

# INDUSTRIAL PROPERTY FOR LEASE

*DTLA Arts District Adjacent Opportunity*

**300 S ANDERSON STREET, LOS ANGELES, CA 90033**

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
Offering Memorandum



- **Prime Warehouse Facility  
Ideal for Creative Use**
- **3,385-7,880 SF Available**
- **Ideally Situated Just  
East of Los Angeles River**
- **Arts District Adjacent**
- **Take All or Part!**



**Exclusively offered by**

**JESSE McKENZIE**

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CA BRE Lic. # 01939062

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**300 S ANDERSON STREET  
LOS ANGELES, CA 90033**

## Property Highlights

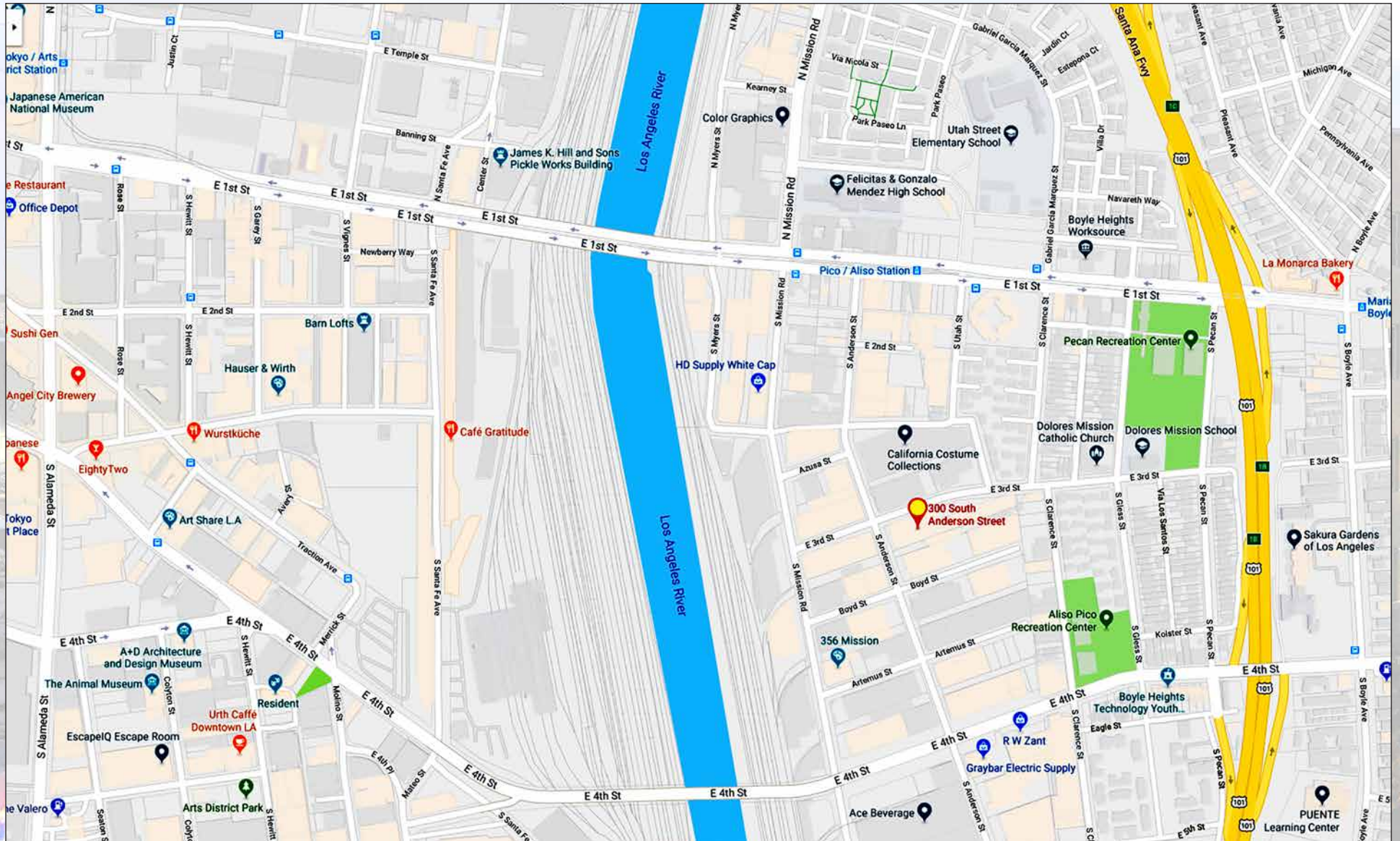
Available Building Area	3,385–7,880 Sq.Ft.
	2 Separate Adjacent Units
Unit 1	Leased
Unit 2	3,385 Sq.Ft.
Unit 3	4,495 Sq.Ft.
Land Area	POL
Year Built	1951
Parking	9 Vehicles (Shared)
Zoning	LA M2
APN	5172-018-015
Dock High Loading	2: 10x14 (1 Per Unit)
Power	100 Amps/1-Phase
Ceiling Height	19' (16' Clear)
Sprinklered	No
Restrooms	2 (Total)
Office Area	915± Sq.Ft.
Frontage	142' on 3rd Street
Location	2 Blocks East of LA River
Lease Rental	\$1.50 Per Sq.Ft. MG
Term	2-3 Years With Annual CPI Increases
Date Available:	30-60 Days



