

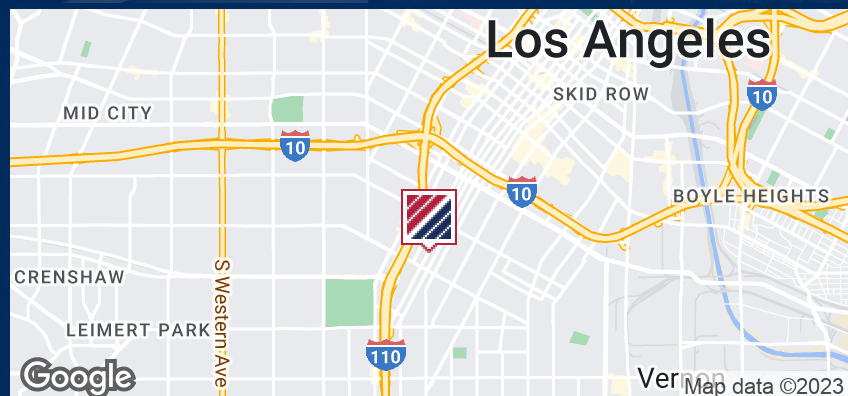


## INDUSTRIAL PROPERTY **FOR LEASE**

**3116 S. HILL ST.**  
LOS ANGELES | CA, 90007

### PROPERTY FEATURES:

- 1,550 SF Available | 150 SF Office | Lease Rate/SF: \$1.73
- Free Standing Building with Parking | Term: 3-5 Years
- Good Power | Multi-Use Layout | 1 Restroom
- Close to 110 and 10 Freeways
- Recently Renovated | Zoning: M1
- 13 Ft Clear Height | 1 GL Door: 10' x 12'
- Automatic Gate



FOR MORE INFORMATION PLEASE CONTACT:

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ASSOCIATE

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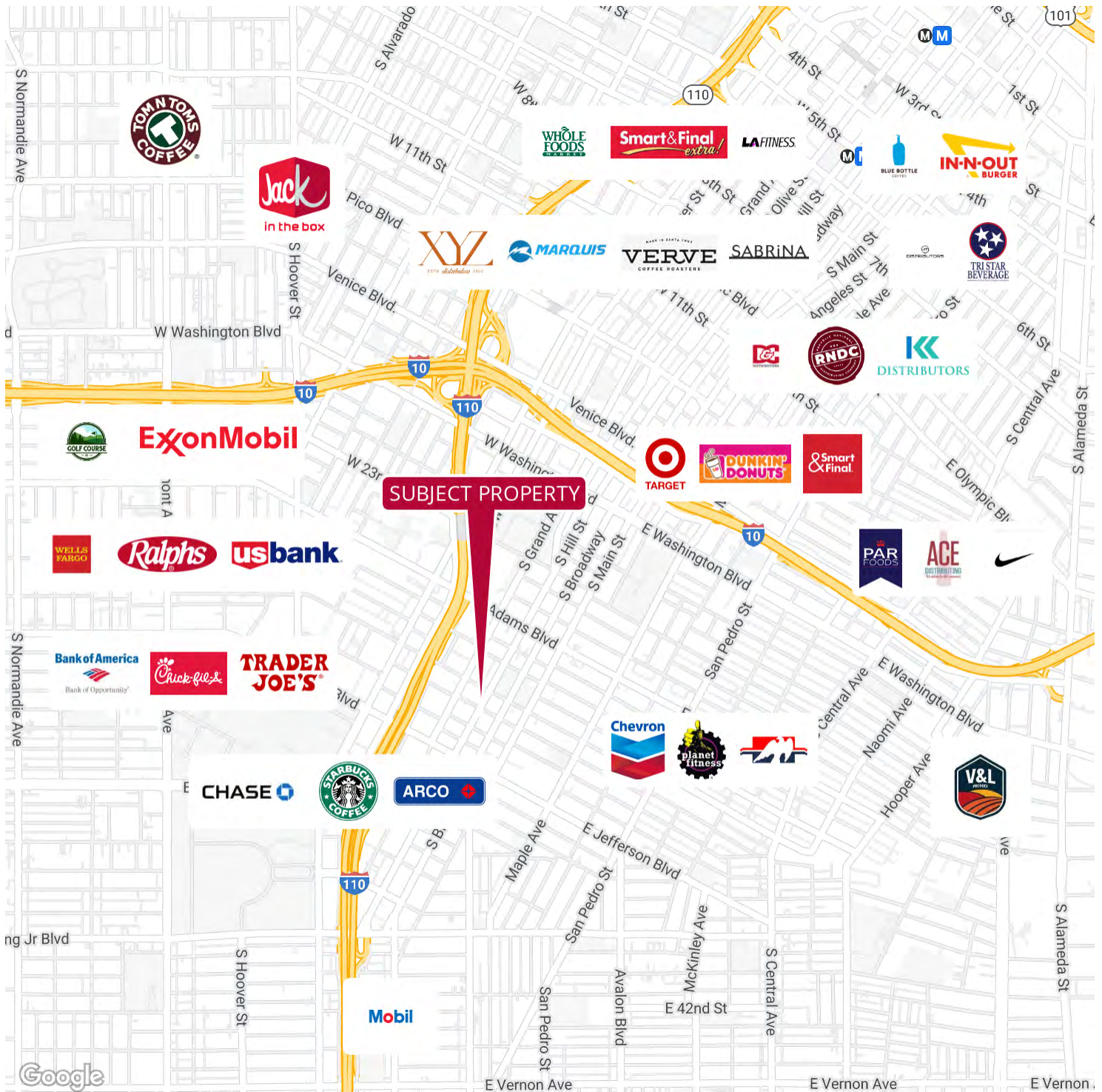
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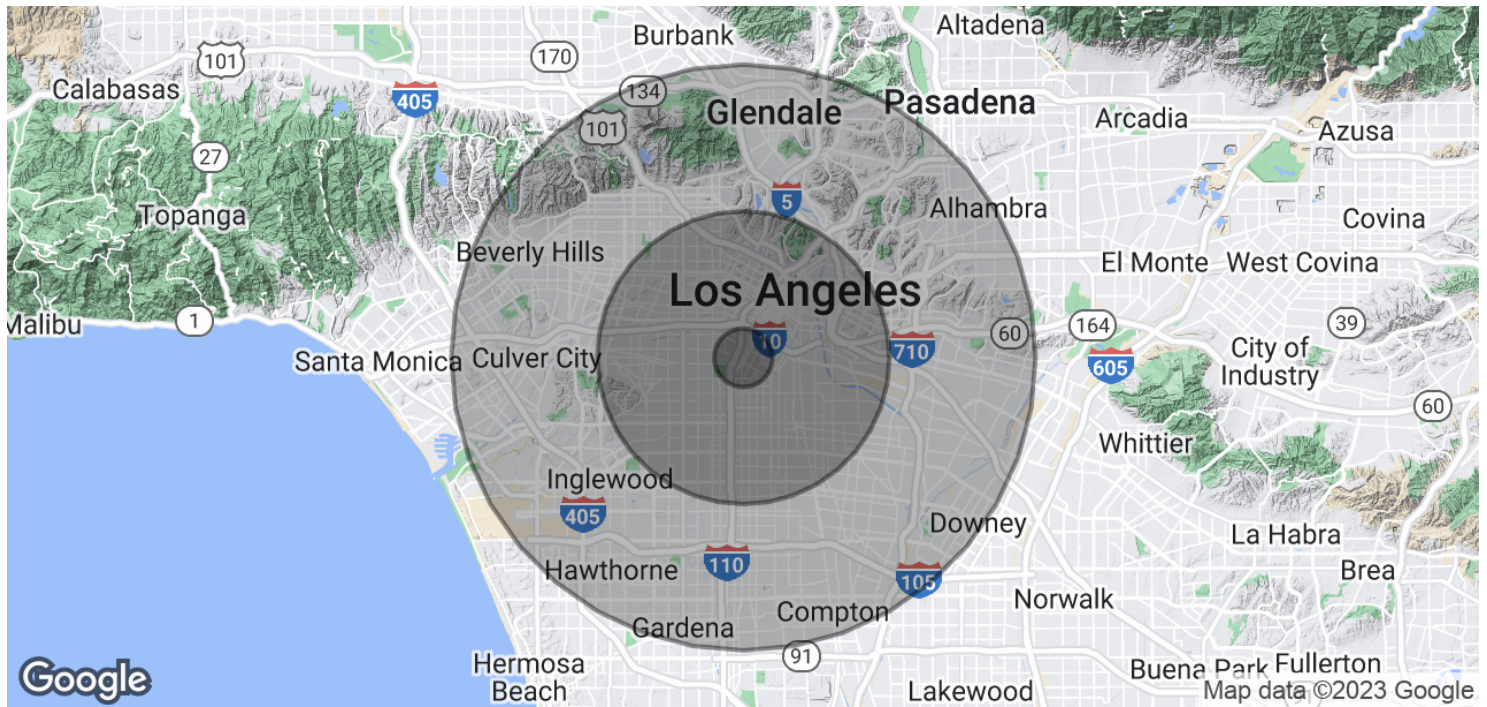
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## DEMOGRAPHICS

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	12,938	467,094	1,351,055
# of persons per HH	4.2	2.9	2.7
Average HH income	\$51,492	\$62,815	\$81,938
Average house value	\$370,806	\$459,280	\$608,238

\* Demographic data derived from 2020 ACS - US Census

## TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
S Broadway	W 31st St NE	18,146	2022	0.06 mi
S Broadway	W 31st St SW	15,798	2022	0.08 mi
W 30th St	S Olive St SE	2,547	2022	0.11 mi
S Grand Ave	W 30th St SW	13,690	2022	0.12 mi

\* Traffic Count data derived from CoStar

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