

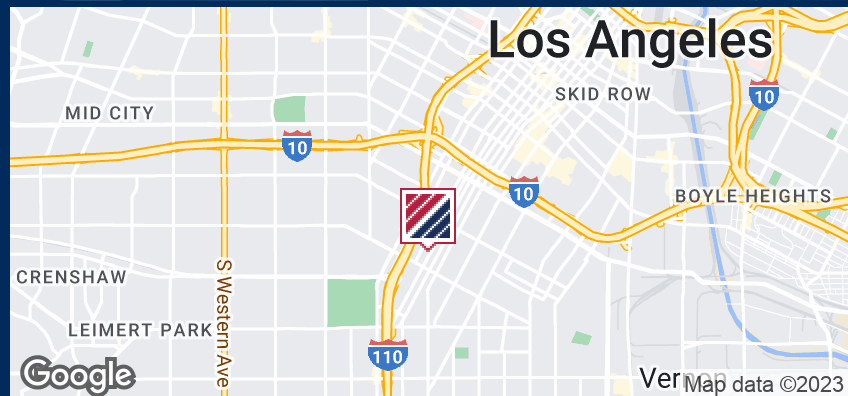


INDUSTRIAL PROPERTY FOR LEASE

3101 S. HILL ST.
LOS ANGELES | CA, 90007

PROPERTY FEATURES:

- 7,731 SF Available | 1,500 SF Office | Lease Rate/SF: \$1.36
- Free Standing Building with Parking | Term: 3-5 Years
- Excellent Industrial or Flex Space | 2 Restrooms
- Close to 110 / 10 Freeways, USC, and Fashion District
- Zoning: M1-2-0
- 20 Ft Clear Height | 1 GL Door: 10' x 12'



FOR MORE INFORMATION PLEASE CONTACT:

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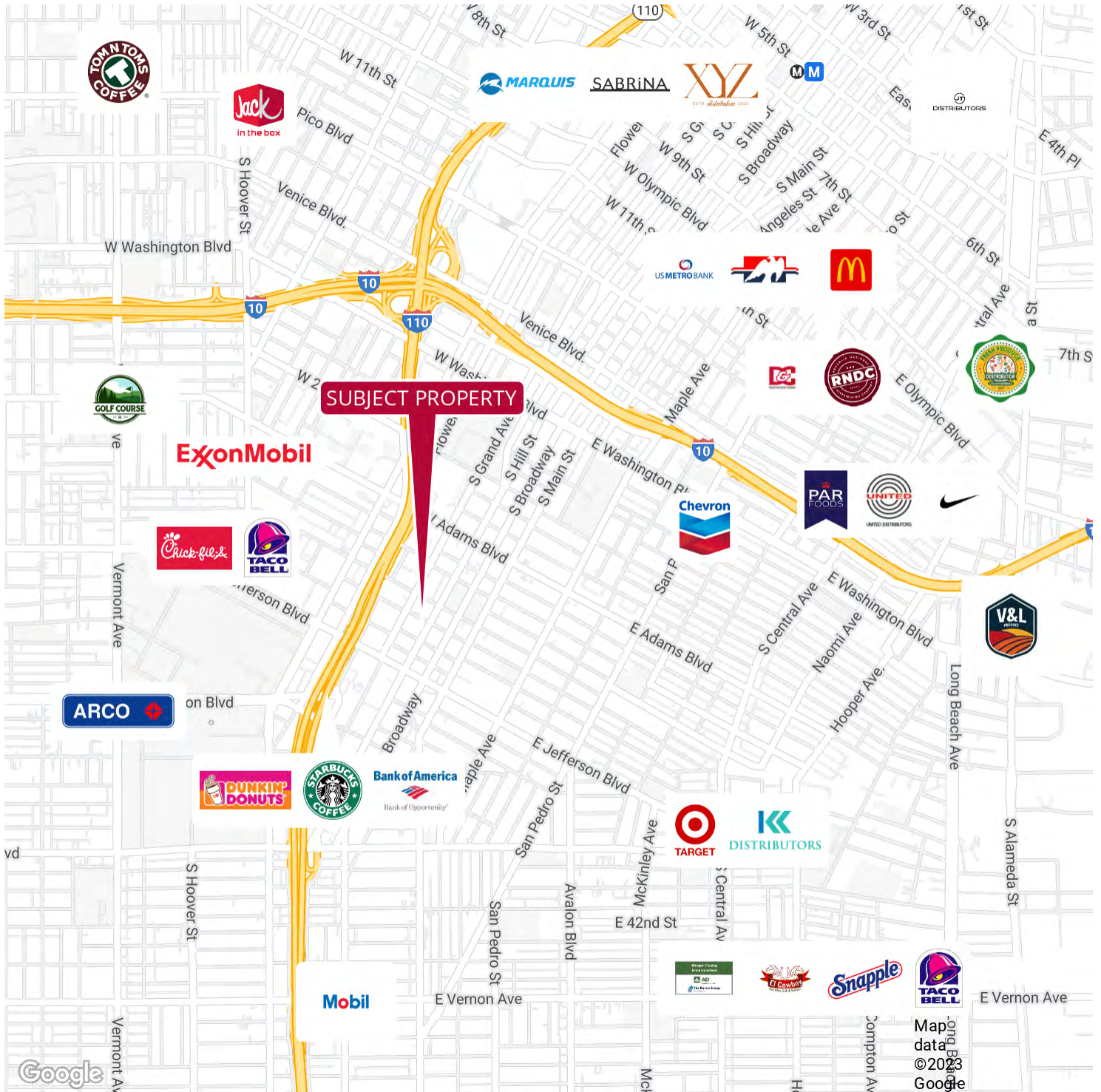
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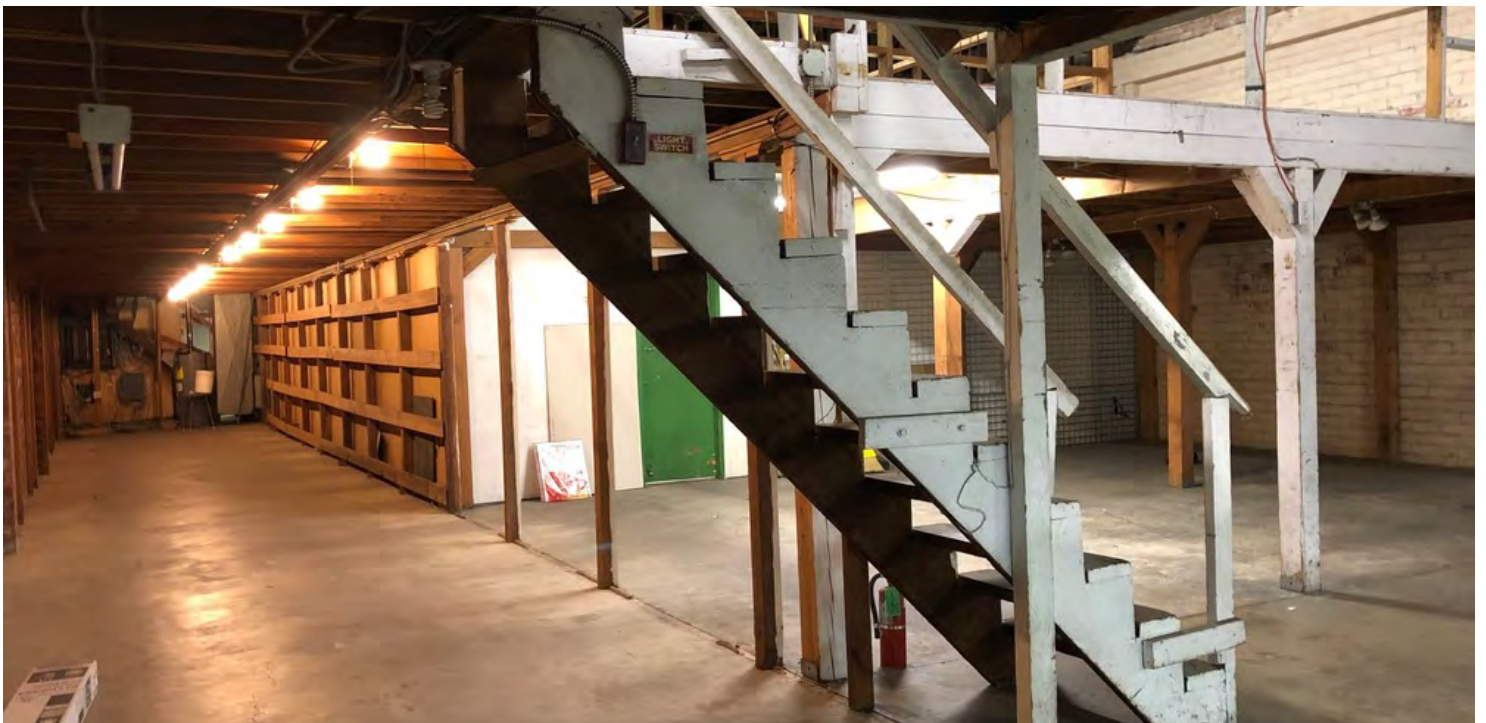


