

PRICE IMPROVEMENT!



FOR SALE

1514 | 1516 1518 | 1520

SLAUSON AVENUE

LOS ANGELES, CA



For more information contact:

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COLDWELL BANKER COMMERCIAL

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PROPERTY SPECIFICATIONS

Asking Price:	\$2,300,000
Address:	1514, 1516, 1518, 1520 Slauson Avenue, Los Angeles, CA
APN:	6008-033-006 6008-033-005 6008-033-004 6008-033-003
Zoning:	MU- T (Mixed-Use Transit)
Total Building Area:	Approx. 10,575 SF
Total Lot Area:	Approx. 21,395 SF

HIGHLIGHTS

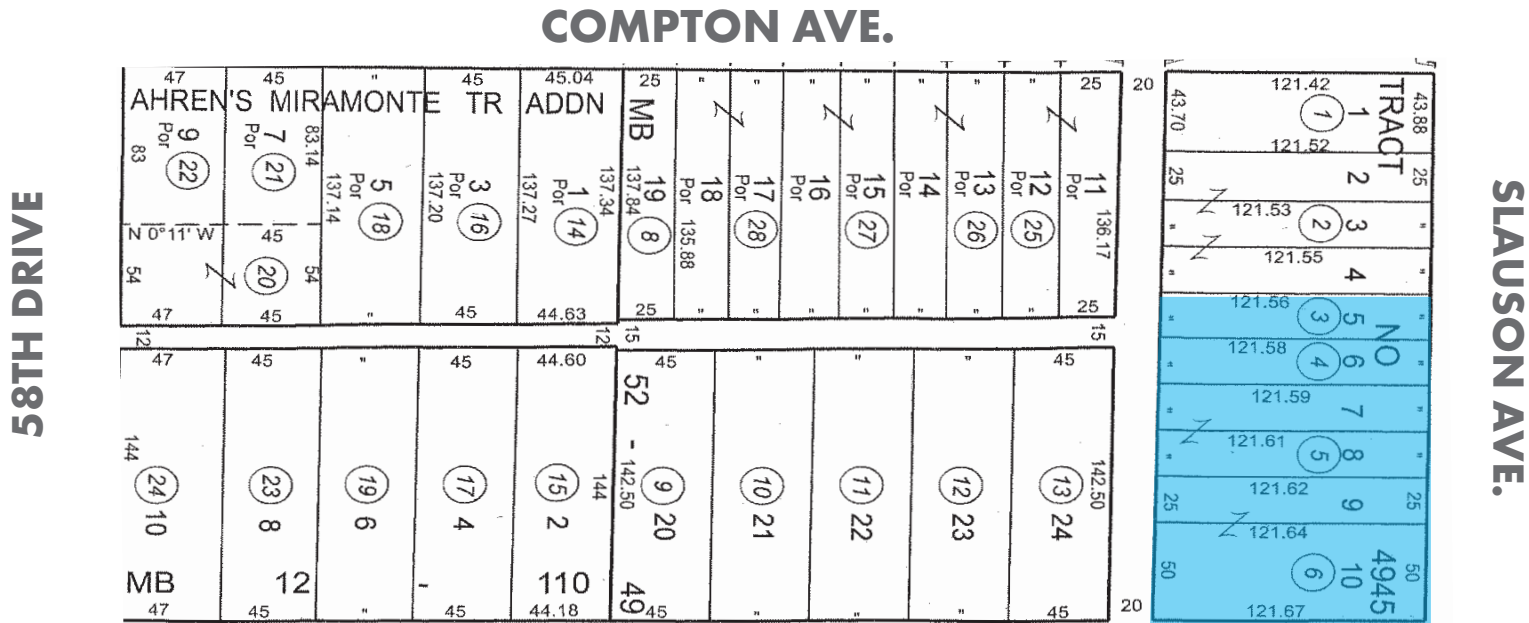
- Minutes to 110 Freeway
- High traffic corridor
- Corner Lot with great visibility
- Change in zoning is allowing for future residential or mixed-use development opportunities in this area
- Possible Owner/user or value add investment opportunity

PROPERTY DESCRIPTION

Coldwell Banker Commercial Blair is pleased to list 1514, 1516, 1518, and 1520 East Slauson Avenue For Sale. These properties total approximately 10,575 SF of improvements on approximately 21,395 SF of land. The properties are fully vacant, presenting a prime opportunity for redevelopment or for an owner-user seeking upside potential in a rapidly evolving area.

