AVAILABLE

1760 E 15TH Street
Los Angeles, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PRIME I-10 FREEWAY FRONTAGE | CREATIVE INDUSTRIAL & SHOWROOM

UNDER RENOVATION



Property Highlights

The Best Value for Freeway Identity in DTLA.	**Zoning:** Light Industrial
Building Size: 16,353 SF	**Power:** 400 Amps, 120/240V, 3-Phase
Lot Size: 17,484 SF	**Clear Height:** 10’
Loading: 3 Dock High, 2 Truck High	**Parking:** 10+ Spaces (Secure/Gated)

ASKING SALE PRICE: $239 PSF

LEASE RATE: $0.87 PSF INDUSTRIAL GROSS

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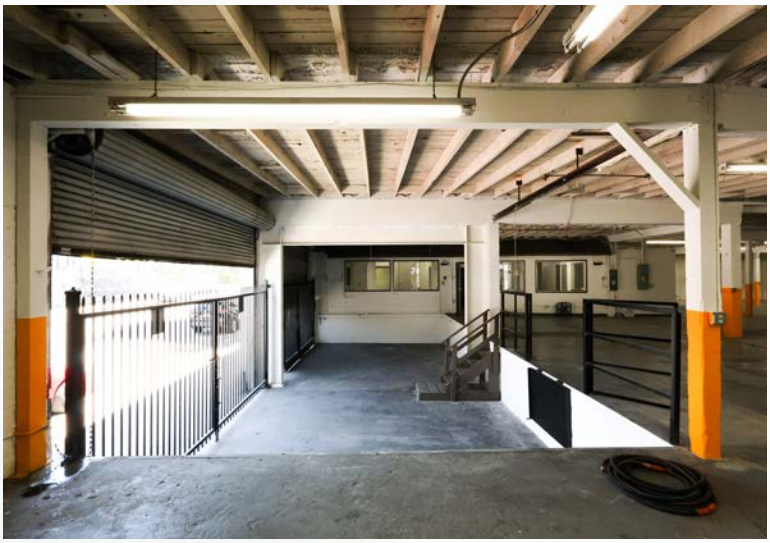
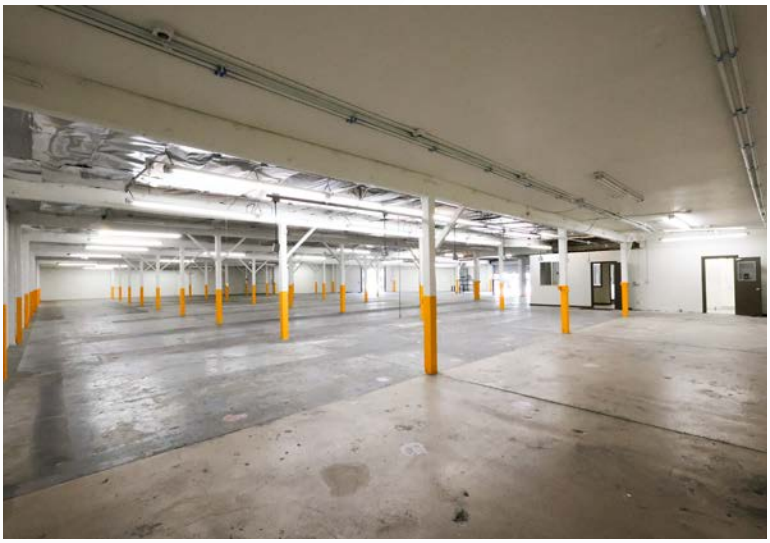



The Creative **Production Hub**

- **Perfect for garment manufacturing, creative studios, or design showrooms.**
- **Heavy Power:** 400 Amps (Upgraded 2015) – *Ready for machinery.*
- **Climate Controlled:** New 4-Ton HVAC Unit (2019) – *Comfort for staff/production.*
  **** HVAC or AC serves the office areas only.***
- **Vintage Aesthetic:** Exposed brick construction and classic architecture.

