

# 9th & San Pedro Creative Use Campus

900- 932 S. San Pedro Street, Los Angeles, CA 90015



Newly remodeled Creative Use Campus with tenants such as an art gallery, record store, vape shop, tattoo artist, and photography studio offers all sizes of spaces in the heart of Downtown Los Angeles Fashion District, just about one mile from Arts District and one mile from South Park. Onsite parking. Spaces offer high exposed ceiling, great natural light, and ease of access. Visibility on two major high traffic streets (9th and San Pedro). Great location for retail, office, studio and other creative uses.



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# 9th & San Pedro Creative Use Campus



## 1st Floor Ste 930 S. San Pedro Street

Space Available: 1,500 SF  
Rental Rate: \$24.00 /SF/Yr  
Date Available: Now  
Service Type: Triple Net  
Space Type: New  
Space Use: Retail  
Lease Term: 3-5 Years

Great visibility. Completely remodeled. High exposed ceiling. Concrete floors. Brand New HVAC. Rent including NNN for each store is \$3,750



# 9th & San Pedro Creative Use Campus



## 1st Floor Ste 718 E. 9th Street

Space Available:	4,000 SF
Rental Rate:	\$21.00 /SF/Yr
Date Available:	Now
Service Type:	Triple Net
Space Type:	New
Space Use:	Retail
Lease Term:	3-5 Years

Approximately 4,000 sq. ft., Free standing building. High exposed ceiling. Skylights. Two bathrooms. Some offices, but mostly open space. Huge gate entry on the side. 400 amp 3-phase electrical panel. Rent is about \$1.75 per foot NNN. Including NNN charges you are looking at \$9,000 per month. Space is AS IS. The lease will be 3-5 years with a normal annual increase.

<https://www.youtube.com/watch?v=qpijkpY0kCg>



# 9th & San Pedro Creative Use Campus



## 1st Floor Ste 922 S. San Pedro Street

Space Available:	6,000 - 8,000 SF
Rental Rate:	\$12.00 /SF/Yr
Date Available:	Now
Service Type:	Triple Net
Space Type:	New
Space Use:	Retail
Lease Term:	3-5 Years

Approximately 6,000 sq. ft. 2,000 on the ground floor and 4,000 on the second floor. Completely remodeled. Exclusive passenger elevator. Three remodeled bathrooms. 2 electrical panels (200 amp 3 phase each). Access to the second floor by one interior and one exterior staircase in addition to the passenger elevator which is exclusive to this space. High exposed ceilings on both floors. Concrete flooring on the second floor and newly installed laminate flooring on the second floor. Three newly installed 5-Ton HVAC units. Rent is about \$1.00 per sq. ft. NNN. Including NNN charges you are looking at \$9,000 per month. Space is AS IS. The lease will be 3-5 years with a normal annual increase.

<https://www.youtube.com/watch?v=FF5z0QsrVwA>



# 9th & San Pedro Creative Use Campus



## 1st Floor Ste 711 #A E. 9th Place

Space Available:	3,000 - 6,000 SF
Rental Rate:	\$13.20 /SF/Yr
Date Available:	Now
Service Type:	Triple Net
Space Type:	New
Space Use:	Flex
Lease Term:	3-5 Years

Two story building. Approximately 3,000 square feet on each floor. It can be rented together or separately. Great for an art gallery or creative use. Easy access. Ground floor including NNN is \$5,000 and second floor including NNN is \$4,000, and together it will be \$8,500.