

# FOR SALE

114-158 N. SAN FERNANDO RD. & 121-153 N. AVE 21  
LINCOLN HEIGHTS, CA 90031

LINCOLN HEIGHTS



PASADENA AVE

N SAN FERNANDO RD



## EXCLUSIVELY OFFERED BY:

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NAI Capital CA DRE #02130474

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# EXECUTIVE SUMMARY

## THE OFFERING

This is a rare opportunity to acquire a Downtown adjacent industrial portfolio on multiple legal parcels, with frontage on two streets and immediate access to the 5 and 110 freeways. Located one mile east of Dodger Stadium and two miles northeast of Downtown LA's CBD, the property is centrally located in the Los Angeles Industrial submarket, with short travel times to virtually all neighborhoods in the LA area, and only 25 miles to the Port of Los Angeles.

The property is suitable for manufacturing, distribution or self-storage uses and has ample parking and loading areas with concrete yards. The buildings have heavy electrical power and a gantry crane that will remain with the property.

### BUILDING SUMMARY

Building Square Feet:	113,609 SF
Land S.F.:	2.96 Acres
Zoning:	Industrial
WH Clear Height:	12'-22'
Parking:	141 Stalls. Additional Parking Possible
Loading:	8 Ground Level Loading Doors
Sub Market:	Lincoln Heights (Outlying Los Angeles)
Yard Area:	Fenced Concrete & Asphalt with Street-to-Street Access
Electrical Service:	3,000 Amps of Electrical Power with 277/480 Distribution



# PARCEL MAP



PASADENA AVE

N SAN FERNANDO RD

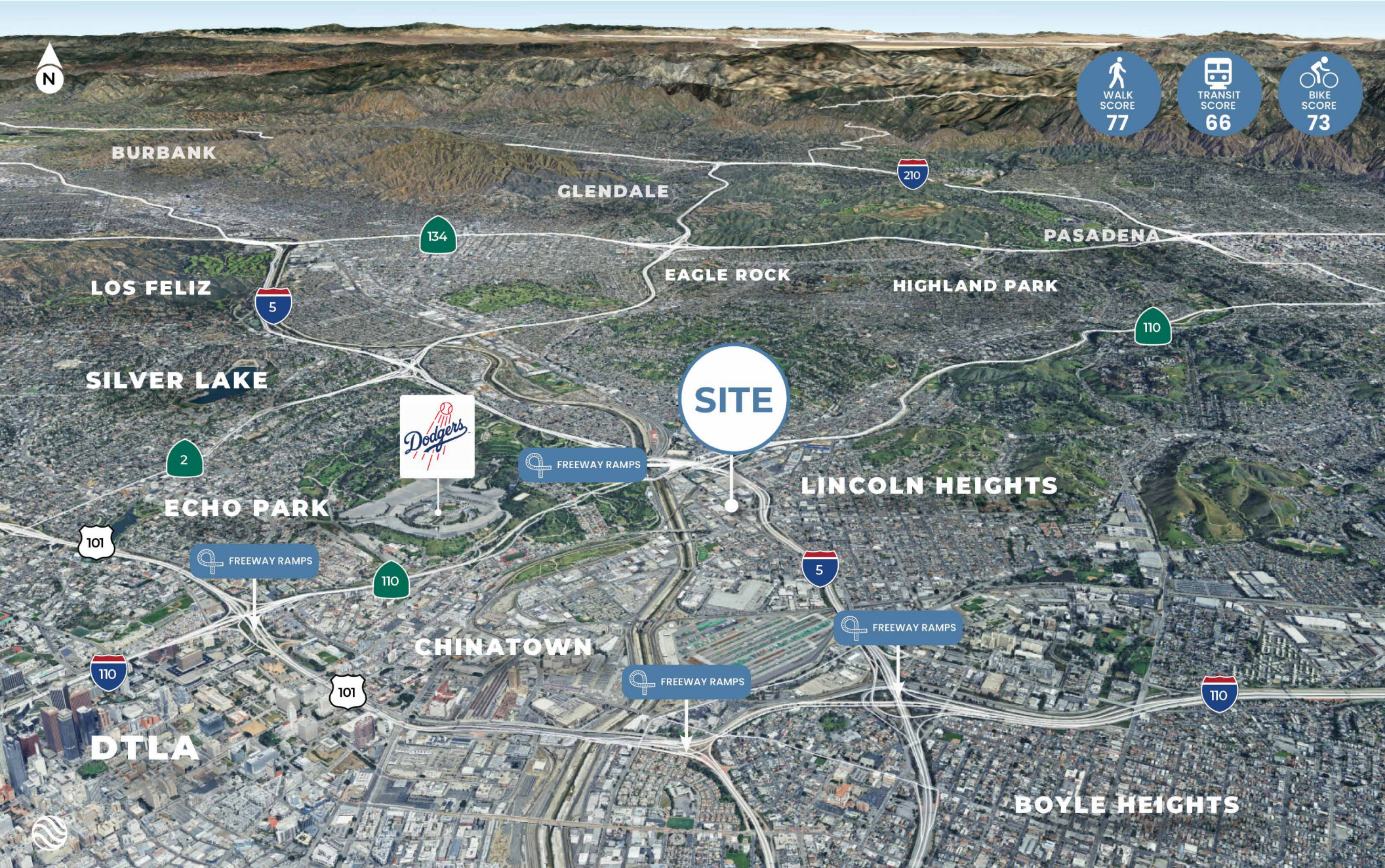
Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

