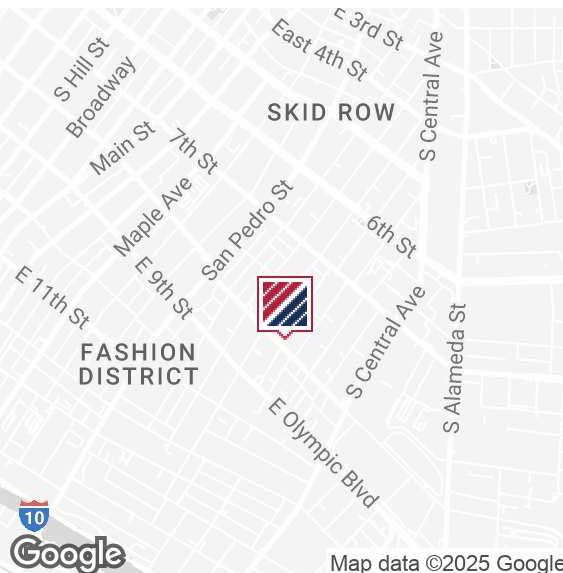




1001

E 8TH ST | UNIT 3
LOS ANGELES | CA




FOR LEASE

INDUSTRIAL PROPERTY



1,595 SF
SQUARE FEET



352
OFFICE SF



12 ft
CLEAR HEIGHT



1
GROUND LEVEL DOOR

PROPERTY HIGHLIGHTS

- ±1,595 SF Unit
- High Visibility
- Latino Food District Site
- Immediate Occupancy
- 12' Clear Height
- Close Proximity to 10, 110, 5, and 101 Freeways
- One (1) Ground Level Door
- \$4,785.00 / Mo Gross
- 200 Amps, 120/480 Volts, 1 Phase

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.

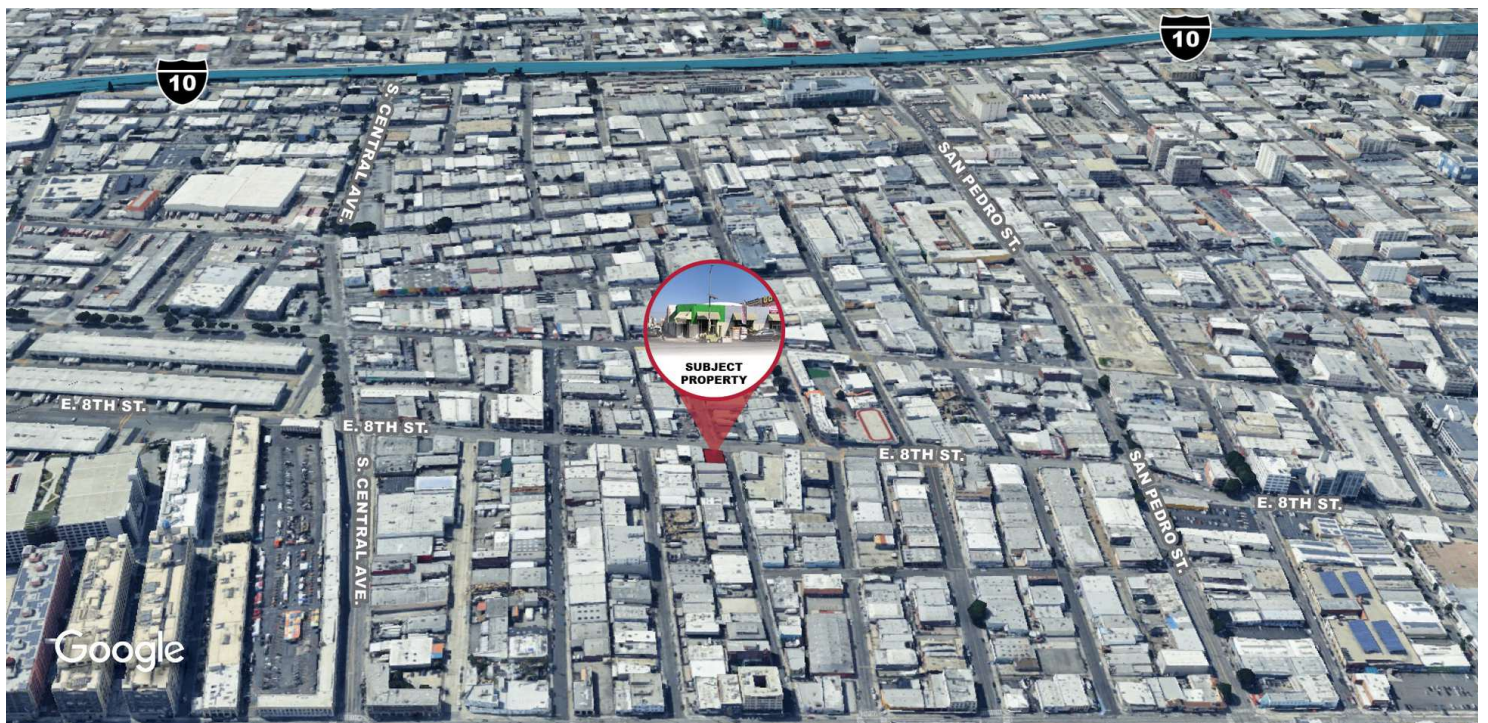
DAUM
COMMERCIAL REAL ESTATE SERVICES

1001

E 8TH ST | UNIT 3
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DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	1,333	5,003	42,896
Median age	45	48	42
Median age (Male)	47	49	43
Median age (Female)	43	46	41

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROP.
E 8th St	Gladys Ave	6,130	2022	0.01 Mi
E 8th St	Gladys Ave	6,493	2022	0.03 Mi
E 8th St	Kohler St	5,021	2022	0.07 Mi

* Traffic Count Data Derived from CoStar*

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