

FOR SALE

6007

SOUTH ST ANDREWS PLACE
LOS ANGELES, CA 90047

2 MEGAWATTS
9000 AMPS
AT 3.72 ACRE CAMPUS

±123,921 SF ON ±164,130 SF LAND
FORMER HOSTESS BAKERY ON FULL CITY BLOCK

PROPERTY HIGHLIGHTS



PREMIER INFILL LOCATION

An entire block that can service Greater Los Angeles with exceptional access and proximity to dense population and labor centers.



±9,000 AMPS / ±2 MEGAWATTS

Significant Existing Power: Well-suited for manufacturing, cold storage, data-driven operations, transportation, production, etc.



IDEAL CONFIGURATION

Efficient layout ideal for redevelopment, expansion, or institutional-grade industrial use.



ACCESSIBILITY

Three street frontage provides superior access, circulation, visibility, and connectivity to neighboring businesses.



NEWLY RENOVATED CAMPUS

Substantial improvements in recent years.



Total Building

±123,921 SF



Land Size

±164,130 SF
(±3.76 ACRES)



Clear Height

13' - 22'



Loading

4 DH / 6 GL



Zoning

M2-1-CPI0



Power

9,000 AMPS
±2 MW



Sprinklered

YES



Fenced

YES



Parking

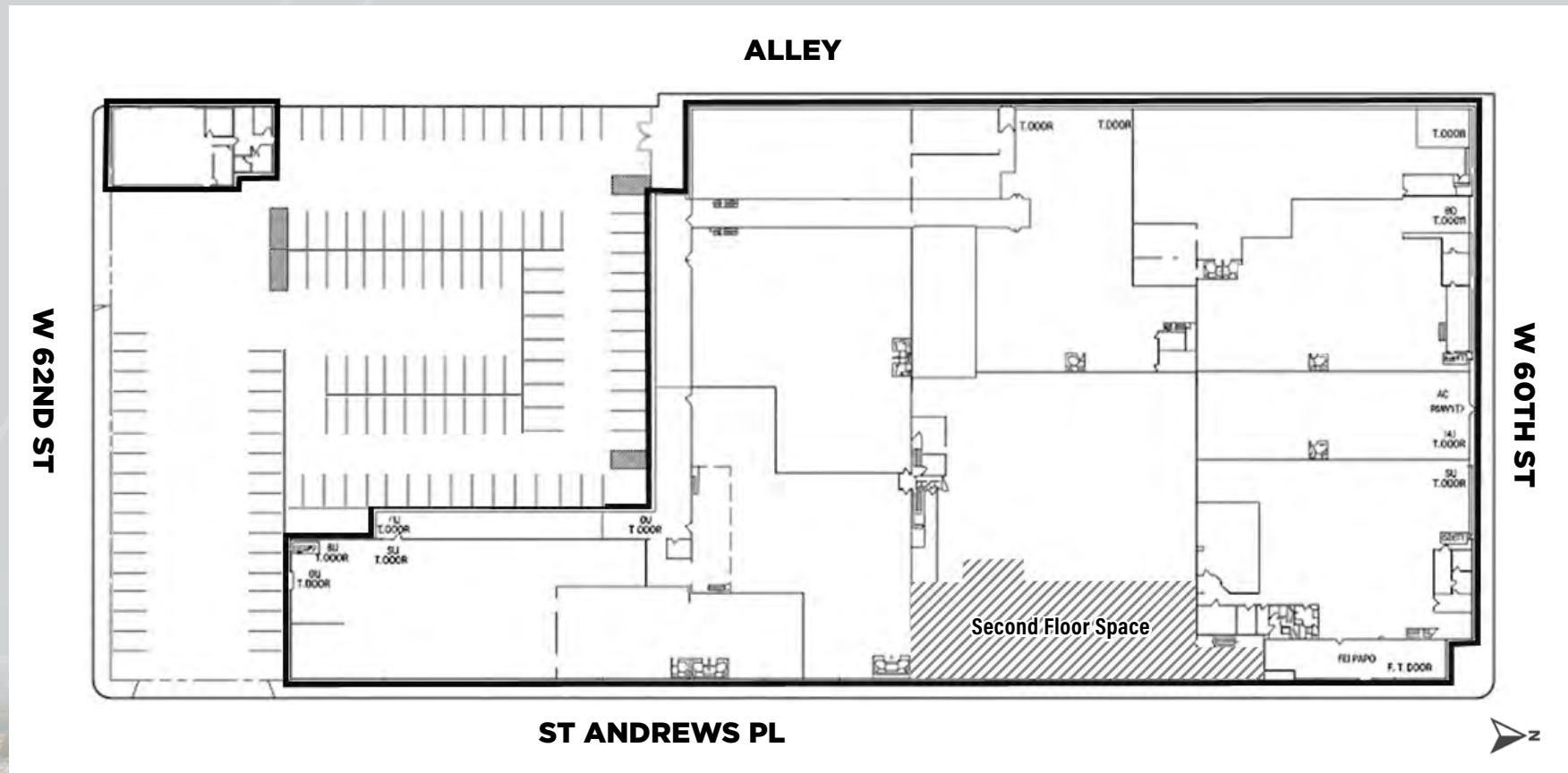
±150 SPACES



Year Built

1924/R2014

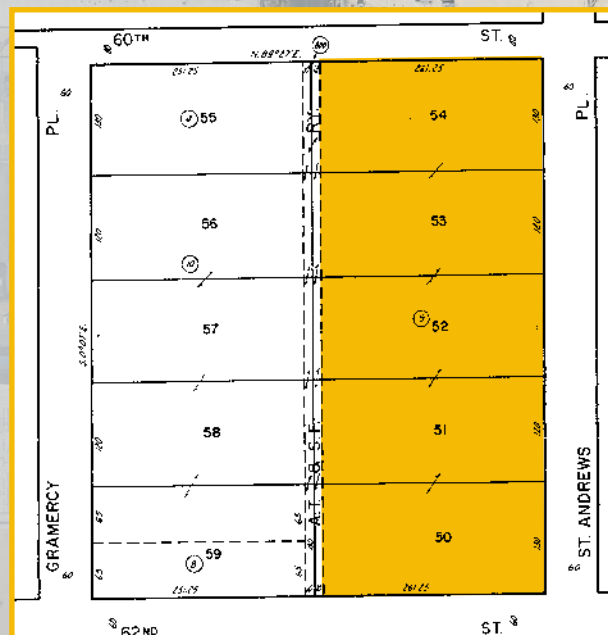
SITE PLAN



*FOR DISCUSSION PURPOSES ONLY - APPROXIMATE AND NOTE TO SCALE

ZONING: M2-1-CPIO
(LIGHT INDUSTRIAL)

- One of Los Angeles's most versatile and in-demand industrial zoning designations
- Permits a wide range of light manufacturing, warehousing, distribution, logistics, etc. as well as general commercial uses
- Allows all C2 commercial uses — including office, retail, and service — providing significant operational flexibility
- CPIO overlay establishes neighborhood-specific design standards to support compatible, quality development



