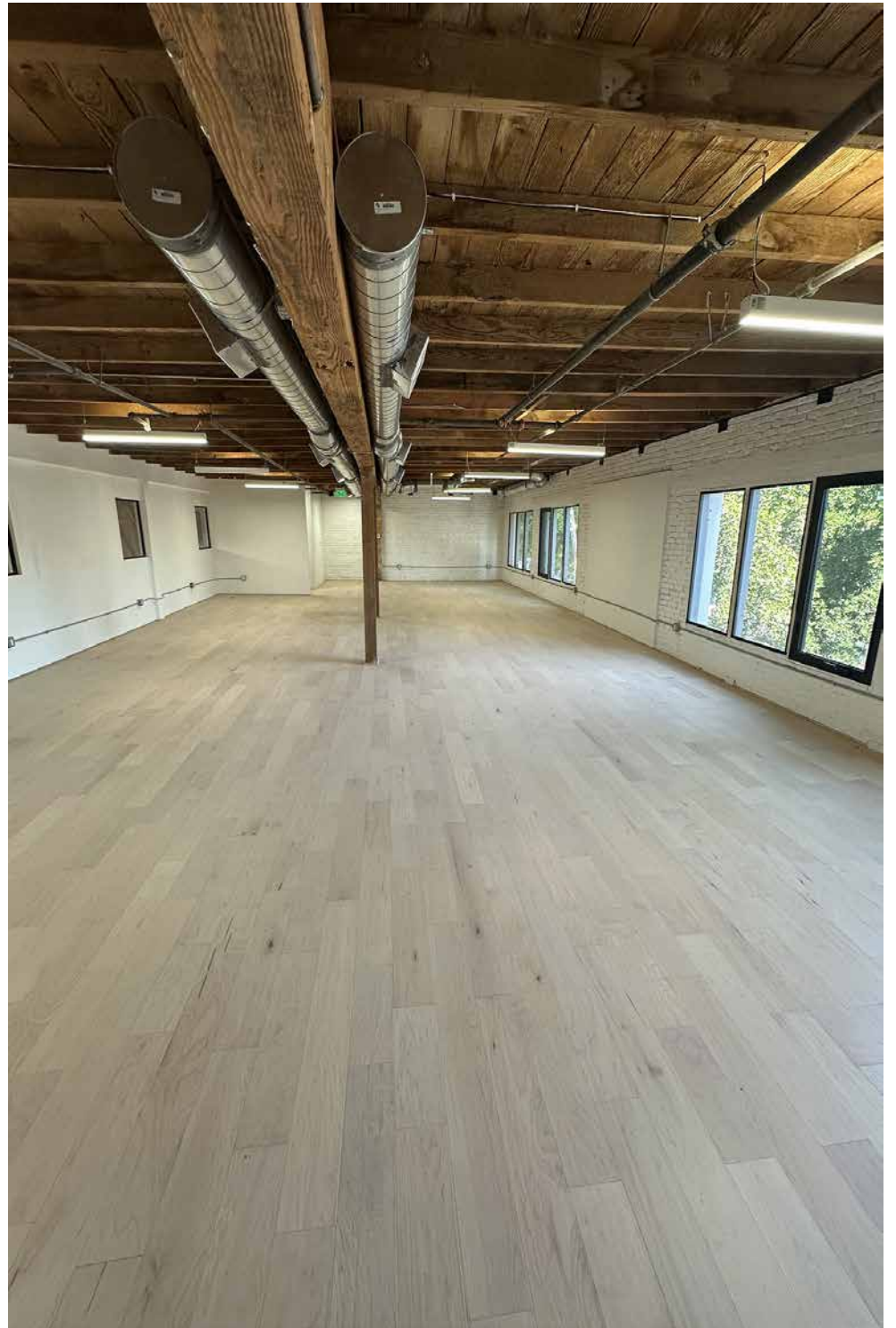
