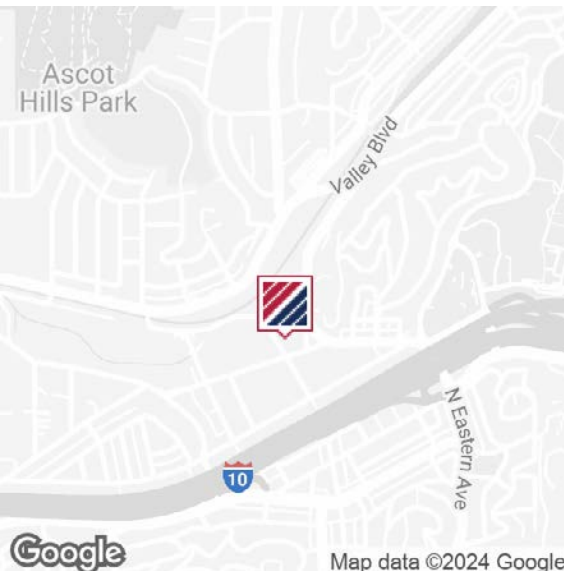




# 4007

MEDFORD STREET  
UNIT 1620 | LOS ANGELES | CA



## FOR SUBLEASE

INDUSTRIAL PROPERTY



4,500 SF  
AVAILABLE



200 SF  
OFFICE SPACE



17 ft  
CLEAR MINIMUM



1  
DOCK HIGH DOOR

### PROPERTY HIGHLIGHTS

- Longer Term with Landlord Available (3-5 YRS)
- Convenient Freeway Access
- Small Dock High Unit
- Sublease through September 30, 2025
- 6 Parking Spaces

FOR MORE INFORMATION PLEASE CONTACT:

**IAN GROSSMAN**

ASSOCIATE

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igrossman@daumcommercial.com

