



SOUTH HILL

Industrial Space For Lease In Prime DTLA Location



[Click to View
Virtual Tour](#)

1101 S. Hill, Los Angeles, CA

Present 1101 S. Hill – a unique stand alone industrial facility located in the South Park District of DTLA. This property features a basement with two above-grade levels, 24' clear height throughout the warehouse, and 13'5" ground level loading door. The basement and ground level is a combined 54,720 SF and the property sits in close proximity to the 10 and 110 freeways.

PROPERTY HIGHLIGHTS



Approximate Square Footage Summary:

Basement: 27,360 SF

1st Floor: 27,360 SF

Office Mezzanine: 5,920



Warehouse Clearance: 24' with dock high loading



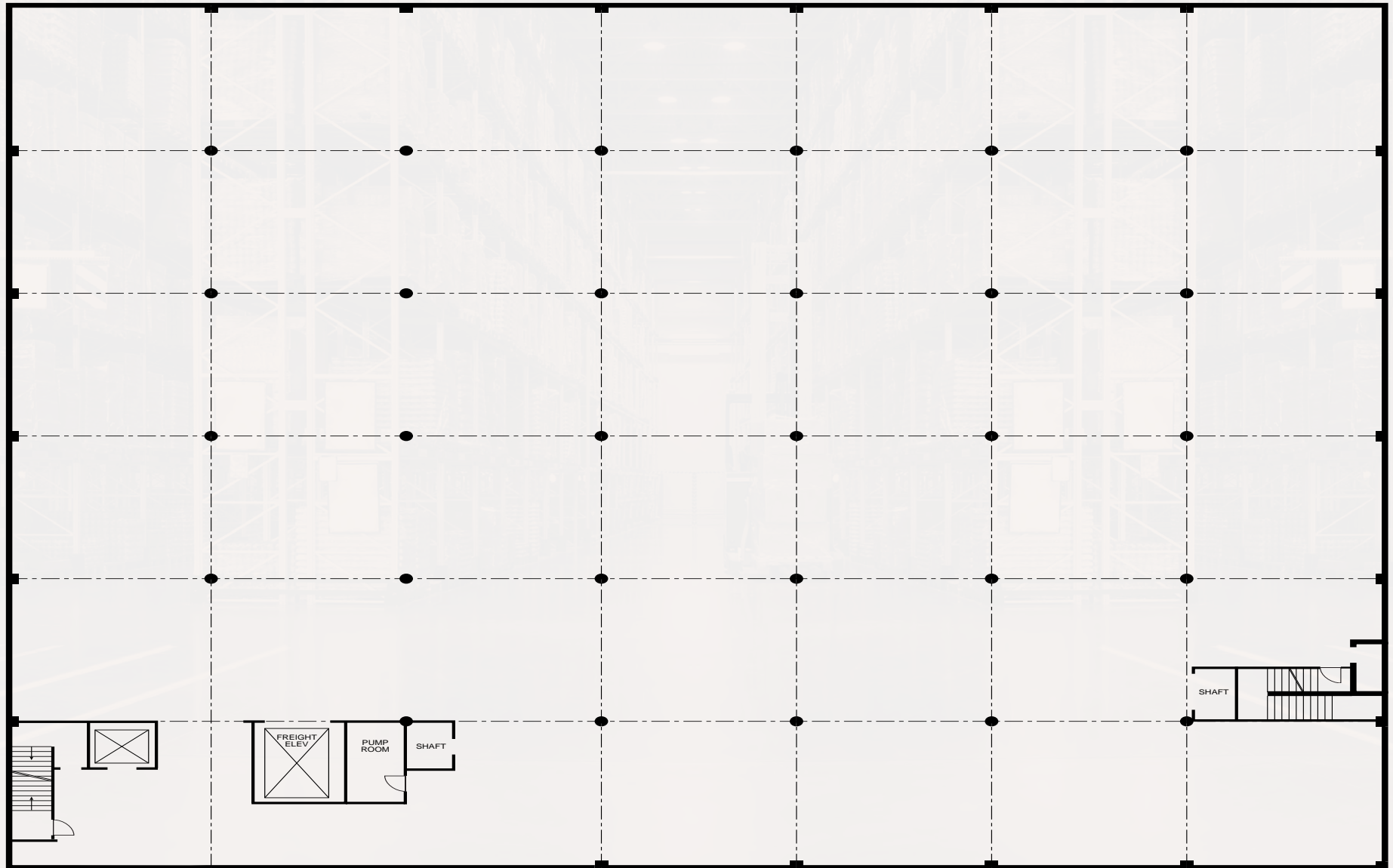
Excellent South Park Location in DTLA



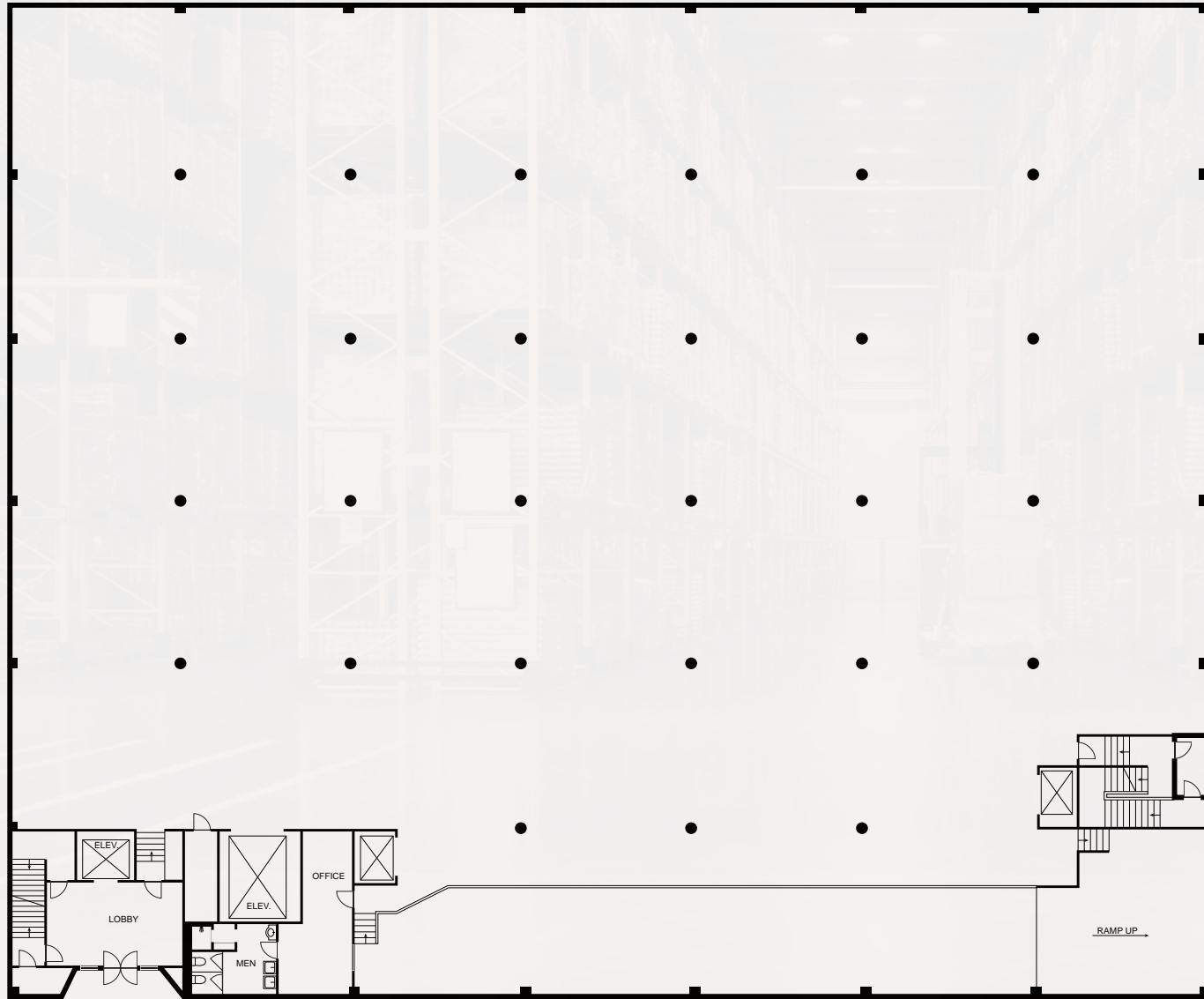
4 blocks east of Staples Center and LA Live



