



FULLY REFURBISHED AND READY FOR OCCUPANCY

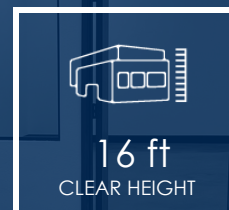
# 1517

MATEO ST  
LOS ANGELES | CA



## FOR LEASE

INDUSTRIAL PROPERTY



### PROPERTY HIGHLIGHTS

- 13,500 SF Available
- 4,500 SF of Office Space w/ New LED Lighting
- 16' Clear Height
- LED High Bay Lighting w/ Sensors
- Scrim Foil
- Painted Interior Warehouse Walls
- Fire Sprinklers
- 18 Parking Spaces
- Manufacturing Space Includes Design Room
- Sample Room, Employee Lunchroom
- Excellent Appeal
- Building Vacant-Refurbishment Complete
- \$1.35 / SF / Month Gross

FOR MORE INFORMATION PLEASE CONTACT:

**JEFF THOMPSON**

VICE PRESIDENT

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CADRE #00833131

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.

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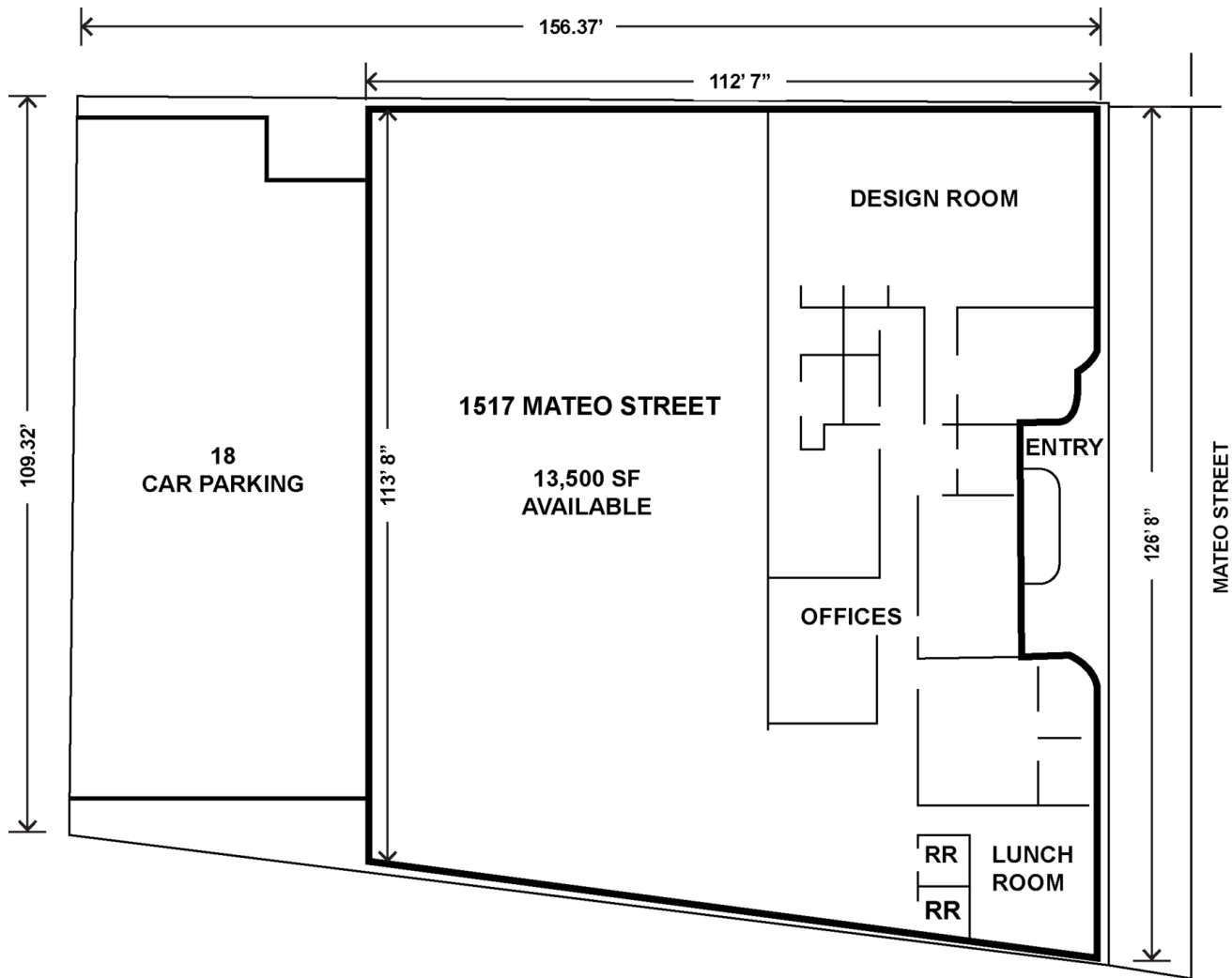