NOTABLE NEIGHBORS

SLAUSON AVE

BASKIN **BR** ROBBINS



Walgreens

Food **4** Less



S WESTERN AVE

RED
CARPET
SYSTEMS

FIRSTstudent

W 60TH ST



S GRAMERCY PL

THE
BREAD
YARD



S ST ANDREWS PL



AL'S
TOWING

W 62ND ST



NEW STATION



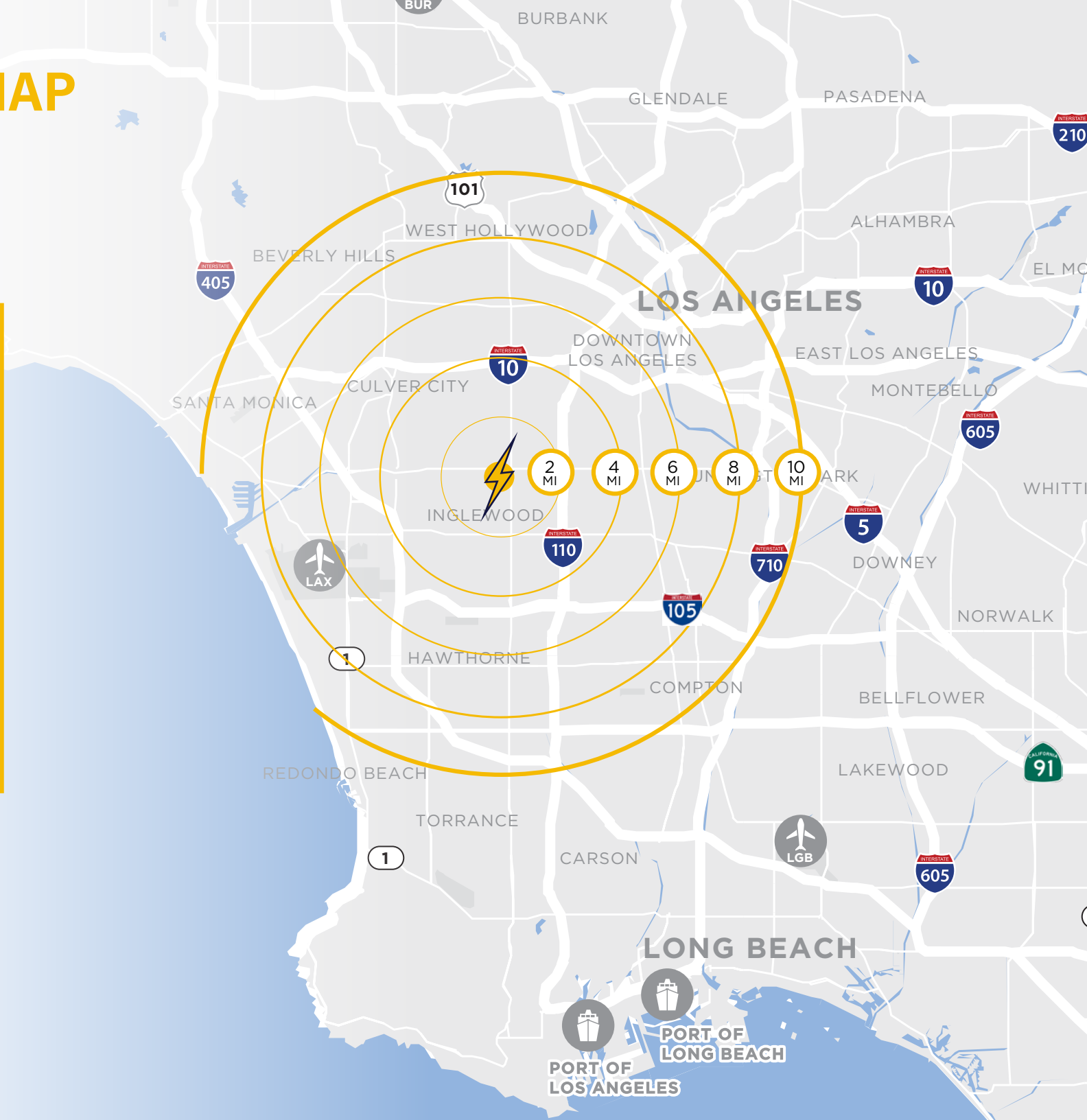
REGIONAL MAP

Driving Distance

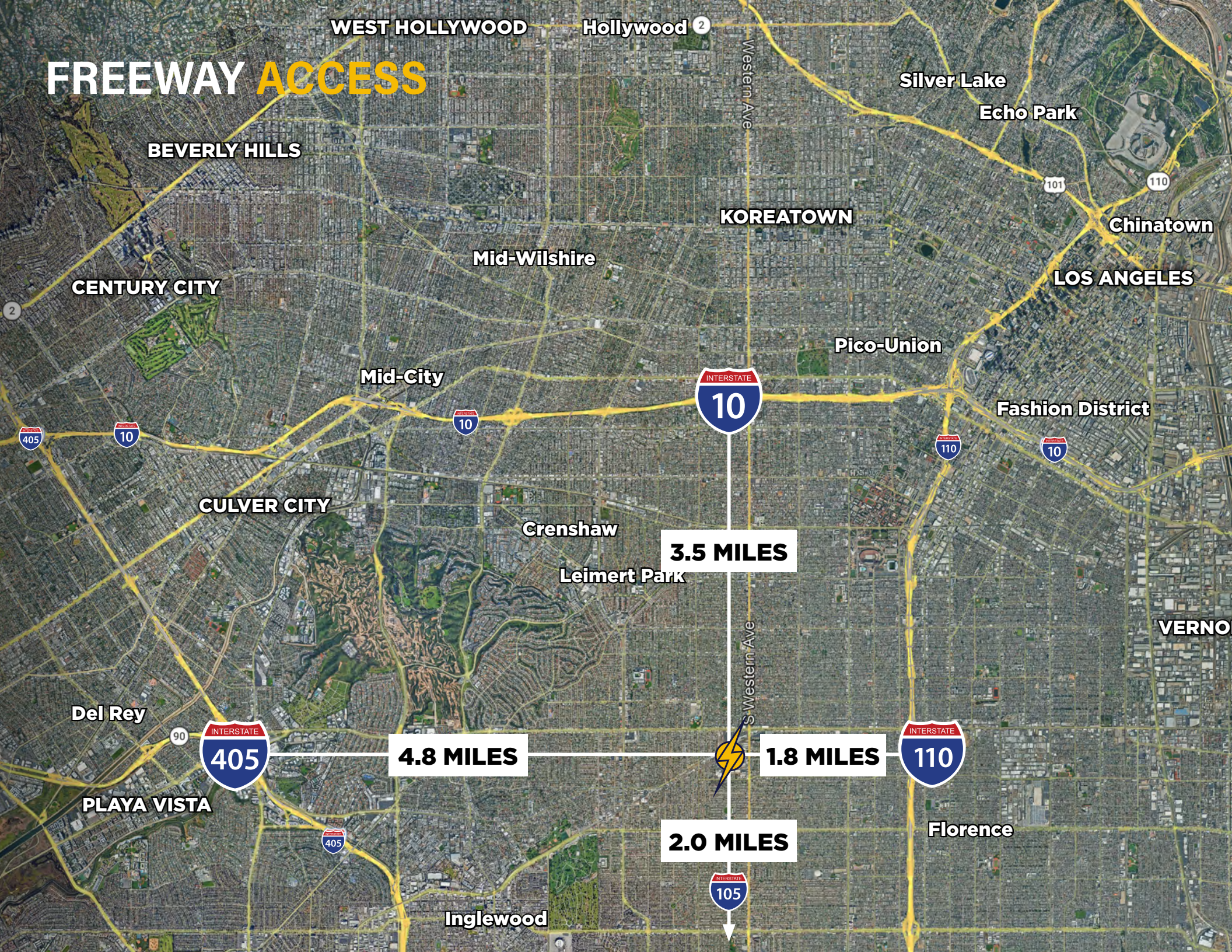
6.9 Mi	LAX	1
7.1 Mi	Hawthorne	
8.7 Mi	Hollywood	
10.5 Mi	Beverly Hills	
10.4 Mi	El Segundo	
12 Mi	Torrance	
13.1 Mi	Santa Monica	
18.0 Mi	Pasadena	
18.0 Mi	Burbank	
21 Mi	Ports	

Within 10 Miles...

-  3,396,947 Population
-  \$109,266 Avg Household Income
-  31% Bachelor's Degree or Higher



FREEWAY ACCESS



Aerospace's Soaring Prominence in LA South

LOS ANGELES

The Space Race Continues

- Los Angeles (LA) "Space Beach" continues to strengthen its position as a leading aerospace & defense hub, supported by robust office demand and sustained venture capital (VC) investment. Since 2021, aerospace & defense companies have secured more than \$13.2 billion (B) in VC funding, with LA South capturing \$12.3B, or 93.1%, of the total. Investment activity has remained strong into 2026, totaling \$1.8B across 18 deals year-to-date (YTD). Companies in later-stage funding rounds have raised \$10.2B since 2021, driving much of the sector's investment activity and creating a pipeline of firms with the capacity to expand operations and lease larger spaces. This trend is particularly significant for LA South's office market, as later-stage companies are typically better positioned to scale operations, expand headcount and commit to larger office footprints.
- The impact of this investment activity is evident in leasing trends. Aerospace & defense firms leased 303,961 square feet (sf) in LA South during 2025, more than double the 151,875-sf leased in 2021. As a result, the sector's share of total leasing activity increased from 7.1% in 2021 to 18.2% in 2025, highlighting its growing influence on market demand.
- The sector's growth is also evident in larger lease sizes. The average lease size increased from 30,375 sf in 2021 to 33,773 sf in 2025, an 11.2% increase. Together, rising leasing volume, larger space requirements and continued access to growth capital underscore the sector's expanding presence within the region. As the U.S. government increasingly partners with private companies to advance space exploration, satellite technology and national defense initiatives, LA's "Space Beach" is well-positioned to remain at the forefront of innovation and economic growth for years to come.

