



FOR LEASE

735 KOHLER STREET
LOS ANGELES | CA 90021

FOR MORE INFORMATION PLEASE CONTACT:

KAM ELGHANIAN
VICE PRESIDENT

P: 213.820.1686

Kamelghanian@aol.com

CADRE #01044538

Property Features

- Clear Span Warehouse
- 2 Car Secure and Gated Parking Spaces
- Close Proximity to Hispanic Products District
- Perfect for Produce, Seafood & Multitude of Other Uses
- Close to Central/Olympic
- Immediate Occupancy
- \$8,850 / Month Gross
- Unit can be delivered at \$1.15 per square foot per month without parking

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.

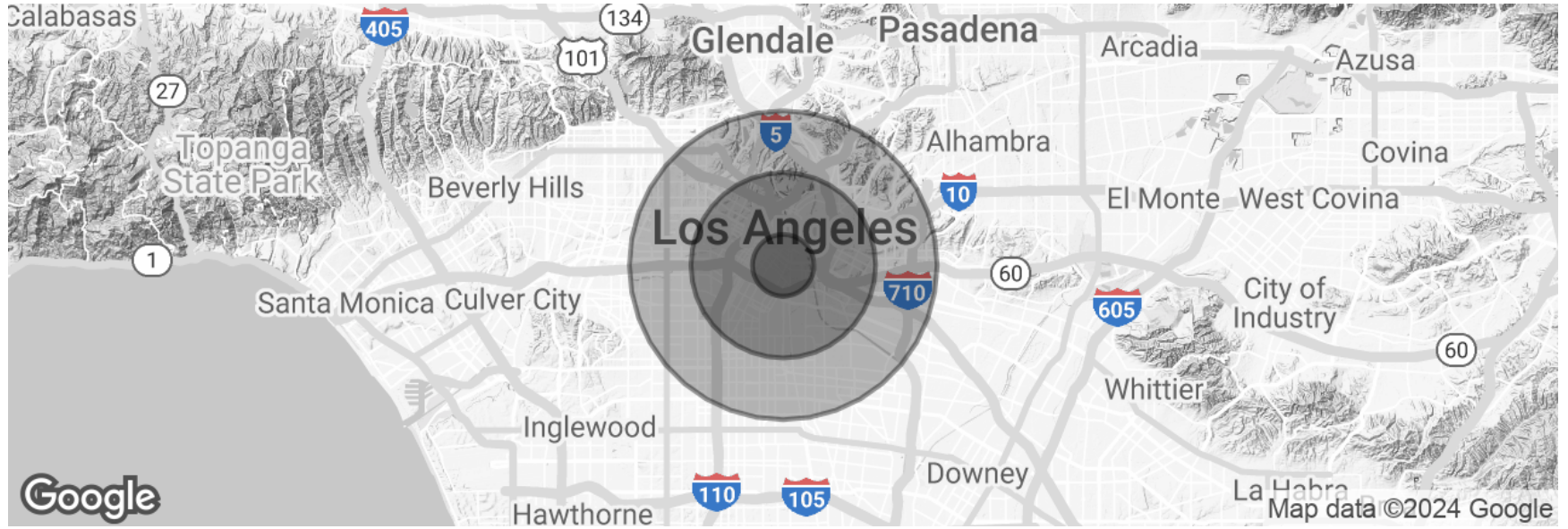


±7,080 SF INDUSTRIAL

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	30,261	462,790	1,269,402
Average Age	41.0	32.8	33.6
Average Age (Male)	40.9	31.8	32.7
Average Age (Female)	40.8	33.7	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	20,728	161,276	428,998
# of Persons per HH	1.5	2.9	3.0
Average HH Income	\$56,985	\$57,499	\$63,591
Average House Value	\$239,034	\$347,176	\$453,808

