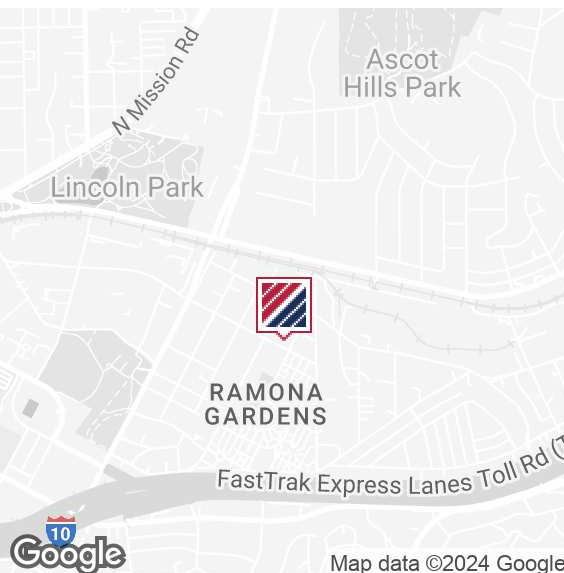




2727

ALCAZAR ST
LOS ANGELES | CA



FOR LEASE

INDUSTRIAL PROPERTY



13,000 SF
AVAILABLE



1,500 SF
OFFICE



13'-15'
CLEAR HEIGHT



6
PARKING SPACES

PROPERTY HIGHLIGHTS

- \$0.95 PSF - \$12,300.00/Mo.
- High Ceiling
- Excellent Warehouse/ Manufacturing Facility
- Heavy Power 800 Amps, 240 Volts, 3 Phase, 4 Wire
- Corner Lot w/ Two Street Access
- Six Parking Spaces, Four of Which are Tandem
- Close Proximity to Freeway 10 & 5 Fwys

FOR MORE INFORMATION PLEASE CONTACT:

KAM ELGHANIAN

VICE PRESIDENT

P: 213.820.1686

kamelghanian@aol.com

CADRE #01044538

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.

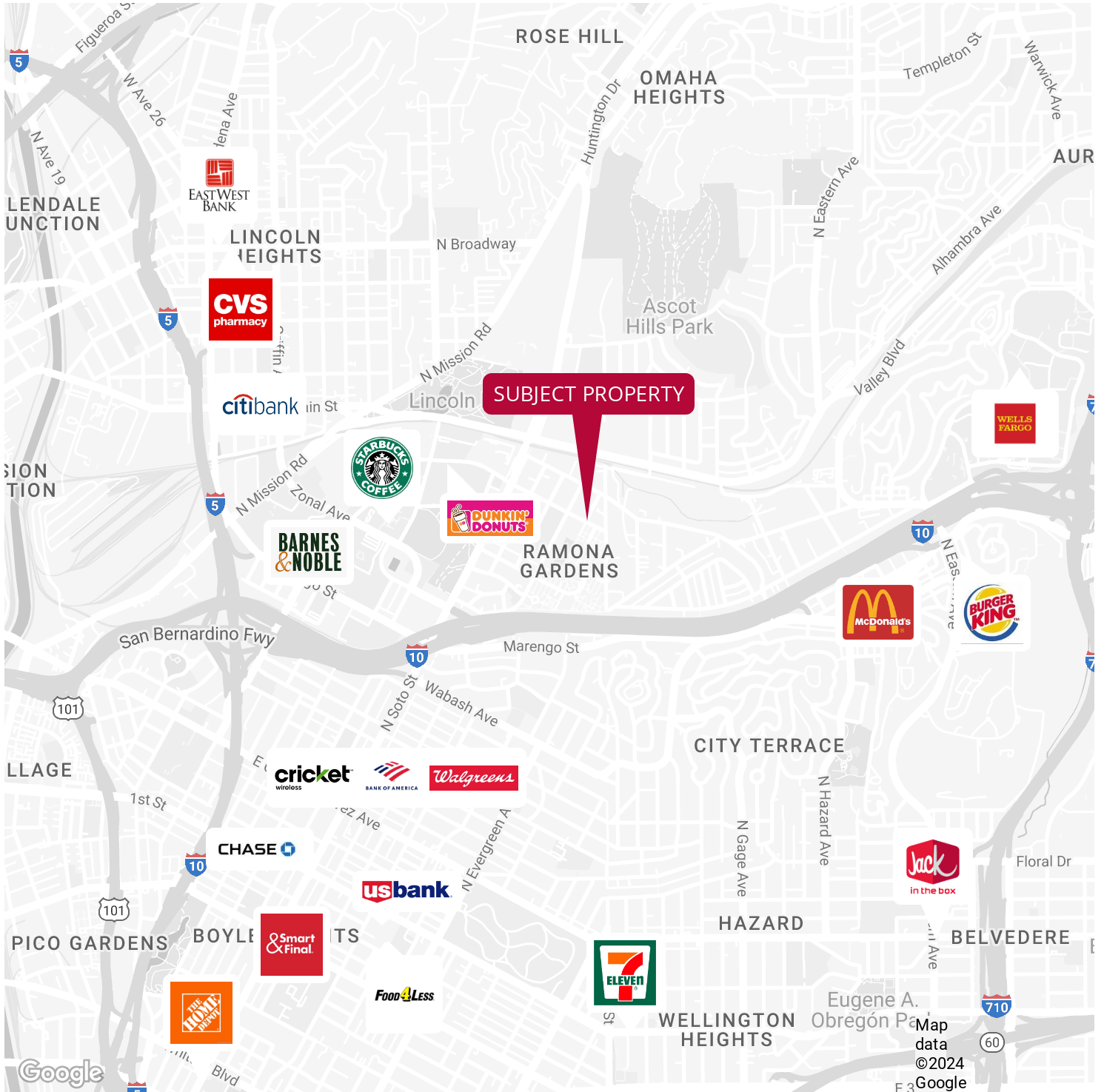
DAUM
COMMERCIAL REAL ESTATE SERVICES

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DEMOGRAPHICS

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	92,545	2,920,808	1,133,303
# of persons per HH	3.1	2.7	2.8
Average HH income	\$83,105	\$89,780	\$90,000
Average house value	\$836,929	\$939,292	\$935,985

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	LAST MEASURED	DISTANCE
N Evergreen Ave	Lancaster Ave S	814	2018	0.12 mi
Medford St	N Indiana St NW	4,017	2022	0.13 mi
Fishburne Ave	Medford St N	1,502	2018	0.19 mi

* Traffic Count data derived from CoStar

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