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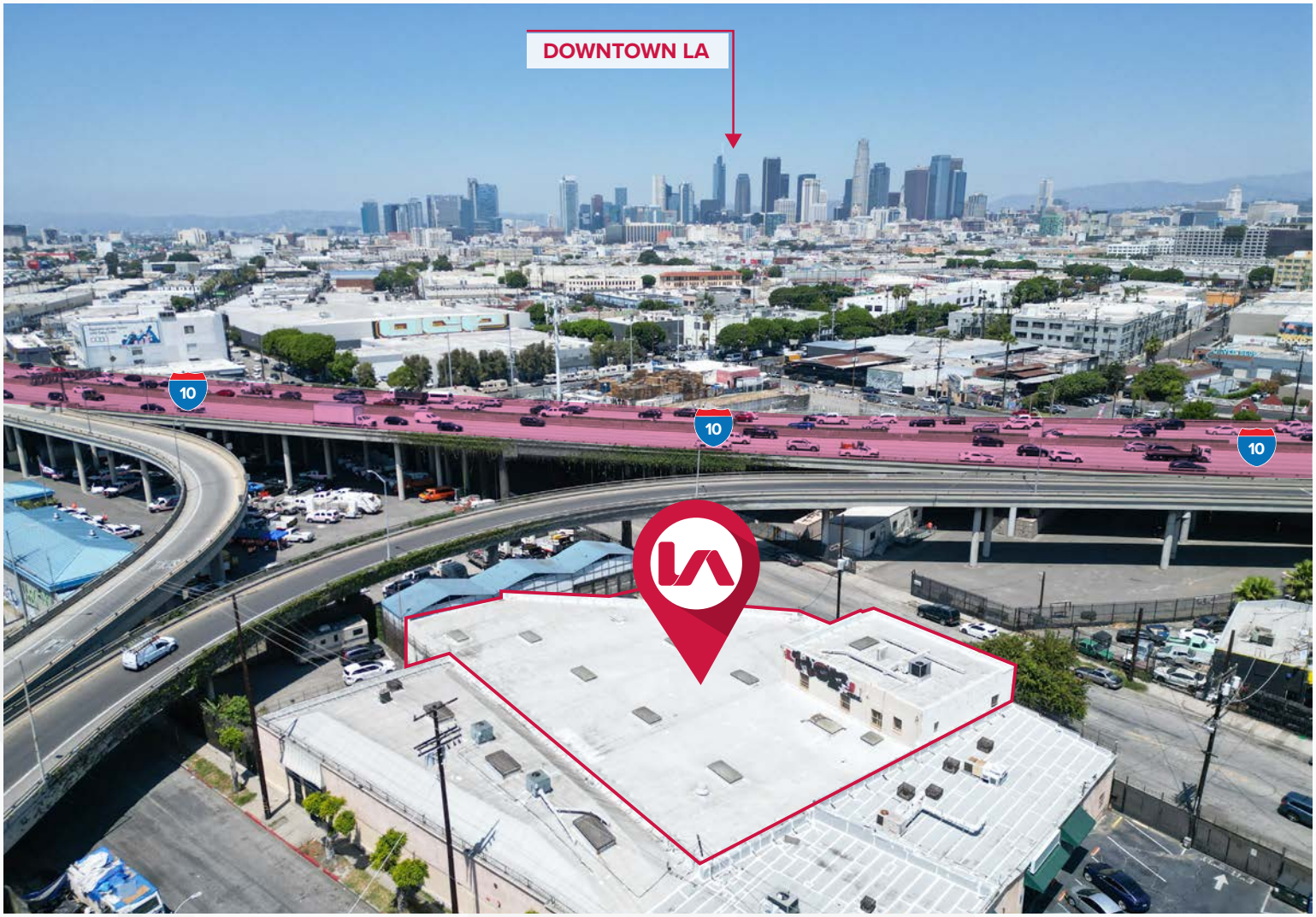

Unrivaled **Identity & Access**

- **Freeway Frontage:** Immediate visibility from the I-10 South (Millions of annual impressions).
- **Last-Mile Access:** Instant on/off freeway access for distribution vans.
- **DTLA Centrality:** Minutes from the Arts District and Fashion District.

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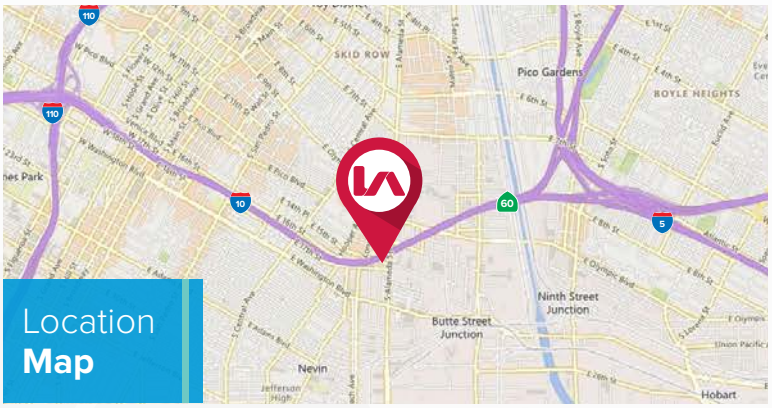
Property **Aerial**



Location **Map**

Secure **& Functional**

- **Private Gated Yard:** Fenced and paved for secure parking or staging.
- **Secure Loading:** Expandable loading dock potential + ground-level access.
- **New Roof:** Resealed in 2019 for inventory protection.

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