

AVAILABLE FOR LEASE  
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES  
213.626.9101  
JERRY SACKLER

TOTAL 26,444 SF AVAILABLE

# 1926 EAST 14TH STREET

LOS ANGELES | CALIFORNIA | 90021

**JERRY SACKLER**

P: 213.270.2267

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CA License #01098039

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COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY DESCRIPTION

1926 E 14th Street in Los Angeles, CA 90021 is a fully renovated creative warehouse / office for lease. The warehouse has been recently sandblasted and has a freight elevator and conveyor belt for easy loading. The warehouse has high power and one large 16'x20' loading door. Zoning is LAM3 which allows for many heavy industrial uses featuring high power of A: 400 V: 240 0: 3 W: 4 Offices have full HVAC and a full kitchen and conference room is included on the second floor. Asking rate is \$0.95 per square foot or \$25,122 per month. Centrally located right by the Alameda Street with fantastic signage from the 10 Freeway. The warehouse features a private gated 16 car parking lot across the street. The ground floor is approximately 14,944 square feet and the second floor is approximately 11,500 square feet.

## PROPERTY FEATURES

- Lease Rate/Mo: \$25,122
- Lease Rate/SF: \$0.95
- Sandblasted Interior Exposed Brick
- Total 26,444 Square Feet Available for Lease
- Incredible Office/ Design Studio / Warehouse
- 100 % Refurbished - Must See
- Excellent Location - Frontage On 10 Fwy (At Alameda)
- 16 Car Fenced Secure Parking
- 11,500 SF Office/ Warehouse Second Floor - Design Space
- 14,944 Ground Level Warehouse
- High Power A: 400 V: 240 0: 3 W: 4
- LA M3 Zoning
- Fully Sprinklered
- 3-5 Year Minimum Lease Term
- 12' Clear Height
- One Grade Level / 16'x20' Loading Door
- Office Heat & AC HVAC
- Great Natural Light
- Conveyor Belt for Easy Access for Items to Second Floor
- One Freight Elevator

FOR MORE INFORMATION, CONTACT:

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# FOR LEASE

INCREDIBLE OFFICE | DESIGN STUDIO

WAREHOUSE

**1926**  
**EAST 14TH STREET**  
LOS ANGELES | CA | 90021



**DOWNTOWN LA**

COCA-COLA BOTTLING COMPANY

ROW DTLA

PRODUCE MART

**SUBJECT PROPERTY**

DOW JONES LA TIMES

GUESS

Google

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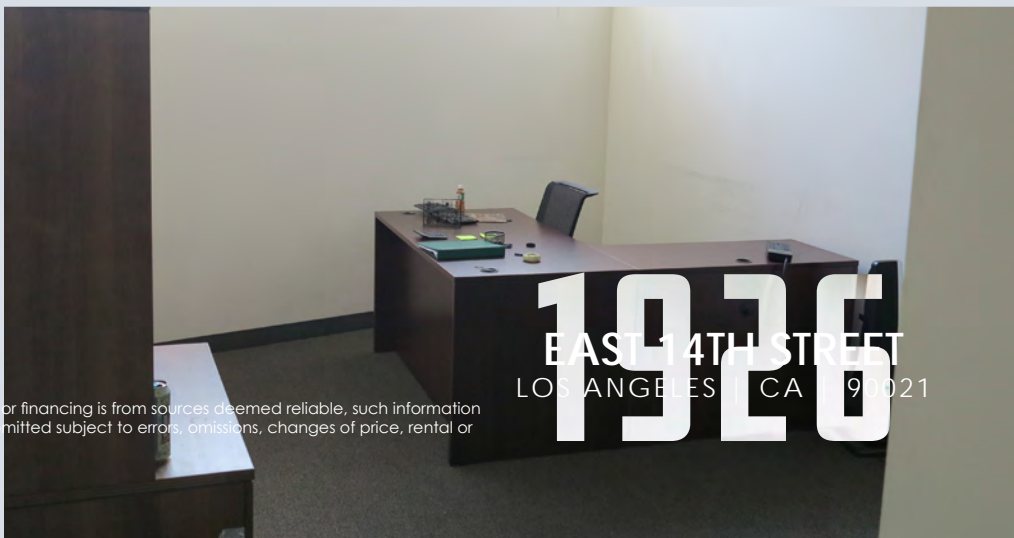
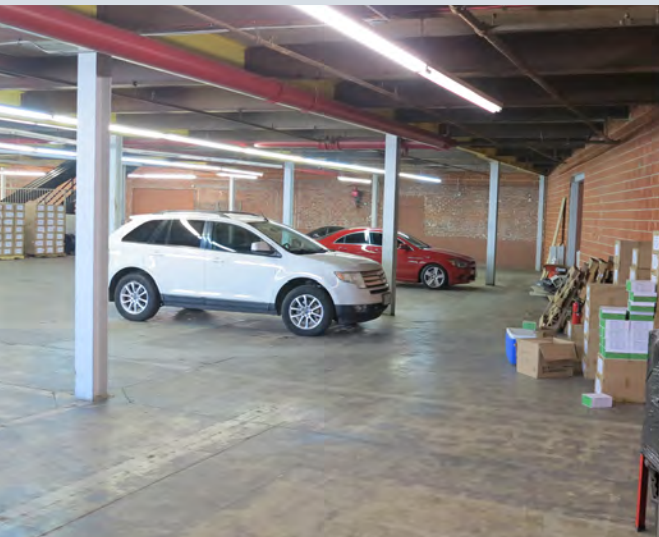
**1926**  
**EAST 14TH STREET**  
LOS ANGELES | CA | 90021

