

Report for 10019 - 10047 S Alameda St, Los Angeles

Prepared November 19, 2025

Presented By

WESTMAC

Commercial Brokerage Company

WESTMAC Commercial Brokerage Company



Milan Ashley

ashley@westmac.com

(310) 901-6852

Available Acres 3.24

Land For Sale

Available SF 141,132



Address: 10019 - 10047 S Alameda St, Los Angeles, CA 90002

Cross Streets: S Alameda St/Tweedy Blvd

3.24 Acres of Industrial Land
 Superior Rail and Freight Access Located
 ±20 miles from Port of LA, 15.8 miles from Port of LB
 Outstanding Access to Major Transportation Corridors
 Close to High-Volume Roadways and 105, 710, 91, 10 Fwy Located in A High-Density Industrial Area
 Provides Unparalleled Access to Local, Regional, and Global Supply Chains

Sale Price/SF: TBD
Sale Price: TBD
Available Acres: 3.24 Ac
Available SF: 141,132 SF
Divisible SF: No
Building SF: 42,000 SF
Yard: Yes

Gas:
Water:
Sewer:
Electric:
Fiber:

Specific Use: Industrial
Zoning: CM(UV)
Rail Service: Yes
Market Area: Outlying Los Angeles
APN: 6046-020-003,6046-020-002,604

Listing #: 43495220

Listing Date: 10/07/2025



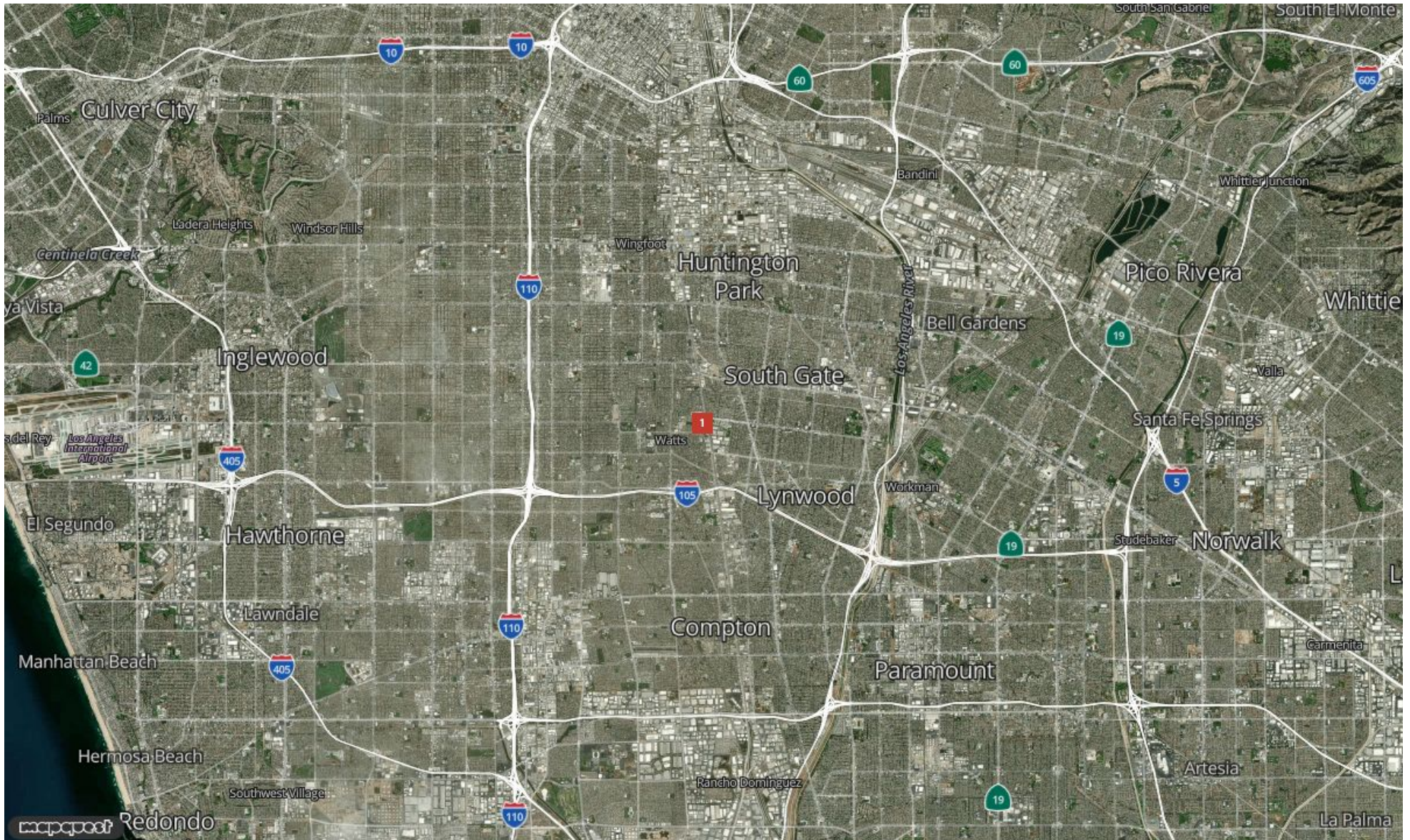
Report for 10019 - 10047 S Ala...

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1515 S Sepulveda Blvd Los Angeles, CA 90025 | 310-478-7700



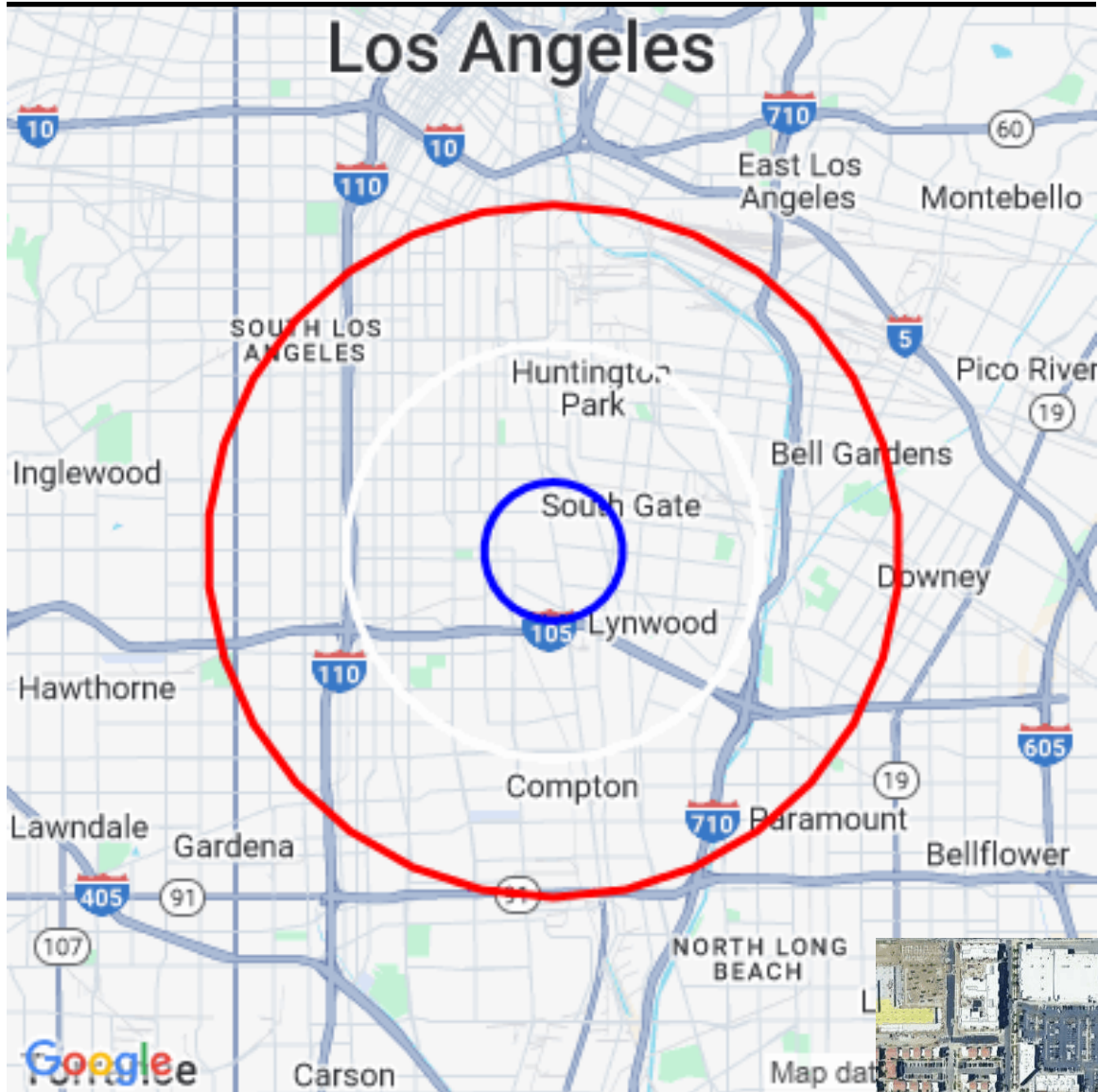
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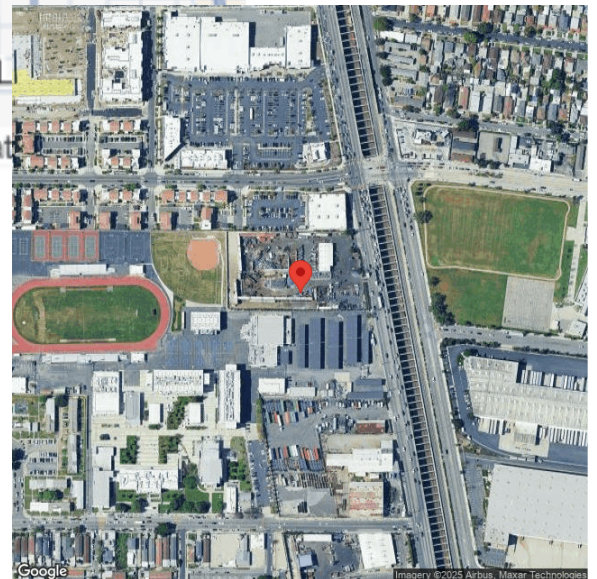
Demographic Report