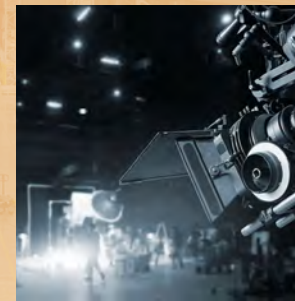
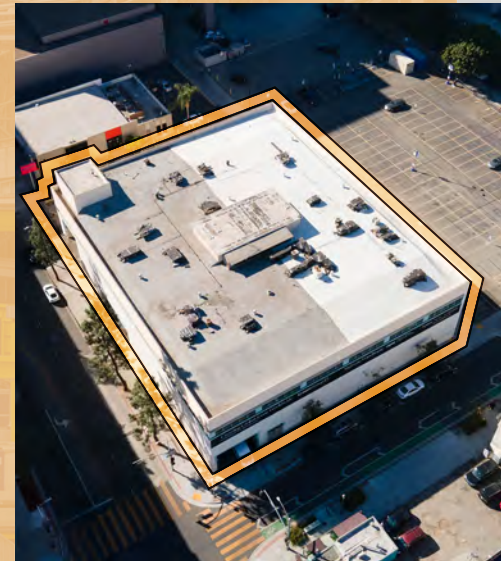
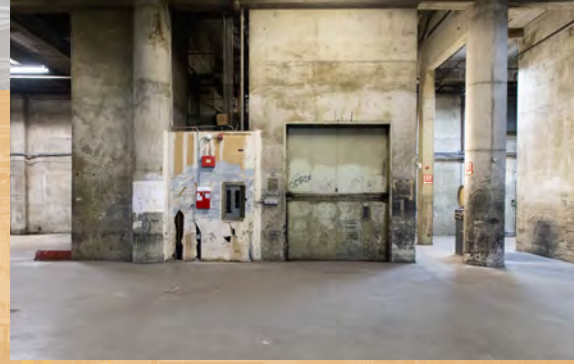
FLOOR PLANS - BASEMENT