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FOR LEASE  
INCREDIBLE OFFICE | DESIGN STUDIO  
WAREHOUSE



EAST 14TH STREET  
LOS ANGELES, CA 90021  
**1926**

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# DEMOGRAPHICS

LOS ANGELES | CA

## LOS ANGELES 2019

<b>+424,823</b> PEOPLE <small>(3 MILE RADIUS)</small>	<b>+ 126,983</b> HOUSEHOLDS <small>(3 MILE RADIUS)</small>	<b>\$54,611</b> HH INCOME <small>(3 MILE RADIUS)</small>
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## LOS ANGELES 2040

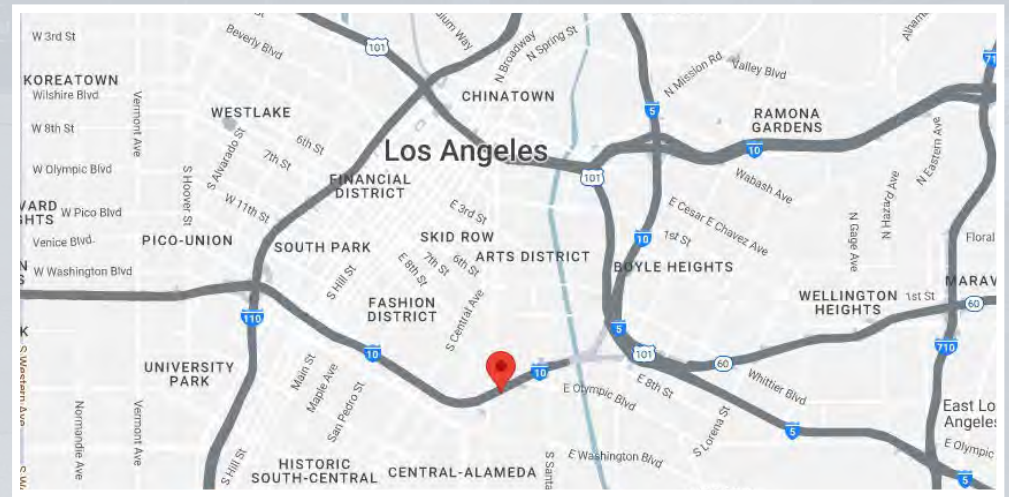
<b>+390,097</b> PEOPLE	<b>+122,521</b> HOUSING UNITS	<b>+55,000</b> JOBS
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## CONSUMER SPENDING

**\$3,012,610**  
CONSUMER SPENDING  
(3 MILE RADIUS) | 2024



**\$2,632,553**  
CONSUMER SPENDING  
(3 MILE RADIUS) | 2019



map by cartifact\*

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