

# FREE STANDING HIGH-IMAGE MODERN FACILITY



# FOR SALE

±27,460 SF FREE STANDING HIGH-IMAGE MODERN FACILITY

**1231 LONG BEACH AVE.**  
**LOS ANGELES | CA**

FOR MORE INFORMATION, PLEASE CONTACT US:

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## LOCATION HIGHLIGHTS



±27,460 SF FREE  
STANDING  
HIGH-IMAGE  
MODERN FACILITY



ADJACENT TO THE ARTS  
DISTRICT, FASHION  
DISTRICT, PRODUCE  
DISTRICT, ETC.



HIGHLY  
IMPROVED  
CREATIVE  
OFFICES

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**PROPERTY FEATURES:**

- ±27,460 SF Free Standing High-Image Modern Facility
- Highly Improved Creative Offices
- Extensive window line and skylights
- Great Natural Lighting
- Sprinklered
- Clear Height: 17'
- GL Doors/Dim: 2
- Construction Type: Concrete
- Office HVAC
- Warehouse HVAC
- Specific Use: Creative/Office
- 600 AMPS 3 Phase
- Elevator Served
- 20 Fenced Parking Spots
- Adjacent To The Arts District, Fashion District, Produce District, Etc.
- Walking Distance To Washington Metro Rail Station Convenient Access To Freeways
- Outdoor patio and seating areas
- Ideal Studio Space



±27,460 SF  
Industrial  
Facility



Right off  
Olympic Blvd.



Close  
Proximity to  
I-10 Freeway



20 Secure Gated  
Parking Lot

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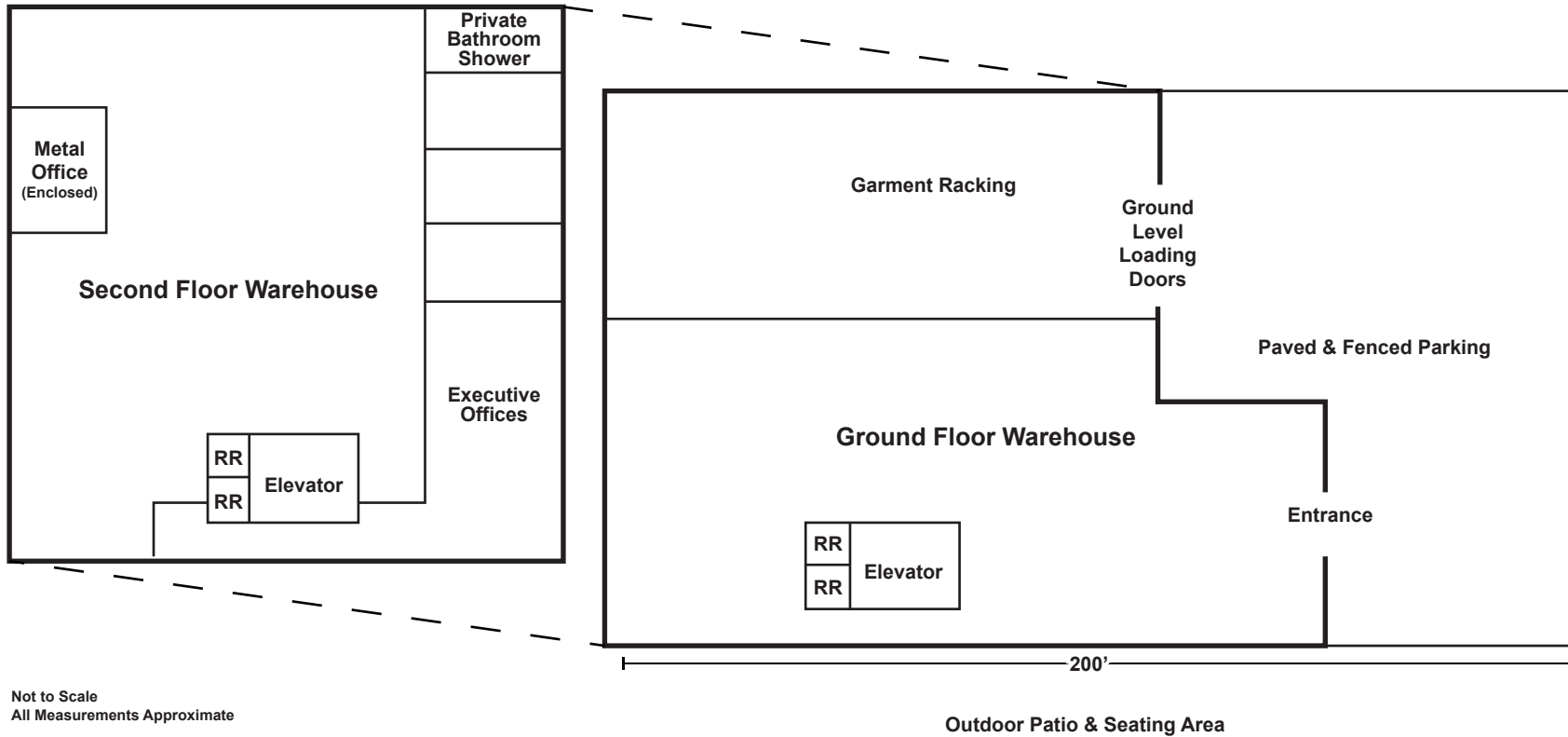
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**FLOOR PLANS & SITE PLAN**



