





745

MERCHANT STREET
LOS ANGELES | CA

FOR LEASE INDUSTRIAL PROPERTY



3,162 SF
AVAILABLE



3
BEDROOMS



14 ft
CLEAR HEIGHT



4
PARKING SPACES



PROPERTY HIGHLIGHTS

- Close to Arts District / Beautiful Live/Work Unit
- Air conditioned 3 bedroom, 2 bath unit
- Full Kitchen. Washer/ Dryer Hookup
- 4 car Secure and Gated Parking Spaces
- Exposed Brick

FOR MORE INFORMATION PLEASE CONTACT:

KAM ELGHANIAN

VICE PRESIDENT

P: 213.820.1686

kamelghanian@aol.com

CADRE #01044538

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.

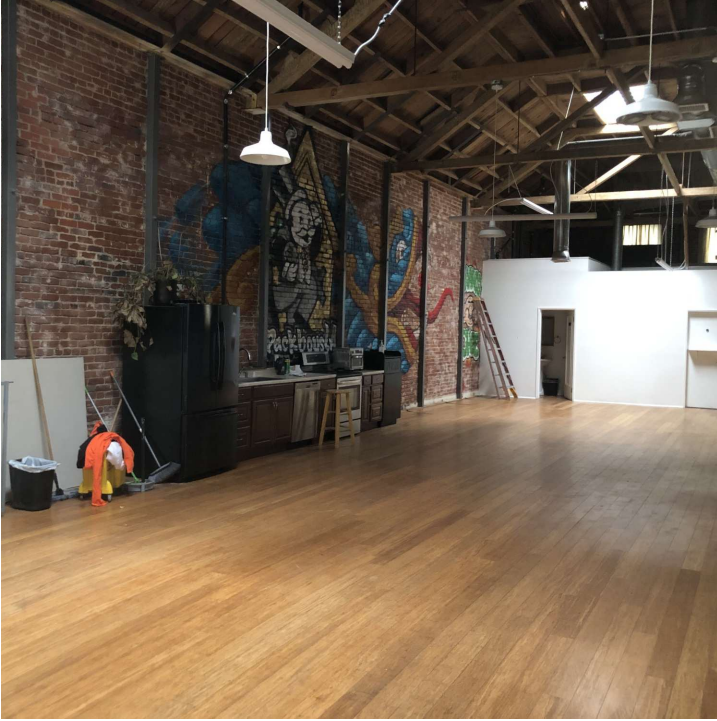
DAUM
COMMERCIAL REAL ESTATE SERVICES

745

MERCHANT STREET
LOS ANGELES | CA

FOR LEASE

INDUSTRIAL PROPERTY



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.

DAUM
COMMERCIAL REAL ESTATE SERVICES

745

MERCHANT STREET
LOS ANGELES | CA

FOR LEASE

INDUSTRIAL PROPERTY



DEMOGRAPHICS

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	146,043	382,702	1,181,246
# of persons per HH	1	1	2
Average HH income	\$70,098	\$74,376	\$91,176
Average house value	\$703,840	\$732,103	\$791,225

* Demographic data derived from CoStar

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE PROPERTY
Kohler St	E 8th St SW	1,068	2022	0.04 mi
S Central Ave	E 8th St SW	23,589	2022	0.08 mi
S Central Ave	E 7th St NE	22,727	2022	0.11 mi

* Traffic Count data derived from CoStar

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.