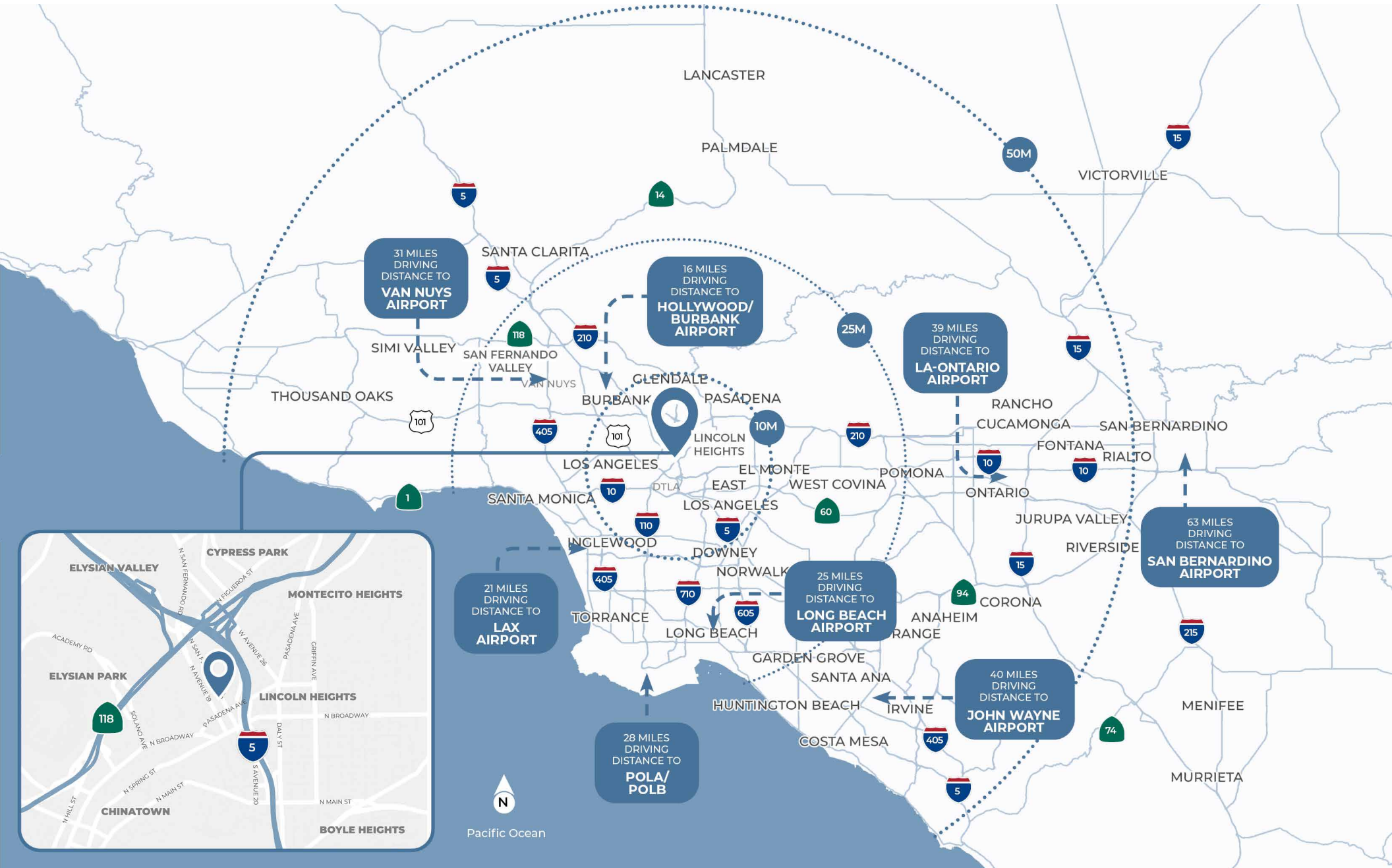
## NATIONAL WIRE PRELIMINARY PROPS LAND PARCELS W BUILDINGS

Address	APN	Bldg SF	Land SF	Color	Price/Land SF
153 North Ave. 21	5447-014-017		8,250	Green	Covenant to hold together
154 North San Fernando Road	5447-014-040	15,370	14,812	Green	Covenant to hold together
158 North San Fernando Road	5447-014-020	4,032	7,635	Green	Covenant to hold together
147 North Ave. 21	5447-014-016		7,755	Green	Covenant to hold together
		<b>19,402</b>	<b>38,452</b>		
141 North Ave. 21	5447-014-038	14,670	15,510	Orange	9,780 footprint + 4,890 2nd floor
137 North Ave. 21	5447-014-013	14,482	7,755	Orange	
131 North Ave. 21	5447-014-012	14,482	7,755	Orange	
		<b>43,634</b>	<b>31,020</b>		
140 N San Fernando Road	5447-014-023		7,319	Blue	11,935 footprint + 2,310 2nd
136 N San Fernando Road	5447-014-025	14,245	12,458	Blue	
			<b>19,777</b>		
121 North Ave. 21	5447-014-010	14,564	7,755	Yellow	
127 North Ave. 21	5447-014-011	14,564	7,755	Yellow	
114 N San Fernando Road	5447-014-028		7,318	Yellow	
118 N San Fernando Road	5447-014-027		7,318	Yellow	
		<b>29,128</b>	<b>30,146</b>		
122 N San Fernando Road	5447-014-026	7,200	9,498	Pink	
<b>Totals</b>		<b>113,609</b>	<b>128,893</b>		

# LOCATION MAP



# RADIUS MAP



# ABOUT THE NEIGHBORHOOD

## THE LINCOLN HEIGHTS SUBMARKET OVERVIEW

Lincoln Heights, a neighborhood in Los Angeles, California, is the city's oldest suburb, dating back to the 1830s. Located in Los Angeles County, it is home to grand Victorian-style homes built by its early residents. The neighborhood is bordered by Cypress Park and Montecito Heights to the north, El Sereno to the east, Boyle Heights to the south, and Chinatown and Elysian Park to the west. Major thoroughfares include Valley Boulevard, Mission Road, Pasadena Avenue, North Main, Marengo, Daly, and Figueroa Streets, and North Broadway. The Golden State Freeway (I-5) runs through the area, with the Metro L Line providing easy access to the far northwestern portion of the district.