Not to Scale  
All Measurements Approximate

Outdoor Patio & Seating Area

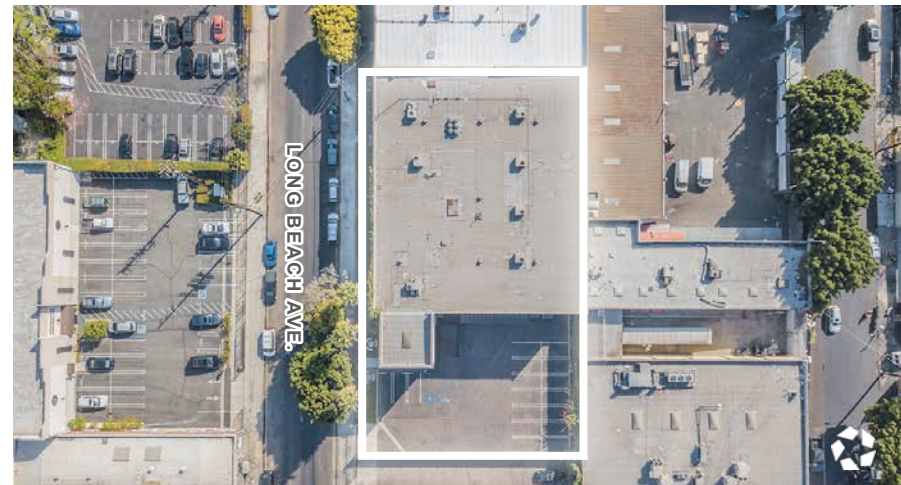
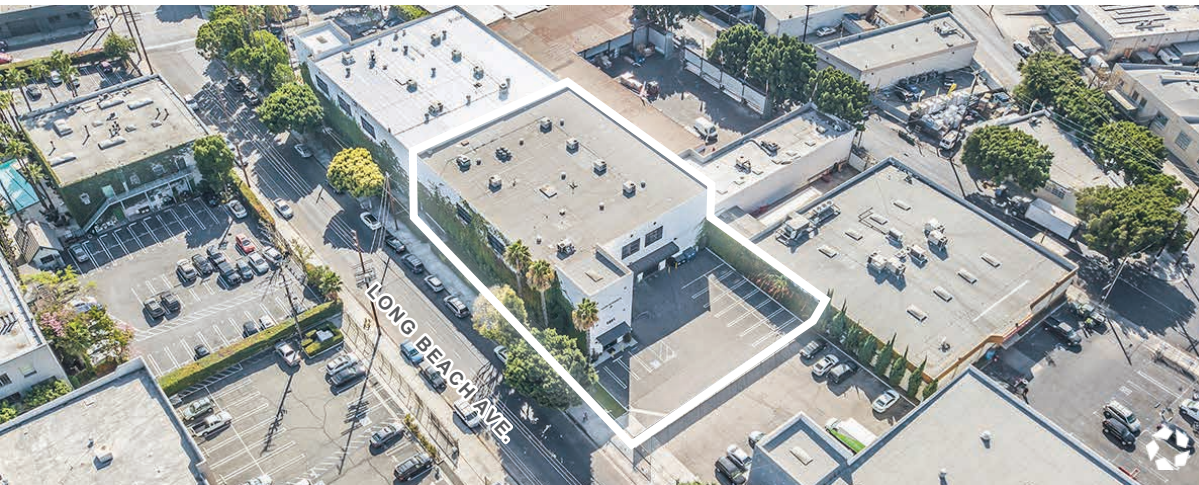
**Long Beach Avenue**

