

# LOCATED IN THE HEART OF THE FASHION DISTRICT



**1404 S. MAIN STREET**  
LOS ANGELES | CA

**FOR LEASE | 2,343 SQUARE FEET**  
CREATIVE SPACE

## FOR MORE INFORMATION, CONTACT:

**BRYAN ABAYAN**  
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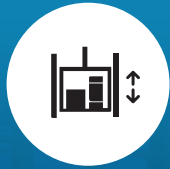
**JERRY SACKLER**  
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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY FEATURES



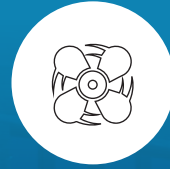
2,343 SQUARE FEET AVAILABLE



FREIGHT ELEVATOR



12' CLEAR HEIGHT



CENTRAL HVAC



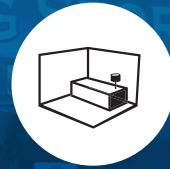
LOCATED IN CENTRAL LA



CLOSE PROXIMITY TO I-10 FREEWAY



1902 YEAR BUILT

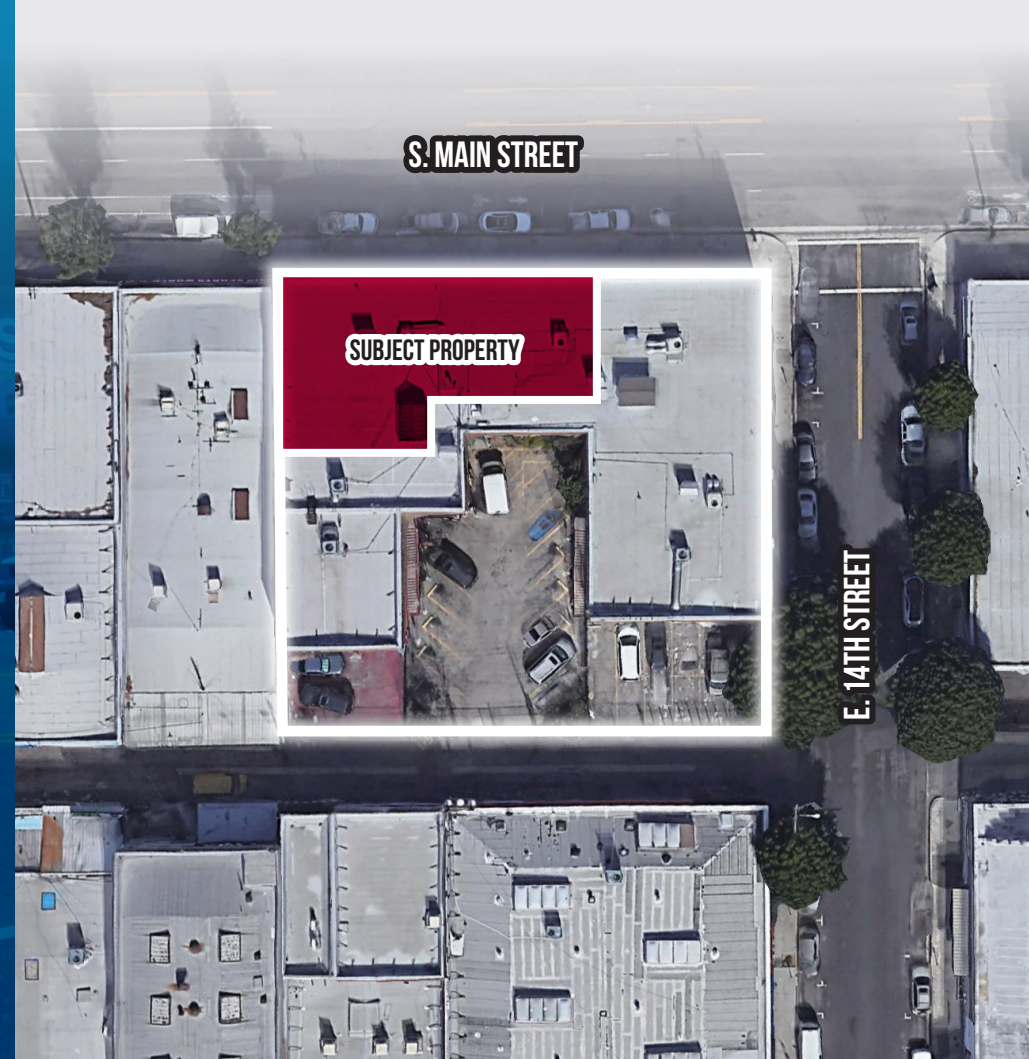


PRIVATE EXECUTIVE OFFICES & SMALL WAREHOUSE

- Lease Rate: \$2.50 Per Square Foot Gross
- Great garment - design space
- Red brick with natural light
- Oversized freight elevator
- Four private offices with windows facing Main St.
- One large open floorplan room/warehouse
- Central HVAC included and sprinklered
- New state of the art camera system included
- Alley access
- Men's and women's restroom
- Minutes from garment marts
- Second floor office/warehouse/flex space

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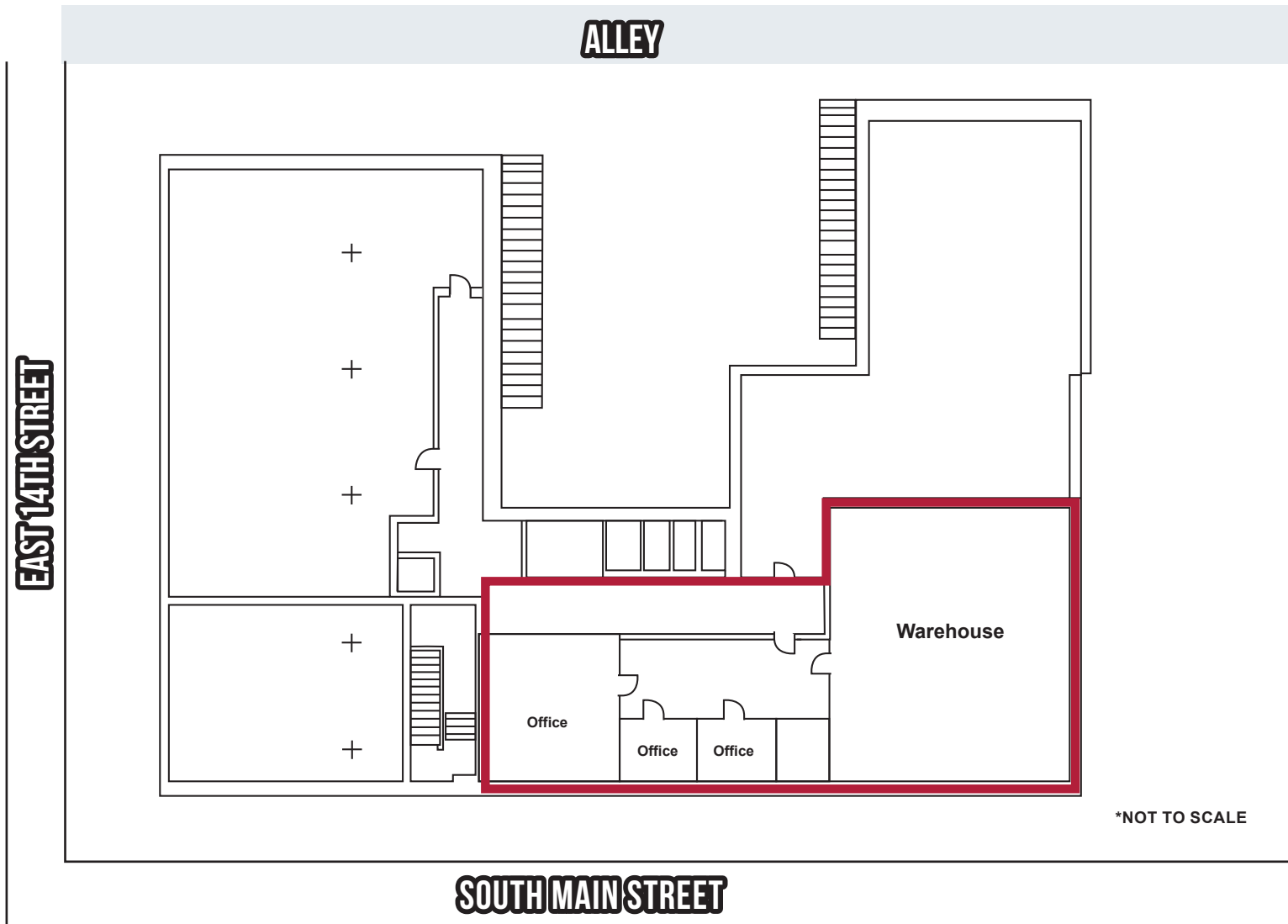
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\*NOT TO SCALE