Lincoln Heights offers a unique blend of urban and suburban lifestyles, making it an attractive place for both residents and businesses. The area is bustling with bars, restaurants, coffee shops, and parks, alongside a healthy industrial base of 3.9 million square feet in a densely populated region. The neighborhood also features several historic landmarks, including Lincoln Park, one of Los Angeles's first parks, established in 1881 on land donated by John Strother Griffin. Originally called East Los Angeles Park, it was renamed Eastlake Park in 1901.

Over the past decade, Lincoln Heights has experienced significant growth in its business community, particularly within central Los Angeles. Rising rental rates and steady demand for industrial space from a diverse range of businesses have fueled this expansion. As of Q2 2024, the average asking rent for industrial space has increased by 38.5% over the past 10 years, reaching \$1.08 per square foot per month on a modified gross basis. Although industrial vacancy rose to 4.5% earlier this year, vacant space has decreased by 74.2% year-over-year, with leasing activity totaling 67,057 square feet over the past five quarters, reflecting steady lease renewals and new deals. Industrial property sales nearly doubled in Q2 2024 compared to Q2 2023, driven by strong investor and owner-user interest in owning in this market despite limited product availability.

With consistent demand from a diverse business base, access to a skilled labor force, and a thriving industrial market, Lincoln Heights is poised for continued growth. These factors will support increasing demand, rental rates, and sale prices, ensuring a robust outlook for the area's real estate market.



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