* Demographic data derived from 2020 ACS - US Census

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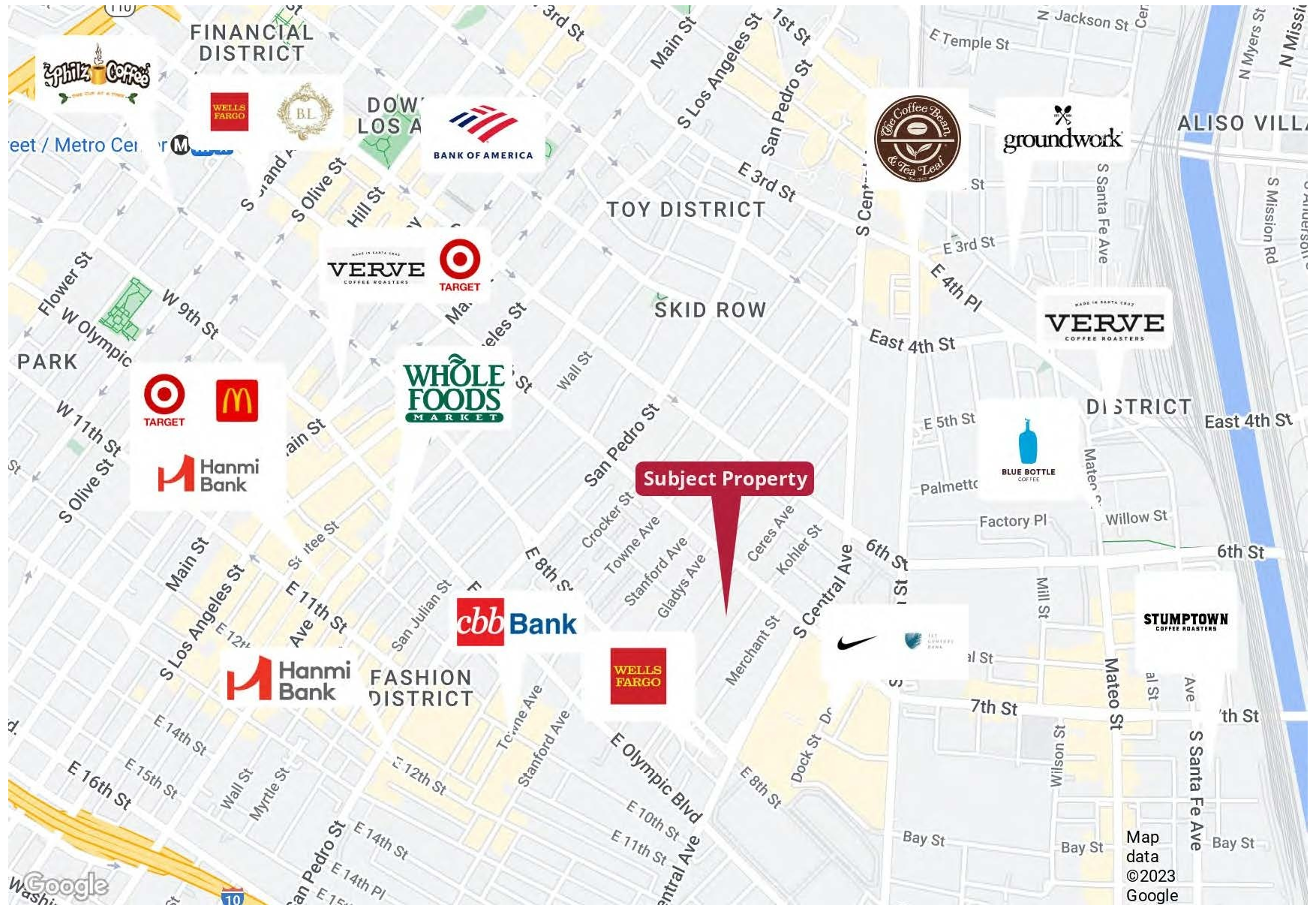
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