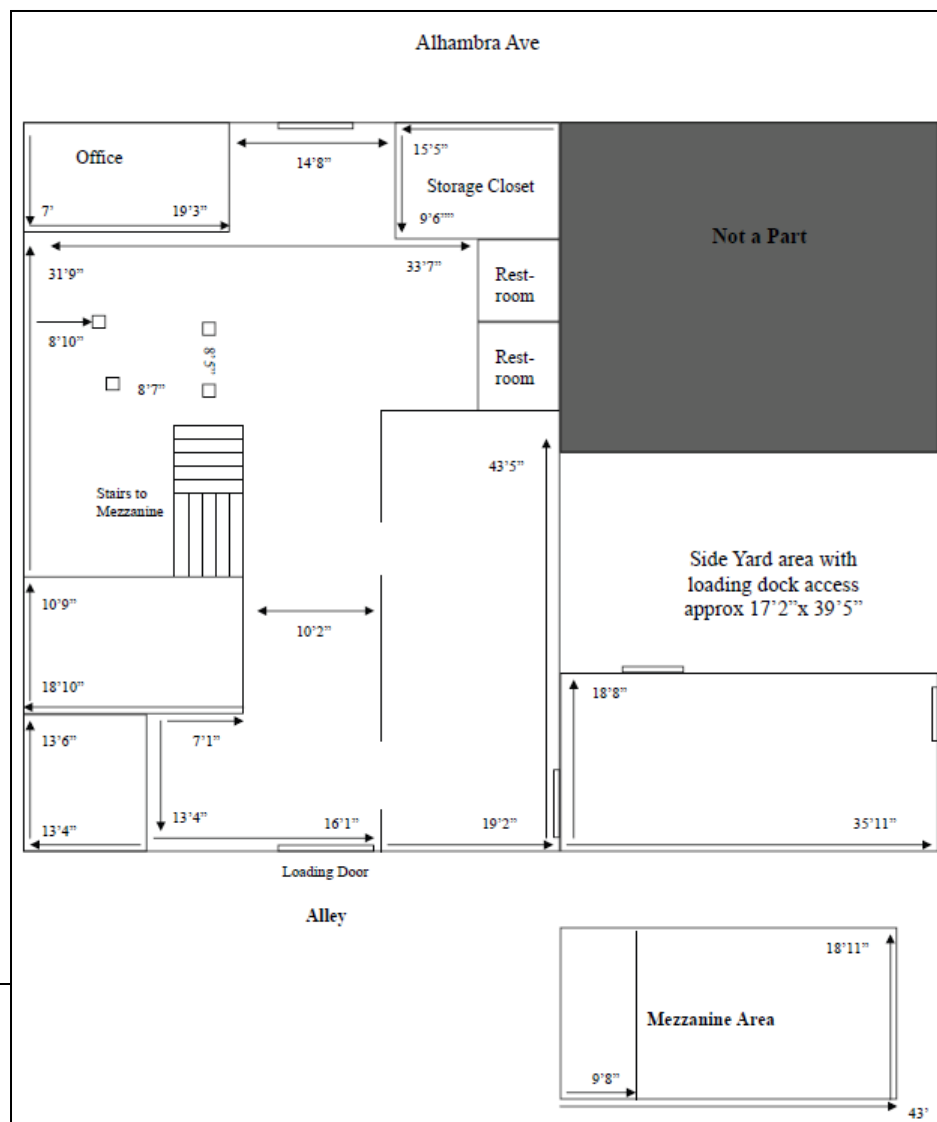




5,248 SF Industrial/Flex Building

5390-5396 Alhambra Avenue Los Angeles, CA 90032
For Sale: \$1,416,960

- Over 5K SF Warehouse/Flex Space with BONUS mezzanine offices not included in square footage (Approximately 780 SF) on 10K square feet of land.
- Currently rented to two tenants on a month-to-month basis- ideal for an owner/user. Possible live/work occupancy.
- Multiple Panels: each 200 AMP 120 VOLT Power
- One Loading Door and Dock High Loading Access
- Close access to 10 and 710 Freeways
- 12 Foot Ceiling Height, Plumbing in warehouse and small fenced yard
- Zoned for light manufacturing uses. Great Space for Furniture Manufacturing, Artist Lofts, Creative Studios, tech, R&D, flex, etc.



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2025)	101,369	726,950	2,880,142
Average HH Income	\$115,597	\$111,413	\$103,458
Daytime Population	50,817	305,224	1,266,890

All information deemed reliable but not guaranteed. Buyer to verify square footage and other information.



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