



1834

E. 22ND ST.
LOS ANGELES | CA



FOR LEASE

INDUSTRIAL BUILDING



25,000 SF
AVAILABLE



25
PARKING SPACES



3,800 SF
OFFICES



20 FT
CLEAR HEIGHT

PROPERTY HIGHLIGHTS

- Well Located DTLA Area
- Ideal for a Multitude of Uses
- 4 Dock High Doors
- 1 Ground Level Door
- Zoning: M3-1
- Sprinklered
- Fenced / Paved Yard
- 4 Restrooms

FOR MORE INFORMATION PLEASE CONTACT:

JERRY SACKLER

EXECUTIVE VICE PRESIDENT

P: 213.270.2267 | M: 310.721.5000

jerry.sackler@daumcommercial.com

CADRE #01098039

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

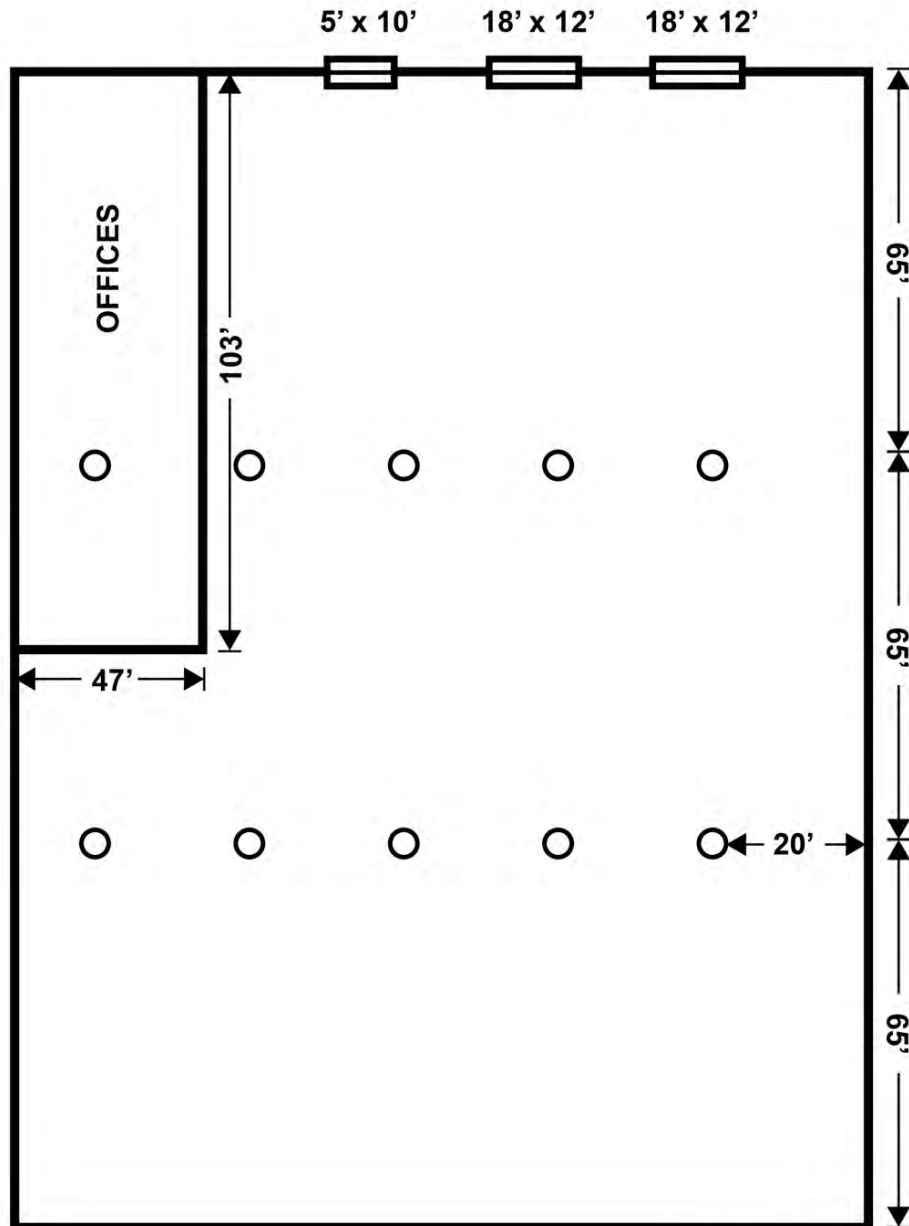
1834

E. 22ND ST.
LOS ANGELES | CA

FOR LEASE

OFFICE BUILDING

FLOOR PLAN

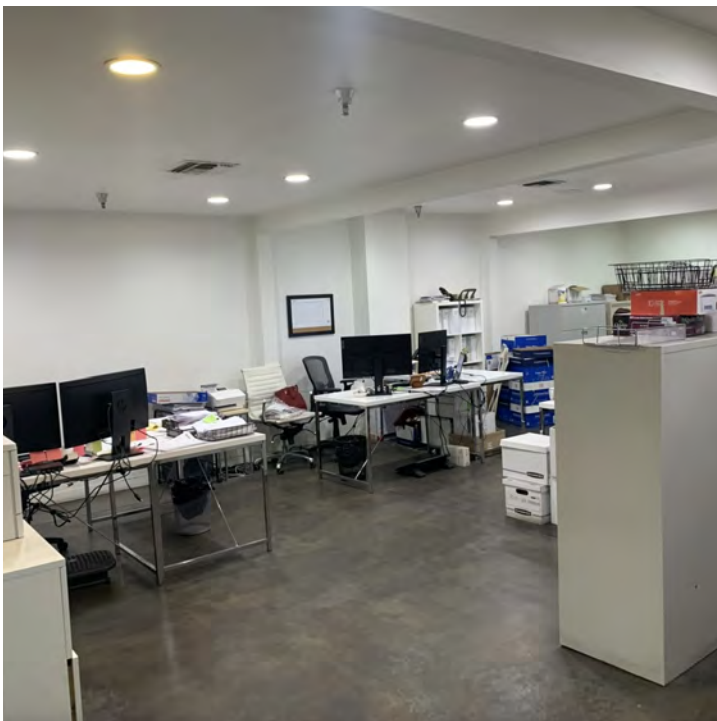
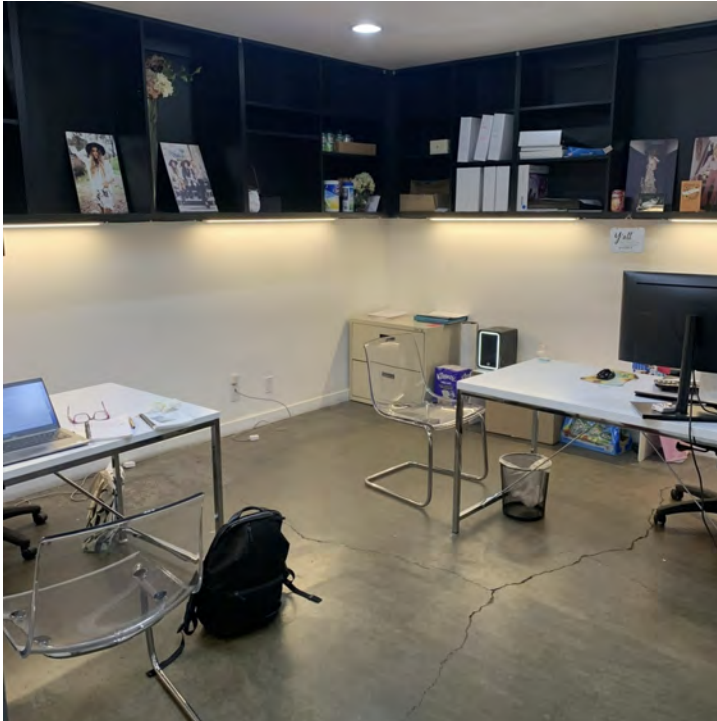


*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

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.

1834 E. 22ND ST.
LOS ANGELES | CA

FOR LEASE
INDUSTRIAL BUILDING



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.