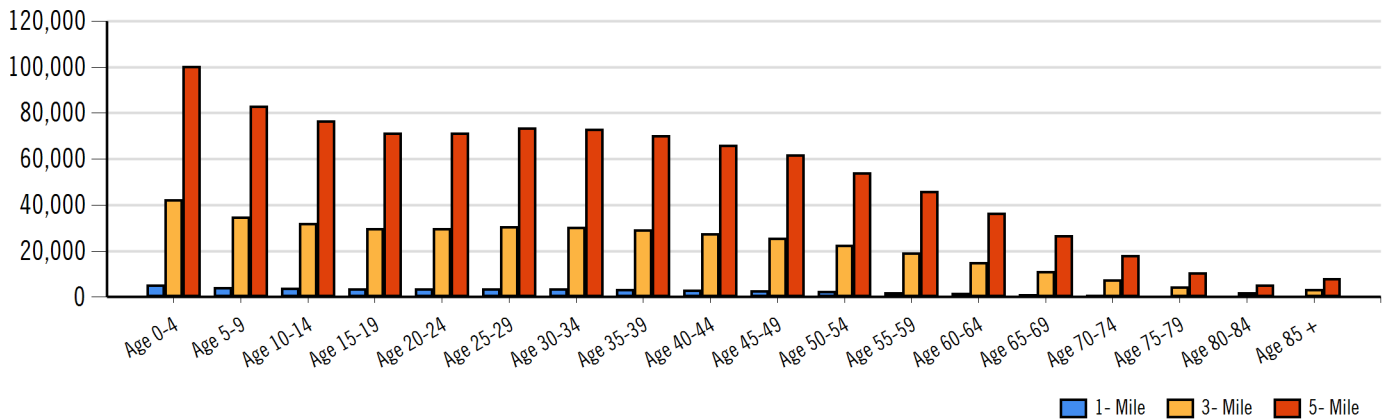
10019-10047 S Alameda St

Population

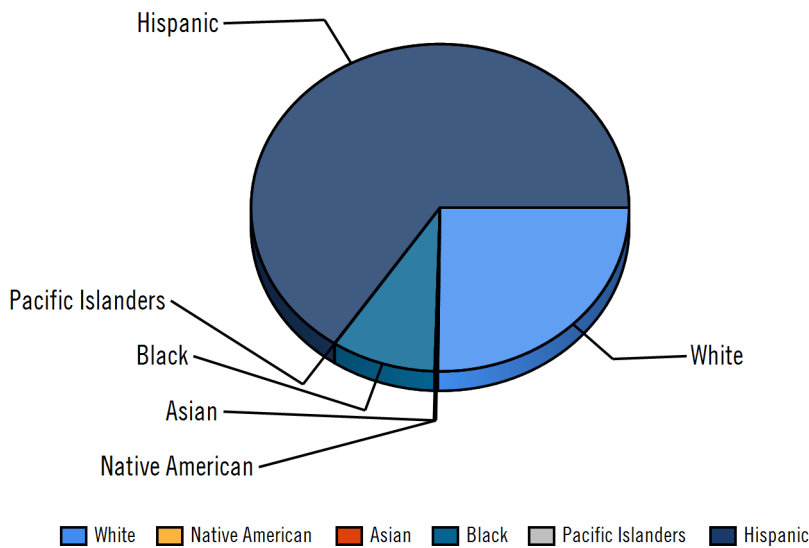
Distance	Male	Female	Total
1- Mile	22,884	24,403	47,287
3- Mile	200,638	199,625	400,263
5- Mile	475,548	478,729	954,277



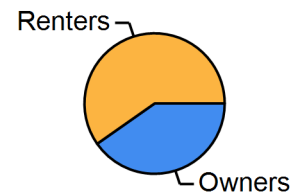
Population by Distance and Age (2020)



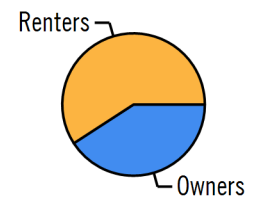
Ethnicity within 5 miles



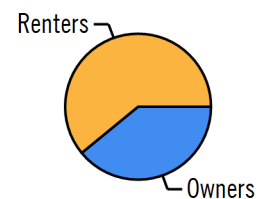
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

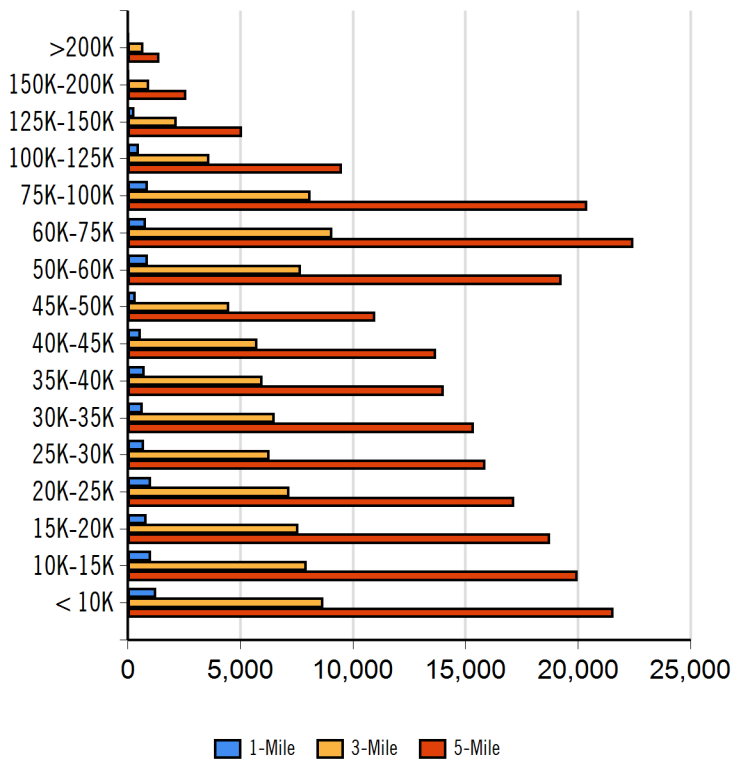
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	18,006	1,463	5.58 %
3-Mile	162,159	12,777	6.72 %
5-Mile	388,321	28,849	6.53 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	81	29	1,651	3,155	900	2,747	1,554	202	1,274	3,089	985	452	1,488
3-Mile	1,365	241	13,686	33,603	7,861	20,624	11,991	1,930	11,815	27,018	12,410	3,643	12,857
5-Mile	3,392	543	33,222	77,189	19,013	46,835	28,746	4,776	31,024	66,766	30,880	8,550	30,398

Household Income



Radius	Median Household Income
1-Mile	\$33,883.34
3-Mile	\$40,111.51
5-Mile	\$40,966.59

Radius	Average Household Income
1-Mile	\$43,938.03
3-Mile	\$46,917.17
5-Mile	\$47,180.51

Radius	Aggregate Household Income
1-Mile	\$453,409,183.05
3-Mile	\$4,285,501,646.34
5-Mile	\$10,571,325,710.60