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\*NOT TO SCALE

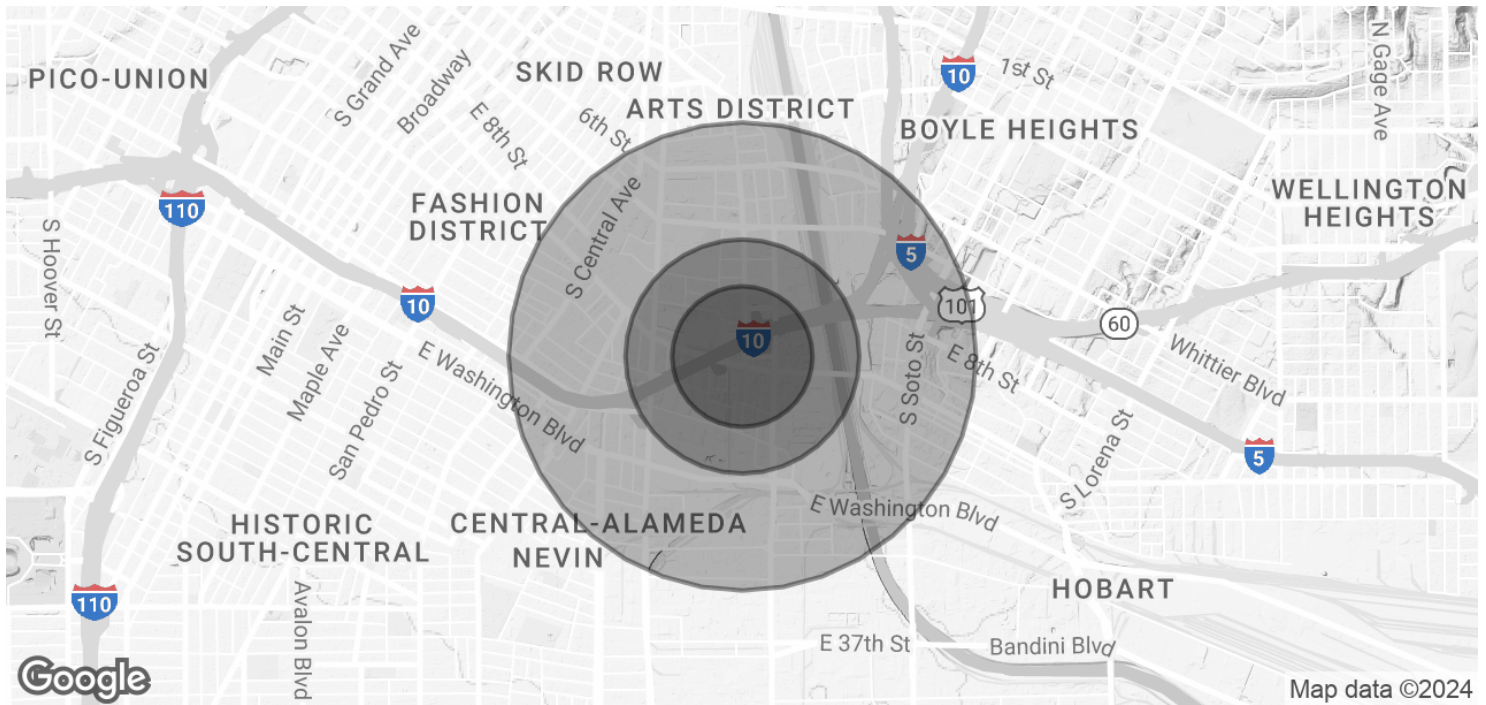
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## DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	427	994	9,232
Median age	41	42	40
Median age (Male)	42	43	40
Median age (Female)	40	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	205	470	3,051
# of persons per HH	2.1	2.1	3
Average HH income	\$147,421	\$127,024	\$77,951
Average house value	\$1,440,487	\$1,314,749	\$838,046

\* Demographic data derived from 2020 ACS - US Census

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