FOR LEASE

±41,775 SF FREESTANDING INDUSTRIAL BUILDING WITH ±155 PARKING SPACES



101

COMMERCIAN SOLUTION S

DOULU U VIII WN LA ARTS DIST



Strategic centralized location for Greater Los Angeles

Freeway frontage with traffic count of over 370,000 cars per day



Next to on/off ramps for 101 and 10 freeways

Abundant car parking with ±155 spaces



Located in the Arts District with numerous amenities

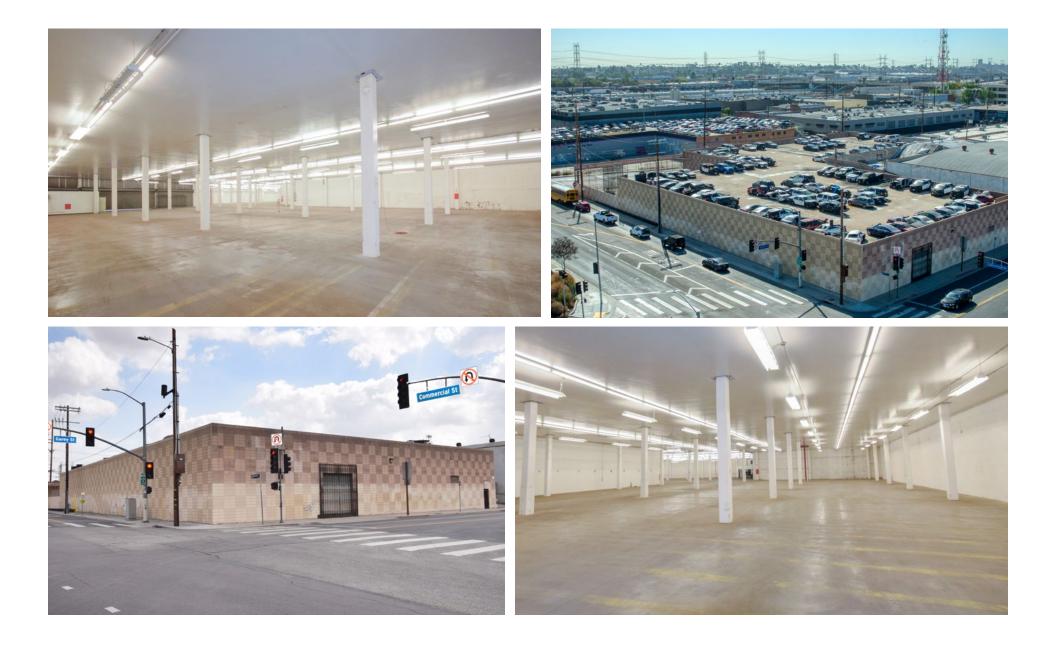
// PROPERTY DETAILS

A			Ę.	
620 & 706 E Commercial St Los Angeles, CA 90012 Address	±41,775 SF Total Building	±57,997 SF (±1.33 Land Size		H 1GL bading
		$\langle \!\!\!\!\!\!\!\!\rangle$		
±155 Parking Spaces	±16' Minimum Clear Height	TBD Power		lock uction Type
A		%	A	
CM & M Zoning			5173-003-010 & 5173-003-004 Parcel No.	
	620 & 706 E Commercial St Los Angeles, CA goot2 Address	620 & 706 E Commercial St Los Angeles, CA goo12 Address Image: Commercial St Laters Image: Commercial St	620 & 706 E Commercial St Los Angeles, CA 90012 Address	620 & 706 E Commercial St Los Angeles, CA 90012 Address

// SITE PLAN



// PHOTOS



// AERIAL & PARCEL MAP





FASHION DISTRICT

HISTORIC CORE

SOMMERCIA.

620

OWN LA ARTS DISTR

CENTRAL BUSINESS DISTRICT

CIVIC CENTER

ARTS DISTRICT

IPORTRER REAL

REGIONAL CONNECTOR

LITTLE TOKYO

101

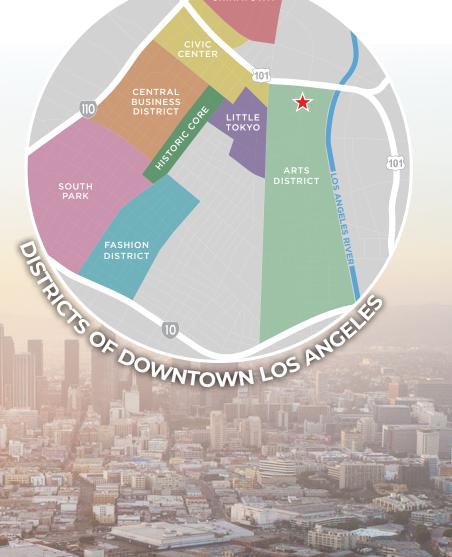
UNION STATION

ARTS DISTRICT

Historically, the Arts District was populated by various industrial users – manufacturers and distributors, who warehoused goods ranging from frozen fish to toys. Over time, the multi-story industrial buildings deemed antiquated and functionally obsolete, naturally transitioned to lofts and studios as artists and craftsmen began occupying these spaces.

The future of the Arts District is headed towards a total metamorphosis as major developments are in the pipeline in addition to those already in progress. Although the landscape of the Arts District is bound to change dramatically, the intent of the developers and the local community is to keep the integrity, character, culture, and aesthetics intact for the most unique district of Los Angeles.