Education

	1-Mile	3-mile	5-mile
Pop > 25	26,274	230,588	551,262
High School Grad	3,884	33,569	80,998
Some College	2,275	25,491	60,396
Associates	838	7,580	19,588
Bachelors	868	8,385	20,361
Masters	361	4,210	10,529
Prof. Degree	883	5,373	11,807
Doctorate	354	3,113	7,464

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	1 %	6 %	13 %
Teen's	92 %	105 %	108 %
Expensive Homes	33 %	43 %	41 %
Mobile Homes	4 %	6 %	15 %
New Homes	18 %	24 %	27 %
New Households	73 %	90 %	98 %
Military Households	4 %	5 %	5 %
Households with 4+ Cars	79 %	106 %	101 %
Public Transportation Users	180 %	220 %	247 %
Young Wealthy Households	0 %	49 %	56 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	410,811,175		3,736,174,587		9,192,883,408	
Average annual household	39,460		40,432		40,398	
Food	5,299	13.43 %	5,399	13.35 %	5,393	13.35 %
Food at home	3,633		3,679		3,671	
Cereals and bakery products	515		521		520	
Cereals and cereal products	185		187		186	
Bakery products	330		334		333	
Meats poultry fish and eggs	738		751		749	
Beef	169		173		172	
Pork	135		138		138	
Poultry	140		143		143	
Fish and seafood	116		118		118	
Eggs	61		62		61	
Dairy products	357		360		359	
Fruits and vegetables	726		734		733	
Fresh fruits	106		108		108	
Processed vegetables	145		147		146	
Sugar and other sweets	135		136		135	
Fats and oils	115		117		116	
Miscellaneous foods	685		694		692	
Nonalcoholic beverages	323		325		324	
Food away from home	1,666		1,720		1,721	
Alcoholic beverages	258		267		267	
Housing	14,941	37.86 %	15,255	37.73 %	15,243	37.73 %
Shelter	8,957		9,164		9,159	
Owned dwellings	4,880		5,050		5,046	
Mortgage interest and charges	2,404		2,478		2,480	
Property taxes	1,607		1,673		1,670	
Maintenance repairs	868		898		894	
Rented dwellings	3,514		3,520		3,518	
Other lodging	561		593		593	
Utilities fuels	3,722		3,782		3,774	
Natural gas	331		338		338	
Electricity	1,540		1,559		1,555	
Fuel oil	132		135		135	
Telephone services	1,149		1,170		1,167	
Water and other public services	568		578		577	
Household operations	941	2.38 %	967	2.39 %	966	2.39 %
Personal services	252		258		257	
Other household expenses	688		709		708	
Housekeeping supplies	500		509		508	
Laundry and cleaning supplies	145		145		144	
Other household products	282		289		288	
Postage and stationery	73		74		74	
Household furnishings	820		831		834	
Household textiles	63		62		63	
Furniture	155		159		161	
Floor coverings	17		18		19	
Major appliances	125		129		129	
Small appliances	71		75		75	
Miscellaneous	386		384		385	
Apparel and services	1,075	2.72 %	1,077	2.66 %	1,075	2.66 %
Men and boys	192		191		192	
Men 16 and over	156		155		156	
Boys 2 to 15	36		36		35	
Women and girls	395		398		398	



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Women 16 and over	321	325	325
Girls 2 to 15	74	73	72
Children under 2	83	84	83

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	410,811,175		3,736,174,587		9,192,883,408	
Average annual household	39,460		40,432		40,398	
Transportation	5,475	13.87 %	5,591	13.83 %	5,584	13.82 %
Vehicle purchases	1,161		1,174		1,175	
Cars and trucks new	554		573		574	
Cars and trucks used	576		569		569	
Gasoline and motor oil	1,869		1,900		1,895	
Other vehicle expenses	2,116		2,177		2,172	
Vehicle finance charges	139		144		144	
Maintenance and repairs	722		738		737	
Vehicle insurance	1,009		1,046		1,042	
Vehicle rental leases	244		248		247	
Public transportation	329		339		341	
Health care	3,152	7.99 %	3,231	7.99 %	3,221	7.97 %
Health insurance	2,111		2,166		2,160	
Medical services	621		634		631	
Drugs	319		327		326	
Medical supplies	100		102		102	
Entertainment	2,342	5.94 %	2,385	5.90 %	2,378	5.89 %
Fees and admissions	363		380		380	
Television radios	920		937		933	
Pets toys	855		865		861	
Personal care products	504		512		513	
Reading	43		44		44	
Education	848		878		878	
Tobacco products	404		404		402	
Miscellaneous	618	1.57 %	657	1.62 %	655	1.62 %
Cash contributions	1,055		1,119		1,118	
Personal insurance	3,439		3,607		3,622	
Life and other personal insurance	129		134		133	
Pensions and Social Security	3,309		3,473		3,488	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	13,741	11,126	23.84 %	1,320	11,981	5,445	8,296	-839
3-Mile	2020	106,489	88,780	19.97 %	11,213	91,650	43,572	62,917	-4,294
5-Mile	2020	249,980	211,144	18.09 %	30,092	210,559	98,894	151,086	-4,986
1-Mile	2023	14,721	11,126	32.79 %	1,412	12,835	5,901	8,820	0
3-Mile	2023	113,351	88,780	27.74 %	11,919	97,573	46,668	66,683	1,031
5-Mile	2023	265,428	211,144	25.39 %	31,840	223,691	105,823	159,605	4,476

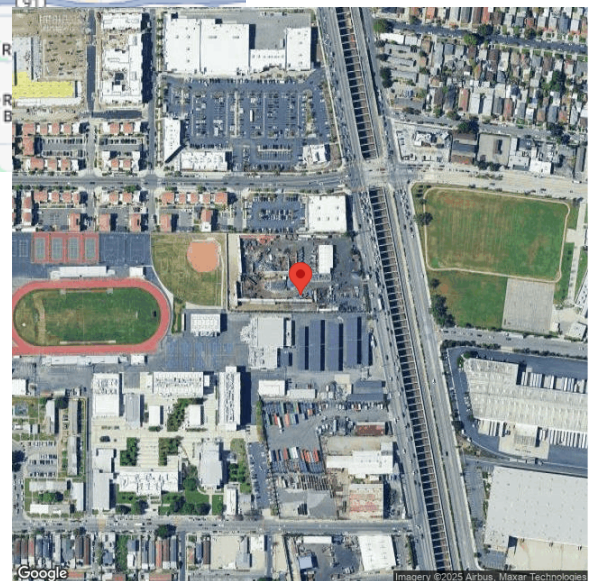
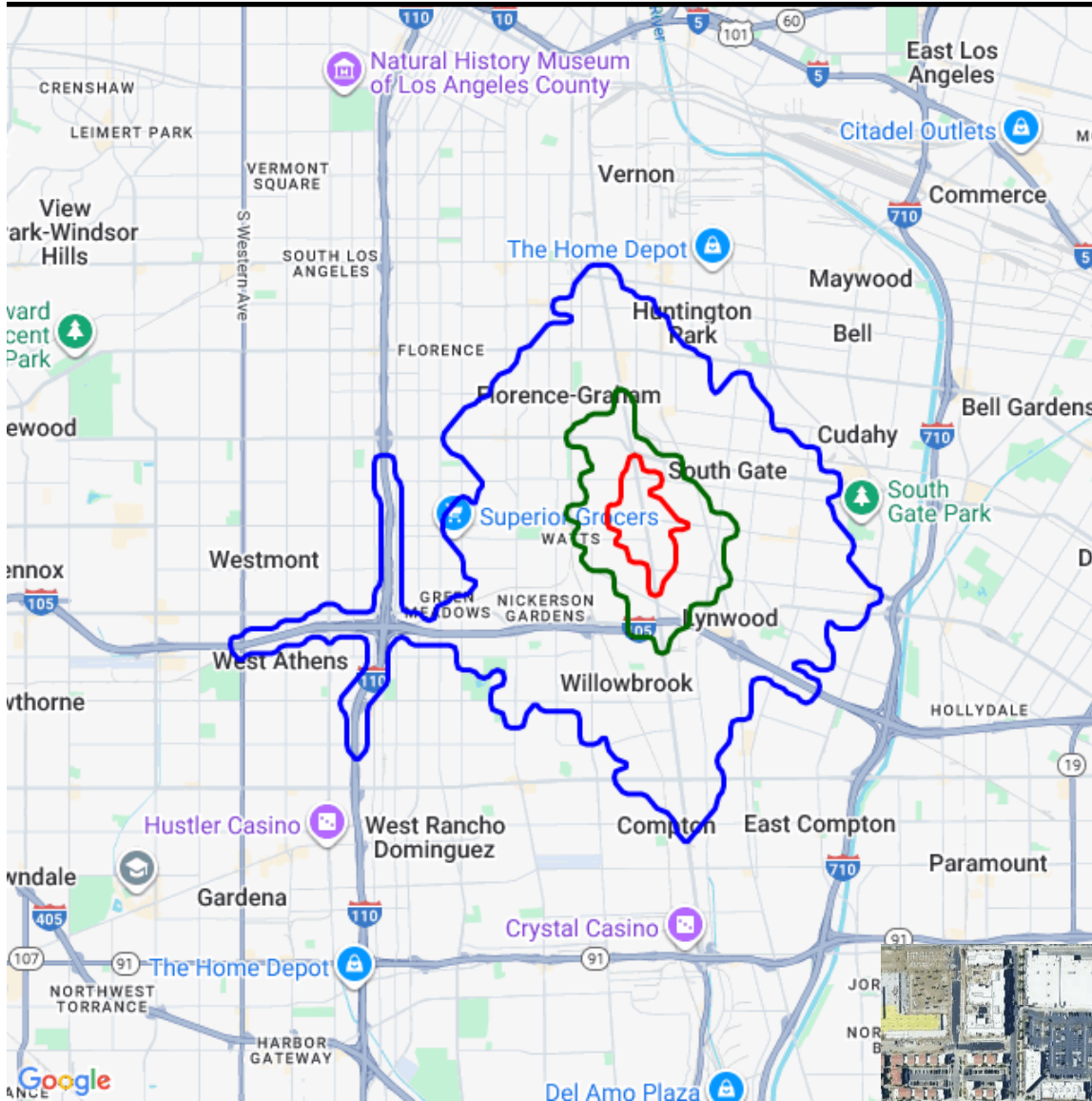
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Demographic Report