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**AERIALS**



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**INTERIOR PHOTOS**



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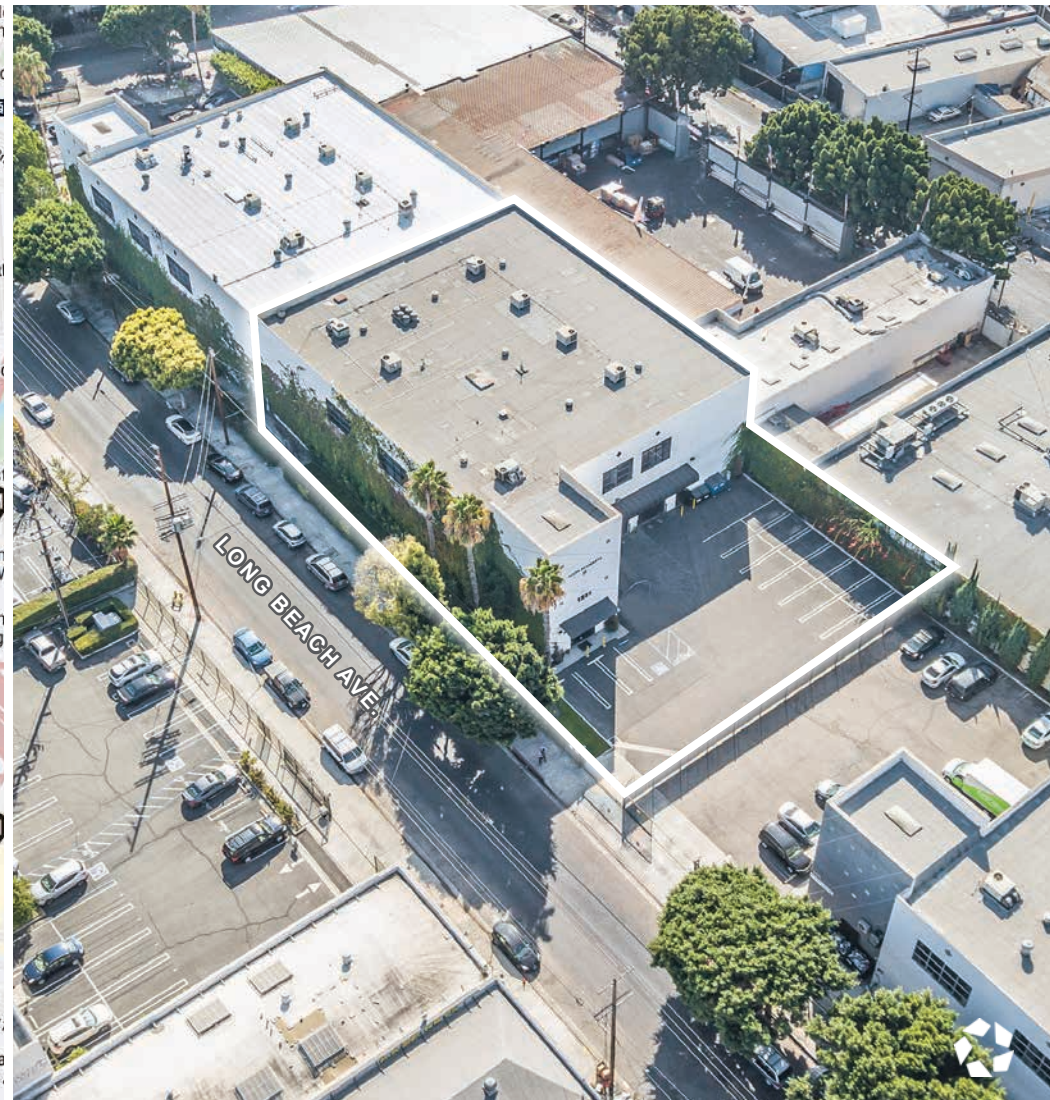
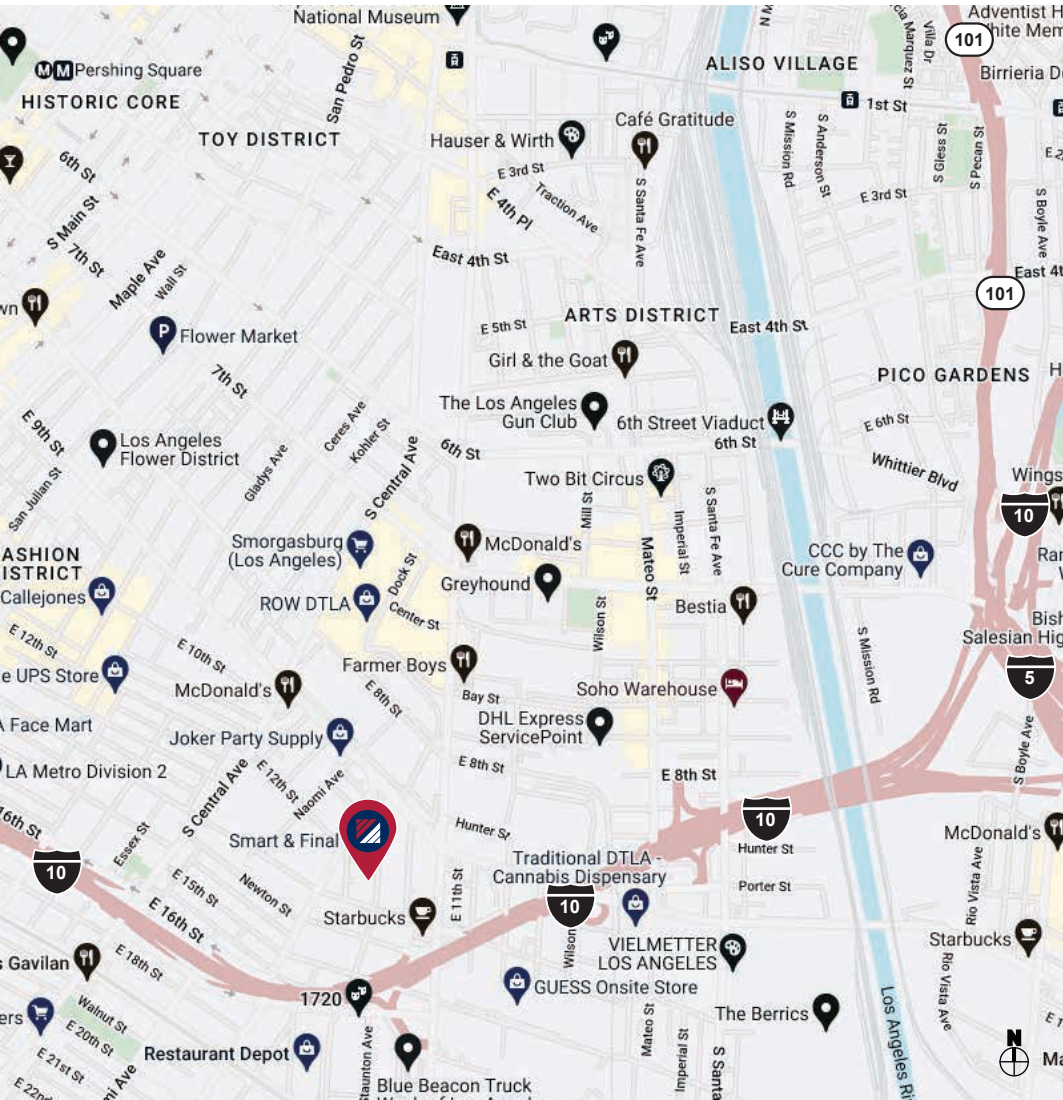
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**AMENITIES MAP**