1514 & 1516 Slauson Ave is a fully gated yard that totals approximately 5,950 SF of land.

1518 & 1520 Slauson Ave are two industrial buildings that are adjacent to one another totaling approximately 10,575 SF of improvements. 1518 Slauson Ave is approximately 6,050 which features a bow truss roof with skylights, two private offices, two restrooms, a mezzanine, and a steel grade level barn door in the rear of the building that opens to the alley. 1520 Slauson Ave is a metal building that consists of approximately 4,525 SF of improvements which features a wide-open metal warehouse and has one restroom. The properties have a gated parking lot in front of the building and are currently vacant.



ZONING

The subject properties are zoned Mixed Use Transit (MU-T) which is in the Florence-Firestone Community Plan within the County of Los Angeles. Florence-Firestone is an unincorporated community located approximately six miles south of Downtown Los Angeles and has an area of 3.6 square miles. The community is surrounded on the north, south and west by the City of Los Angeles and on the east by the City of Huntington Park, City of South Gate, and the unincorporated community of Walnut Park. The Mixed Use Transit (MU-T) Zone is intended to create a higher-intensity mixed use transit district with a variety of housing, jobs, and neighborhood services within existing commercial and industrial areas surrounding the Slauson Station. This zone allows uses that foster a pedestrian-oriented setting with active uses to encourage walking, biking, and rolling. The MU-T Zone prioritizes multi-modal transportation, which promotes a healthier environment for community members by making it easier, safer, and more comfortable to travel using alternative transportation.

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FLOOR PLAN



***NOT DRAWN TO SCALE, BUYER TO VERIFY ALL INFORMATION**

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DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
Current						
2025 Population	50,429	---	441,432	---	1,224,289	---
2030 Projected Population	51,650	---	452,151	---	1,264,387	---
Pop Growth (%)	2.4%	---	2.4%	---	3.3%	---
2025 Households	12,052	---	110,290	---	353,988	---
2030 Projected Households	12,348	---	113,209	---	369,829	---
HH Growth (%)	2.5%	---	2.6%	---	4.5%	---
Census Year						
2010 Population	50,542	---	438,173	---	1,191,584	---
2020 Population	50,289	---	440,764	---	1,216,492	---
Pop Growth (%)	-0.5%	---	0.6%	---	2.1%	---
2010 Households	11,036	---	102,813	---	316,761	---
2020 Households	12,015	---	109,923	---	348,800	---
HH Growth (%)	8.9%	---	6.9%	---	10.1%	---
Total Population by Age						
Average Age (2025)	34.8		35.7		37.1	
Children (2025)						



TRAFFIC COUNTS

Intersection	Distance in Miles	Daily Count	Road Type	Count		Direction	
				Count	Direction	Count	Direction
East Slauson Avenue	0.02	20,816		20,725	E	20,906	W
Makee Avenue	0.03	431		600	S	262	N
East Slauson Avenue	0.03	21,066		20,728	E	21,404	W
East Slauson Avenue	0.04	20,817		20,734	E	20,899	W
Compton Avenue	0.05	10,216		10,286	S	10,145	N
Compton Avenue	0.05	10,312		10,357	S	10,266	N
Compton Avenue	0.06	10,234		10,305	S	10,163	N
Compton Avenue	0.06	11,026		10,462	S	11,589	N