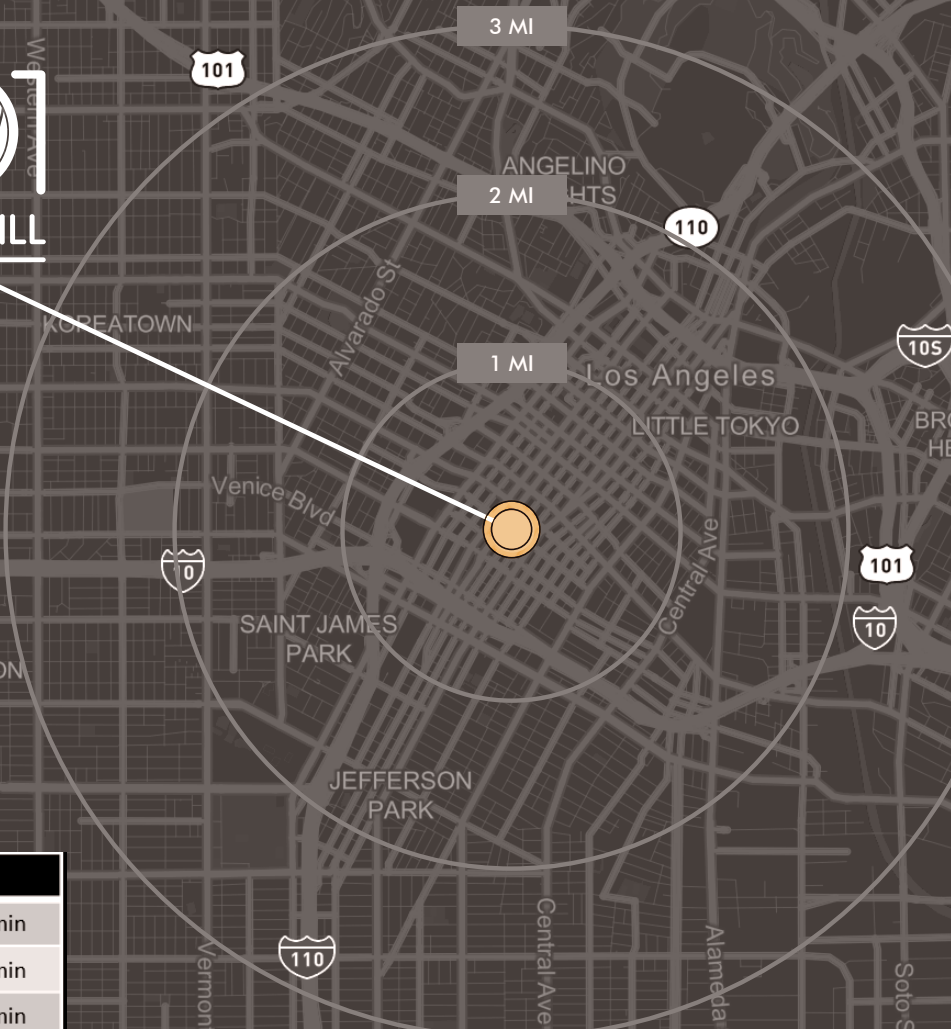
FLOOR PLANS - 1ST FLOOR & MEZZANINE







AREA MAP



Drive Time	
LAX	21min
Santa Monica Airport	24min
San Gabriel Airport	25min
Bob Hope Airport	27min
Port of Los Angeles	30min
Van Nuys Airport	33min

DEMOGRAPHICS

DOMINANT TAPESTRY SEGMENT



TRENDSETTERS

36% | HOUSEHOLDS IN
STUDY AREA

Believing that “you’re only young once”, we’re living life to the fullest, unfettered by home and vehicle ownership, and not ready to settle down. We’re young, educated singles with good jobs who spend our disposable income on upscale city living and entertainment – mostly on rent. Even though we’re spenders, we seek financial advice and are building our investment portfolios. Dressed head to toe in the most current fashions, we fill our weeknights and weekends with discovering local art and culture, dining out, or exploring new hobbies. We must be connected at all times; texting and social media are essential for communication and keeping up with our social lives. E-readers and tablets are preferred for everything except women’s fashion and epicurean magazines which must be in print. We shop at Whole Foods and Trader Joe’s for quick, organic meals.



DOMINANT LIFEMODE GROUP



UPTOWN INDIVIDUALS

Younger, urban singles on the move.

DOMINANT URBANIZATION GROUP



PRINCIPAL URBAN CENTER

Young, mobile, diverse in metros of 2.5 + million people.



DEMOGRAPHICS



Place of Work	1 Mile	2 Miles	3 Miles
2020 Businesses	15,958	25,623	37,377
2020 Employees	133,281	229,414	325,997



Population	1 Mile	2 Miles	3 Miles
2020 Current Year Estimate	59,860	257,246	567,287



Age	1 Mile	2 Miles	3 Miles
2020 Median Age	36.90	32.70	32.50



Households	1 Mile	2 Miles	3 Miles
2020 Average Household Size	1.74	2.54	2.86



Education	1 Mile	2 Miles	3 Miles			
2020 Population 25 and Over	46,433	169,610	368,316			
Less than 9th Grade	5,076	10.9%	39,061	23.0%	83,621	22.7%
9-12th Grade - No Diploma	4,291	9.2%	20,430	12.0%	47,888	13.0%
High School Diploma	6,461	13.9%	29,572	17.4%	70,252	19.1%
GED or Alternative Credential	1,015	2.2%	2,715	1.6%	5,743	1.6%
Some College - No Degree	7,451	16.0%	22,989	13.6%	51,418	14.0%
Associate's Degree	2,739	5.9%	8,364	4.9%	17,766	4.8%
Bachelor's Degree	12,325	26.5%	31,438	18.5%	65,226	17.7%
Graduate or Professional Degree	7,075	15.2%	15,041	8.9%	26,402	7.2%



Gender	1 Mile	2 Miles	3 Miles			
2020 Population	59,860	257,246	567,287			
Males	33,472	55.9%	137,091	53.3%	297,980	52.5%
Females	26,388	44.1%	120,155	46.7%	269,308	47.5%



Marital Status	1 Mile	2 Miles	3 Miles			
Never Married	32,914	61.7%	128,599	60.0%	262,816	56.9%
Married	13,691	25.7%	63,896	29.8%	150,410	32.6%
Widowed	1,779	3.3%	8,187	3.8%	18,313	4.0%
Divorced	4,962	9.3%	13,818	6.4%	30,277	6.6%



Class of Worker	1 Mile	2 Miles	3 Miles			
White Collar	19,869	71.2%	56,526	51.5%	113,655	48.1%
Services	3,775	13.5%	22,137	20.2%	55,702	23.6%
Blue Collar	4,268	15.3%	31,058	28.3%	66,754	28.3%



Daytime Population	1 Mile	2 Miles	3 Miles			
2020 Daytime Population	129,503	336,742	604,808			
Daytime Workers	97,252	75.1%	188,176	55.9%	277,715	45.9%
Daytime Residents	32,251	24.9%	148,566	44.1%	327,093	54.1%





Industrial Space For Lease In Prime DTLA Location