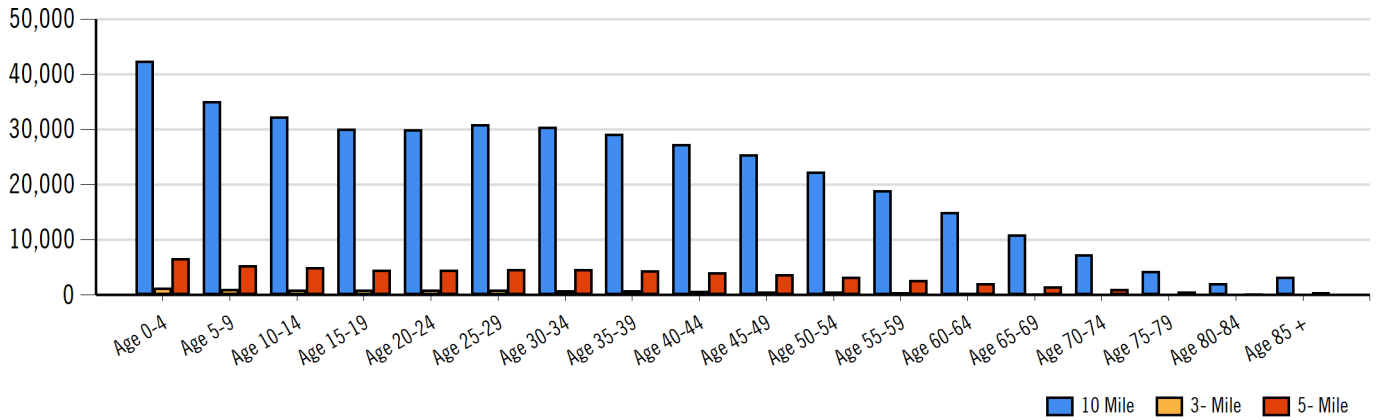
10019-10047 S Alameda St

Population

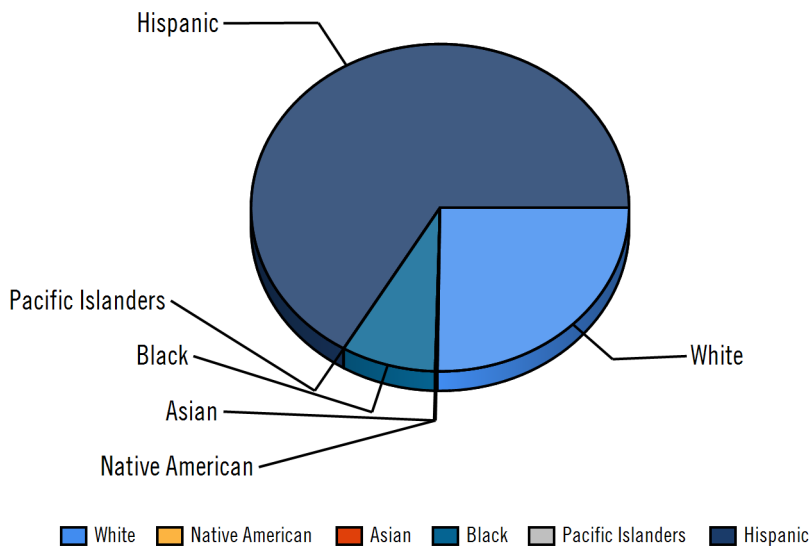
Distance	Male	Female	Total
3- Minute	5,759	5,770	11,529
5- Minute	30,076	30,442	60,517
10 Minute	198,112	199,905	398,018



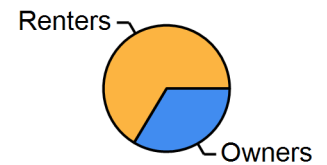
Population by Distance and Age (2020)



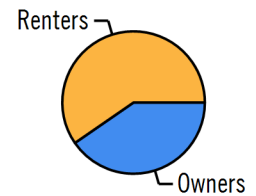
Ethnicity within 5 Minute



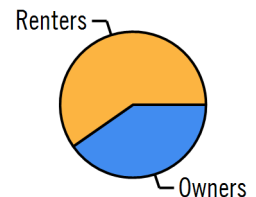
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

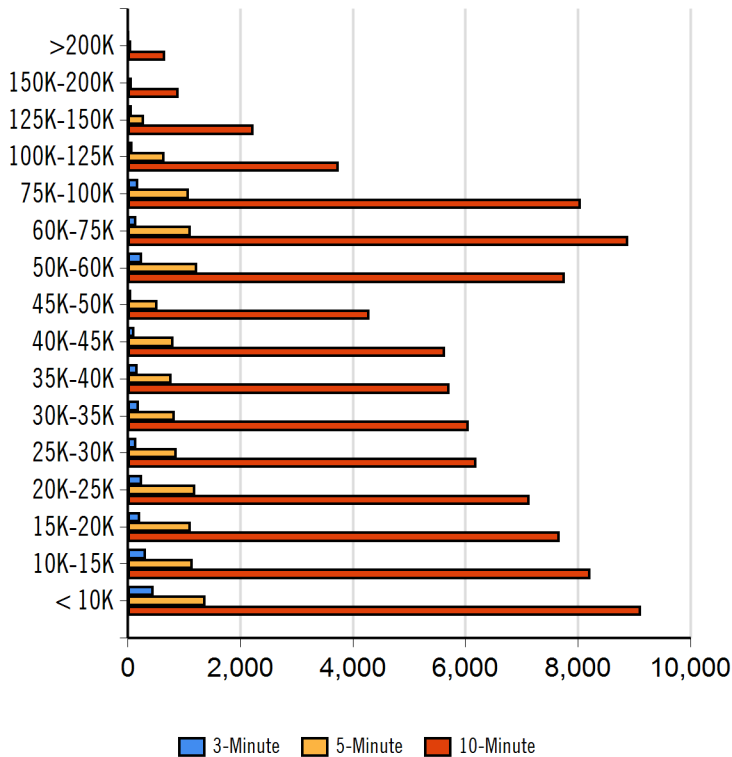
Distance	Employed	Unemployed	Unemployment Rate
3-Minute	4,244	331	4.12 %
5-Minute	23,588	1,851	5.25 %
10-Minute	159,772	12,676	6.28 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	13	6	531	793	142	660	540	23	144	606	264	107	330
5-Minute	105	23	2,207	5,012	1,117	3,494	1,923	260	1,460	3,559	1,710	627	1,640
10-Minute	1,363	256	13,168	33,033	7,987	19,762	11,883	1,923	11,976	26,739	12,170	3,608	12,630