# Property Aerial



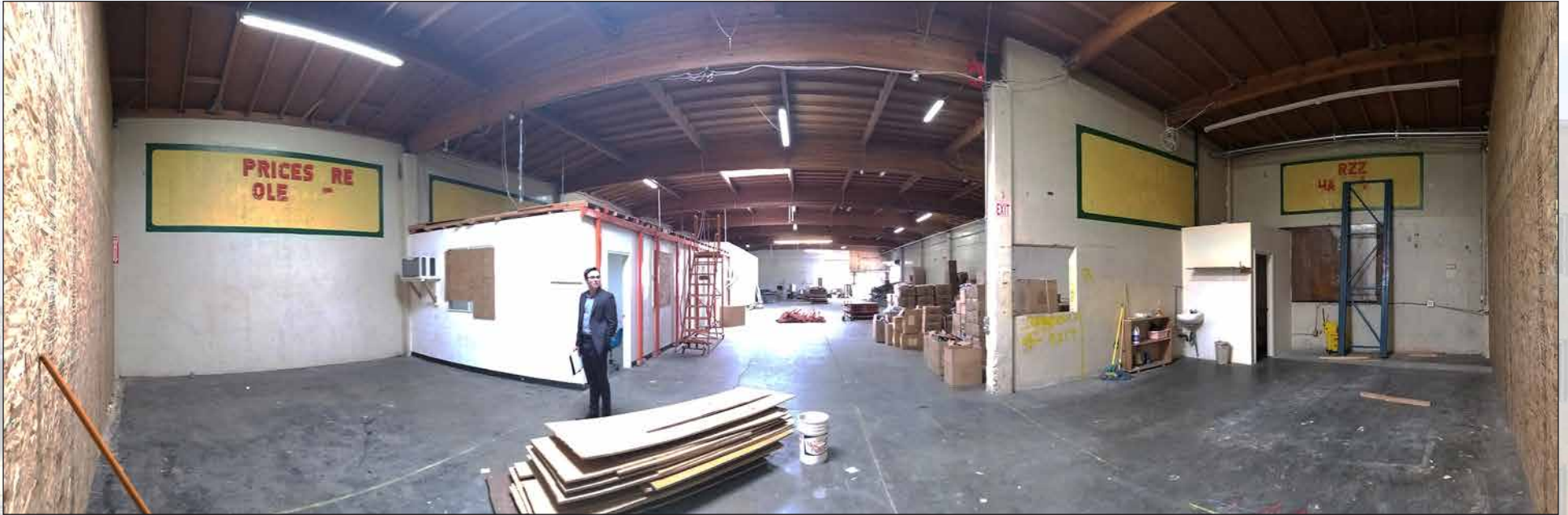
# Area Map



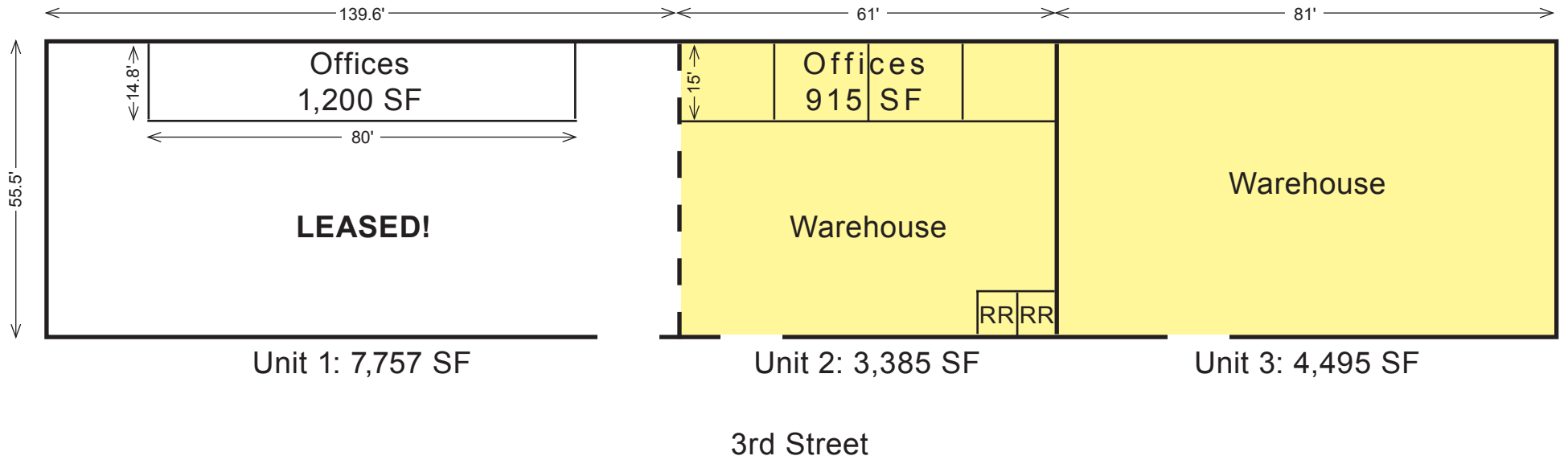
# Property Photos



# Property Photos



# Site Plan



Scale: 0.035" = 1.0'

