



1716-1718

ALBION ST
LOS ANGELES | CA



FOR LEASE

INDUSTRIAL PROPERTY



4,610 SF
AVAILABLE



400 SF
OFFICE



12 FT
CLEAR HEIGHT



2
GROUND LEVEL DOORS

PROPERTY HIGHLIGHTS

- Incredible Location off Main St
- Functional Small Building w/ ±6,350 SF Lot
- Yard: Fenced / Paved
- Located Next to New City Park
- Prime Studio Space
- Zoning: UI
- 12' Clear Height
- 2 10' X 10' GL Doors
- 4 Restrooms
- Walking Distance to Art Loft Brewery

FOR MORE INFORMATION PLEASE CONTACT:

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CADRE #01210653

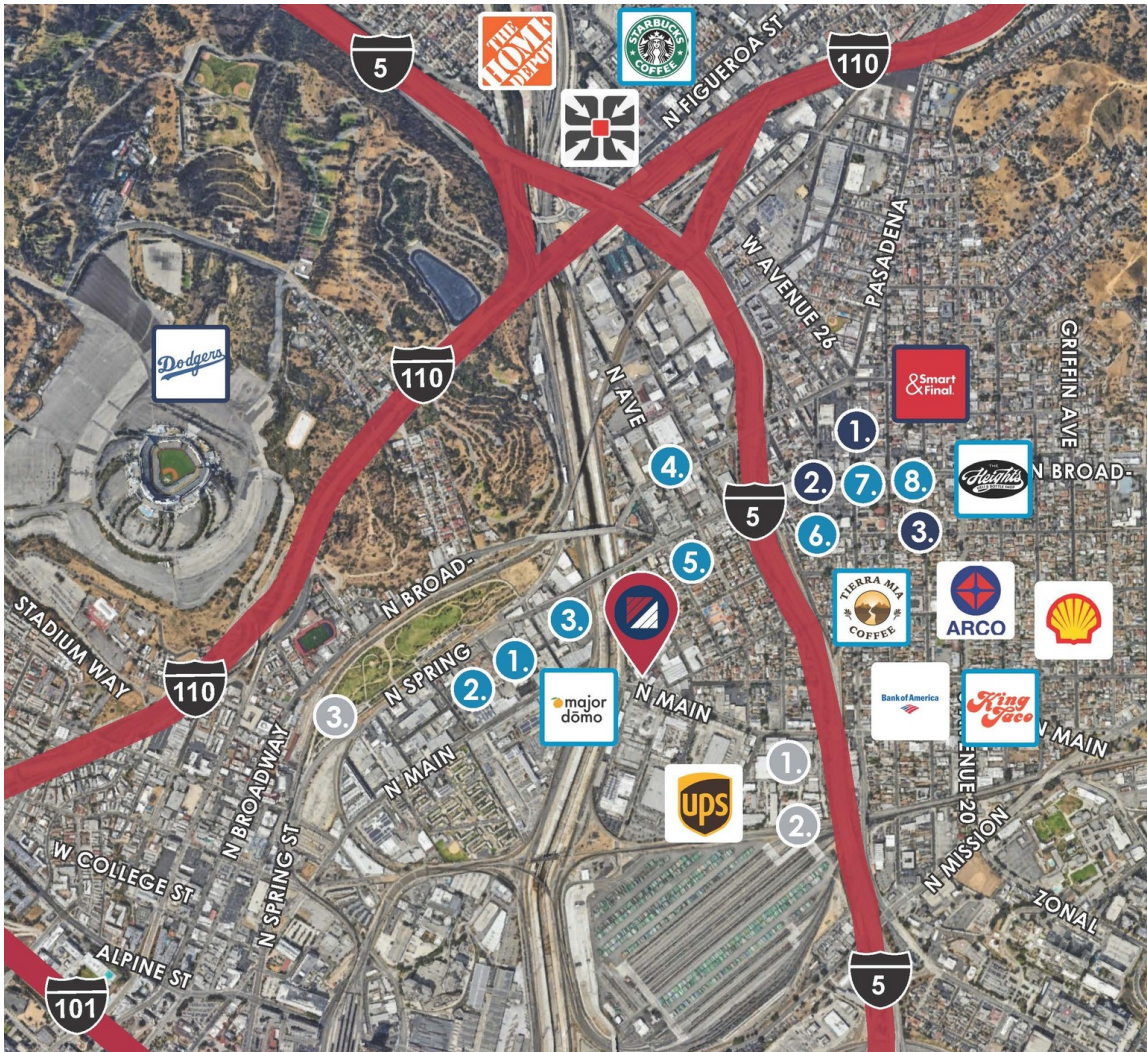
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Restaurants | Bars | Cafes

- ① Angelino Wine Company
- ② Oracle Tavern
- ③ Apotheke LA
- ④ Mazal
- ⑤ Gamboge
- ⑥ Moo's Craft BBQ
- ⑦ B Twentyfour
- ⑧ The Airliner
- Major Domo
- Tierra Mia Coffee
- The Heights Deli & Coffee Shop
- King Taco
- Starbucks

Utilities

- ① UPS Customer Center
- ② LAC + USC Medical Center
- ③ Shell
- ④ Bank of America
- ⑤ Arco
- ⑥ Home Depot
- ⑦ Storquest Self Storage

Amenities | Attractions

- ① Brewery Art Walk
- ② The Stronghold Climbing Gym
- ③ The Los Angeles State Historic Park
- CVS
- Smart & Final
- Dodgers Stadium