Household Income



Radius Median Household Income

3-Minute	\$31,775.27
5-Minute	\$37,044.69
10-Minute	\$40,471.86

Radius Average Household Income

3-Minute	\$43,466.00
5-Minute	\$43,925.27
10-Minute	\$47,213.85

Radius Aggregate Household Income

3-Minute	\$101,373,427.34
5-Minute	\$580,559,657.92
10-Minute	\$4,256,430,095.56

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	6,257	34,180	228,065
High School Grad	932	5,203	31,707
Some College	412	3,138	26,519
Associates	147	1,068	7,560
Bachelors	135	849	8,250
Masters	125	522	4,378
Prof. Degree	545	1,030	5,364
Doctorate	126	469	3,311

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	1 %	2 %	7 %
Teen's	71 %	87 %	99 %
Expensive Homes	0 %	49 %	38 %
Mobile Homes	3 %	5 %	6 %
New Homes	9 %	15 %	23 %
New Households	64 %	73 %	86 %
Military Households	0 %	3 %	3 %
Households with 4+ Cars	56 %	86 %	97 %
Public Transportation Users	169 %	185 %	206 %
Young Wealthy Households	0 %	0 %	43 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	99,968,320		520,191,345		3,711,374,953	
Average annual household	39,593		39,497		40,451	
Food	5,306	13.40 %	5,300	13.42 %	5,400	13.35 %
Food at home	3,632		3,630		3,677	
Cereals and bakery products	516		514		521	
Cereals and cereal products	185		184		186	
Bakery products	331		330		334	
Meats poultry fish and eggs	735		741		751	
Beef	168		170		172	
Pork	134		136		138	
Poultry	140		141		143	
Fish and seafood	116		116		118	
Eggs	61		61		62	
Dairy products	357		355		360	
Fruits and vegetables	726		724		733	
Fresh fruits	106		106		108	
Processed vegetables	145		145		146	
Sugar and other sweets	135		134		136	
Fats and oils	115		115		116	
Miscellaneous foods	687		685		694	
Nonalcoholic beverages	323		322		325	
Food away from home	1,673		1,669		1,723	
Alcoholic beverages	262		258		268	
Housing	14,965	37.80 %	14,971	37.90 %	15,267	37.74 %
Shelter	8,967		8,988		9,172	
Owned dwellings	4,897		4,902		5,043	
Mortgage interest and charges	2,417		2,404		2,480	
Property taxes	1,615		1,615		1,669	
Maintenance repairs	863		882		894	
Rented dwellings	3,499		3,522		3,532	
Other lodging	570		564		596	
Utilities fuels	3,720		3,730		3,778	
Natural gas	329		331		337	
Electricity	1,540		1,543		1,558	
Fuel oil	133		133		135	
Telephone services	1,149		1,153		1,168	
Water and other public services	568		568		577	
Household operations	950	2.40 %	941	2.38 %	969	2.40 %
Personal services	259		249		259	
Other household expenses	691		692		710	
Housekeeping supplies	501		498		509	
Laundry and cleaning supplies	145		143		145	
Other household products	283		281		289	
Postage and stationery	73		73		75	
Household furnishings	824		812		836	
Household textiles	64		62		63	
Furniture	155		151		162	
Floor coverings	17		17		19	
Major appliances	123		127		129	
Small appliances	72		73		75	
Miscellaneous	391		379		386	
Apparel and services	1,083	2.74 %	1,059	2.68 %	1,082	2.67 %
Men and boys	195		185		192	
Men 16 and over	159		149		156	
Boys 2 to 15	36		35		36	
Women and girls	395		394		400	



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Women 16 and over	321	320	326
Girls 2 to 15	74	73	73
Children under 2	83	83	84

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	99,968,320		520,191,345		3,711,374,953	
Average annual household	39,593		39,497		40,451	
Transportation	5,487	13.86 %	5,476	13.86 %	5,585	13.81 %
Vehicle purchases	1,164		1,148		1,170	
Cars and trucks new	550		557		568	
Cars and trucks used	583		561		571	
Gasoline and motor oil	1,867		1,873		1,897	
Other vehicle expenses	2,124		2,126		2,175	
Vehicle finance charges	141		140		144	
Maintenance and repairs	720		724		738	
Vehicle insurance	1,017		1,019		1,044	
Vehicle rental leases	245		242		248	
Public transportation	331		327		342	
Health care	3,163	7.99 %	3,163	8.01 %	3,216	7.95 %
Health insurance	2,113		2,122		2,157	
Medical services	630		619		630	
Drugs	318		320		325	
Medical supplies	100		100		102	
Entertainment	2,362	5.97 %	2,335	5.91 %	2,381	5.89 %
Fees and admissions	368		364		381	
Television radios	923		923		935	
Pets toys	864		850		863	
Personal care products	505		501		513	
Reading	43		43		44	
Education	865		845		887	
Tobacco products	405		405		403	
Miscellaneous	614	1.55 %	633	1.60 %	656	1.62 %
Cash contributions	1,048		1,079		1,116	
Personal insurance	3,479		3,423		3,625	
Life and other personal insurance	132		130		134	
Pensions and Social Security	3,347		3,292		3,491	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	2,726	2,179	155.94 %	224	2,435	918	1,808	-168
5-Minute	2020	13,458	10,995	727.61 %	1,097	11,946	5,440	8,017	-792
10-Minute	2020	94,690	78,931	4,442.33 %	10,157	81,276	38,138	56,553	-3,412
3-Minute	2023	2,939	2,179	216.70 %	242	2,624	1,015	1,924	0
5-Minute	2023	14,416	10,995	1,012.88 %	1,175	12,796	5,889	8,527	19
10-Minute	2023	100,857	78,931	6,193.63 %	10,805	86,582	40,913	59,945	945



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310-901-6852

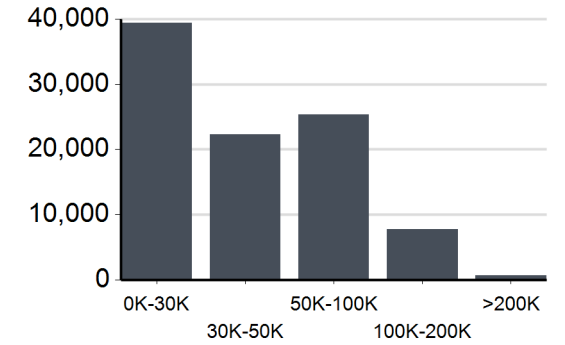


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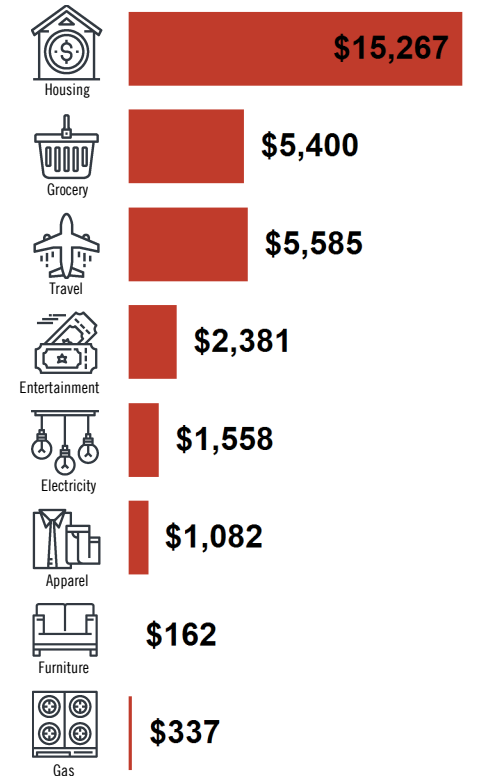
Location Facts & Demographics

Demographics are determined by a 10 minute drive from 10019-10047 S Alameda St, Los Angeles, CA 90002