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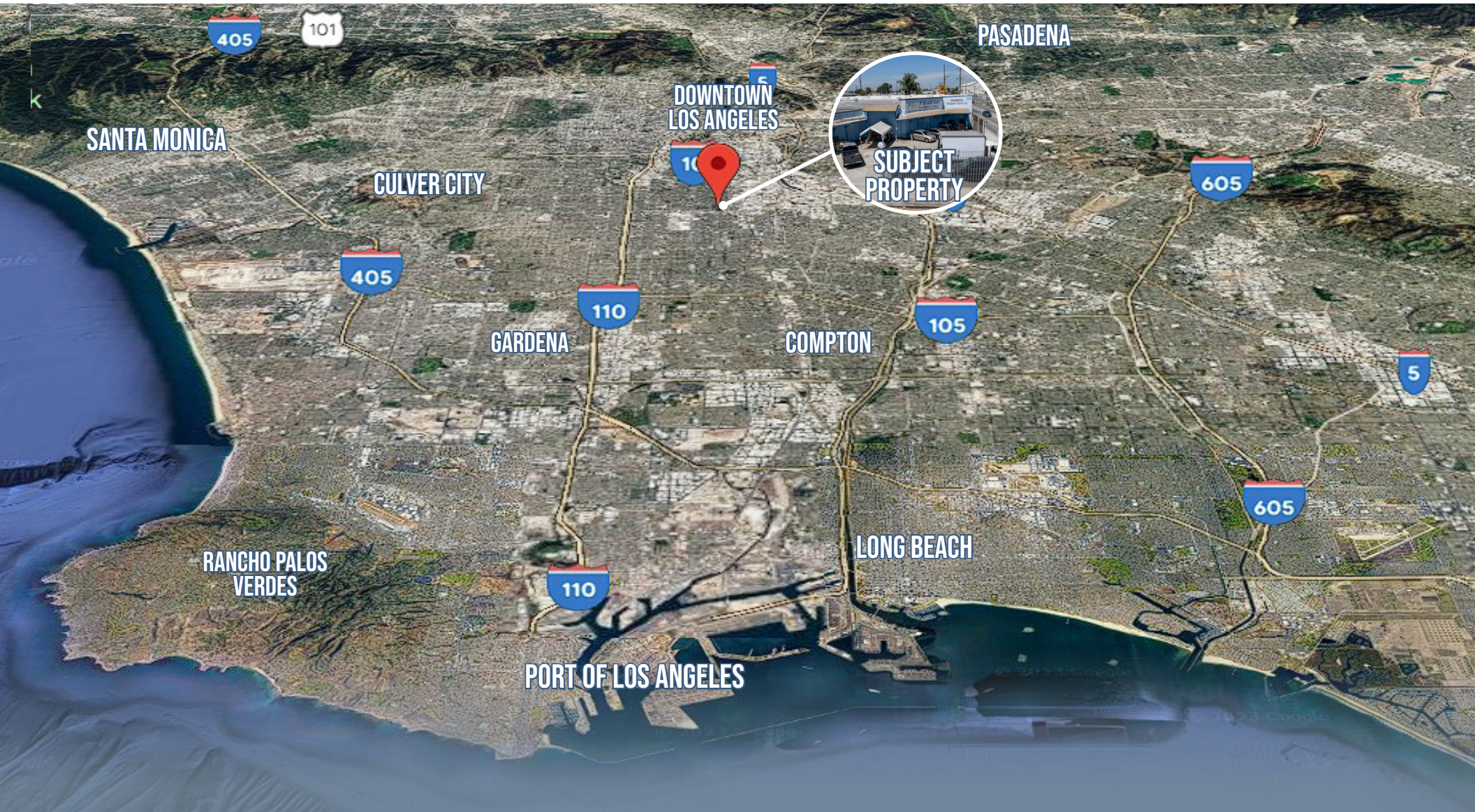
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MAPS



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