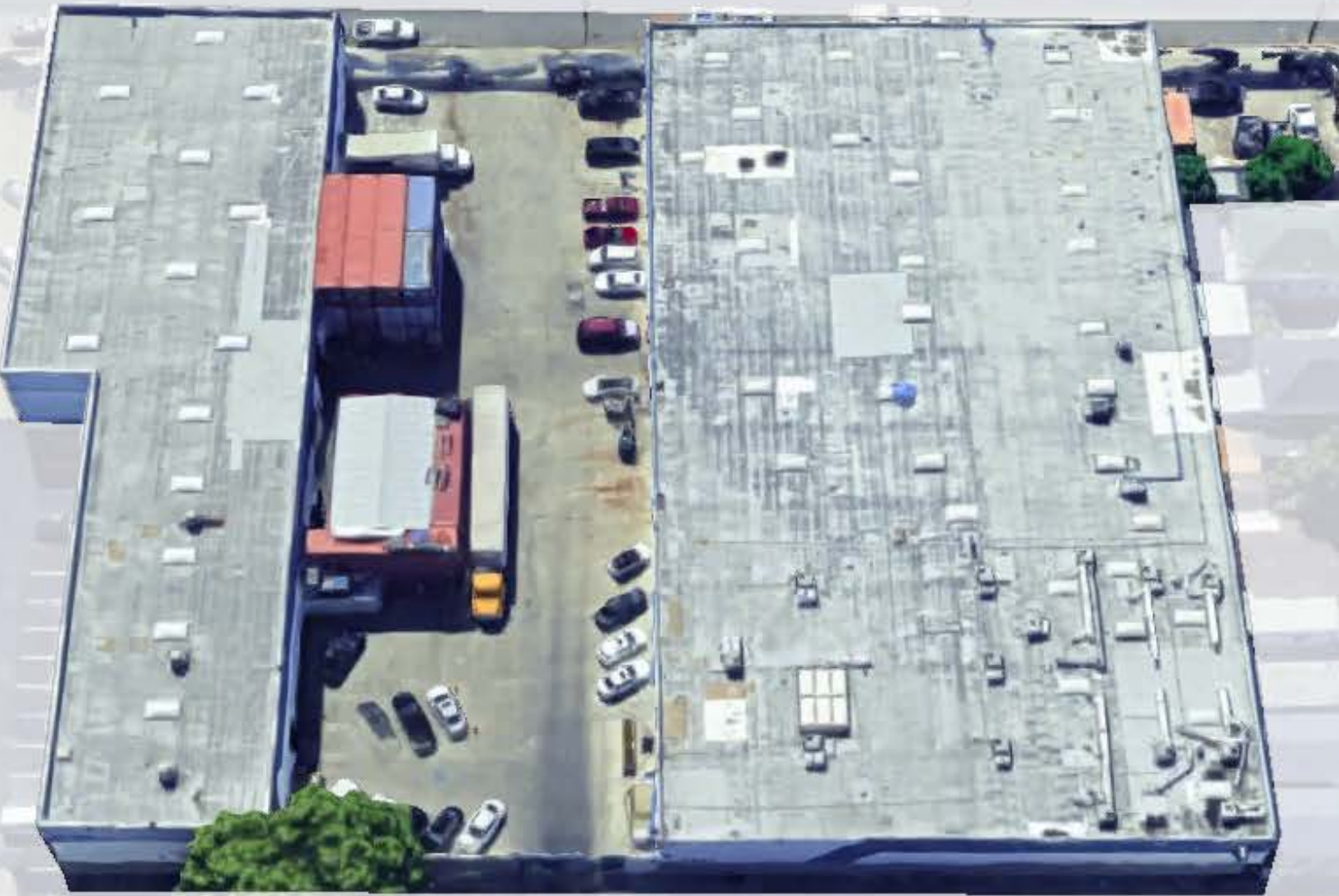


OFFERING MEMORANDUM

INDUSTRIAL FOR SALE



4801-4815
Staunton Ave
Los Angeles, CA 90058

Frank Lahijani
Global Commercial Real Estate
CEO
(213) 792-7007
frankl@global-cre.com
01022511

Vee Sookiasian
Global Commercial Real Estate
Senior Sale Associate
(818) 922-5192
vee@global-cre.com
02039708



4801-4815 STAUNTON AVE

CONTENTS

01 Executive Summary

- Investment Summary
- Property Features

02 Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Drive Times
- Drive Times (Heat Map)

03 Property Description

- Floor Plan Parcel
- Map Property
- Images

04 Demographics

- General Demographics
- Race Demographics

05 Company Profile

- Advisor Profile



4801-4815 STAUNTON AVE

01	Executive Summary
	Investment Summary
	Property Features

OFFERING SUMMARY

ADDRESS	4801-4815 STAUNTON AVE Los Angeles CA 90058
BUILDING SF	57,550 SF
LAND ACRES	1.95 AC
LAND SF	84,768 SF
YEAR BUILT	1982
APN	5106-009-047

FINANCIAL SUMMARY

PRICE	Upon Request
PRICE PSF	Upon Request

HIGHLIGHTS

- Great for warehousing, apparel, manufacturing, and logistics
- 4801 Staunton Ave: 39,450 SF
- 4815 Staunton Ave: 18,100 SF
- Large fenced and secured yard connecting both buildings allowing for maximum versatility, and flexibility with loading, demising, access
- Secondary small lot located on the corner of Long Beach Ave. and 74Th Street for a 3rd point of ingress.
- 15,000 SF of Mezzanine offices not included in SF - can be removed
- Street-to-street access
- Immediate access to I-10, I-5, I-710, and I-110 freeways allows efficient regional and national distribution

PROPERTY FEATURES

NUMBER OF BUILDINGS	2
BUILDING SF	57,550 SF
LAND SF	84,768 SF
LAND ACRES	1.95 AC
YEAR BUILT	1982
ZONING TYPE	M2
NUMBER OF PARKING	50
CEILING HEIGHT	20'-24'
DOCK HIGH DOORS	0
GRADE LEVEL DOORS	4
FENCED YARD	Yes
OFFICE SF	15,200 SF Ground Level - Can be Removed
POWER	400 Amps, 480 Volt , 3 P
SPRINKLERS	Yes, .21/1500

THE OFFERING

The 57,550-square-foot industrial property located at 4801 & 4815 Staunton Avenue in Los Angeles represents a prime investment or owner/user opportunity within one of Central Los Angeles's most sought-after industrial markets. This asset offers street-to-street access, a secured yard connecting both freestanding buildings, and versatile functionality suitable for logistics, warehousing, manufacturing, and apparel operations. Positioned on 1.95 acres (84,768 square feet), the property comprises two buildings: one totaling 39,450 square feet with 15,200 square feet of office space and another with 18,100 square feet without office build-out. Both structures are constructed with durable tilt-up concrete and feature clear heights ranging from 20 to 24 feet. The secured yard and dual access points facilitate efficient truck movement, improve circulation, and support optimal operational performance. The property is well-suited for investors and owner/users. Buyers may lease the space at prevailing market rates or customize the facility for their own business requirements. This location provides flexibility and robust potential for a variety of commercial uses.

4801 & 4815 are strategically situated in Central Los Angeles, providing unparalleled access across the city. Investors will appreciate proximity to major landmarks such as Los Angeles International Airport, Downtown Los Angeles, and key interstates, which streamline transportation and distribution. The surrounding area offers convenient amenities for employees, including notable retailers and restaurants like Jersey Mike's Subs, In-N-Out Burger, Wingstop, and Dollar Tree. Central Los Angeles' status as a leading industrial hub is reinforced by its centrality within a vast consumer market, supporting valuable last-mile delivery capabilities. Furthermore, the location benefits from a robust legacy of industry and manufacturing, supported by enduring infrastructure that meets the demands of modern business.

