

EXCELLENT OWNER-USER OR INVEST OPPORTUNITY | NOW 100% VACANT



1150 E. 12TH STREET
LOS ANGELES | CA

FOR SALE | 4,960 SF
INDUSTRIAL WAREHOUSE

FOR MORE INFORMATION, CONTACT:

BRYAN ABAYAN
ASSOCIATE
P: 310.883.8476
babayan@daumcre.com
CA Lic # 02005294

JERRY SACKLER
EXECUTIVE VICE PRESIDENT
O: 213.270.2267
jsackler@daumcre.com
CA Lic # 01098039



PROPERTY FEATURES



4,960 SF
IN 5,881 SF LOT



1,200 SF
OFFICE SPACE



16'
CLEAR HEIGHT



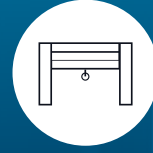
THREE (3)
UNITS



CLOSE PROXIMITY
TO I-10 FREEWAY



SPRINKLERED
HVAC IN OFFICE
AND WAREHOUSE



THREE (3) REAR
10X12' GL DOORS



LAM2
ZONING



REAR GATED
SECURED PARKING



400 AMPS
3 PHASE



THREE (3)
RESTROOMS



1965 BUILT
& COMPLETELY
REMODELED 2016

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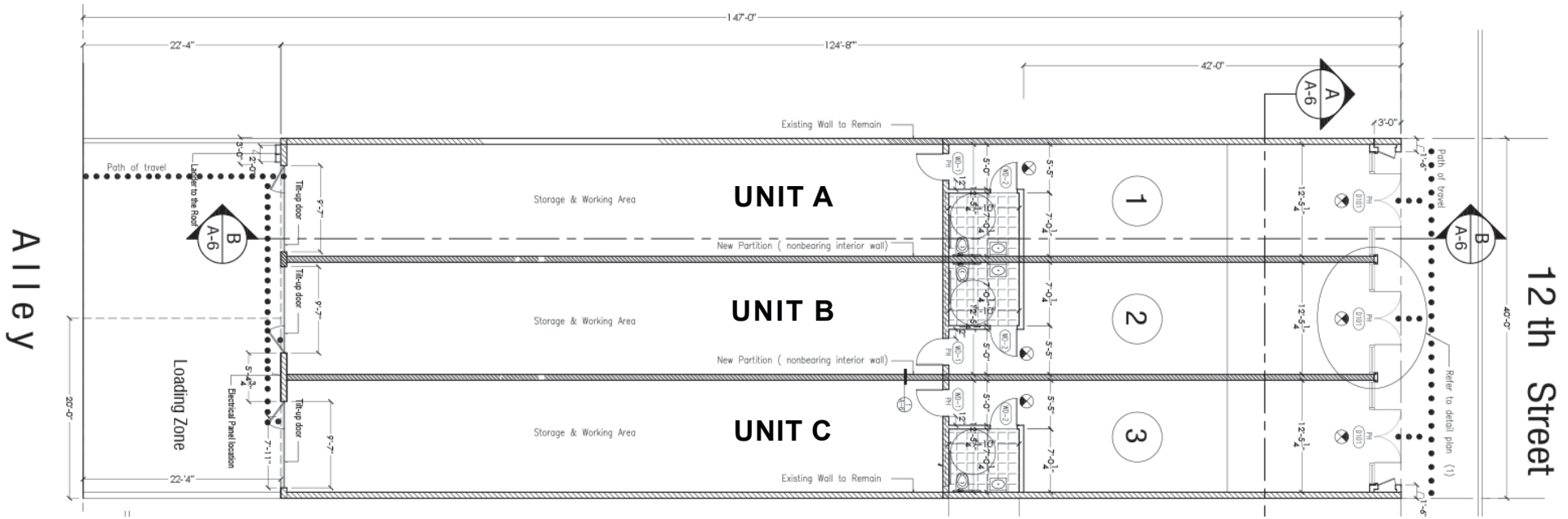
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AERIAL

DAUM
COMMERCIAL REAL ESTATE SERVICES



Legend :

-  Exit sign
-  WD- Wood Door Number
-  D- Storefront Number
-  Conc. Wall
Refer to Structural Dwgs.
-  Conc. Block
Refer to Structural Dwgs.
-  1 Hr. Wall
-  2 Hr. Wall
-  PH Panic Hardware

Abbreviation:

PH Panic Hardware

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SITE PLAN





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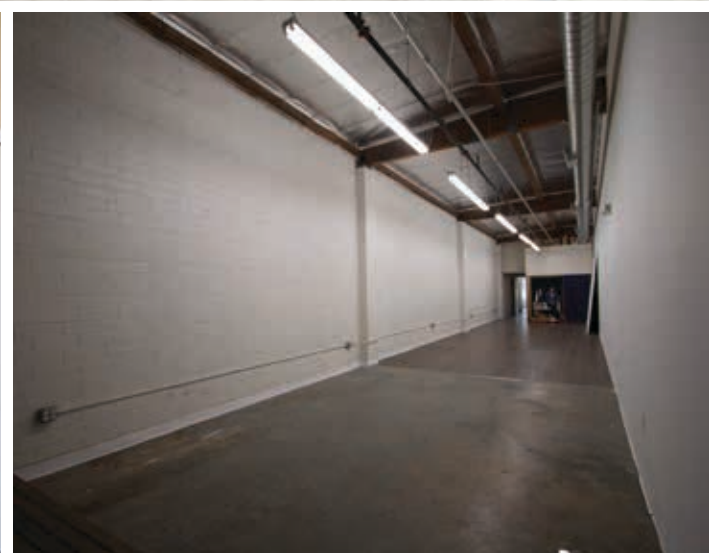
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PROPERTY PHOTOS