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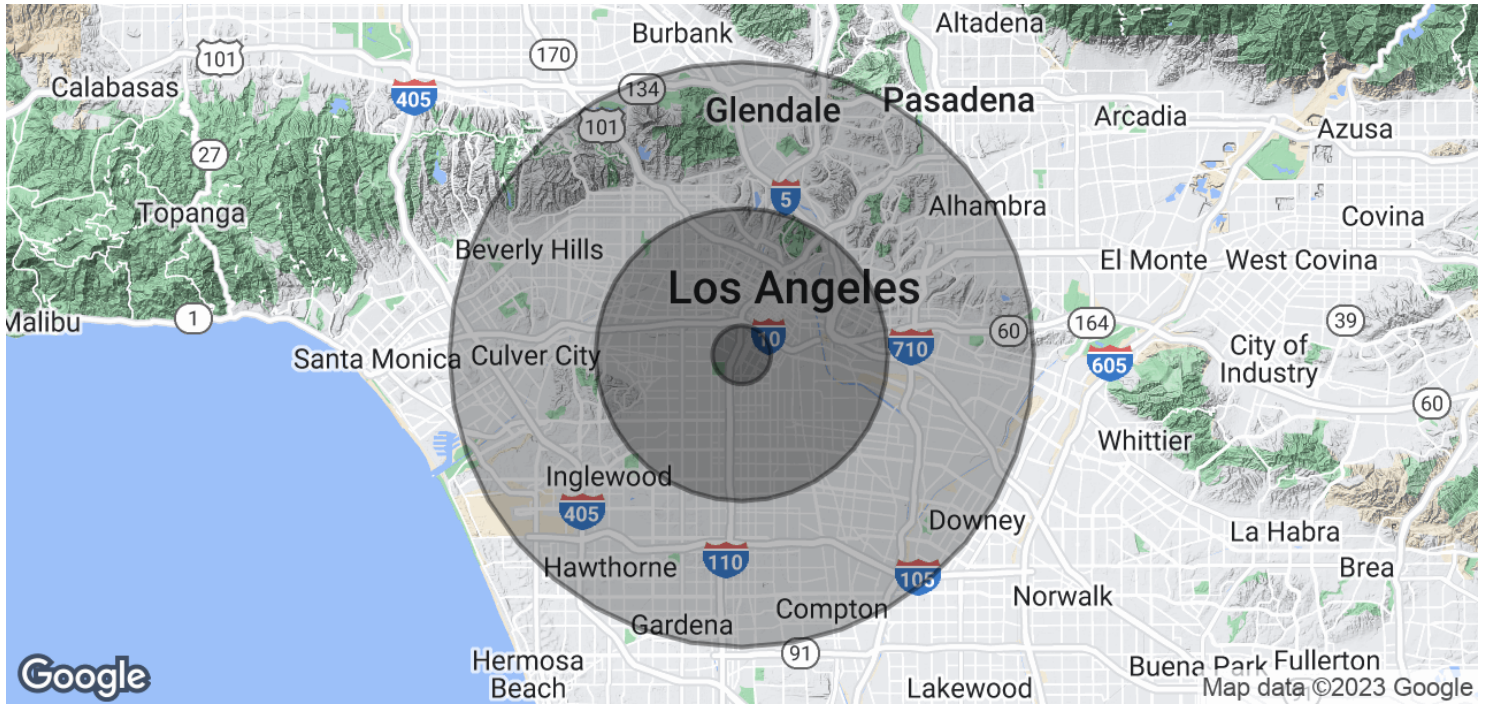
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DEMOGRAPHICS

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	12,935	467,574	1,351,434
# of persons per HH	4.2	2.9	2.7
Average HH income	\$52,280	\$62,922	\$82,006
Average house value	\$371,038	\$460,606	\$608,841

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
S Grand Ave	W 30th St NE	13,690	2022	0.09 mi
S Broadway	W 31st St NE	18,146	2022	0.09 mi
W 30th St	S Olive St SE	2,547	2022	0.09 mi
S Broadway	W 31st St SW	15,798	2022	0.10 mi

* Traffic Count data derived from CoStar

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