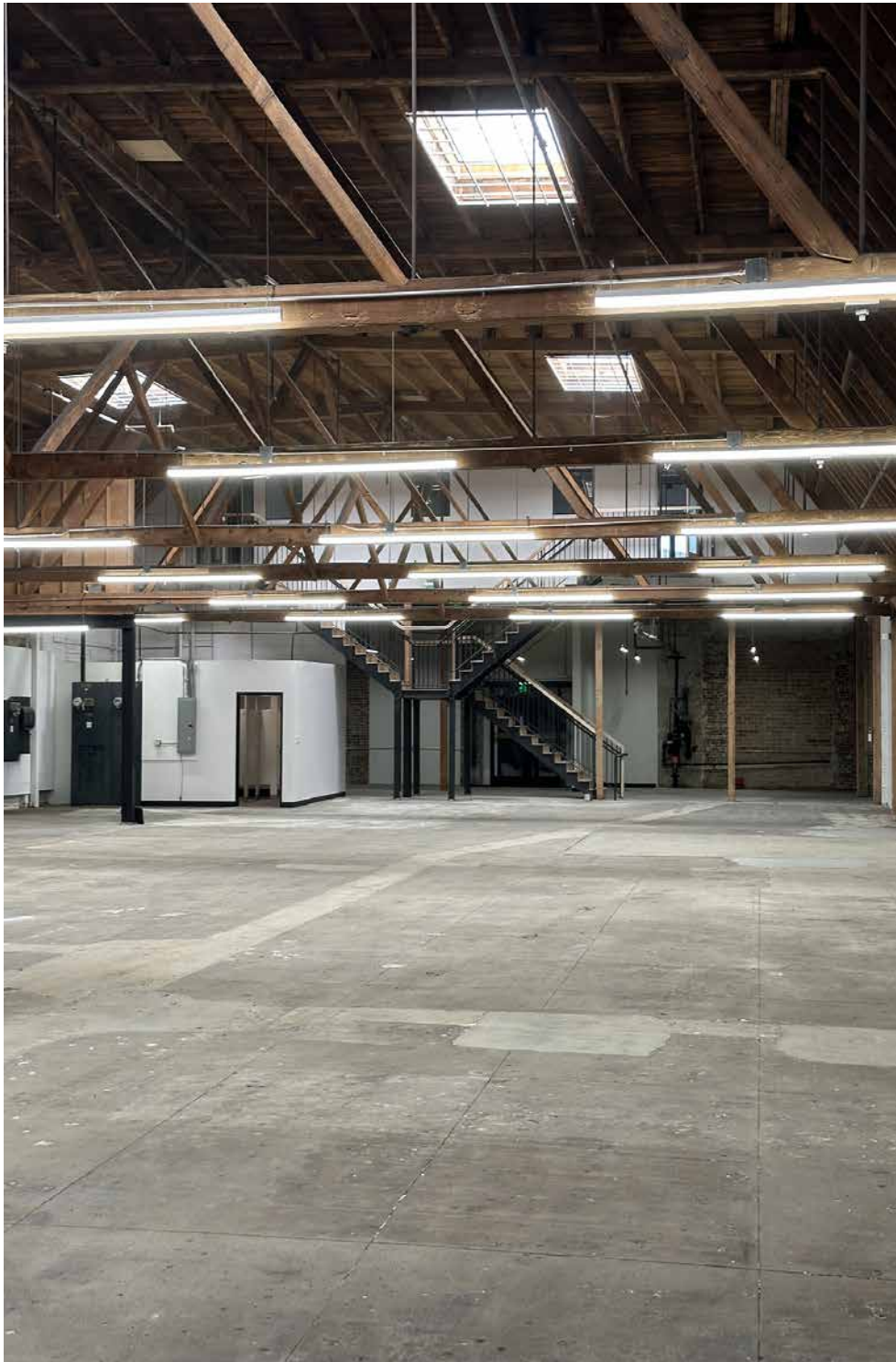
## POWER

