

18732

CORBAY AVE.

ARTESIA | CA | 90701



±15,208 SF INDUSTRIAL WAREHOUSE | FOR LEASE OR FOR SALE

FOR MORE INFORMATION PLEASE CONTACT:

PROPERTY HIGHLIGHTS

MOON LIM

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CADRE #01903050

SEAN KIM

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CADRE #02030559



16 PARKING SPACES



LOCATED NEAR
LOS CERRITOS CENTER



LOCATED NEAR 605
AND 91 FREEWAYS

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. 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



ABOUT THE PROPERTY



15,208 SF Building



24,513 SF Lot Size



5,000 SF Office Space



**400a/120 - 280v
Power**



16 Parking Spaces



14' Clear Height



3 GL Doors (8'x10')



PROPERTY FEATURES

- Near Ample Retail Amenities Including Los Cerritos Center
- Excellent Access to the 605 and 91 Freeways
- Upgraded Office Space
- Kitchen Area
- 3 Drive-In Doors
- Gated Yard Space
- Separate Office Space Upstairs and Down Stairs
- Upstairs $\pm 2,500$ SF Office is Occupied, with The Following Rent Schedule:
 - March 2024: \$4,300 per month
 - March 2025: \$4,500 per month
 - March 2026: \$4,700 per month; Lease Expires 2/28/2027

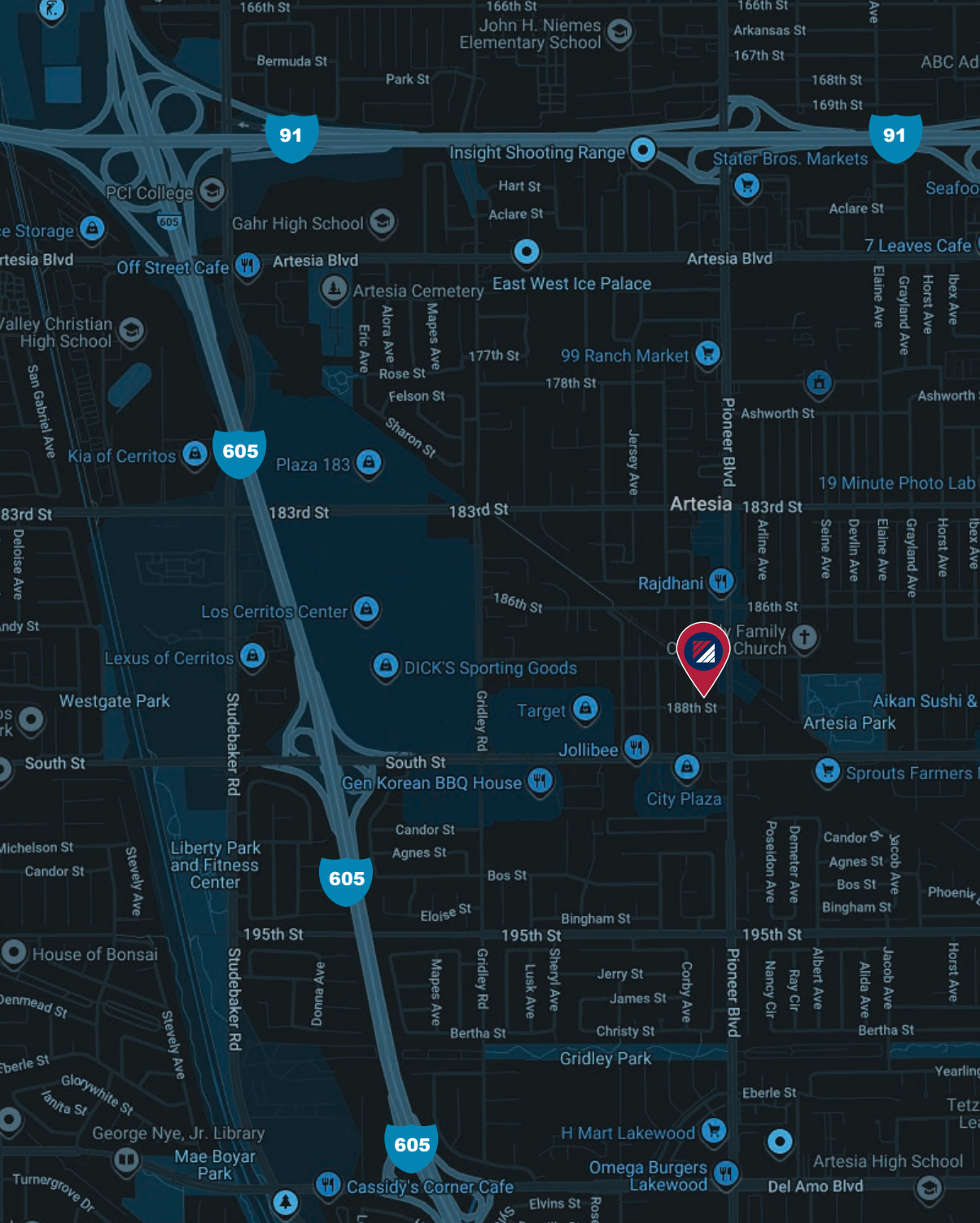




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TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
N Pioneer Blvd	-	16,340	2022	0.10 mi
South St	Corby Ave W	23,810	2022	0.14 mi
South St	Pioneer Blvd W	24,993	2022	0.15 mi
South St	Gridley Rd W	28,003	2022	0.45 mi
Gridley Rd	South St S	19,303	2022	0.45 mi
Gridley Rd	South St N	12,678	2022	0.49 mi
195th St	Boston Ln W	11,239	2022	0.50 mi
South St	Gridley Rd E	34,686	2022	0.50 mi
195th St	Pioneer Blvd W	12,145	2022	0.50 mi
Gridley Rd	184th St S	17,820	2022	0.54 mi

	DEMOGRAPHICS		
	3 Mile	5 Miles	10 Miles
2020 Population	246,287	620,068	2,458,787
2024 Population	234,586	590,564	2,340,429
2029 Population Projection	227,004	572,602	2,272,636
2020 Households	76,396	191,821	765,094
2024 Households	72,184	181,169	725,121
2029 Household Projection	69,699	175,279	703,197
Total Specified Consumer Spending (\$)	\$2.9B	\$7.2B	\$26.4B
Avg Household Income	\$117,322	\$113,645	\$102,117
Median Household Income	\$95,045	\$91,870	\$79,526

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