

**AVAILABLE FOR LEASE**  
**16,014 SF**

**145 E. ALBERTONI ST.**  
**CARSON | CA**



**FOR MORE  
INFORMATION,  
CONTACT:**

**CHUCK BRILL**  
Executive Vice President | Principal  
P: 310.538.6710 | M: 310.710.3127  
chuck.brill@daumcommercial.com  
CA DRE License # 00974481

**JACK STONE**  
Associate  
P: 818.449.1622  
jack.stone@daumcommercial.com  
CA DRE License # 02070402

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY HIGHLIGHTS

- 16,014 SF Commercial Property
- 52 Parking Spaces (3.2:1000)
- 17' Clear Height
- 202,163 Cars Per Day off 91 Freeway
- Freestanding Building
- Fenced Yard
- Excellent Artesia (91) Freeway Exposure at On/Off Ramp
- Sprinklered
- 2 Blocks East of 110 Harbor Freeway
- Commercial General Zoning- with industrial uses possibly grandfathered in
- \$1.75 PSF Gross
- There is an 1,800 SF metal mezz storage structure, racking and retail customer counter that can be negotiated to stay
- Adjacent to HD Supply and Sherwin Williams

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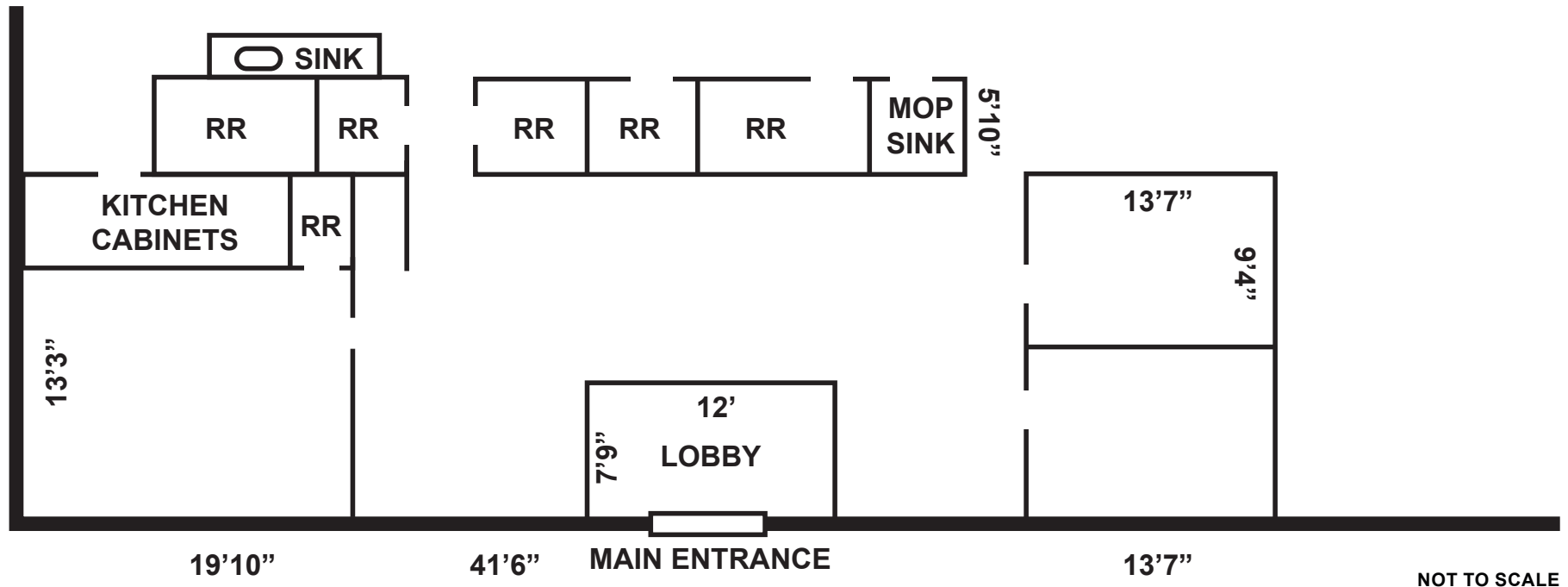
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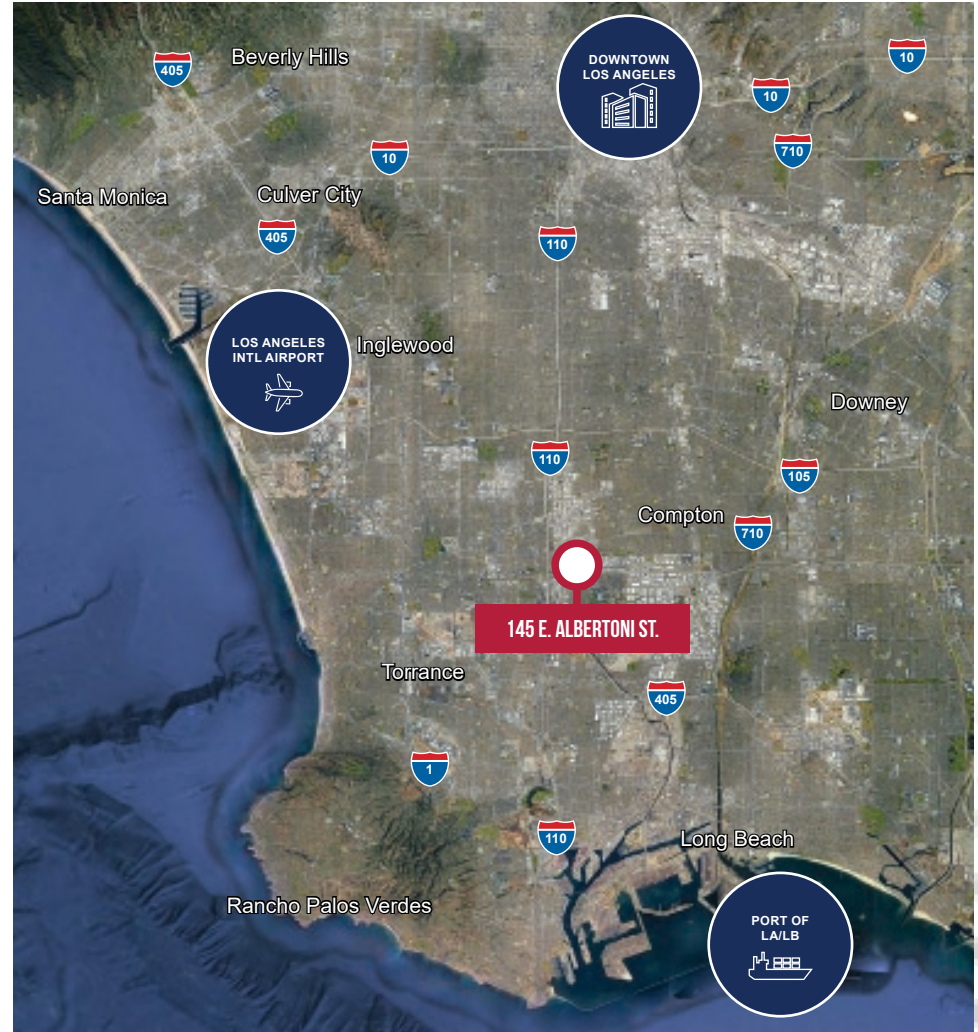
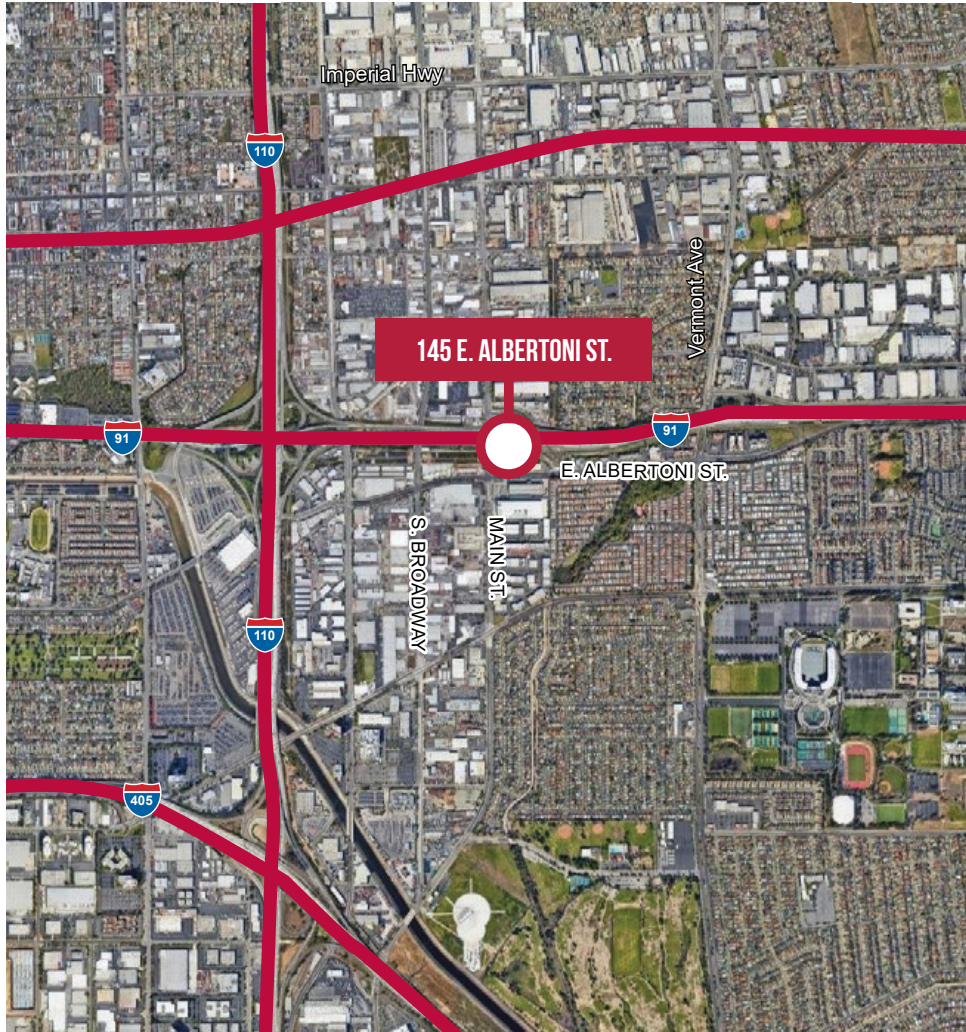
OFFICE LAYOUT



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TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
S Main St	Frontage Rd N	12,487	0	0.10 mi
91	-	202,163	0	0.24 mi
Artesia Fwy	Avalon Blvd E	206,505	0	0.26 mi
Frontage Rd	Avalon Blvd E	15,255	0	0.28 mi
W Albertoni St	S Broadway E	13,741	0	0.32 mi
Artesia Fwy	N Harbor Fwy W	198,023	0	0.32 mi
S Broadway	W Albertoni St N	5,823	0	0.35 mi
S Main St	Star of India Ln N	12,264	0	0.35 mi
E Victoria St	Wall St W	17,149	0	0.38 mi
S Figueroa St	W 182nd St S	15,440	0	0.41 mi

DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
2010 Population	172,843	654,125	2,761,634
2023 Population	171,833	645,605	2,691,286
2028 Population Projection	168,184	630,989	2,623,659
2010 Households	53,571	191,068	839,625
2023 Households	53,001	187,609	814,191
2028 Household Projection	51,770	182,981	792,101
Total Specified Consumer Spending (\$)	\$1.9B	\$6.5B	\$27.7B
Avg Household Income	\$97,684	\$89,836	\$93,363
Median Household Income	\$76,125	\$69,168	\$68,760

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