Los Angeles serves as an optimal environment for investors. As the nation's second-largest metropolitan area, Los Angeles features a strong economy that supports continued growth.

The market has experienced increased leasing activity within the industrial property sector.

With its strategic location near major transportation routes and limited supply in the surrounding market, this property represents a rare opportunity for investors or industrial users seeking a highly functional, well-located asset in Los Angeles.

Property tours are available by appointment only. Please contact the listing broker to schedule.

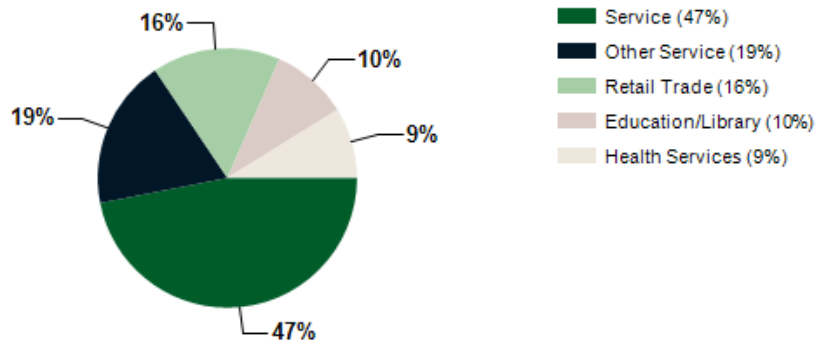
4801-4815 STAUNTON AVE

02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Drive Times
- Drive Times (Heat Map)

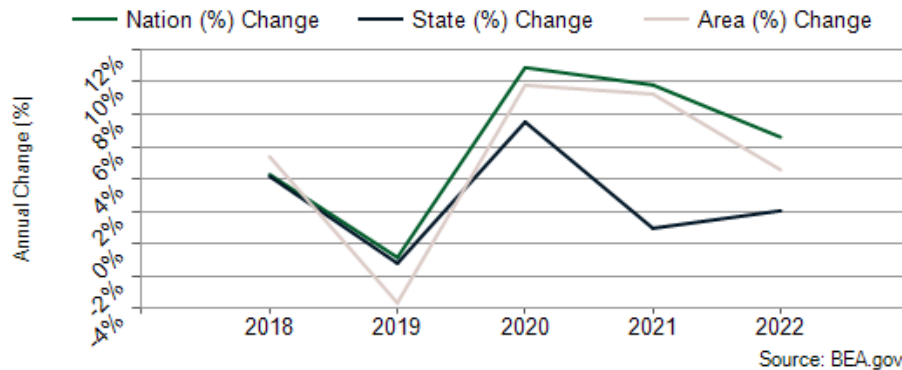
Major Industries by Employee Count



Largest Employers

County of Los Angeles	107,500
Los Angeles Unified School District	90,800
City of Los Angeles (including DWP)	49,500
University of California, Los Angeles	46,200
Federal Government (non-Defense Dept.)	45,000
Kaiser Permanente	36,900
State of California (non-education)	30,400
University of Southern California	18,900

Los Angeles County GDP Trend



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	37,050	378,320	1,234,631
2025 Median HH Income	\$59,082	\$58,316	\$60,773
2025 Average HH Income	\$76,822	\$78,558	\$81,993





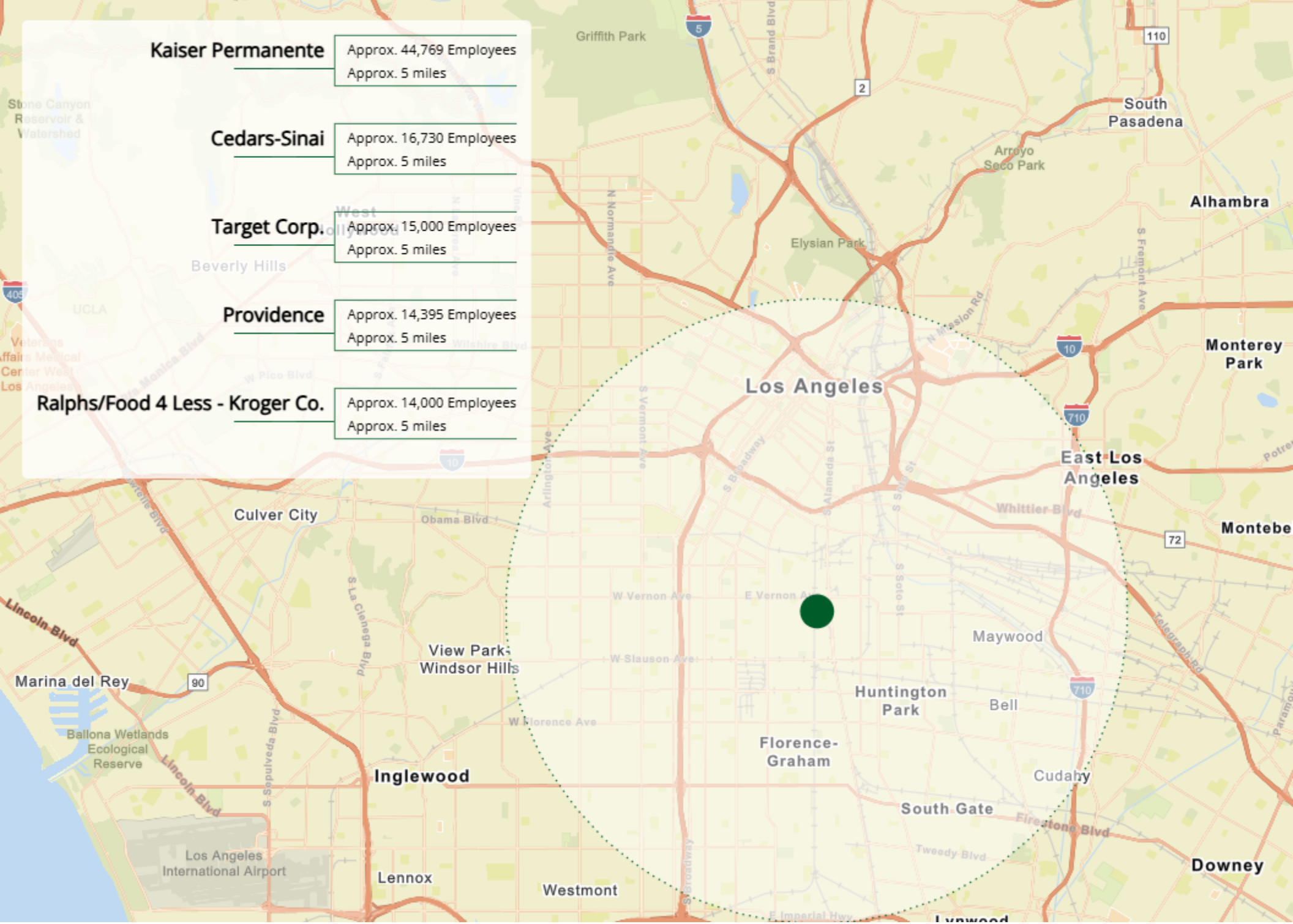
Kaiser Permanente Approx. 44,769 Employees
Approx. 5 miles