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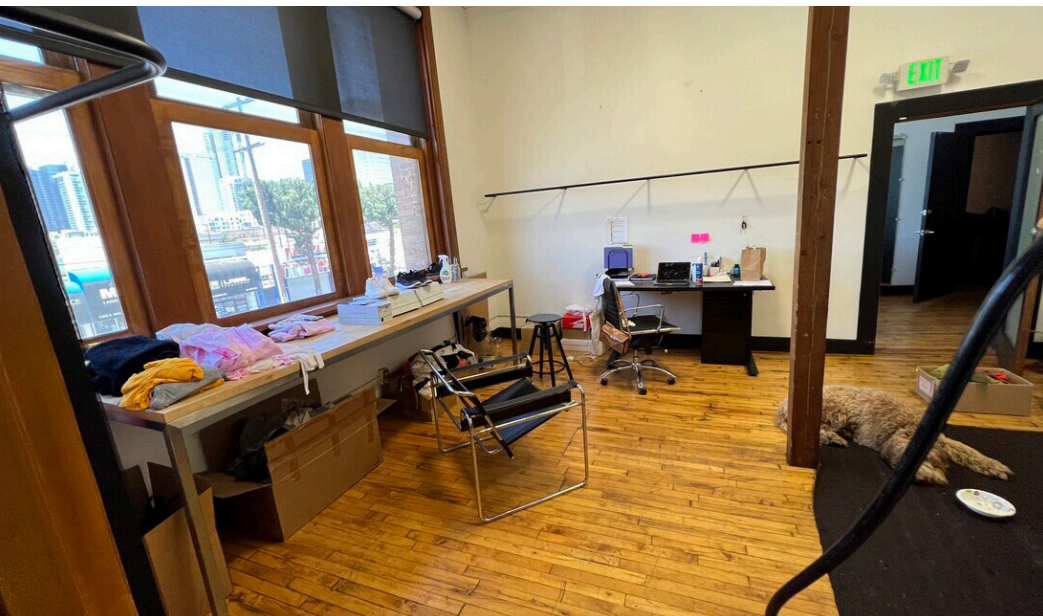
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FLOOR PLAN