# Downtown Los Angeles Demographics



2016 **65,043**

1999 **18,700**



2016 **37,840**

1999 **11,626**

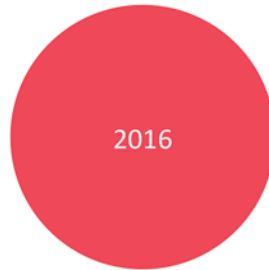


2016 **\$653**

1999 **\$169**



**\$14.6 billion**



**\$4.8 billion**



## OPEN FOR BUSINESS

**800+**

New restaurants, bars, retail, nightlife, and amenities 2008–2016

## A VIBRANT COMMUNITY

**\$98,000** average median household income of residents

**66%** of residents are between the ages of 23–44

**79%** of residents have earned a college degree or higher

**500,000+** weekday population

**19 million** annual visitors

## CONTINUED GROWTH

### Hotel Rooms

**8,177** Current Inventory

**2,756** Under Construction

**4,515** Pipeline

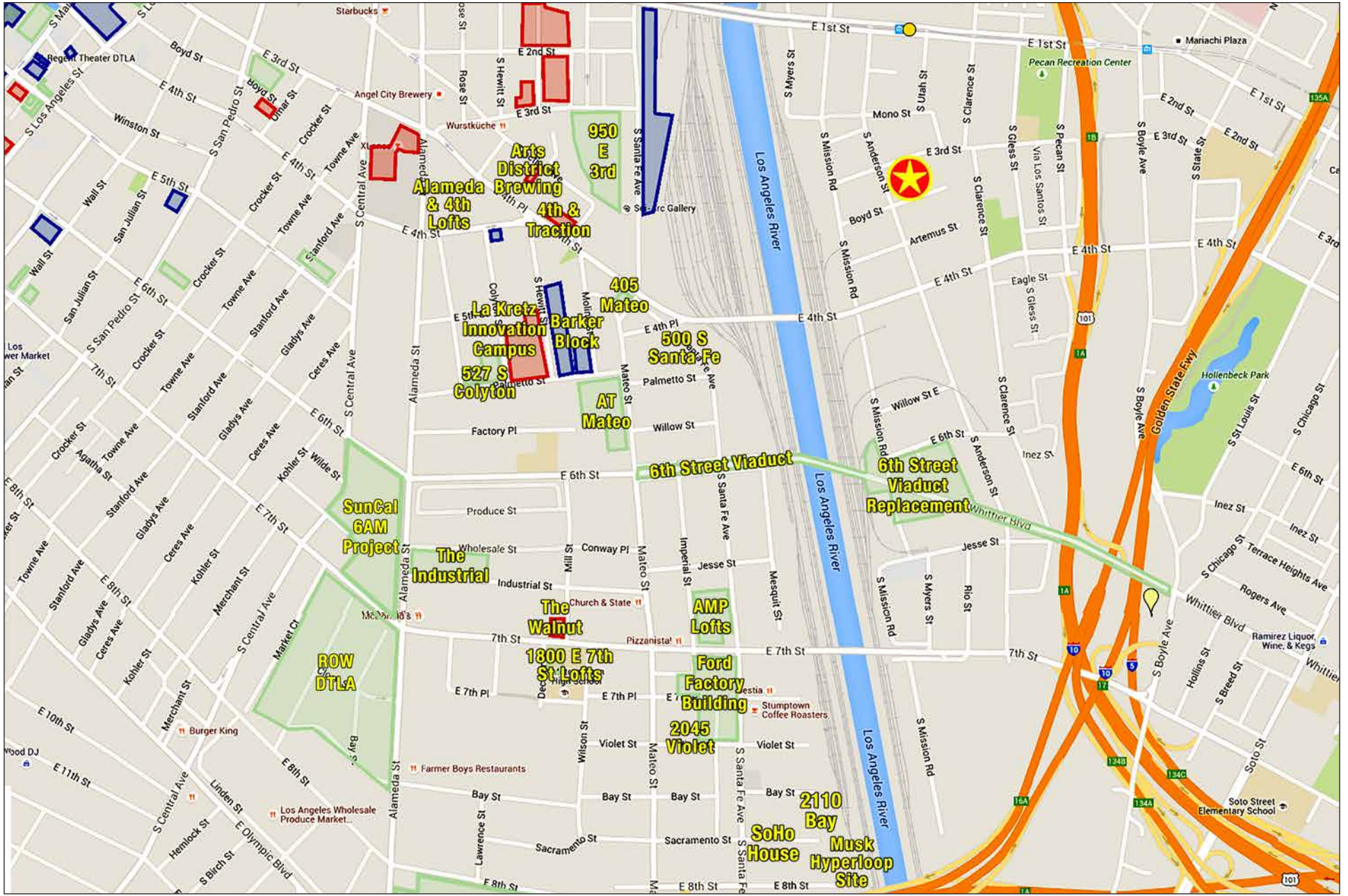
### Residential Units

**37,840** Current Inventory

**11,467** Under Construction

**26,907** Pipeline

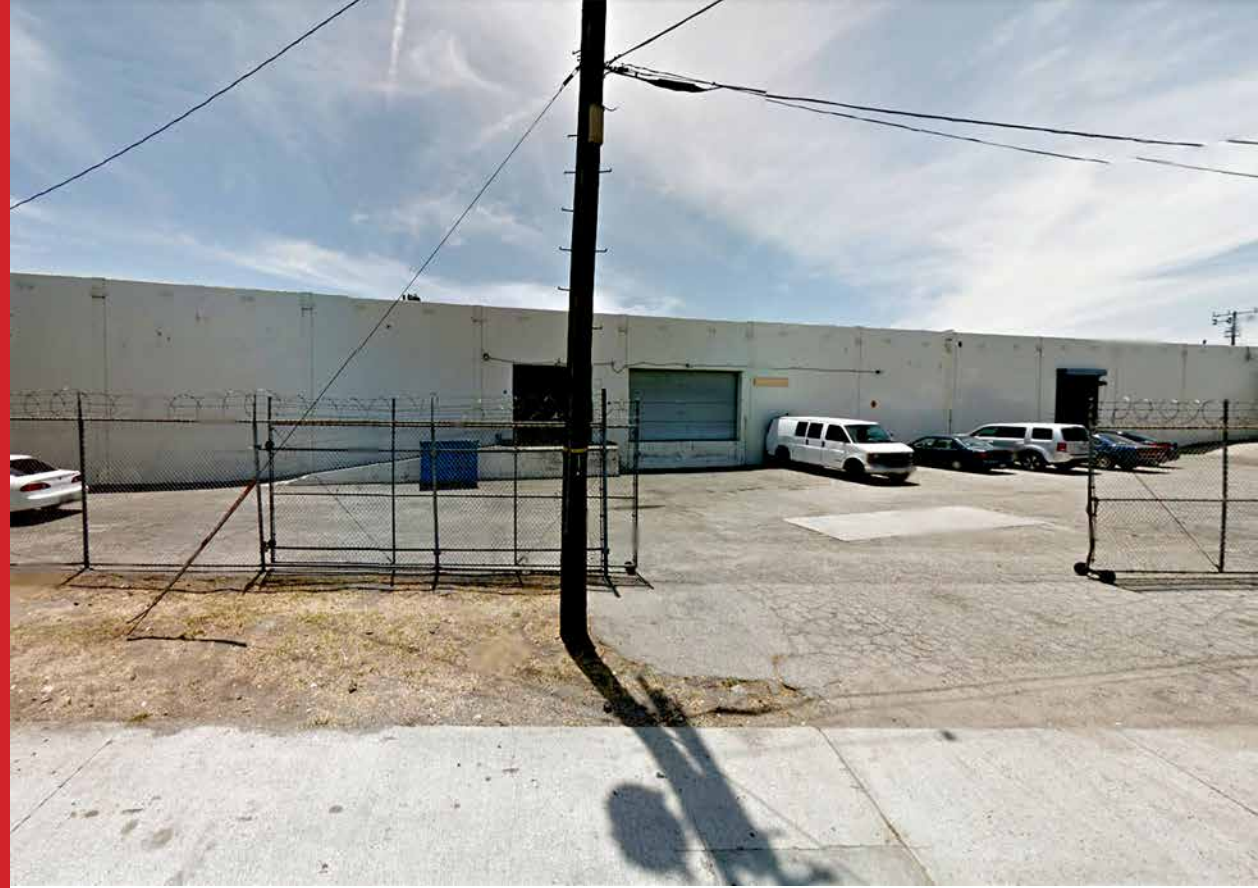
# Arts District Development Projects



**300 S Anderson Street  
Los Angeles, CA 90033**

**Unit 2: 3,385 Sq.Ft.**

**Unit 3: 4,495 Sq.Ft.**



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