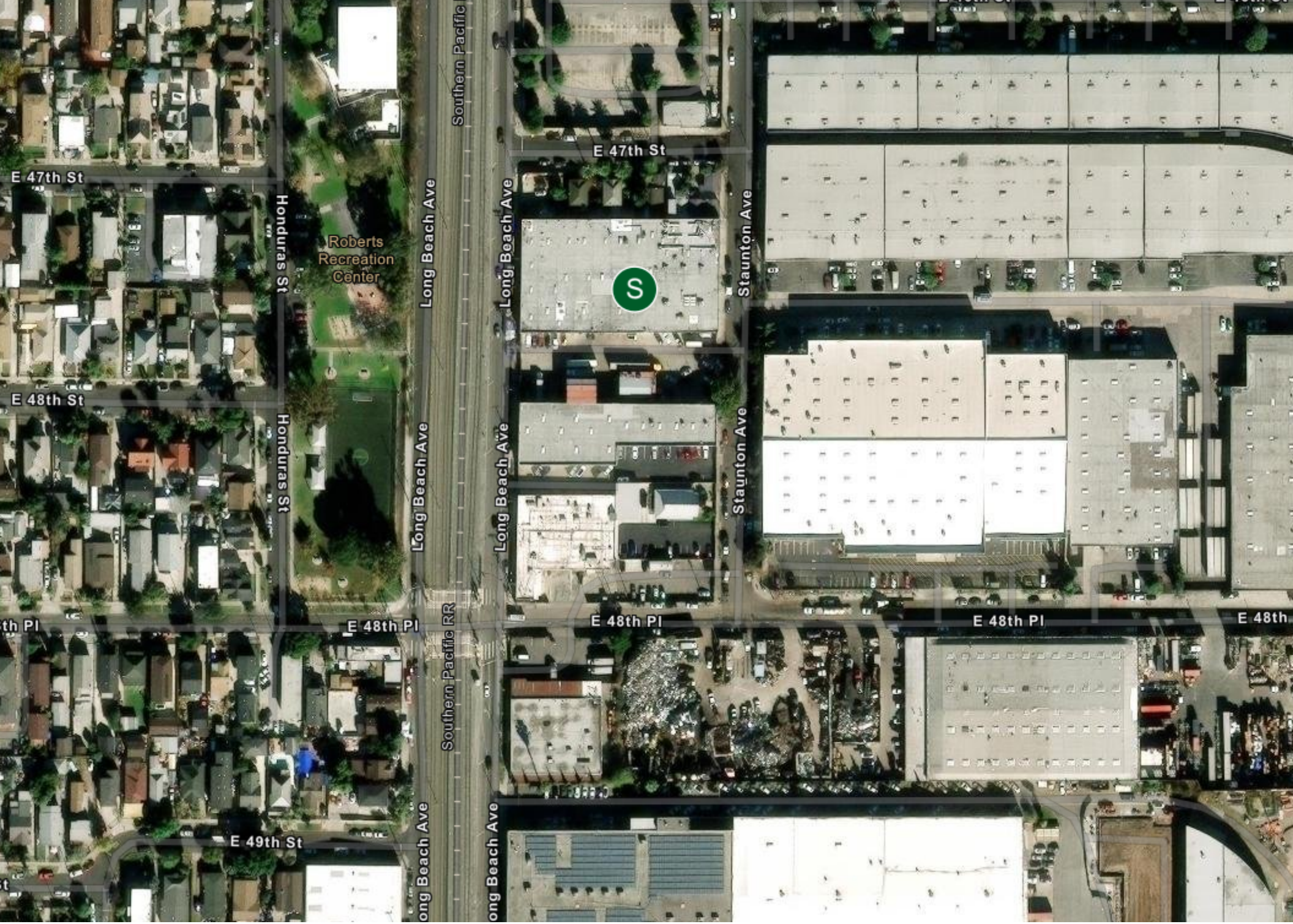
Cedars-Sinai Approx. 16,730 Employees
Approx. 5 miles

Target Corp. Approx. 15,000 Employees
Approx. 5 miles

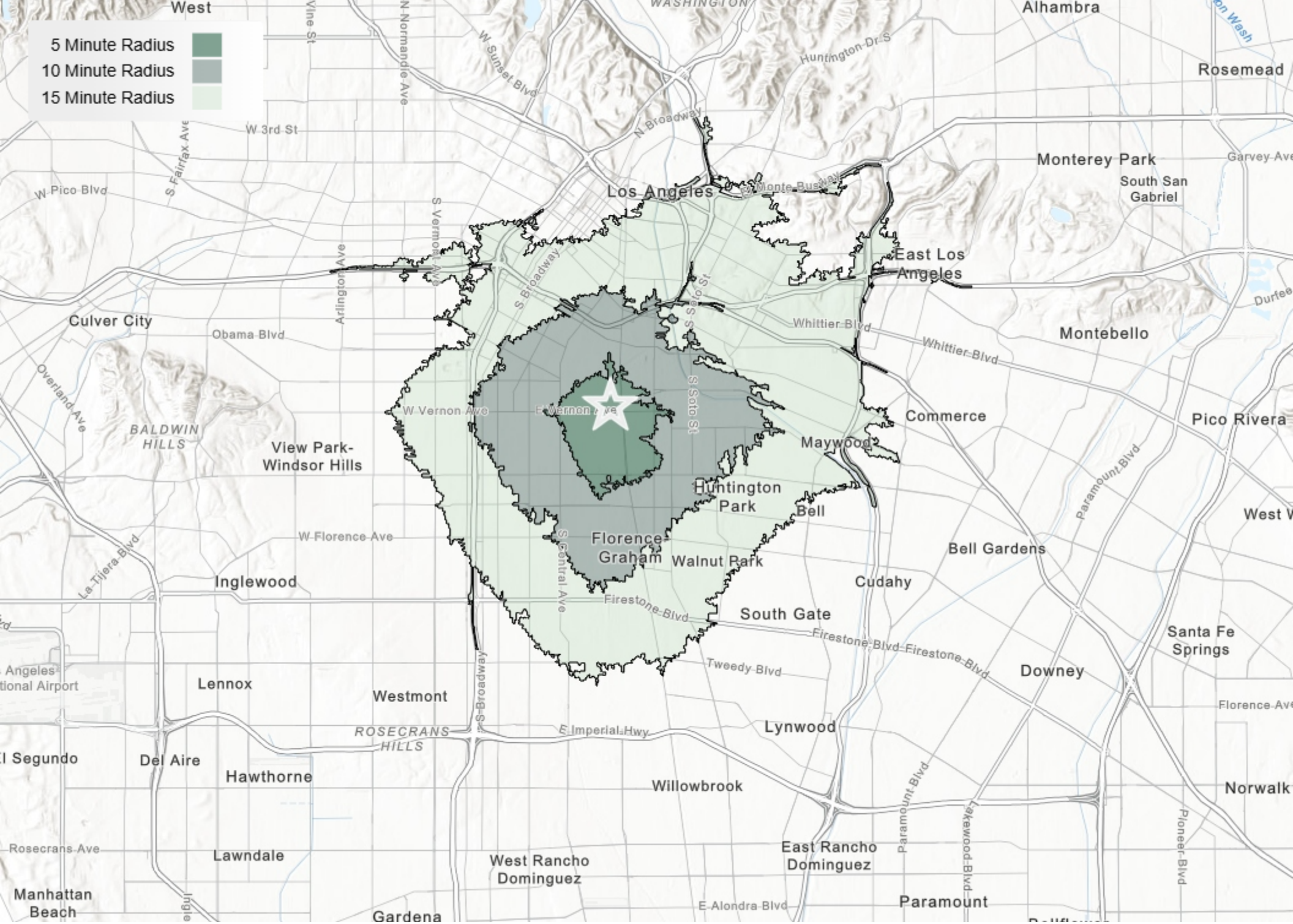
Providence Approx. 14,395 Employees
Approx. 5 miles

