




FOR LEASE

12901 S BROADWAY
LOS ANGELES | CA 90061



9,437
SQUARE FEET



5,000
OFFICE SF



12 - 14 ft
CLEAR HEIGHT



1
GL DOOR

FOR MORE INFORMATION PLEASE CONTACT:

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CADRE #01947947

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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.



9,347 SF INDUSTRIAL/CREATIVE OFFICE

9,437 SF
INDUSTRIAL

12901 S BROADWAY
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PROPERTY FEATURES

- 9,437 SF Industrial Building on 12,297 SF Lot
- Approximately 5,000 SF of Creative Office / Showroom
- Approximately 4,437 SF Warehouse
- One (1) Ground Level Door
- 12'-14' Clear Height
- Heavy Power (multiple power panels of 600 Amps)
- Unincorporated LA County
- Close Proximity to 110 and 105 Freeways

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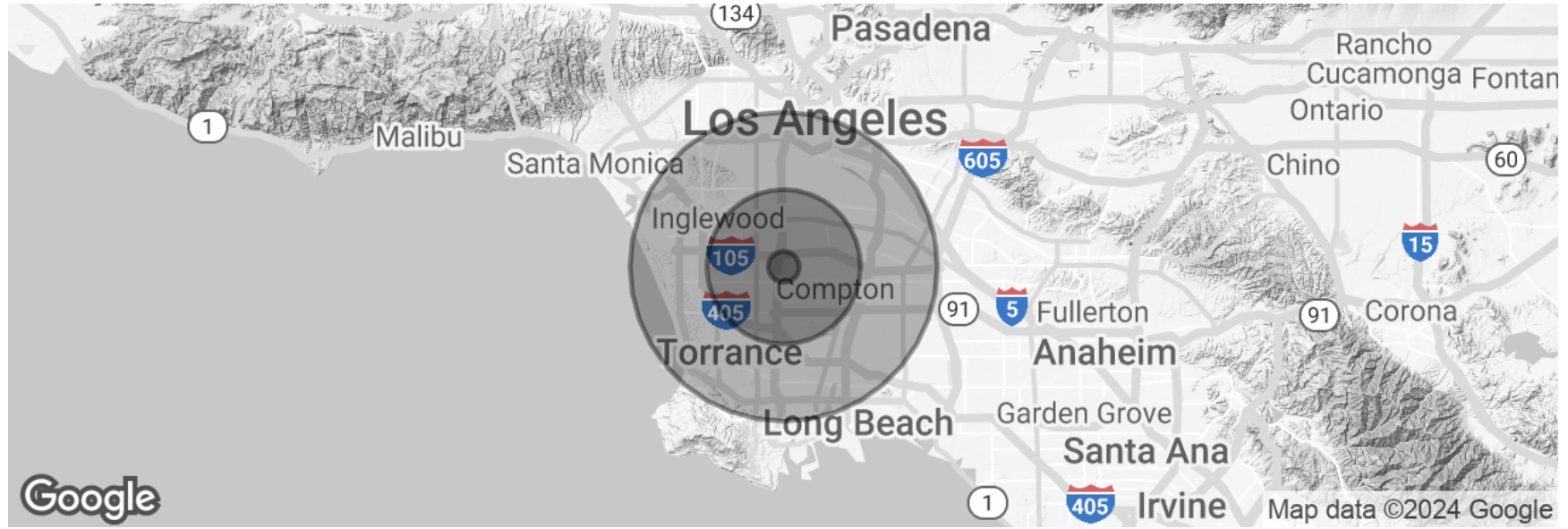
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DAUM
COMMERCIAL REAL ESTATE SERVICES

9,437 SF
INDUSTRIAL

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FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	28,601	950,805	3,157,222
Average Age	34.8	33.6	35.1
Average Age (Male)	33.9	32.3	33.9
Average Age (Female)	35.2	34.8	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,220	276,624	1,029,039
# of Persons per HH	3.5	3.4	3.1
Average HH Income	\$72,029	\$67,415	\$80,337
Average House Value	\$443,904	\$442,159	\$545,354

** Demographic data derived from 2020 ACS - US Census*

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