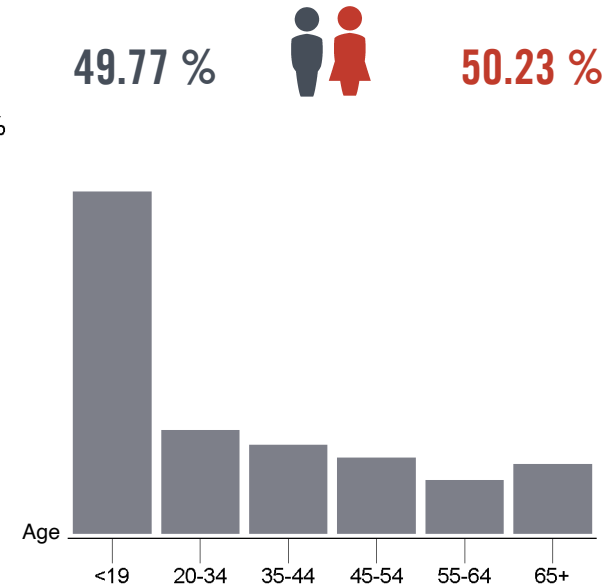
INCOME BY HOUSEHOLD



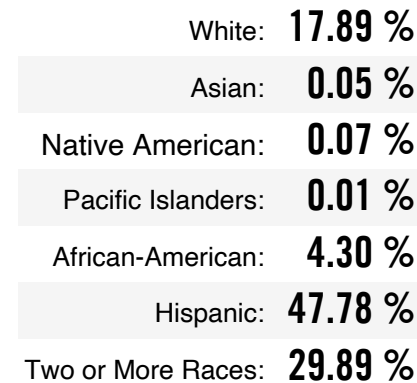
HH SPENDING



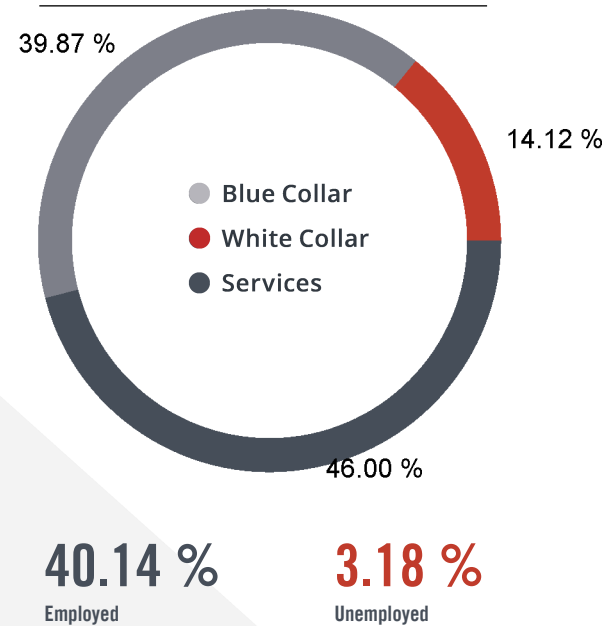
GENDER & AGE



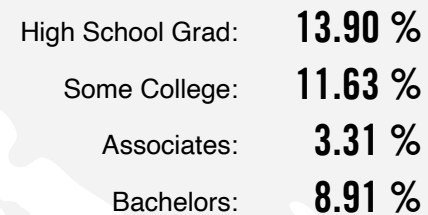
RACE & ETHNICITY



EMPLOYMENT



EDUCATION



CITY, STATE

Los Angeles, CA

POPULATION

398,018

AVG. HHSIZE

4.28

MEDIAN HH INCOME

\$40,472

HOME OWNERSHIP

Renters: 55,041

Owners: 37,168

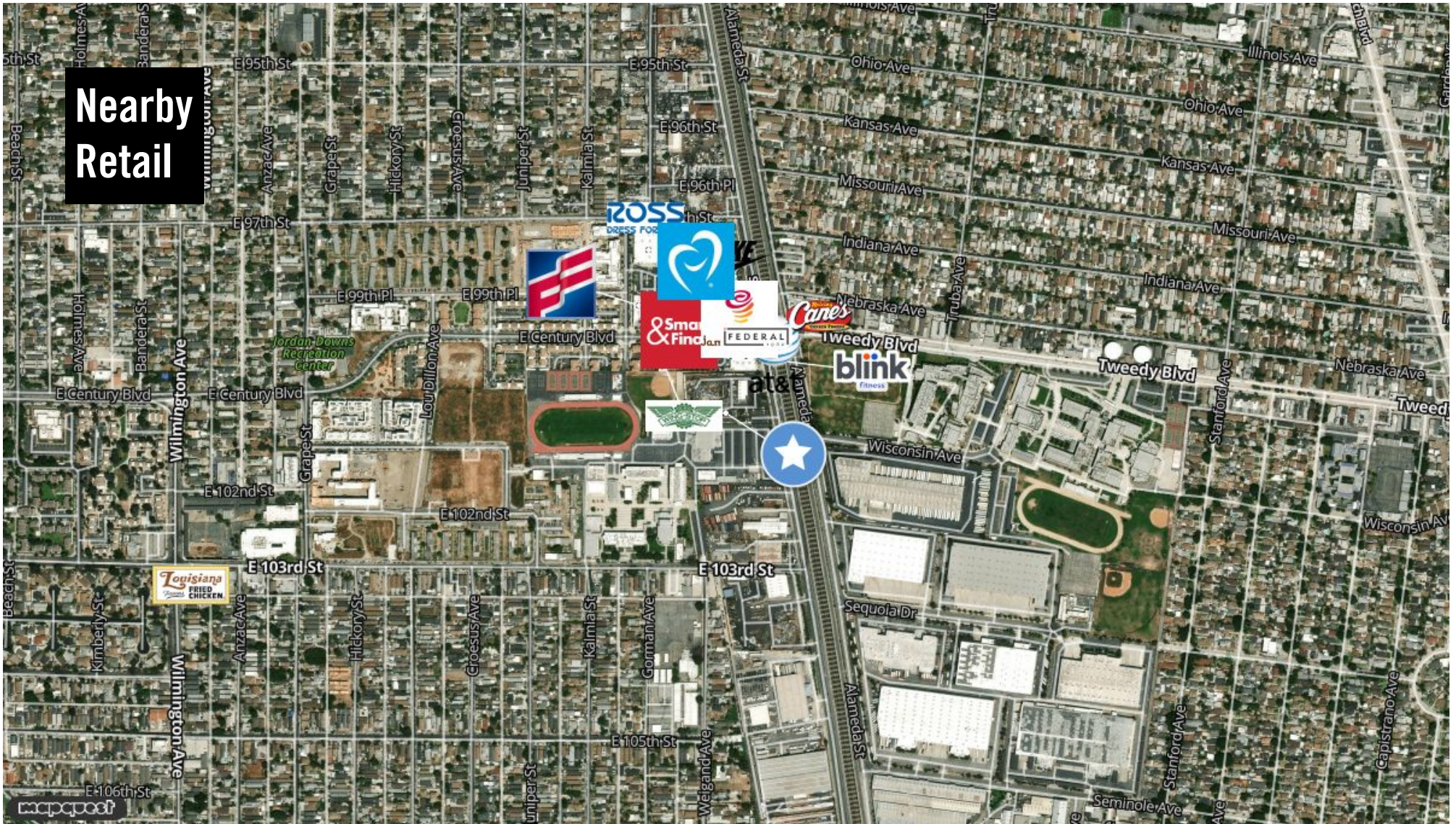
10019-10047 S Alameda St

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Milan Ashley
ashley@westmac.com
310-901-6852