Ralphs/Food 4 Less - Kroger Co. Approx. 14,000 Employees
Approx. 5 miles









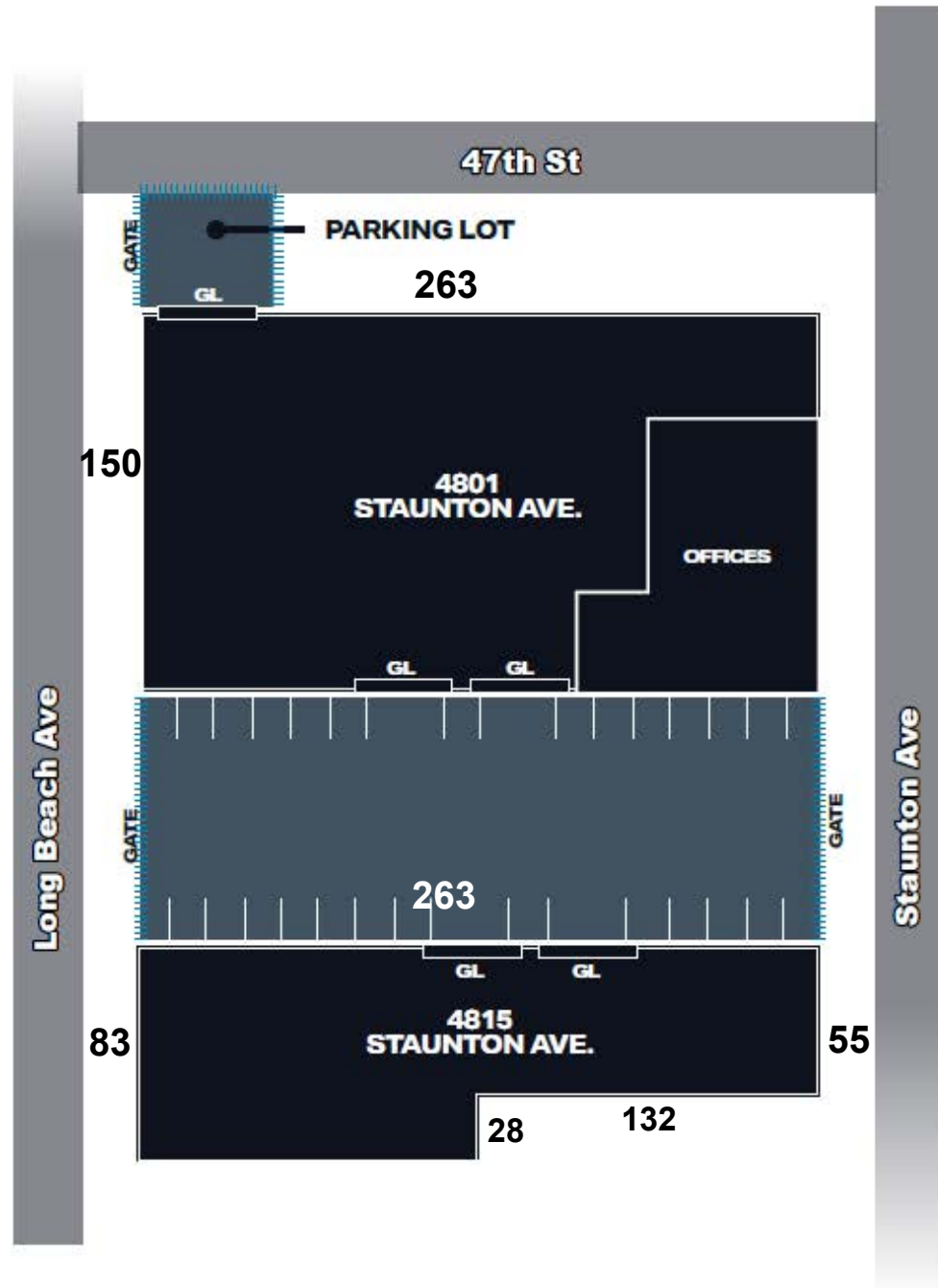
03

Property Description

- Floor Plan
- Parcel Map
- Property Images

Tenant Name: Parmak Development LLC
Size: 57,550 SF
Term: 3 years
Option: 3 years
Increase: 3% annually
Possession: Upon Close of Escrow
Rent: \$1.15/SF NN