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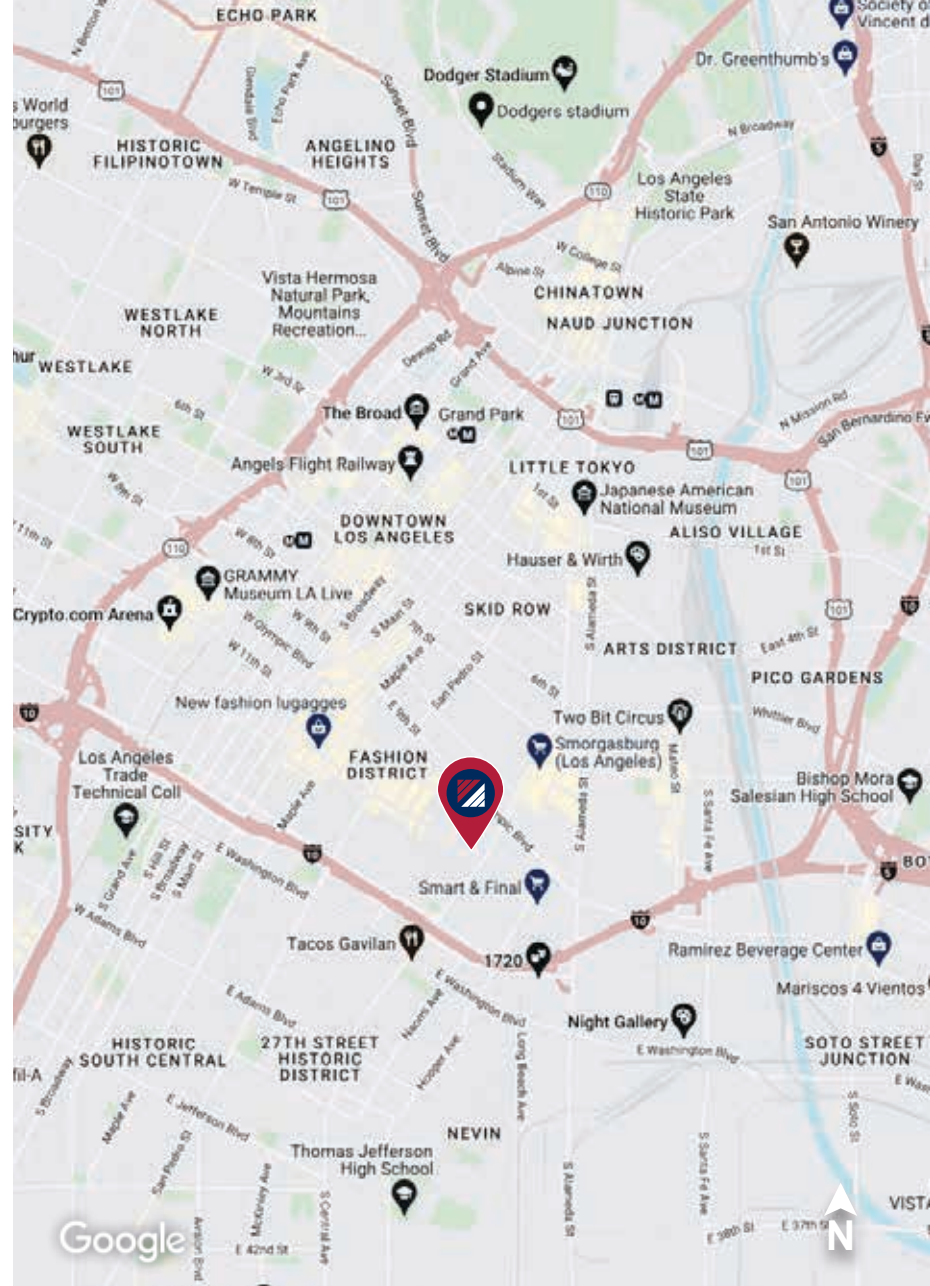


TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
S Central Ave	E Pico Blvd SW	25,650	2022	0.06 mi
S Central Ave	E Pico Blvd NE	28,567	2022	0.10 mi
S Central Ave	E Olympic Blvd NE	24,903	2022	0.15 mi
S Central Ave	Newton St SW	29,204	2022	0.15 mi
E Pico Blvd	Paloma St SE	3,221	2022	0.17 mi
S Central Ave	Produce Row NE	24,991	2022	0.23 mi
Stanford Ave	E Pico Blvd SW	4,876	2022	0.24 mi
E 14th St	Griffith Ave SE	6,023	2022	0.24 mi
Stanford Ave	E 14th St SW	5,216	2022	0.26 mi
S Central Ave	Produce Row SW	26,925	2022	0.26 mi

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
2010 Population	25,229	1,262,387	3,600,825
2022 Population	27,933	1,297,960	3,647,459
2027 Population Projection	28,015	1,284,762	3,600,245
2010 Households	7,352	373,019	1,173,560
2022 Households	8,286	388,384	1,192,416
2027 Household Projection	8,335	385,274	1,177,485
Total Specified Consumer Spending (\$)	\$212.6M	\$10.5B	\$36.9B
Avg Household Income	\$64,567	\$67,385	\$85,048
Median Household Income	\$40,384	\$47,159	\$60,227



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LOCAL AMENITIES





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