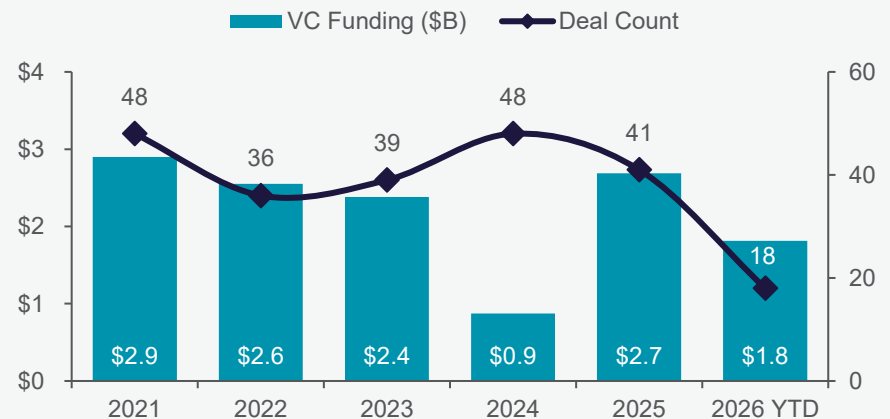
Recent Office Leases in LA South by Aerospace Tenants

Tenant Name	SF Leased	Deal Type	Deal Period	A&D Sub-Industry
Impulse Space, Inc.	138,360	New	Q1 2026	Space Vehicles
Northrop Grumman	124,400	Renewal	Q4 2025	Aircraft, Defense, & Space Vehicles
CHAOS Industries	97,077	Sublease	Q4 2025	Radar & Satellite Tech
Hermeus	62,552	New	Q4 2025	Aircraft Manufacturing
CHAOS Industries	56,247	New	Q3 2025	Radar & Satellite Tech
Varda Space Industries	54,479	Sublease	Q3 2025	Space Vehicles
The Aerospace Corporation	17,852	New	Q1 2026	Defense R&D

Source: Cushman & Wakefield.

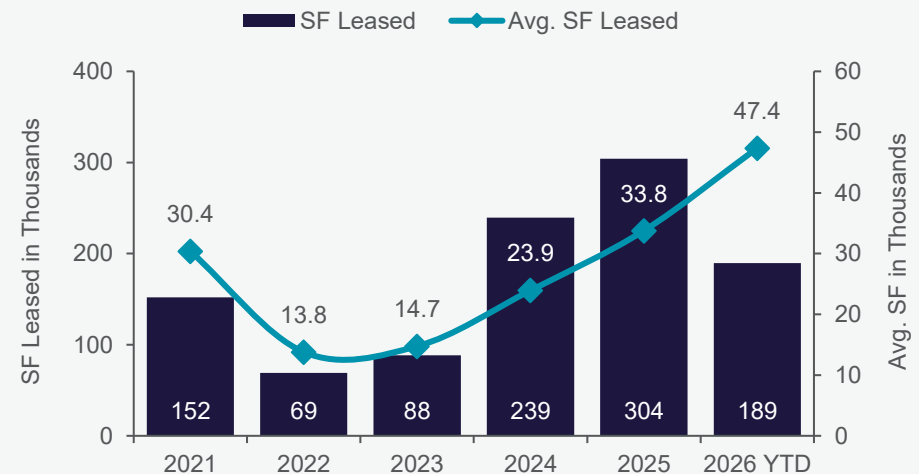
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Aerospace & Defense Venture Capital Funding



Source: Pitchbook..

Aerospace & Defense Office Leasing Trends



Source: Cushman & Wakefield.

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