***Seller lease back if buyer desires**

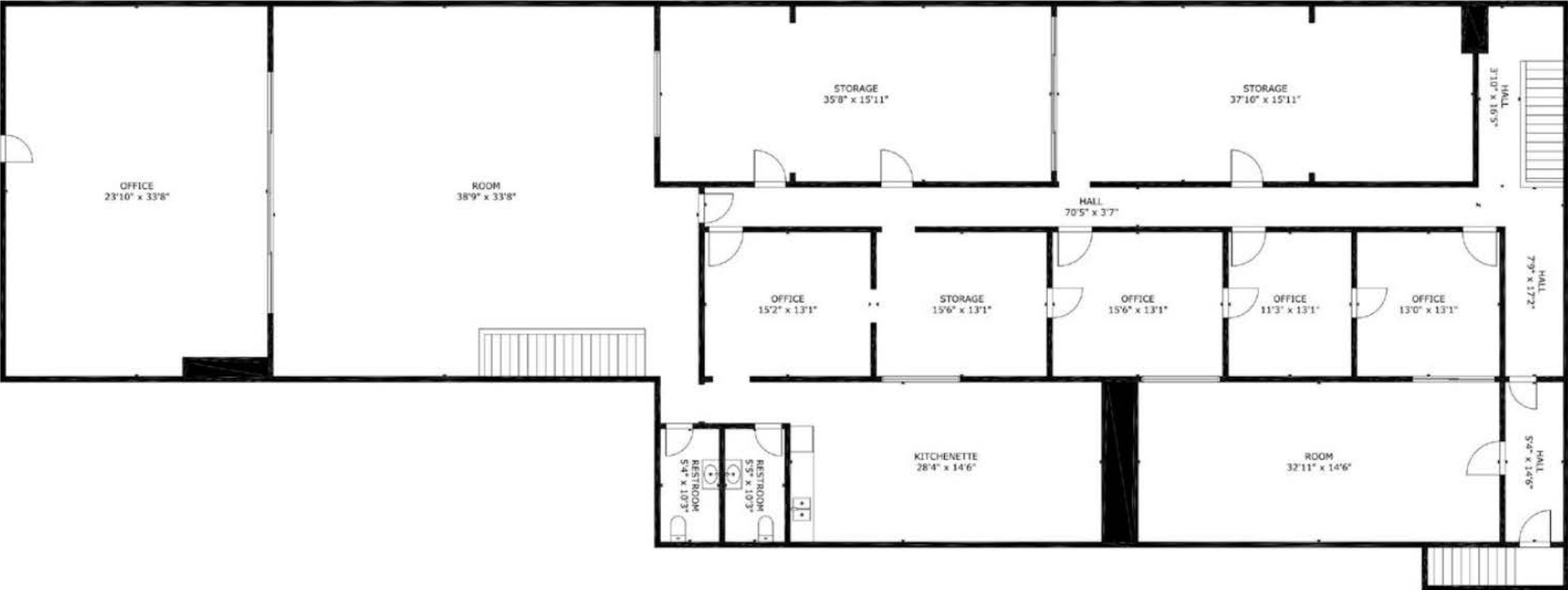


BUILDING 1



FLOOR 1

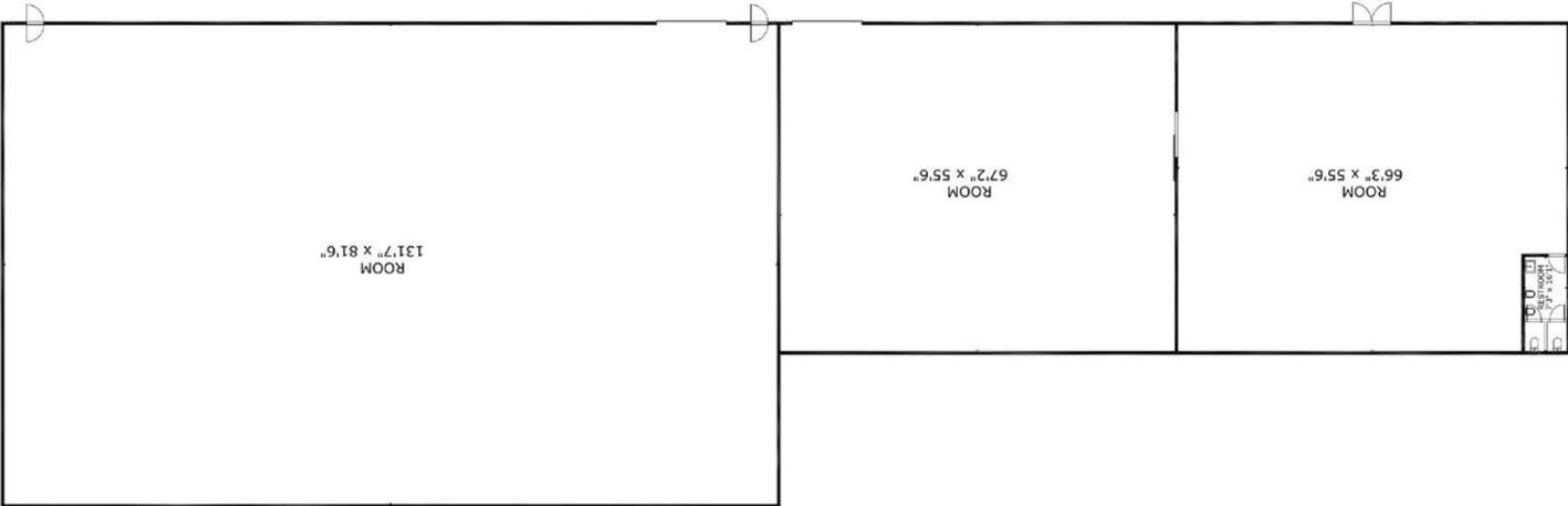
BUILDING 1



FLOOR 2