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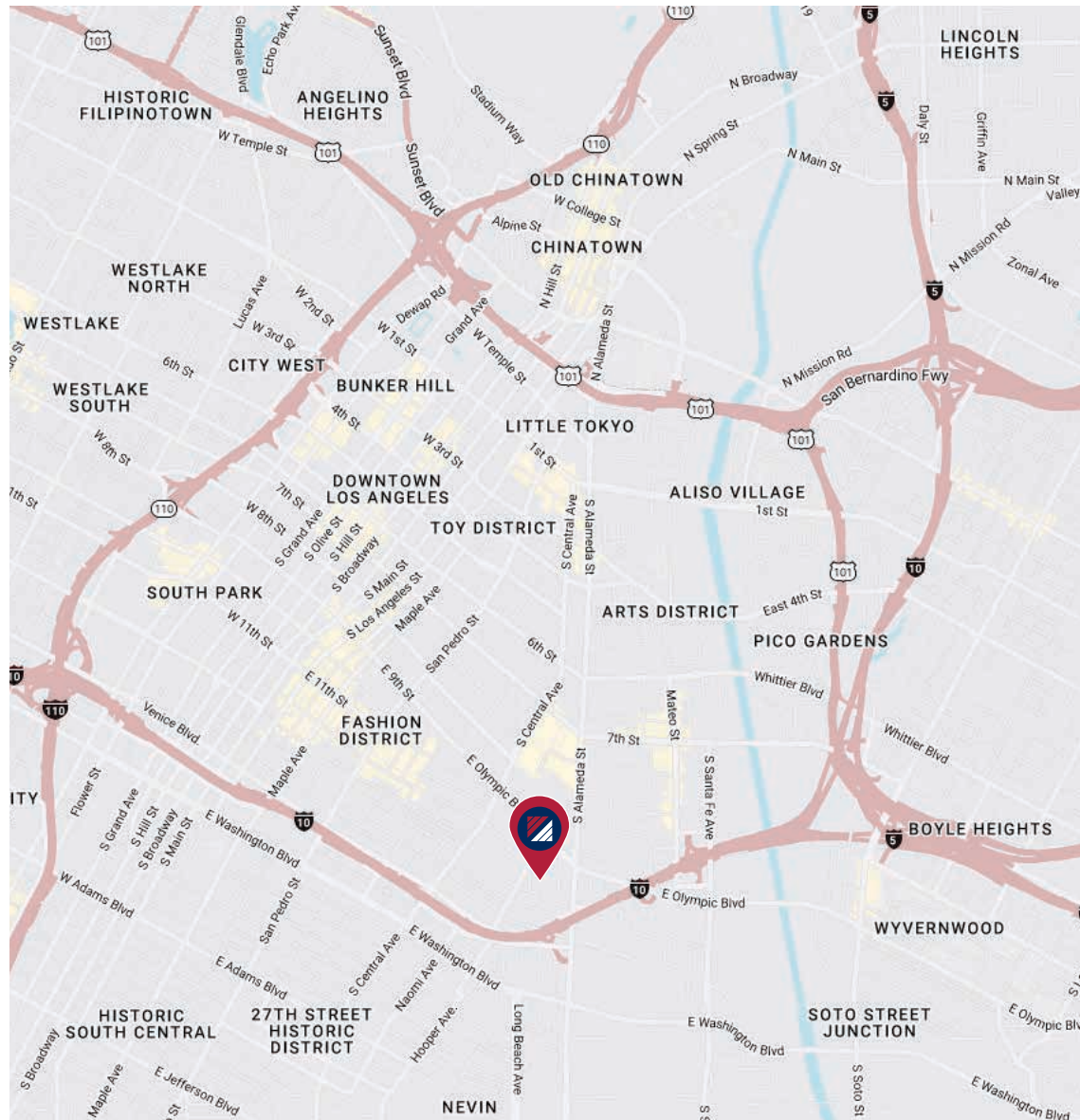
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**AMENITIES MAP AND DEMOGRAPHICS**

