

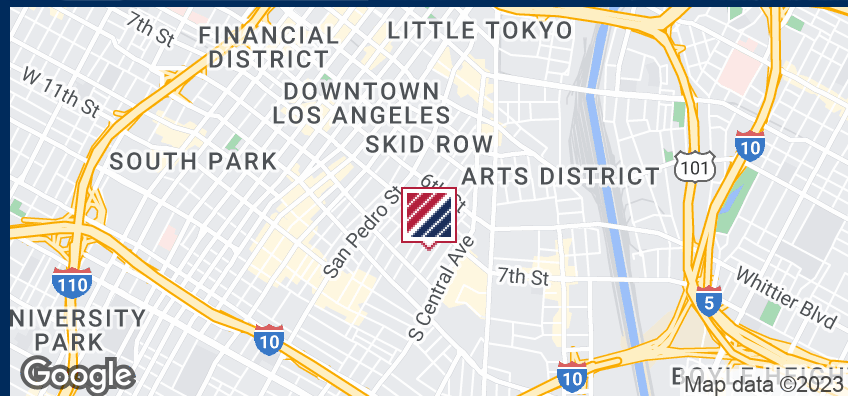


# INDUSTRIAL PROPERTY FOR LEASE

745 KOHLER ST  
LOS ANGELES | CA, 90021

## PROPERTY FEATURES:

- 4,000 SF Building | Asking: \$6,200.00 /Month
- 1,000 SF Office
- 2 Parking Spaces (More Possible)
- Ground Level Door
- 16 FT Clear Height
- Close to Produce, Arts, Garment, & Fabric Districts
- Mezzanine Space Can Be Completed to Suit
- Building Recently Rehabbed
- Just North of E. 8th St | 2 Blocks West of Central



FOR MORE INFORMATION PLEASE CONTACT:

**KAM ELGHANIAN**

VICE PRESIDENT

P: 213.820.1686

kamelghanian@aol.com

CABRE #01044538

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

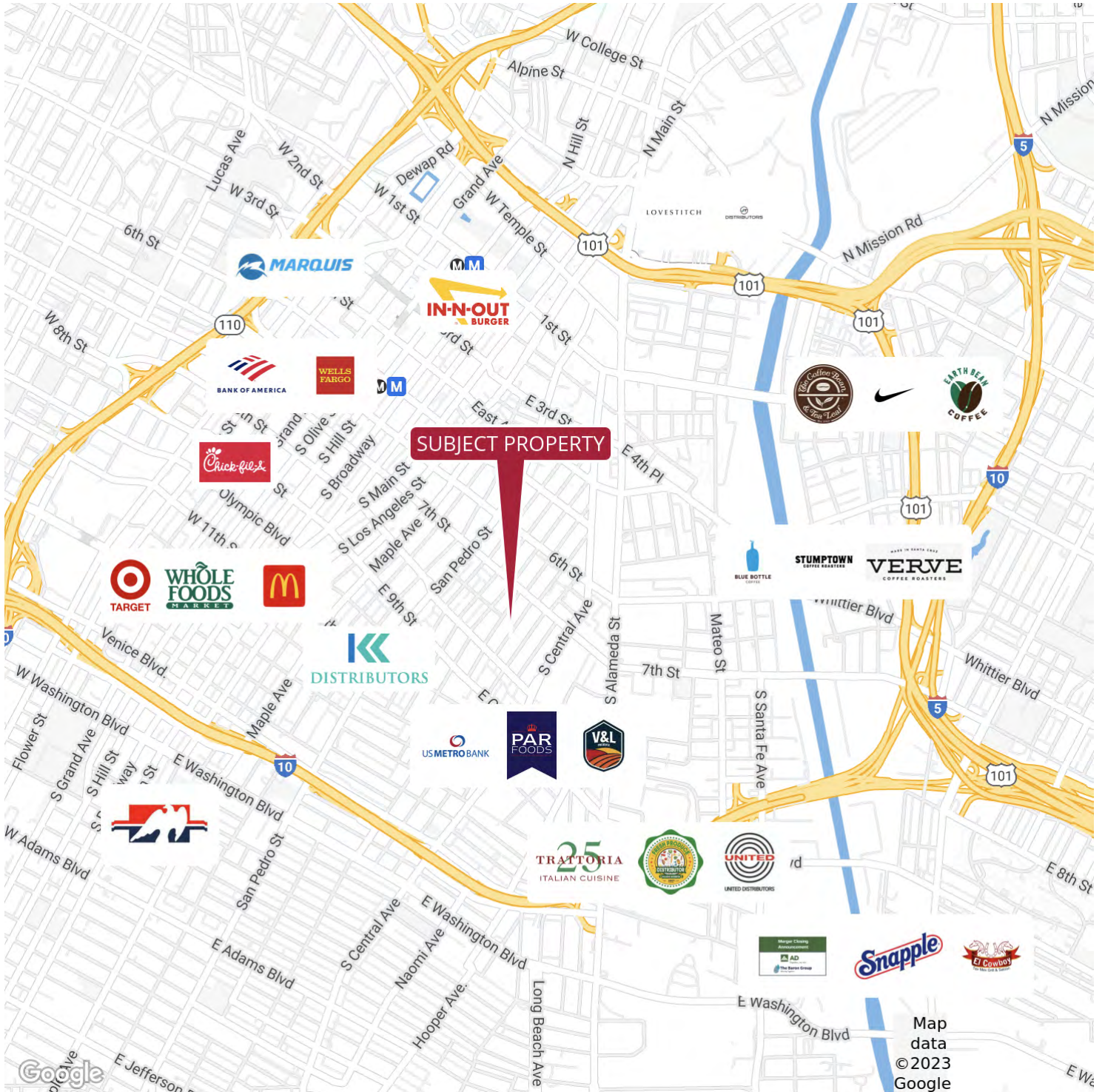
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