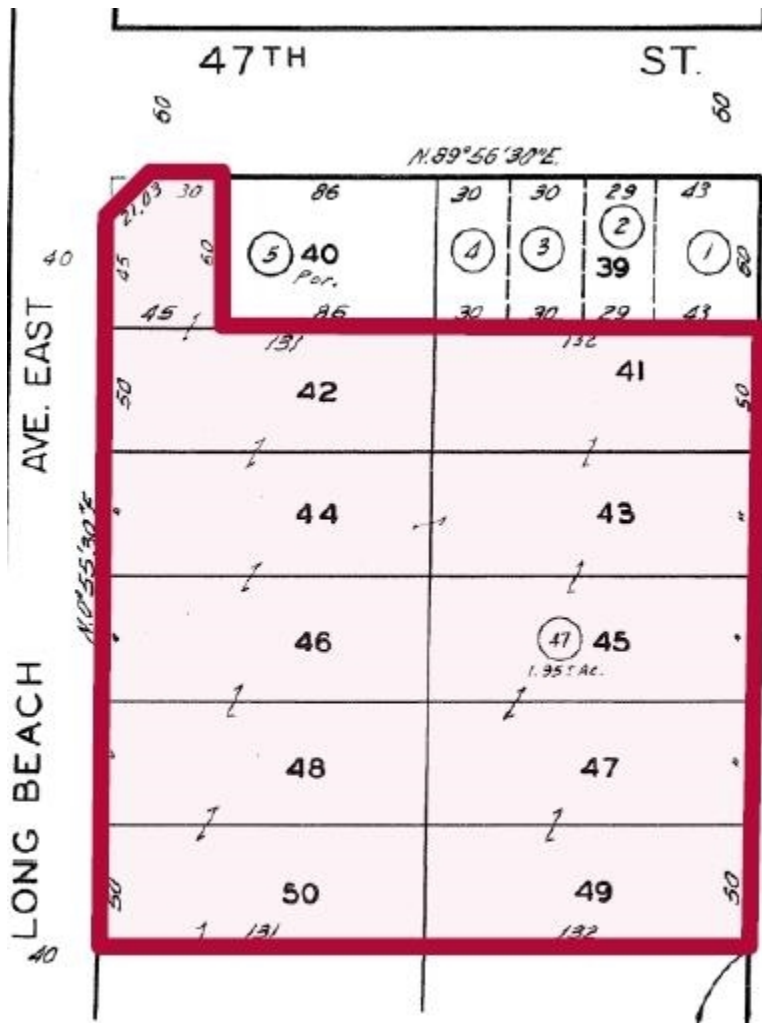


BUILDING 2



FLOOR 1



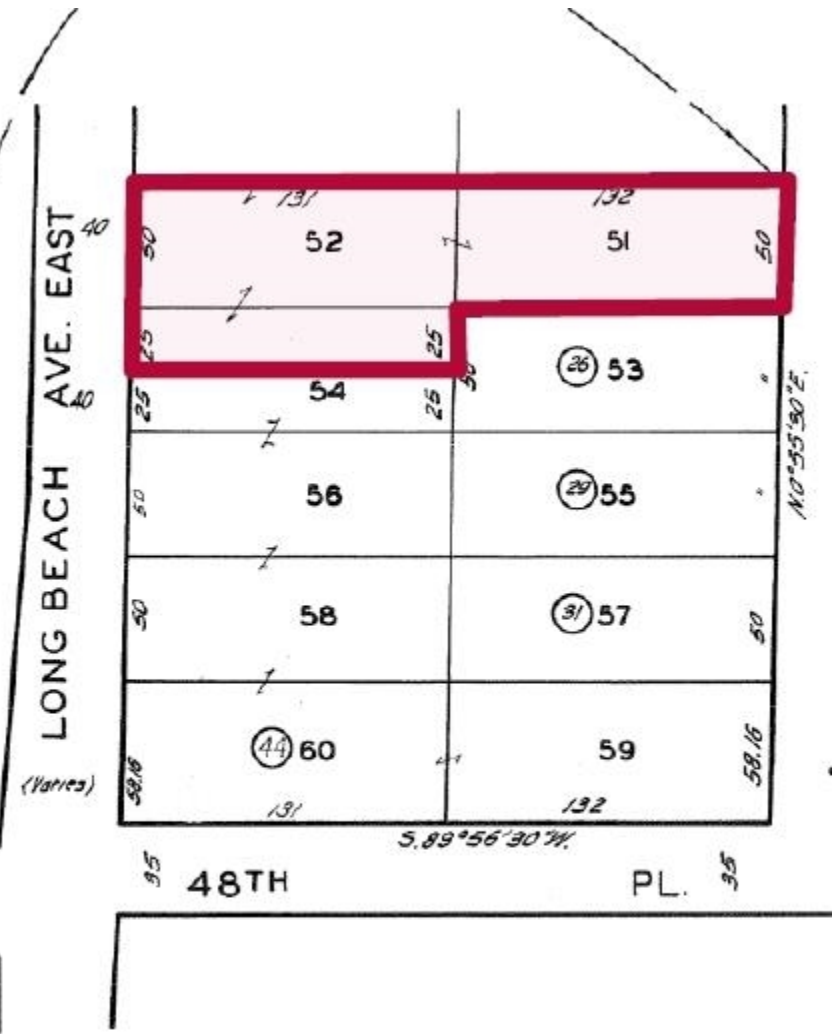


60

60

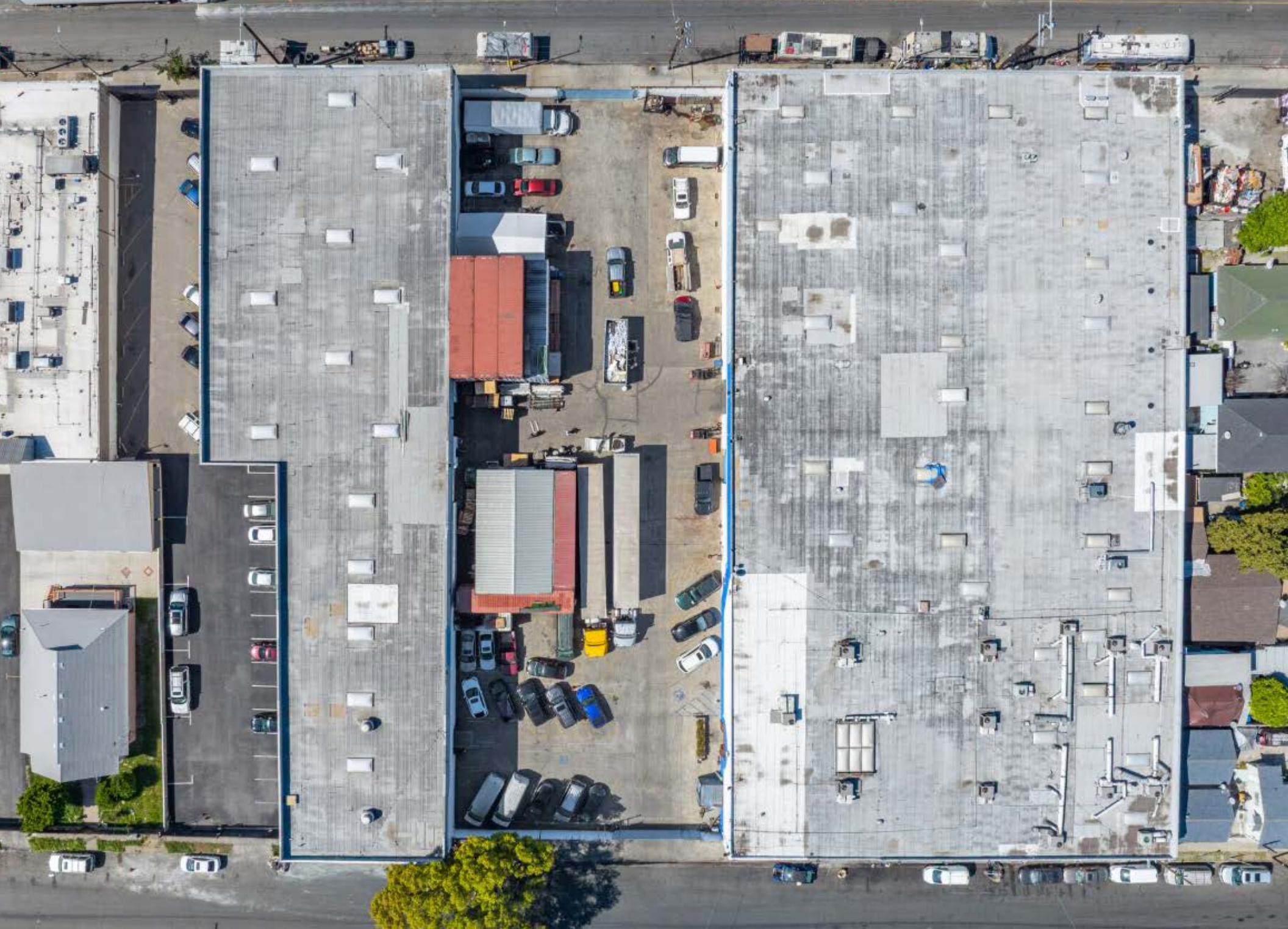
STAUNTON AVE.