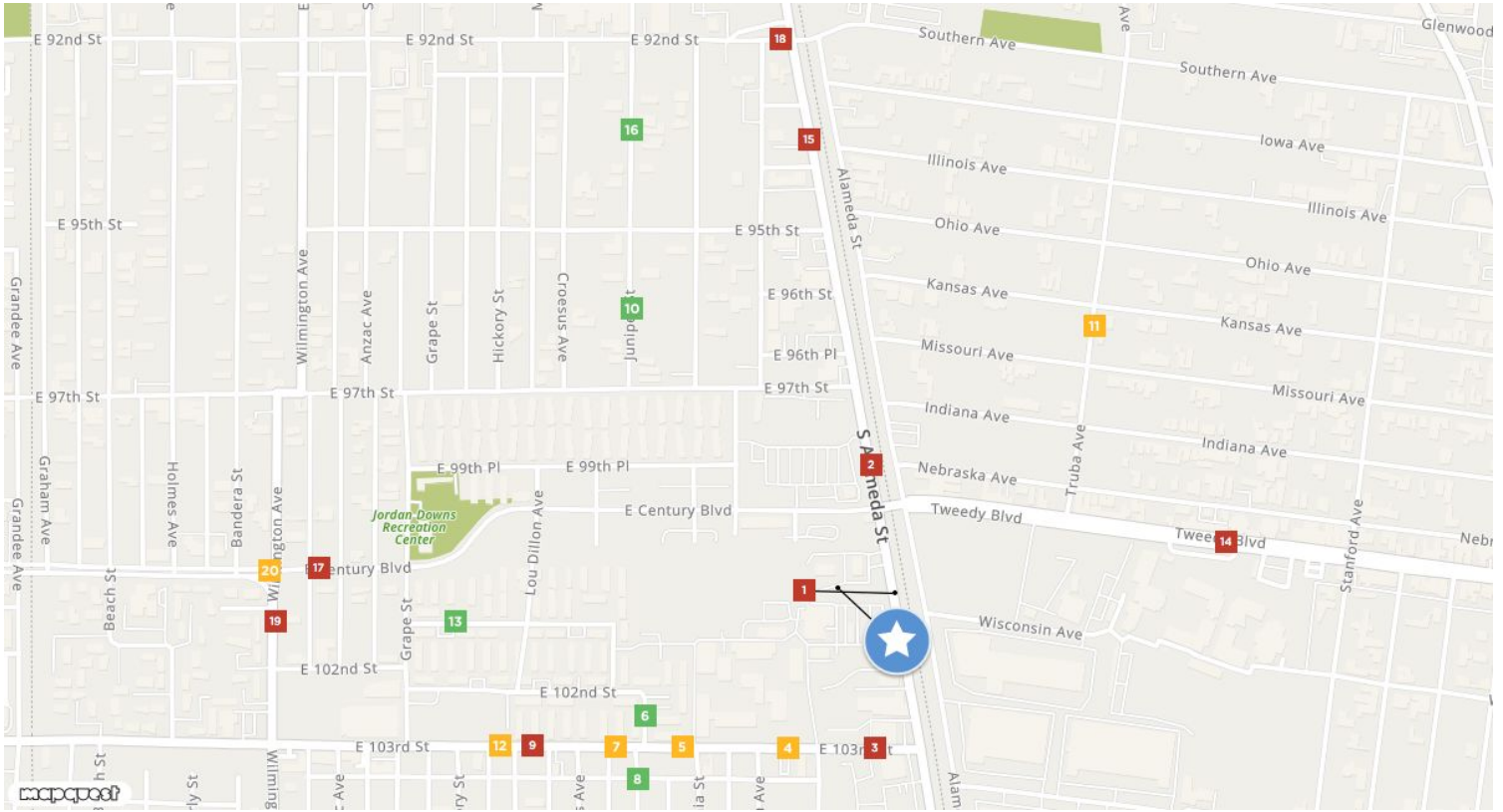
MOODY'S
ANALYTICS

Catylist

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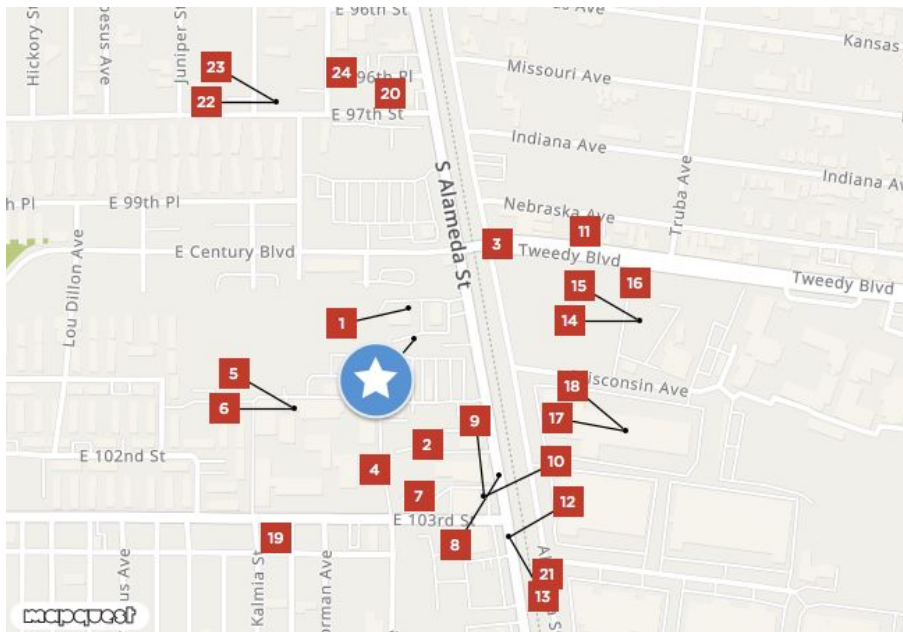
10019-10047 S Alameda St

Traffic Counts



S Alameda St 1 Wisconsin Ave Year: 2012 37,532 Year: 2007 44,209 Year: 2003 33,006	S Alameda St 2 Nebraska Ave Year: 1998 22,075	E 103rd St 3 S Alameda St Year: 2011 10,733	E 103rd St 4 Weigand Ave Year: 2011 8,651	E 103rd St 5 Kalmia St Year: 2008 7,298 Year: 1999 7,410 Year: 1999 7,217
Juniper St 6 E 102nd St Year: 2008 764	E 103rd St 7 Juniper St Year: 2008 7,258 Year: 1999 7,603	Juniper St 8 E 103rd St Year: 2008 975	E 103rd St 9 Lou Dillon Ave Year: 2011 11,913	Juniper St 10 E 97th St Year: 2010 928 Year: 2005 1,070
Truba Ave 11 Kansas Ave Year: 2011 5,647 Year: 2009 13,620 Year: 2001 8,016	E 103rd St 12 Lou Dillon Ave Year: 2011 9,910	E 101st St 13 Grape St Year: 1996 1,452	Tweedy Blvd 14 Santa Fe Ave Year: 2011 14,374	S Alameda St 15 E 94th St Year: 2014 31,953 Year: 2013 32,019 Year: 2012 39,145
Juniper St 16 E 92nd St Year: 2005 1,630	E Century Blvd 17 Anzac Ave Year: 2002 10,078 Year: 2001 4,501	E 92nd St 18 S Alameda St Year: 2000 14,933	Wilmington Ave 19 E 102nd St Year: 2008 10,636	E Century Blvd 20 Wilmington Ave Year: 2001 9,170





EPA Facility Report

The following nearby properties are being monitored by the EPA as reported by ECHO (Enforcement and Compliance History Online). Facility inspection, enforcement, and compliance data are tracked under the following environmental laws:

- Clean Air Act
- Clean Water Act
- Resource Conservation and Recovery Act
- Safe Drinking Water Act

Use the Registry IDs below to reference details at: <https://www.epa.gov/enviro/frs-query-page>