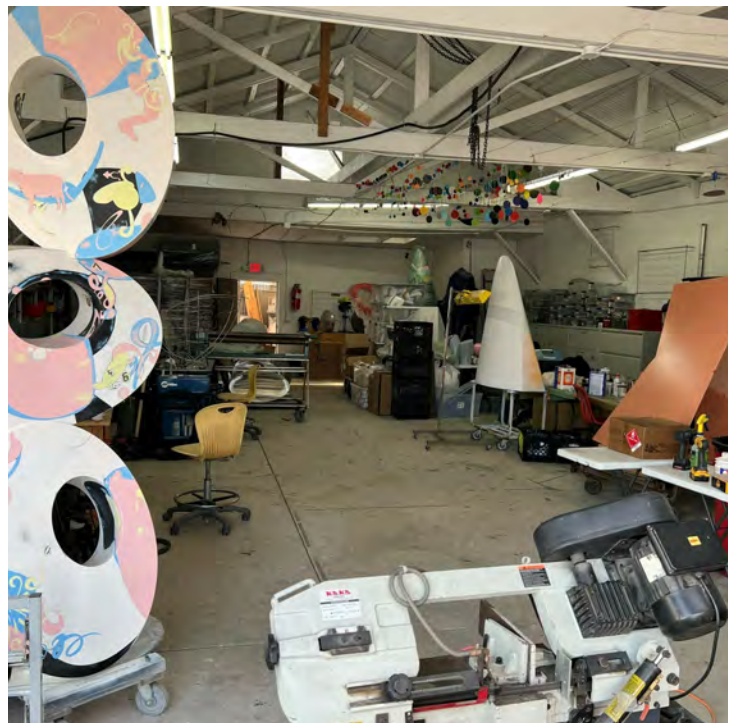
Transportation

- ① Daly / Pasadena Bus Stop
- ② Broadway / Ave 22 Bus Stop
- ③ Broadway / Daly Bus Stop

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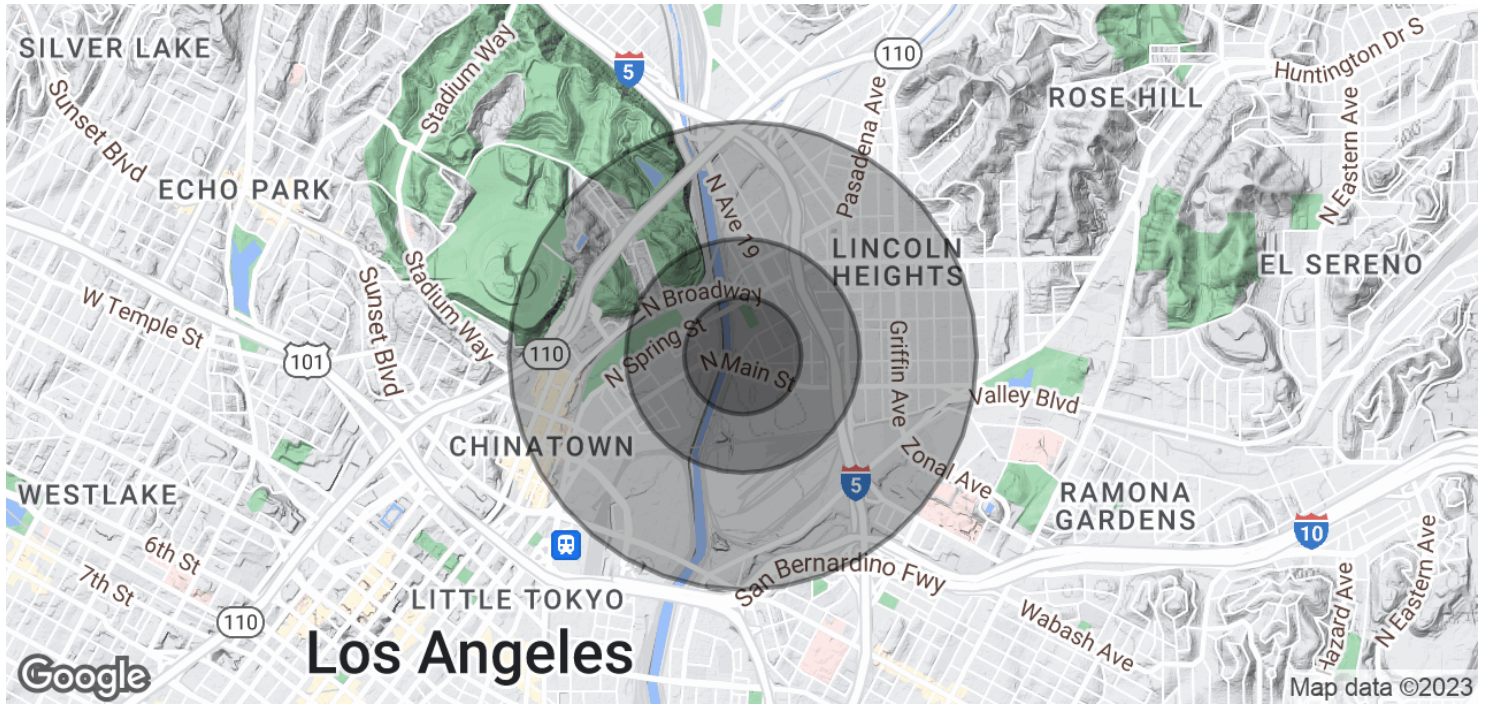


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DAUM
COMMERCIAL REAL ESTATE SERVICES

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DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	1,514	5,711	32,611
Median age	40.1	39.6	36.0
Median age (Male)	38.4	37.6	34.0
Median age (Female)	41.5	41.2	37.6

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
N Main St	Albion St W	13,730	2022	0.04 mi
N Main St	Lamar St E	14,124	2022	0.05 mi
N Main St	S Ave 19 SE	17,538	2022	0.20 mi
N Spring St	N Broadway NE	17,435	2022	0.22 mi

* Traffic Count data derived from CoStar

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