IDENTICAL





































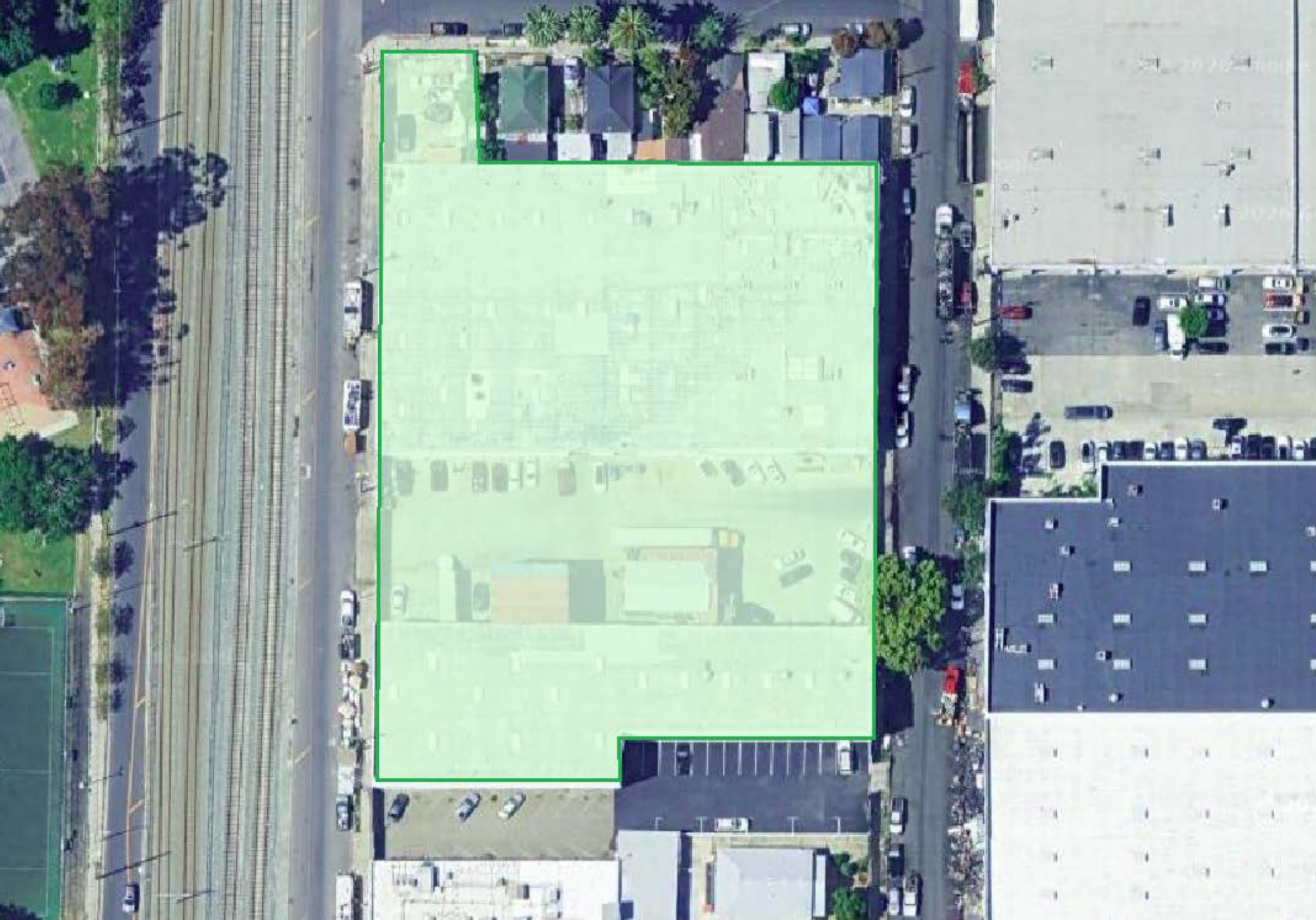














04

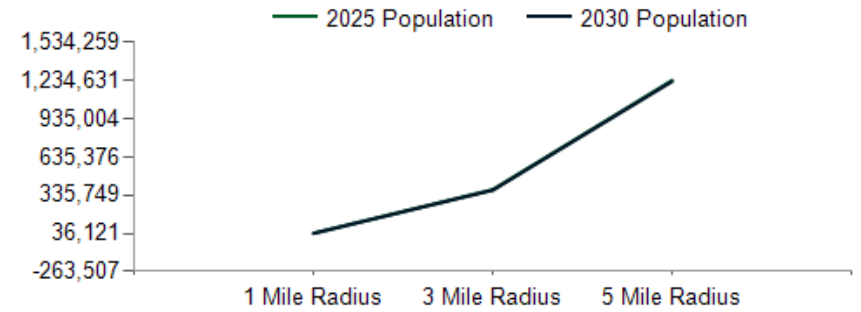
Demographics

General Demographics

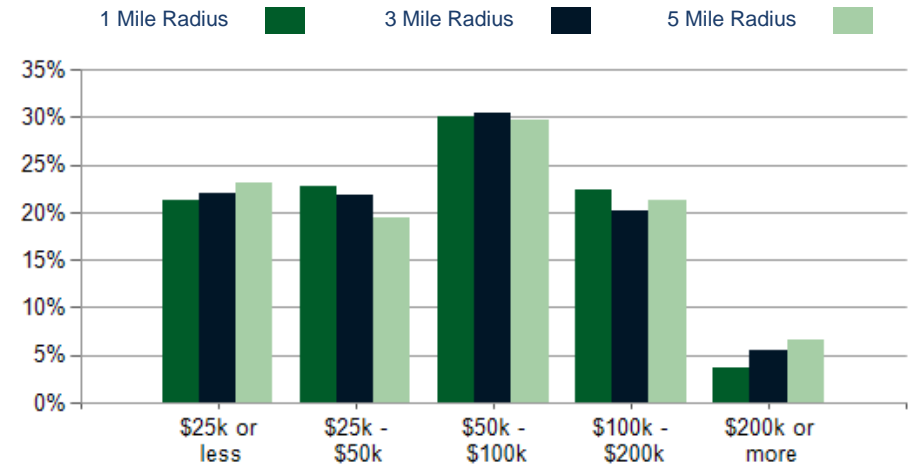
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	36,477	372,259	1,209,847
2010 Population	38,756	385,644	1,250,066
2025 Population	37,050	378,320	1,234,631
2030 Population	36,121	375,482	1,227,188
2025 African American	3,194	33,420	145,014
2025 American Indian	1,108	11,263	34,266
2025 Asian	381	8,737	72,281
2025 Hispanic	32,912	318,632	939,407
2025 Other Race	23,125	218,673	635,781
2025 White	3,912	47,856	161,579
2025 Multiracial	5,298	57,992	184,341
2025-2030: Population: Growth Rate	-2.55%	-0.75%	-0.60%

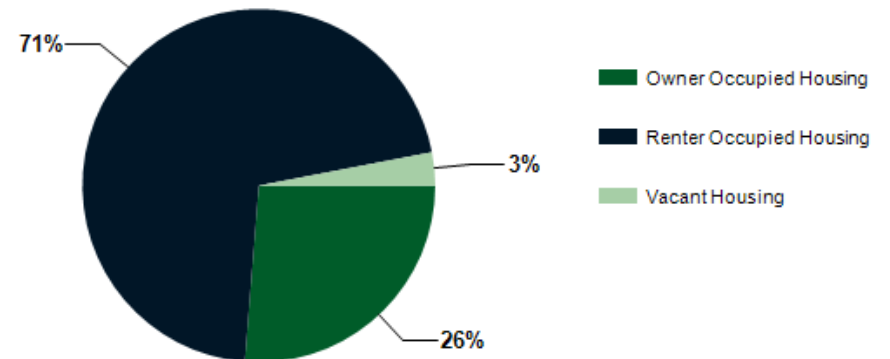
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,177	13,559	56,634
\$15,000-\$24,999	741	8,867	31,235
\$25,000-\$34,999	970	9,827	32,881
\$35,000-\$49,999	1,076	12,543	41,266
\$50,000-\$74,999	1,403	17,997	64,238
\$75,000-\$99,999	1,299	13,197	48,880
\$100,000-\$149,999	1,243	13,768	53,687
\$150,000-\$199,999	764	6,882	27,165
\$200,000 or greater	325	5,671	24,907
Median HH Income	\$59,082	\$58,316	\$60,773
Average HH Income	\$76,822	\$78,558	\$81,993



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

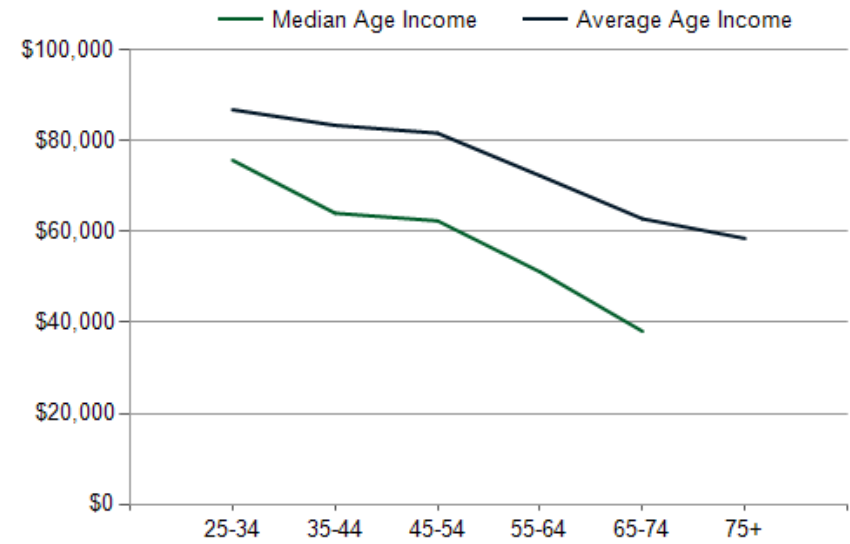
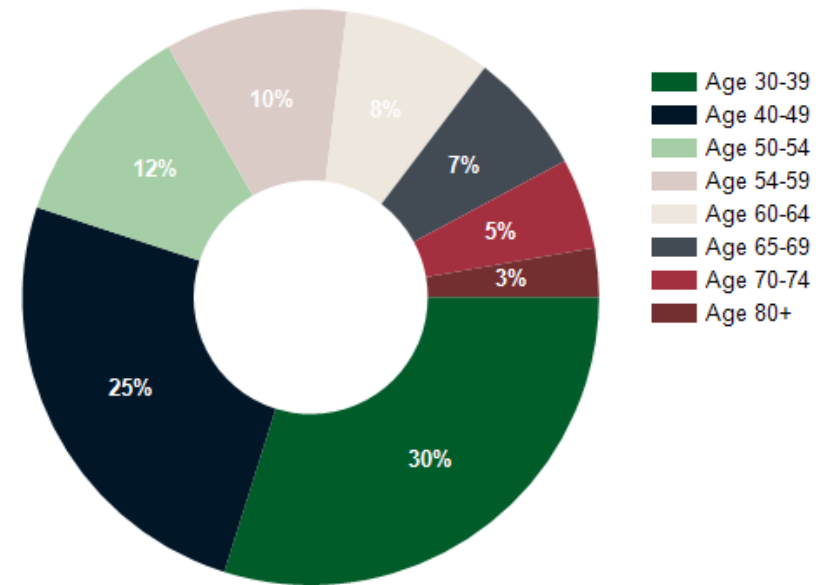