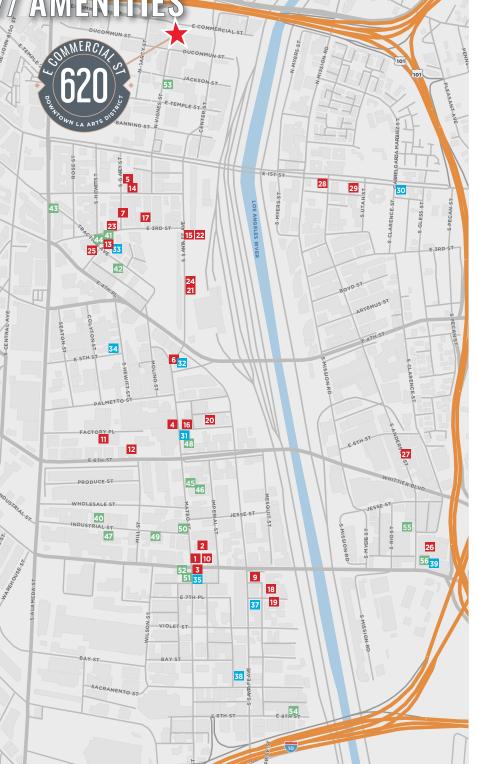
// NOTABLE ARTS DISTRICT NEIGHBORS



// AMENITIES

8

36



X RESTAURANTS

YESS

- 2. Afuri Ramen
- 3. Guerrilla Tacos
- 4. Girl & the Goat
- 5. Father's Office
- 6. Bavel

٦.

- 7. Manuela
- The Row (Pikunico, Rappahanock Oyster Bar, Hayato, M georgina) 8.
- 9. Bread Lounge
- 10. Pizzanista
- The Factory Kitchen 11.
- 12. Brera Ristorante
- 13. Loqui
- Bao Hiroo 14.
- Café Gratitude 15.
- 16. Zinc Café & Market
- Eat Drink Americano 17.
- 18. Bestia
- Damian 19.
- 20. Chuy's Tacos
- Amazebowls 21.
- 22. Grow Produce Shop
- 23. Salt & Straw
- 24. Here & Now
- 25. Pie Hole
- 26. History Bakery
- El Café by Primera Taza 27.
- 28. Tacos El Hermano
- Purgatory Pizza 29.

COFFEE

0

- 30. Café Con Leche Bakery
- 31. Blue Bottle
- 32. Verve
- 33. Groundwork
- Urth Caffé 34.
- Guerrilla Cafecito 35.
- The Row (Café Dulce, Go Get Em Tiger, PCP LA) 36.
- 37. Stumptown
- 38. Maru Coffee
- 39 Silverback Coffee of Rwanda



- Flying Embers Taproom 40.
- 41. Death & Co.
- 42. Arts District Brewing Company
- Angel City Brewery 43.
- Wurstküche 44.
- 45. Sweet Flower
- Two Bit Circus 46.
- The Bike Shed 47.
- The Spirit Guild 48.
- Pour Haus 49.
- Little Bear 50.
- 51. Silver Lake Wine
- ER Bar 52.
- 53. Boomtown Brewery
- Green Bar Distillery 54.
- 55. Dry River Brewing
- 56. Indie Brewing









R 5 SUNLAND-TUJUNGA NORTHRIDGE 5 405 La Crescenta-Montrose PANORAMA CITY SUN VALLEY Mt.Wilso La Cañada ANOGA PARK Flintridge RESEDA Altadena VAN NUYS NORTH HOLLYWOOD 210 Buibank (170) NOODLAND HILLS 5 Sierra Ma (134) ENCINO Universal Studios & 405 (134) Pasadena 210 (27) Glendale Hollywood South Pasadena (101) BEL AIR (164) 5 Alhambra Topanga HOLLYWOOD State Park The Getty Rosemead Beverly Hills 10 CENTRAL LA 405 710 Monterey Park 4 MILES 10 6 Couth BRENTWOOD Mon (1)PACIFIC (60) (60) PALISADES (164) 10 16 East Los Culver City Santa Monica Angeles 605 Montebeilo (187) (1) Commerce COUTH LOS 5 Ladera Heights Huntington Marina Pico Rivera Del Rey Los Angeles Park International **Bell Gardens** Airport Inglewood (42) South Gate ¥ Santa Fe South (42) Springs Downey 405 Lynwood 105 El Segundo Hawthorne Willowbrook 105 Norwalk Compton 710 Paramount Manhattan Gardena Beach Bellflower (91) (91) Cerritos Lakewood Redondo Beach Torrance Carson (1 405 West Carson Cypress 710 Signal Hill Los Alamitos Lomita Rolling WILMINGTON **Hills Estates** (213) Long Beach **Rolling Hills** BELMONT SHORE

Terminal

Island

Seal Beach

Rancho

Palos Verdes

IMMEDIATE ACCESS TO POPULATION CENTERS



OVER 3.1 MILLION PEOPLE WITHIN 10-MILE RADIUS

Proximity to population centers is crucial for optimized Last Mile delivery



OVER 500,00 MILLENNIALS WITHIN 10-MILE RADIUS

Millennials make up more than half of consumers who buy online



CENTRALIZED INFILL LOCATION WILL REDUCE DELIVERY COSTS

Last Mile delivery accounts for 28% of total delivery costs

EASY ACCESS TO MULTIPLE HIGHWAYS

Very close to East Los Angeles Interchange, the busiest freeway interchange in the world



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101