

# 1631-1635

## EAST 23RD STREET

### LOS ANGELES | CA | 90011



±11,858 SF INDUSTRIAL PROPERTY | FOR LEASE AND FOR SALE

#### PROPERTY HIGHLIGHTS



**AMPLE PARKING**



**LOCATED BETWEEN  
VERNON & CENTRAL LA**



**COVENIENT ACCESS  
TO THE 10 FWY**

FOR MORE INFORMATION PLEASE CONTACT:

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CADRE #01903050

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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### ABOUT THE PROPERTY



**11,858 SF Building**



**16,276 SF Lot Size**



**2,000 SF Office Space**



**200 Amp, 240V, 3Phase Power**



**14 Parking Spaces**



**14' Clear Height**



**2 Grade Level Doors**



**Office HVAC:  
Heat & AC**



**4 Restrooms**







# LOCATION



**NEAR THE  
10 FWY**



**3.5 MILES FROM  
DOWNTOWN  
LOS ANGELES**



**LOS ANGELES  
INTERNATIONAL AIRPORT  
20 MIN | 16.3 MI**  
**LONG BEACH-DAUGHERTY  
FIELD AIRPORT  
25 MIN | 22 MI**



**METRO TRANSIT CENTER  
LOS ANGELES  
13 MIN | 0.5 MI**

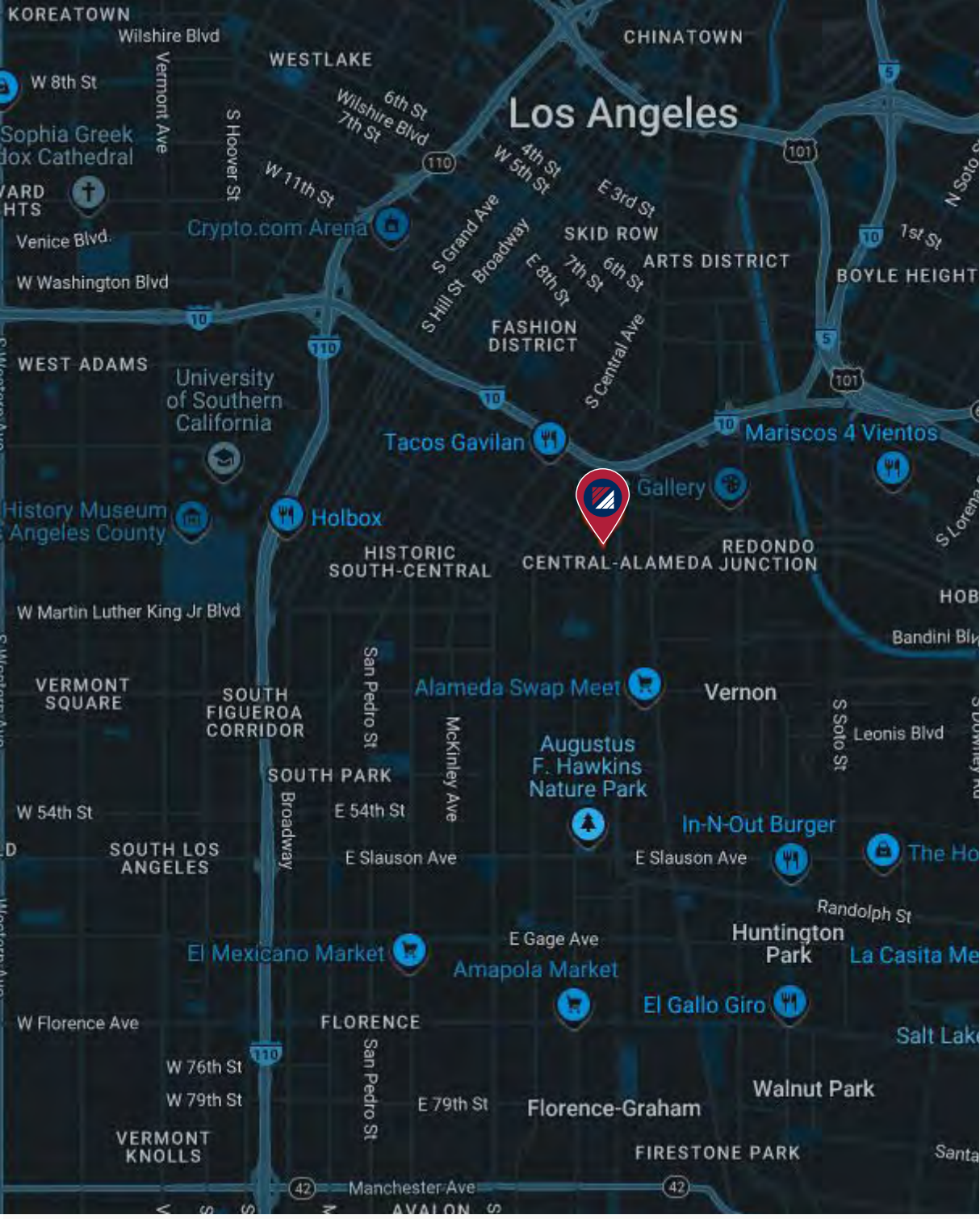




\*NOT TO SCALE

FIRST FLOOR





TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Nevin Ave	E 25th St SW	3,104	2022	0.09 mi
E 24th St	Nevin Ave W	4,568	2022	0.10 mi
E Long Beach Ave	E 23rd St S	10,808	2022	0.12 mi
E Long Beach Ave	E 22nd St S	9,919	2022	0.12 mi
E Long Beach Ave	E 24th St S	10,792	2022	0.14 mi
E Long Beach Ave	E 24th St N	9,475	2022	0.17 mi
Nevin Ave	E Adams Blvd SW	5,035	2022	0.17 mi
E Long Beach Ave	E 20th St N	12,016	2022	0.18 mi
E 20th St	Long Beach Ave W E	1,860	2022	0.18 mi
E 24th St	E Long Beach Ave W	5,440	2022	0.20 mi

	DEMOGRAPHICS		
	3 Mile	5 Miles	10 Miles
2020 Population	408,908	1,292,922	3,680,626
2024 Population	378,897	1,207,526	3,507,644
2029 Population Projection	363,971	1,161,643	3,388,856
2020 Households	126,454	403,277	870,482
2024 Households	120,851	173,209	1,256,913
2029 Household Projection	55,962	380,627	1,204,162
Total Specified Consumer Spending (\$)	\$3.2B	\$10.2B	\$36.9B
Avg Household Income	\$71,404	\$69,450	\$89,650
Median Household Income	\$46,991	\$49,999	\$64,984

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