

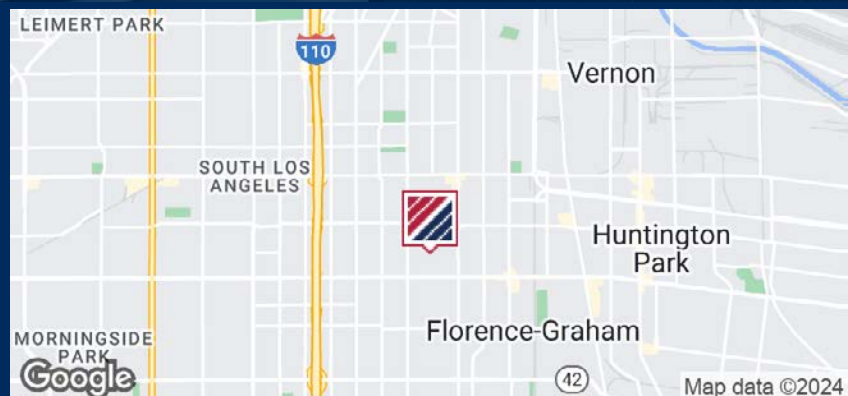


INDUSTRIAL LEASED INVESTMENT FOR SALE

6800 MCKINLEY AVENUE LOS ANGELES | CA, 90001

PROPERTY FEATURES:

- High Yielding Leased Investment
- 11,703 SF Available
- Current Use Cannabis Cultivation
- Tenant Has Occupied for Several Years
- Upgraded Power, Lighting, and Air Conditioning
- M3 Zoned



FOR MORE INFORMATION PLEASE CONTACT:

DAVID MUIR

EXECUTIVE VICE PRESIDENT

P: 213.270.2244

david.muir@daumcommercial.com

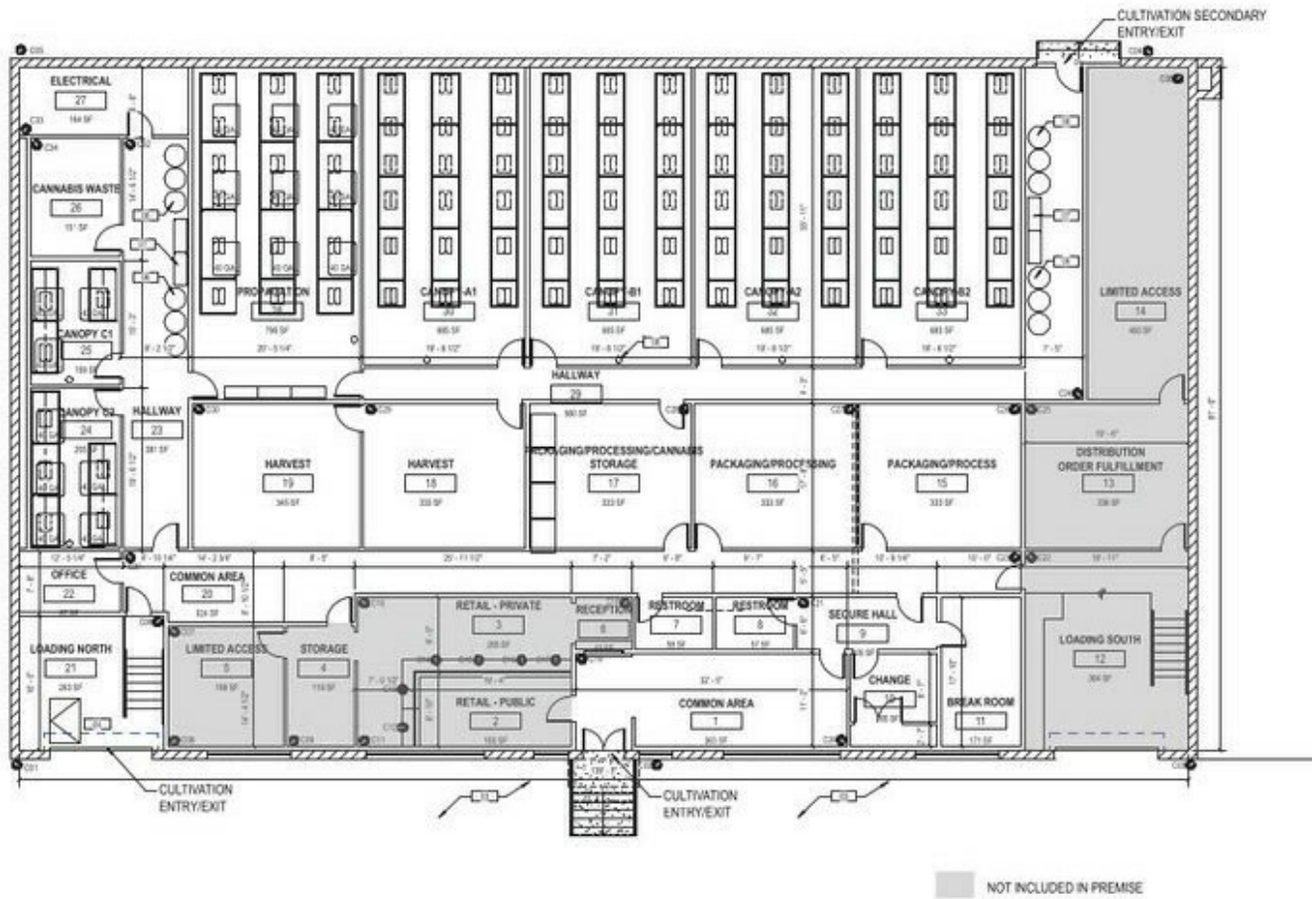
CADRE #01210653

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

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LOS ANGELES | CA

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FOR SALE

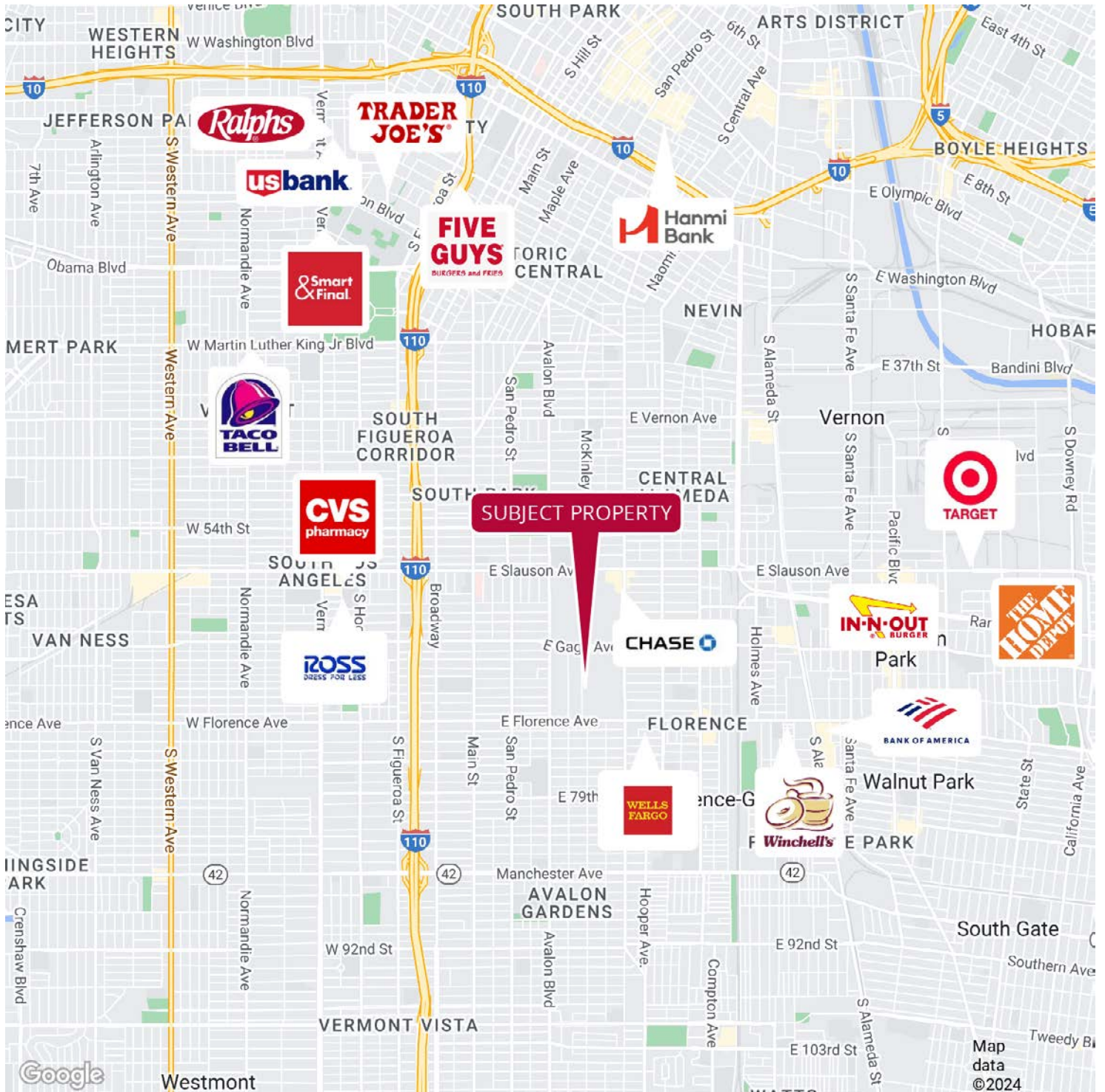
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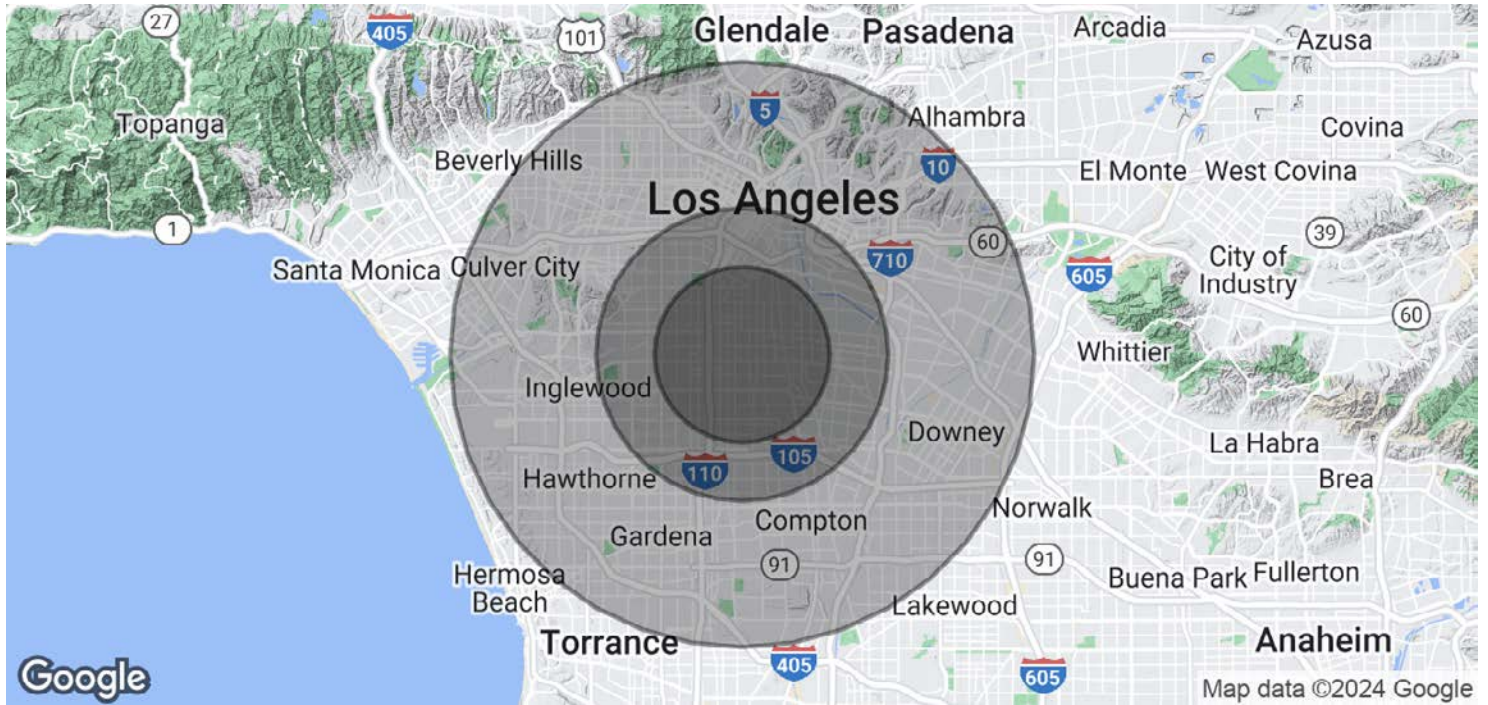
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DEMOGRAPHICS

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	112,978	294,854	1,146,840
# of persons per HH	4	3.5	3
Average HH income	\$60,355	\$68,988	\$86,855
Average house value	\$458,073	\$498,480	\$677,686

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Stanford Ave	E Florence Ave S	1,138	2022	0.21 mi
E Florence Ave	McKinley Ave E	37,359	2022	0.23 mi
S Central Ave	E 69th St S	28,516	2022	0.27 mi

* Traffic Counts data derived from CoStar

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