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PROPERTY PHOTOS

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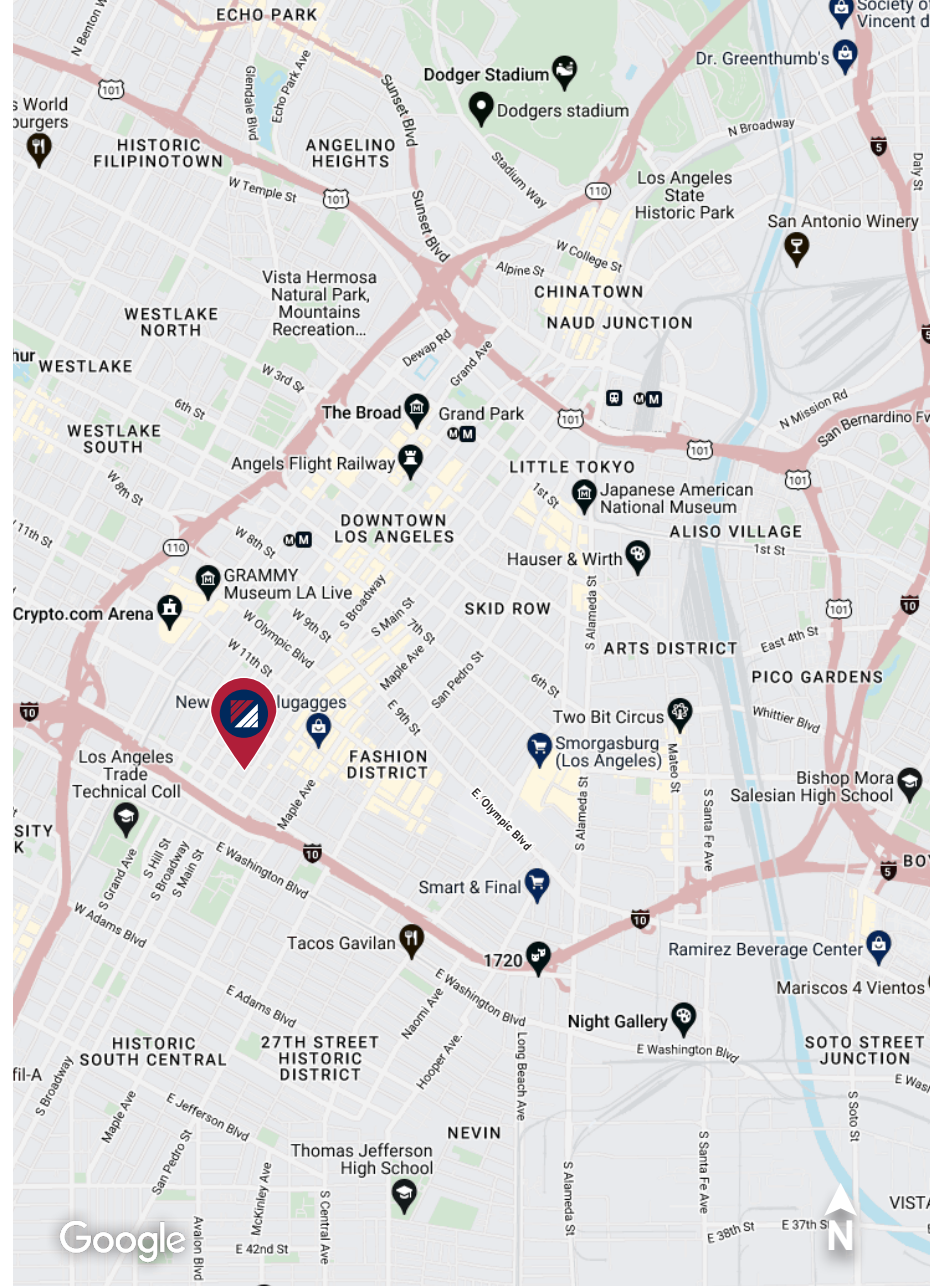
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## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
E 14th St	S Main St NW	1,441	2022	0.02 mi
S Main St	E 15th St SW	16,984	2022	0.05 mi
S Main St	W 14th PI NE	14,741	2022	0.05 mi
S Los Angeles St	E 14th St NE	11,055	2022	0.05 mi
W 14th St	S Broadway NW	535	2022	0.06 mi
E 15th St	S Main St NW	1,119	2022	0.07 mi
E 14th St	Saint Josephs PI SE	1,593	2022	0.08 mi
S Los Angeles St	E Pico Blvd NE	12,657	2022	0.08 mi
W 15th St	S Broadway NW	763	2022	0.09 mi

## DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2010 Population	211,307	1,259,989	3,566,170
2022 Population	240,184	1,305,370	3,621,766
2027 Population Projection	241,978	1,293,925	3,576,645
2010 Households	69,323	387,540	1,183,163
2022 Households	84,017	405,337	1,205,201
2027 Household Projection	85,504	402,427	1,190,676
Total Specified Consumer Spending (\$)	\$2.1B	\$11B	\$37.4B
Avg Household Income	\$69,202	\$69,397	\$86,854
Median Household Income	\$41,364	\$47,657	\$61,057



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### LOCAL AMENITIES



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