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,038	32,339	111,808
2025 Population Age 35-39	2,479	26,652	92,148
2025 Population Age 40-44	2,344	24,632	82,279
2025 Population Age 45-49	2,314	23,562	75,831
2025 Population Age 50-54	2,164	23,281	72,898
2025 Population Age 55-59	1,891	20,716	67,207
2025 Population Age 60-64	1,538	17,522	58,798
2025 Population Age 65-69	1,264	13,874	49,360
2025 Population Age 70-74	941	10,073	37,614
2025 Population Age 75-79	508	6,304	24,795
2025 Population Age 80-84	316	3,619	15,448
2025 Population Age 85+	199	3,023	13,906
2025 Population Age 18+	27,017	287,877	962,389
2025 Median Age	31	33	34
2030 Median Age	32	34	35

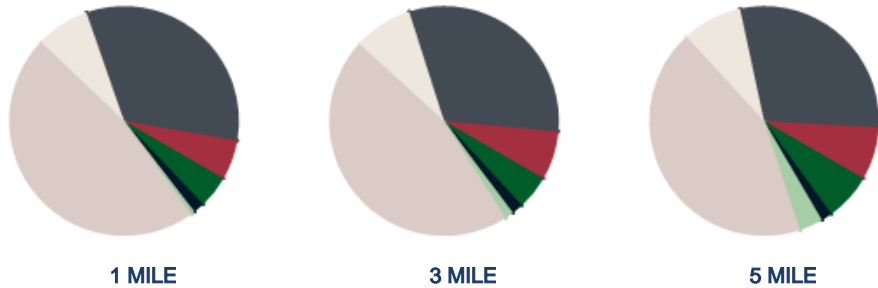
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,747	\$71,833	\$72,749
Average Household Income 25-34	\$86,869	\$87,254	\$89,604
Median Household Income 35-44	\$64,093	\$63,789	\$68,064
Average Household Income 35-44	\$83,432	\$90,328	\$95,850
Median Household Income 45-54	\$62,398	\$62,740	\$67,112
Average Household Income 45-54	\$81,706	\$84,340	\$90,087
Median Household Income 55-64	\$51,163	\$52,073	\$55,512
Average Household Income 55-64	\$72,344	\$73,488	\$78,802
Median Household Income 65-74	\$38,063	\$40,169	\$41,962
Average Household Income 65-74	\$62,843	\$64,845	\$67,853
Average Household Income 75+	\$58,519	\$56,063	\$54,958

Population By Age



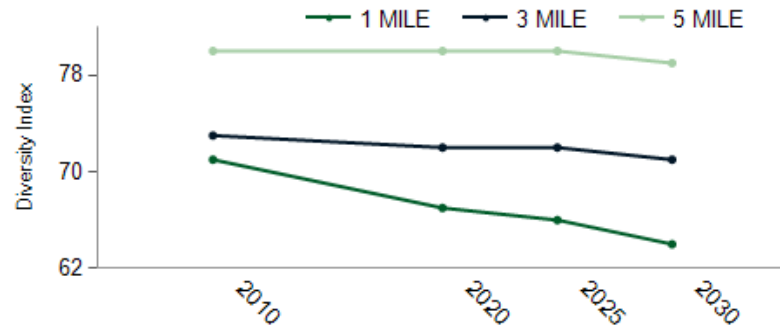
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	64	71	79
Diversity Index (current year)	66	72	80
Diversity Index (2020)	67	72	80
Diversity Index (2010)	71	73	80

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	5%	7%
American Indian	2%	2%	2%
Asian	1%	1%	3%
Hispanic	47%	46%	43%
Multiracial	8%	8%	8%
Other Race	33%	31%	29%
White	6%	7%	7%

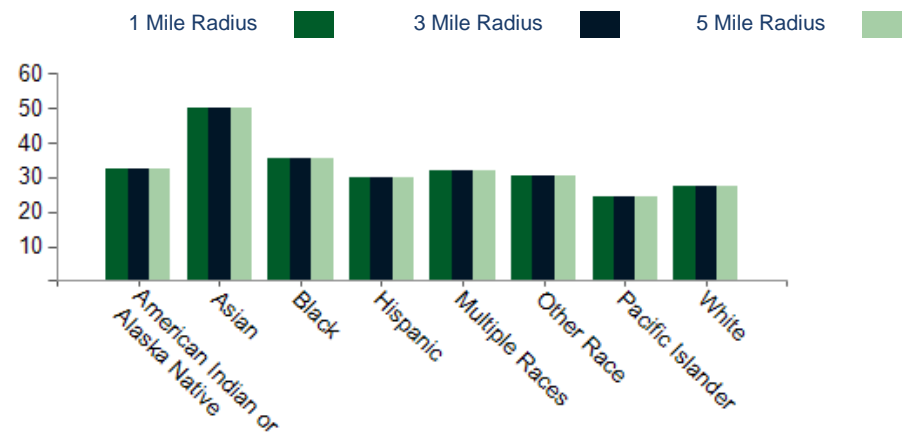
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	34	35
Median Asian Age	50	31	39
Median Black Age	35	38	39
Median Hispanic Age	30	32	33
Median Multiple Races Age	32	35	35
Median Other Race Age	30	32	32
Median Pacific Islander Age	24	32	33
Median White Age	27	31	32

2025 MEDIAN AGE BY RACE



05

Company Profile

Advisor Profile



Frank Lahijani
CEO

Frank Lahijani is a founder, CEO and President of Global Commercial Real Estate., a privately held full service Industrial and Commercial Real Estate firm operating in the Greater Los Angeles market since 2003.

Frank's focus is industrial and commercial property types including all facets of sales and leasing. His highly successful and respected career in Industrial/ Commercial real estate stems from over two decades of faithful service to his clients, industry and community. He has completed over 1,000 transactions in excess of 20,000,000 square feet of buildings valued in excess of 1 billion dollars. Thus, he has worked with a wide variety of Investors, Industrial and Commercial users. These include, but are not limited to, sewing, knitting, dying, furniture manufacturing, metal working, plating, food processing, recycling, warehousing and distribution, manufacturing, retail and office. The transactions themselves include sales, leases, subleases, and exchanges. Further, clients range from business owners, absentee property owners, retirees, developers, and asset managers.

Frank is affiliated with the most respected associations within the Commercial Real Estate Industry - American Industrial Real Estate Association (AIR), Costar Group, LoopNet, California Association of Realtors (CAR), National Association of Realtors (NAR).

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Global Commercial Real Estate and it should not be made available to any other person or entity without the written consent of Global Commercial Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Global Commercial Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Global Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Global Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Global Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Frank Lahijani

Global Commercial Real Estate
CEO
(213) 792-7007
frankl@global-cre.com
01022511

Vee Sookiasian

Global Commercial Real Estate
Senior Sale Associate
(818) 922-5192
vee@global-cre.com
02039708

