



FOR LEASE

738 CROCKER STREET
LOS ANGELES | CA 90021

FOR MORE INFORMATION PLEASE CONTACT:

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VICE PRESIDENT

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CADRE #01044538

Property Features

- ±2,600 SF Industrial Warehouse
- \$3,500.00 Monthly
- Central Los Angeles Location
- 22 Foot High Ceiling
- Electric Loading Door
- Private Fenced Alley
- 200 Amps. 120/240 Volts. 3 Phase, and 4 Wire Power
- Entire Unit is Air Conditioned
- Minutes from 10, 110, 101, and 5 Freeways

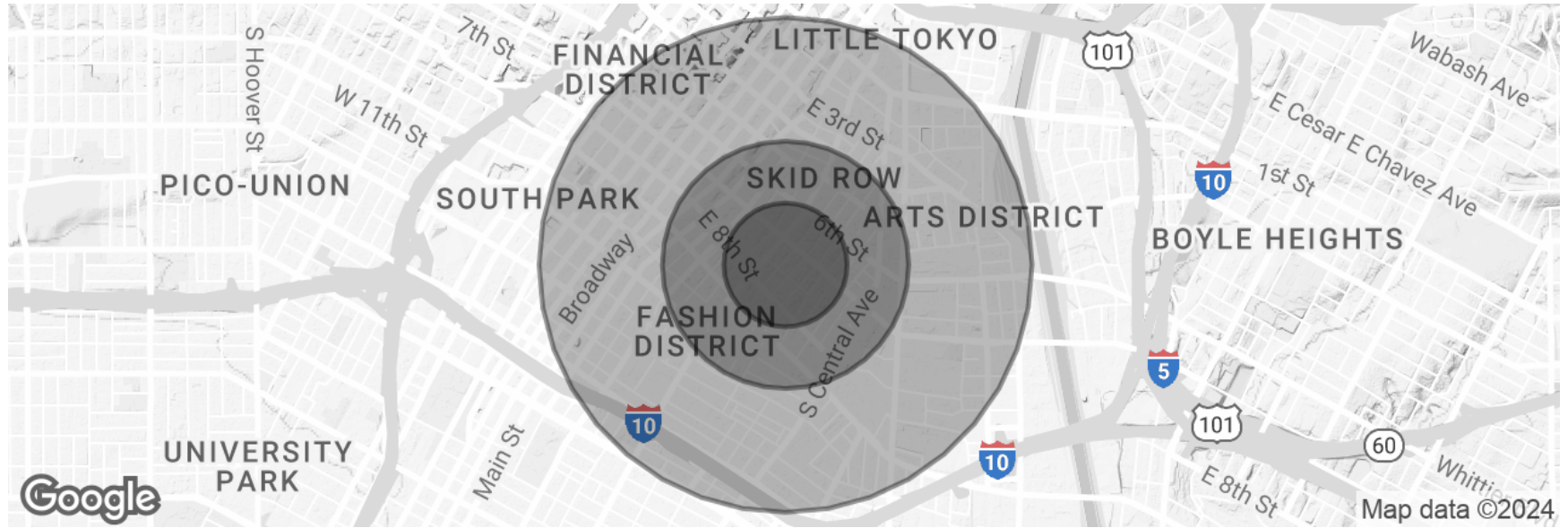
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**DAUM**
COMMERCIAL REAL ESTATE SERVICES

±2,600 INDUSTRIAL WAREHOUSE

±2,600 SF
INDUSTRIAL

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,217	10,829	37,520
Average Age	50.1	46.2	41.5
Average Age (Male)	50.0	46.1	40.3
Average Age (Female)	50.9	46.5	41.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	997	6,238	26,563
# of Persons per HH	2.2	1.7	1.4
Average HH Income	\$19,953	\$38,227	\$64,385
Average House Value	\$102,437	\$63,999	\$269,599

* Demographic data derived from 2020 ACS - US Census

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