400-800A/220V 3Phase

## SPRINKLERED

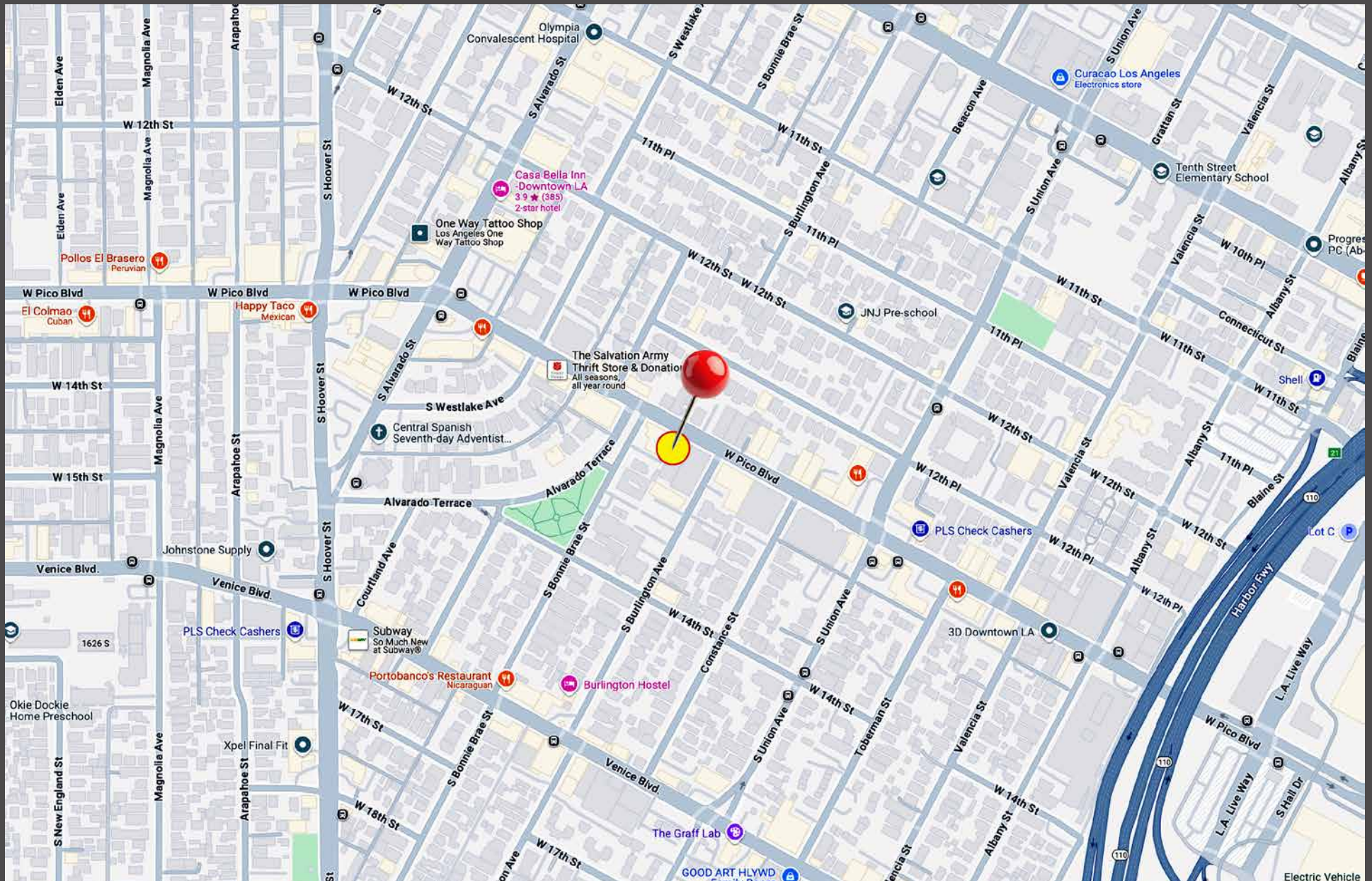
Yes





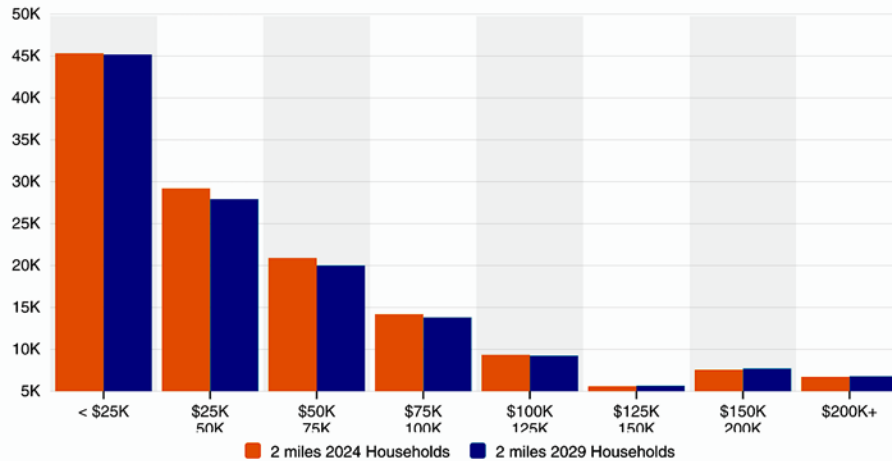


# AREA MAP

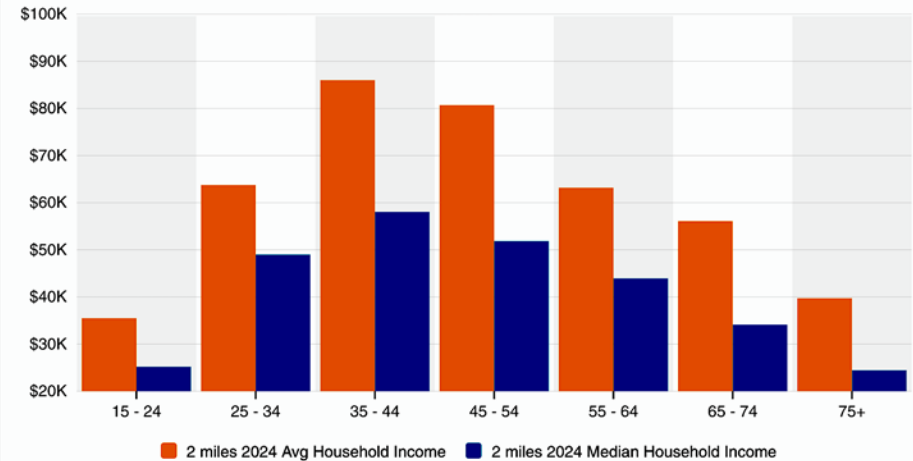


# DEMOGRAPHICS

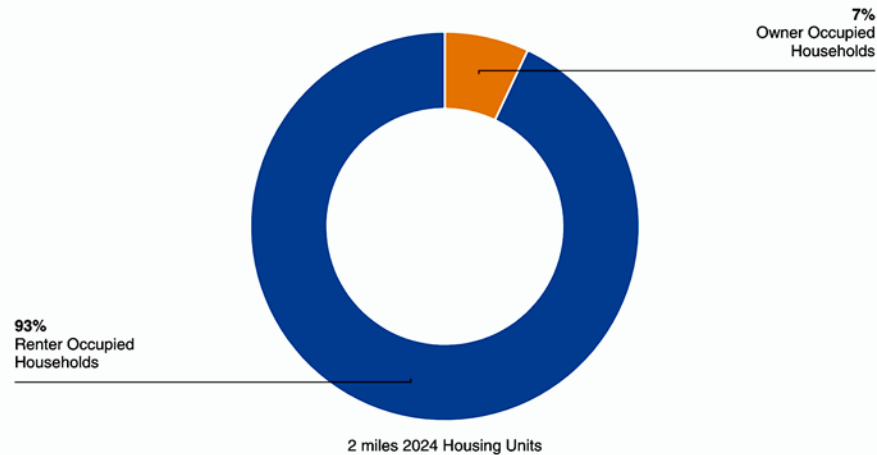
Household Income



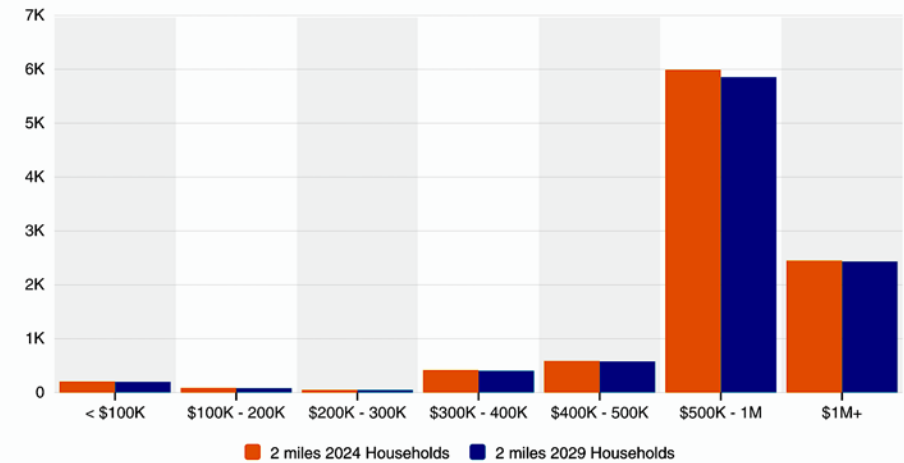
Household Income By Age



Housing Occupancy



Home Values





# FOR LEASE

*Great Los Angeles Pico-Union Location*

## INDUSTRIAL PROPERTY FOR LEASE

**12,000 SF Building**  
**11,848 SF of Land**

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.

*Exclusively offered by:*

**Samuel P Luster**

Sales Associate

**818.584.4344**

**sam@majorproperties.com**

DRE LIC. 02012790

**Mark Silverman**

Senior Associate

**213.924.7147**

**mark@majorproperties.com**

DRE LIC. 01310992