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Pacific Blvd	Clarendon Ave N	16,755	2022	0.09 mi
Gage Ave	Middleton Ave E	19,557	2022	0.18 mi
Santa Fe Ave	Clarendon Ave N	24,944	2022	0.24 mi
Randolph St	Malabar St W	8,972	2022	0.26 mi
Gage Ave	Stafford Ave E	21,298	2022	0.26 mi
Santa Fe Ave	Zoe Ave S	25,341	2022	0.26 mi
Pacific Blvd	Zoe Ave N	16,950	2022	0.27 mi
Gage Ave	Marbrisa Ave W	21,531	2022	0.28 mi
Randolph St	Seville Ave W	11,316	2022	0.31 mi
Pacific Blvd	Belgrave Ave N	18,163	2022	0.32 mi

	DEMOGRAPHICS		
	3 Mile	5 Miles	10 Miles
2010 Population	399,000	1,258,275	3,618,465
2022 Population	429,922	1,290,922	3,663,042
2027 Population Projection	429,188	1,277,276	3,615,197
2010 Households	113,822	365,869	1,172,450
2022 Households	128,640	380,595	1,190,518
2027 Household Projection	129,457	377,483	1,175,470
Total Specified Consumer Spending (\$)	\$3.3B	\$10.3B	\$36.8B
Avg Household Income	\$66,241	\$66,280	\$84,371
Median Household Income	\$42,592	\$46,623	\$59,959



- Washington Station  
2 Min. | .5 Miles
- Union Station Commuter Rail  
6 Min. | 2.6 Miles
- Cal State LA Commuter Rail  
9 Min. | 6.4 Miles



- Los Angeles International Airport  
24 Min. | 15.6 Miles
- Long Beach-Daugherty Field Airport  
31 Min. | 18.3 Miles
- Bob Hope Airport  
28 Min. | 19.8 Miles

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