ATLAS IRON AND METAL CO

10019 S ALAMEDA ST
LOS ANGELES, CA 90002

Tracked since 10/14/2015

Registry ID #110055911740

1

EXPRESS WELDING

10127 S ALAMEDA ST # 2
LOS ANGELES, CA 90002

10/14/2015

#110059747617

2

COMMERCIAL STEEL & TUBE

2505 EAST TWEEDY BLVD.
SOUTH GATE, CA 90280

10/14/2015

#110065922568

3

RODIA CONTINUATION HIGH SCHOOL

2315 E 103RD ST
LOS ANGELES, CA 90002

Tracked since 12/15/2008

Registry ID #110037379208

4

JORDAN HIGH SCHOOL

2265 EAST 103RD STREET
WATTS, CA 90002

3/17/2008

#110033606792

5

LAUSD JORDAN HIGH SCHOOL

2665 EAST 103RD STREET
LOS ANGELES, CA 90002

10/14/2015

#110018887043

6

SPHINX MANUFACTURING

2401 EAST 103RD STREET
LOS ANGELES, CA 90002

Tracked since 10/14/2015

Registry ID #110002628997

7

PACIFIC MOTOR TRUCKING CO

10250 SOUTH ALAMEDA
LOS ANGELES, CA 90002

5/16/2001

#110002943726

8

ROBERTOS BODY SHOP

10229 S ALAMEDA
LOS ANGELES, CA 90002

5/15/2001

#110002833694

9

NORTHERN TRUST OF CALIF

10229 ALAMEDA ST S
LOS ANGELES, CA 90002

Tracked since 10/14/2015

Registry ID #110065856023

10

CEJER COMPANY

2545 TWEEDY BLVD
SOUTH GATE, CA 90280

11/18/2004

#110014462624

11

SA RECYCLING LLC

10313 S ALAMEDA ST
LOS ANGELES, CA 90002

10/14/2015

#110055894901

12

JORGENSEN COMPANY

10313 ALAMEDA ST
LYNWOOD, CA 90059

Tracked since 10/14/2015

Registry ID #110065415474

13

SOUTHEAST AREA NEW M S NO 3

2560 TWEEDY BLVD
SOUTH GATE, CA 90280

9/9/2010

#110013293499

14

SOUTHEAST MIDDLE SCHOOL

2560 TWEEDY BLVD
SOUTH GATE, CA 90280

10/14/2015

#110065270600

15

SOUTHEAST AREA NEW HS NO. 2/MS NO. 3

TWEEDY BOULEVARD/ALAMEDA STREET
SOUTH GATE, CA 90280

Tracked since 3/18/2008

Registry ID #110033616834

16

CTE INC

2610 WISCONSIN AVE
SOUTH GATE, CA 90280

11/18/2004

#110018954452

17

CALIFORNIA TRANSPORT ENT INC

2610 E WISCONSIN AVE
SOUTH GATE, CA 90280

10/14/2015

#110064945822

18



10019-10047 S Alameda St

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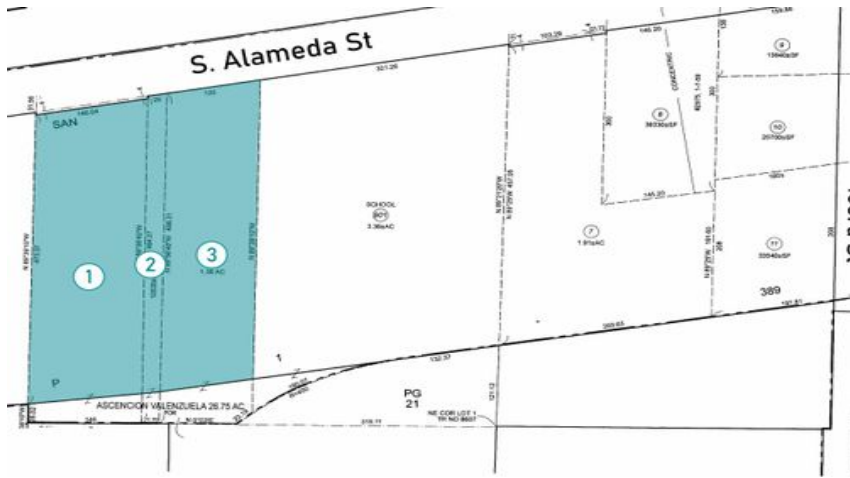
103RD ST 2254 E 103RD ST. LOS ANGELES, CA 90003 Tracked since 9/10/2015 <u>Registry ID #110064692426</u>	19	B-1 AUTO WRECKING 9651 S ALAMEDA ST LOS ANGELES, CA 90002 10/14/2015	20	ALAMEDA ST MATALS/PACIFIC 10313 ALAMEDA ST LYNWOOD, CA 90262 10/14/2015 <u>#110058256505</u>	21	<u>#110065119428</u>
G K DISPOSAL INC 9622 KALMIA ST LOS ANGELES, CA 90002 Tracked since 11/23/2007 <u>Registry ID #110002679806</u>	22	COSTA MANAGEMENT INC. 9622 KALMIA ST. LOS ANGELES, CA 90002 10/14/2015	23	SABIR'S VW RESTORATION 2307 E 096TH PL LOS ANGELES, CA 90002 10/14/2015 <u>#110065845795</u>	24	<u>#110066282089</u>
TONYS AUTO PARTS 9625 S ALAMEDA ST LOS ANGELES, CA 90002 Tracked since 10/14/2015 <u>Registry ID #110065301676</u>	25	ANGEL'S AUTO REPAIR SERVICE 9617 1/2 LAUREL ST LOS ANGELES, CA 90002 10/14/2015	26	WEIGAND AVENUE ELEMENTARY SCHOOL 10401 WEIGAND AVE LOS ANGELES, CA 90002 6/30/2009 <u>#110066151602</u>	27	<u>#110036955257</u>
MOBIL M-8 AND M-145 PIPELINES ALAMEDA ST NEAR 96TH ST LOS ANGELES, CA 90002 Tracked since 10/14/2015 <u>Registry ID #110066549211</u>	28	ALAMEDA IMPORTSNAINC. 9601 S ALAMEDA ST LOS ANGELES, CA 90002 10/14/2015	29	WIRE TECHNOLOGY CORP 2302 E 96TH ST LOS ANGELES, CA 90002 5/15/2001 <u>#110064965970</u>	30	<u>#110002787887</u>

WESTMAC
Commercial Brokerage Company



Milan Ashley
ashley@westmac.com
310-901-6852

AIRCR Powered by **MOODY'S**



10019-10047 S Alameda St
 10019-10047 S Alameda St
 Los Angeles, CA 90002



PROPERTY DATA - Land

Lot Size	3.26 Ac / 141,859 SF	Zoning	CM(UV)	Building Size	42,000 SF
Specific Use	Industrial	APN	6046-020-003,6046-020-	Market Area	Outlying Los Angeles

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1 10019-10047 S Alameda St

10019-10047 S Alameda St
Los Angeles, CA 90002

Property Type	Land	Owner	WEISENBERG GARY & S FAM TRUST
Building Size	42,000 SF		
Year Built	1951		10019 S ALAMEDA ST, LOS ANGELES, CA 90002

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FOR SALE: 10019 – 10047 S. ALAMEDA STREET



10019 S. Alameda St (APN 6046-020-001): approximately 1.57 acres / 68,389 sq ft
10035 S. Alameda St (APN 6046-020-002): approximately 0.2696 acres / 12,630 sq ft
10047 S. Alameda St (APN 6046-020-003): approximately 1.38 acres / 60,113 sq ft

PRICE Undisclosed

LOT SIZE ± 141,132 Square Feet total (3.26 acres)

ZONING CM(UV) - Jordan Downs Urban Village Specific Plan, Transit Priority Area, with temporary regulations and AI Fresco overlay.

LOCATION

- Superior Rail and Freight Access: The South Alameda Corridor is a 20-mile industrial and transportation hub connecting Los Angeles to the Ports of Los Angeles and Long Beach.
- Port Access: Direct link to the busiest container ports in the United States.
- Rail & Trucking integrated with the Alameda Corridor rail expressway and major freeways.
- Business Ecosystem: Home to top distribution and manufacturing serving the US.
- Strategic Location: Provides unparalleled access to local, regional, and global supply chains.

CALL AGENT FOR DETAILS



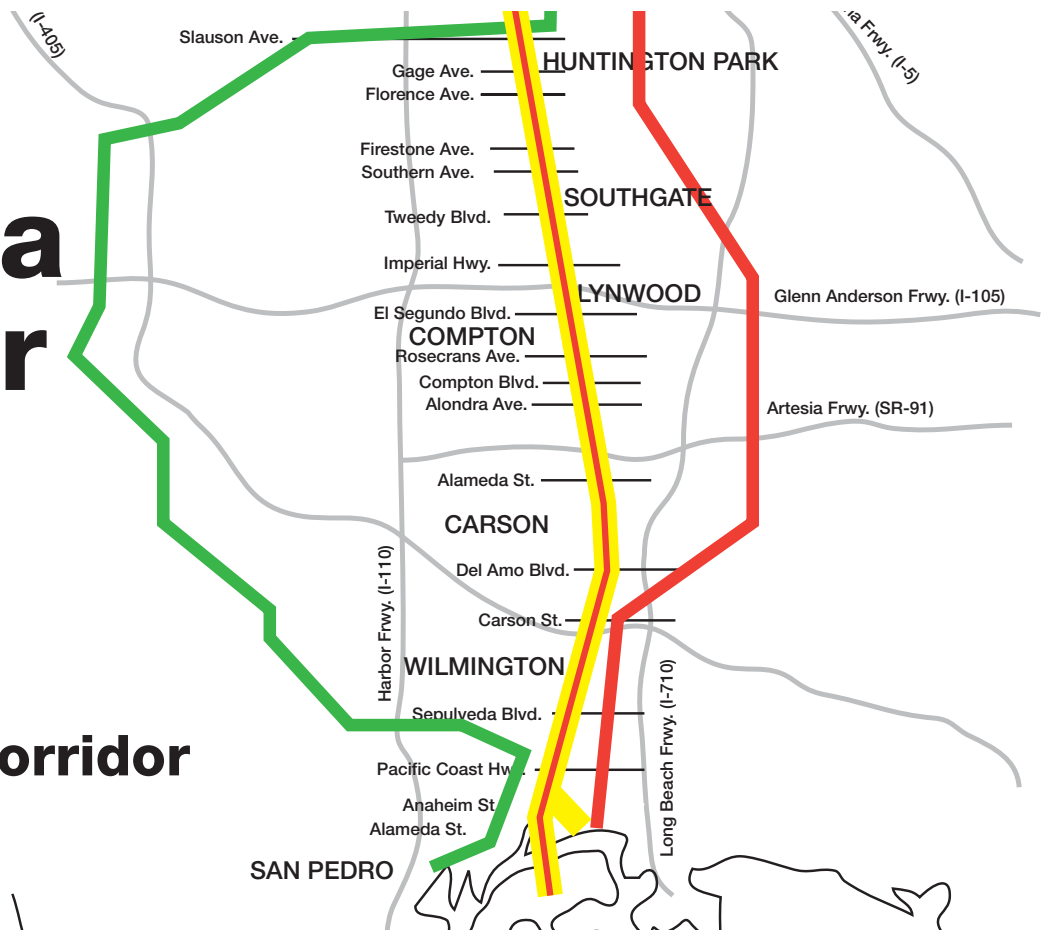
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DRE #01416801

The Alameda Corridor

- UP/SP
- BNSF
- Alameda Corridor



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