CADRE #02179242

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ASSOCIATE

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CADRE #02004825

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



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INDUSTRIAL PROPERTY



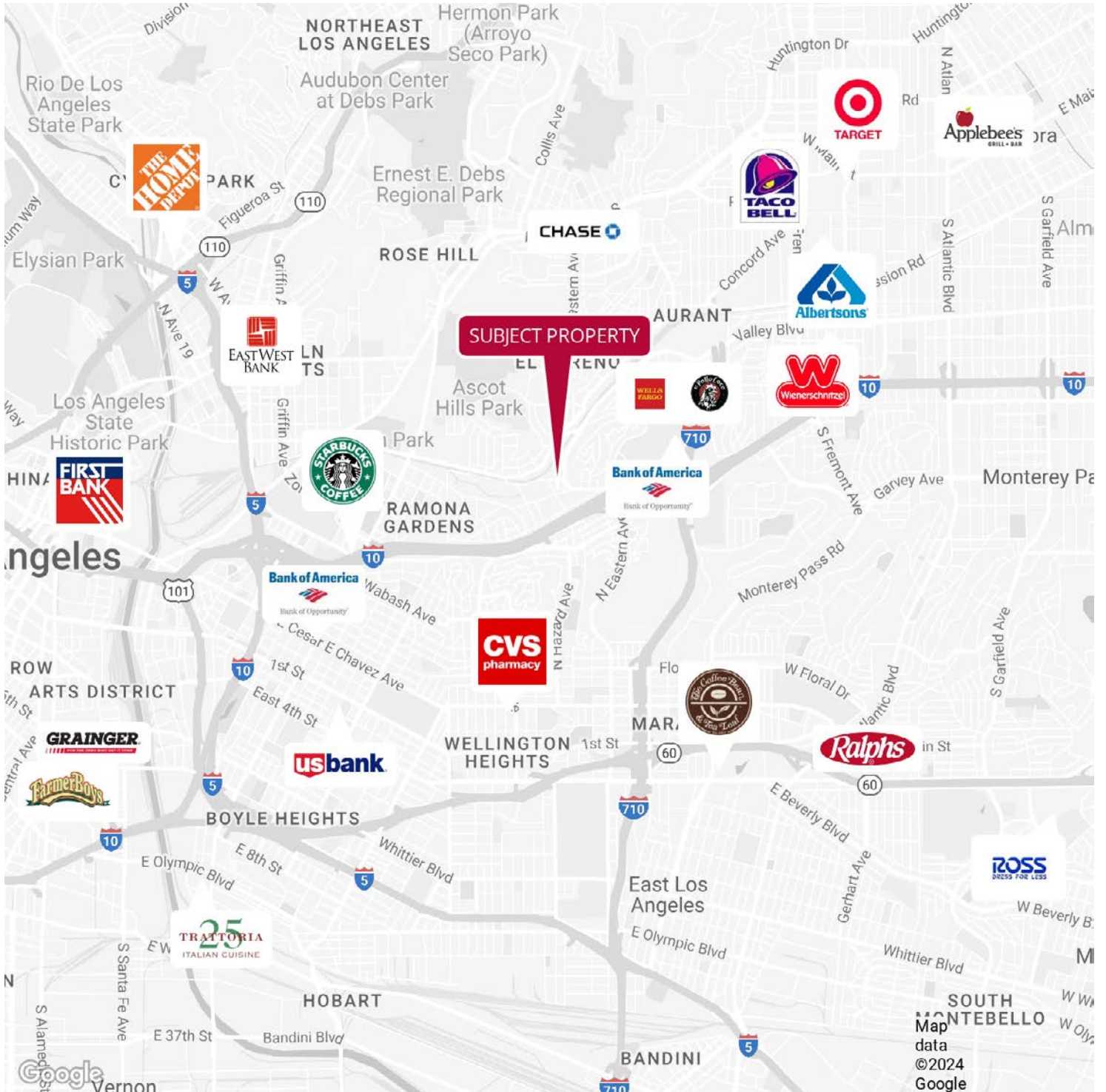
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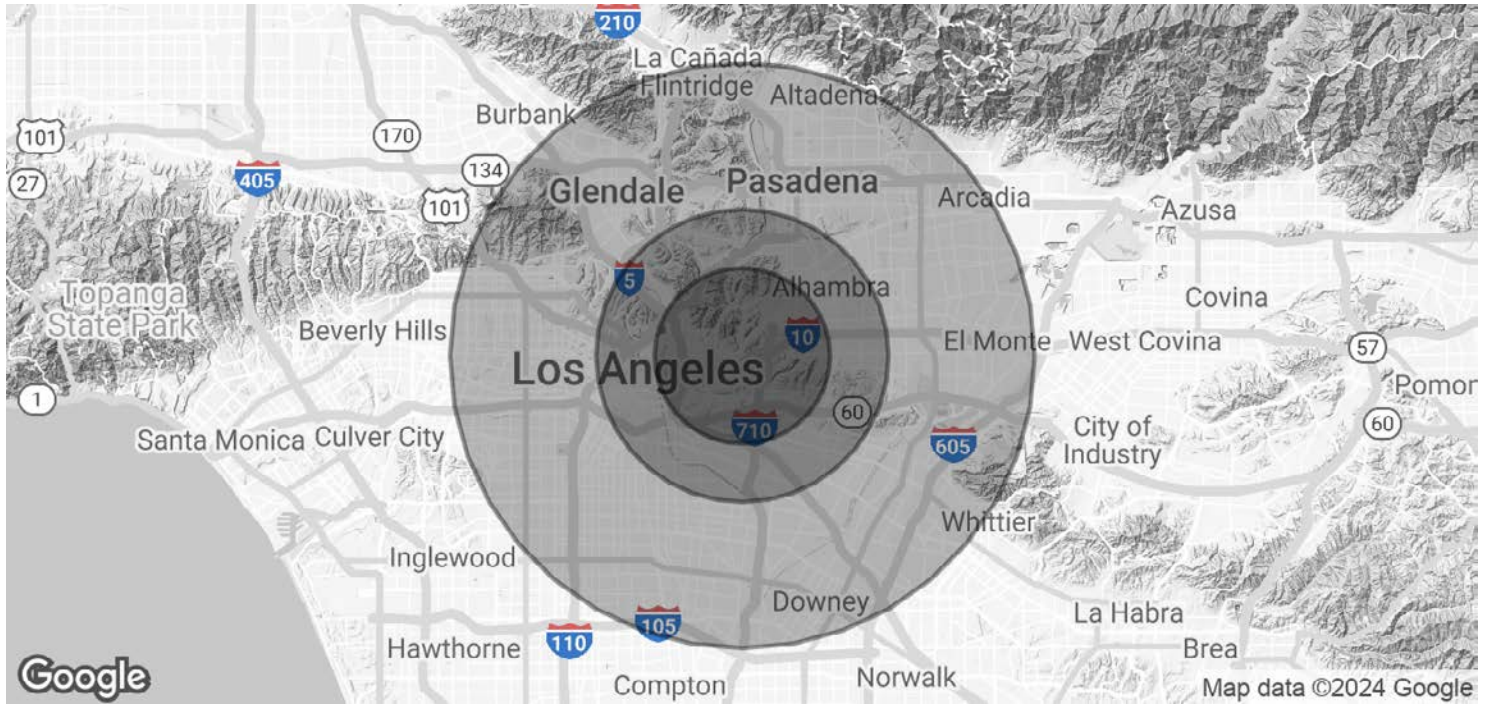


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# FOR SUBLEASE

INDUSTRIAL PROPERTY



## DEMOGRAPHICS

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	89,235	241,924	1,023,465
# of persons per HH	3.5	3	3
Average HH income	\$81,537	\$90,863	\$87,255
Average house value	\$666,418	\$729,334	\$721,348

\* Demographic data derived from 2020 ACS - US Census

## TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
N. Easter Ave.	Medford St. SE	14,770	2018	0.08 mi
Medford St.	N. Eastern Ave NE	6,146	2018	0.09 mi
N. Eastern Ave.	Marney Ave E	18,020	2022	0.16 mi
E. Whiteside St.	-	2,793	2022	0.17 mi

\* Traffic Count data derived from CoStar

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