745

KOHLER ST  
LOS ANGELES | CA

FOR LEASE  
INDUSTRIAL PROPERTY



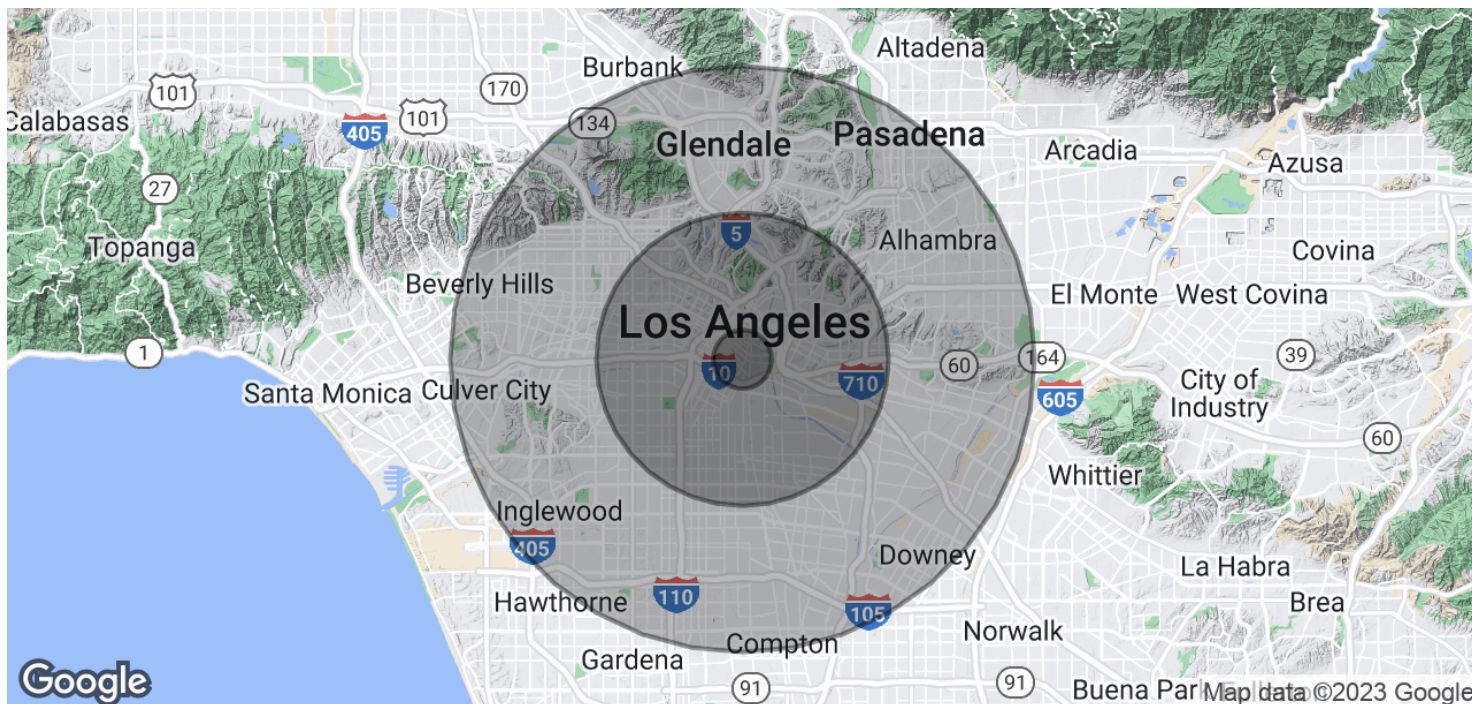
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



745

KOHLER ST  
LOS ANGELES | CA

**FOR LEASE**  
INDUSTRIAL PROPERTY



DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	30,331	1,271,701	3,617,350
Median age	40.9	33.6	35.9
Median age (Male)	40.8	32.7	34.8
Median age (Female)	40.7	34.8	37.1

\* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Kohler St	E 8th St SW	1,068	2022	0.04 mi
E 7th St	Kohler St SE	21,493	2022	0.10 mi
E 7th St	Merchant St SE	23,202	2022	0.11 mi
E 8th St	Kohler St SE	5,021	2022	0.14 mi

\* Traffic Count data derived from CoStar

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.