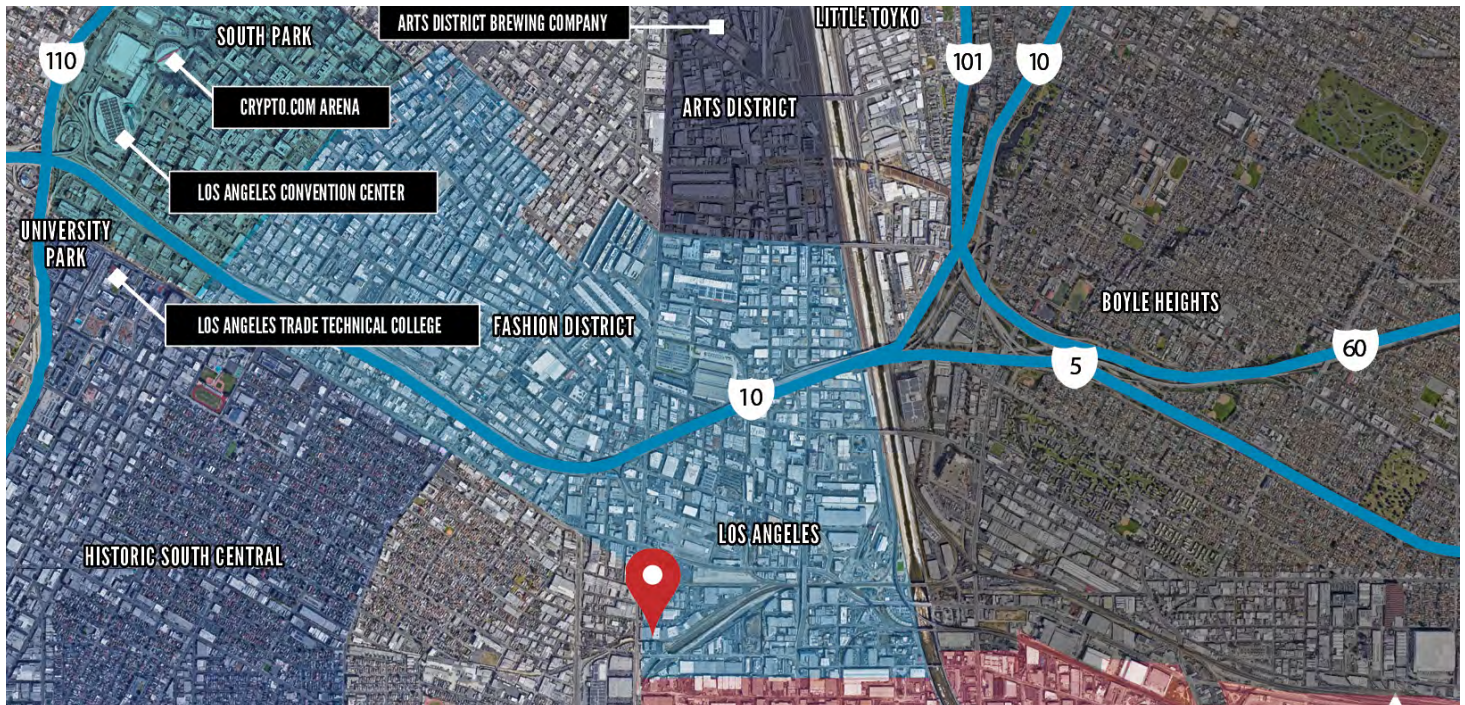
DAUM
COMMERCIAL REAL ESTATE SERVICES

1834

E. 22ND ST.
LOS ANGELES | CA

FOR LEASE

INDUSTRIAL BUILDING



DEMOGRAPHICS

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 5,883 | 405,899 | 1,319,764 |
| # of persons per HH | 3.9 | 3.2 | 2.8 |
| Average HH income | \$54,629 | \$58,109 | \$77,794 |
| Average house value | \$429,332 | \$392,583 | \$551,844 |

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

| COLLECTION STREET | CROSS STREET | TRAFFIC VOLUME | COUNT YEAR | DISTANCE FROM PROPERTY |
|-------------------|--------------------|----------------|------------|------------------------|
| Alameda St | E 25th St N | 6,344 | 2022 | 0.15 mi |
| E 24th St | E Long Beach Ave W | 5,440 | 2022 | 0.19 mi |
| S Alameda St | E 22nd St N | 12,953 | 2022 | 0.19 mi |
| E 20th St | McGarry St E | 2,051 | 2022 | 0.22 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.

