

# 2010 W. 62ND ST, LOS ANGELES

OFFERED AT: **\$3,999,999**



**310-941-8199**

DRE #02000676

**DARRYLL@DARRYLLHAMILTON.COM**



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# PROPERTY SUMMARY

## 2010 W 62ND ST, LOS ANGELES

Thompson Team Real Estate is proud to exclusively offer this amazing commercial property in South Los Angeles!

This property is a two-story brick construction building that is perfect for distribution, manufacturing, and storage. It is located on a corner lot, which makes it easily accessible and highly visible.

This property also boasts a gated 10,000 square foot parking lot with an automatic gate for added security, ensuring that your valuable assets are protected at all times. The ground roll-up door and dock high roll-up doors provide easy access for loading and unloading. Additionally, the working freight elevators make it easy to transport heavy goods to and from the upper level of the building.

One of the most attractive features of this property is the paid off solar panels, which significantly reduce energy costs and add value to the property. The property also has a value-add opportunity to convert it into a one or two-tenant building, providing flexibility to suit your business needs. Overall, this property is perfect for businesses that require ample space and security for their operations. Don't miss this opportunity to own this exceptional property in South Los Angeles!

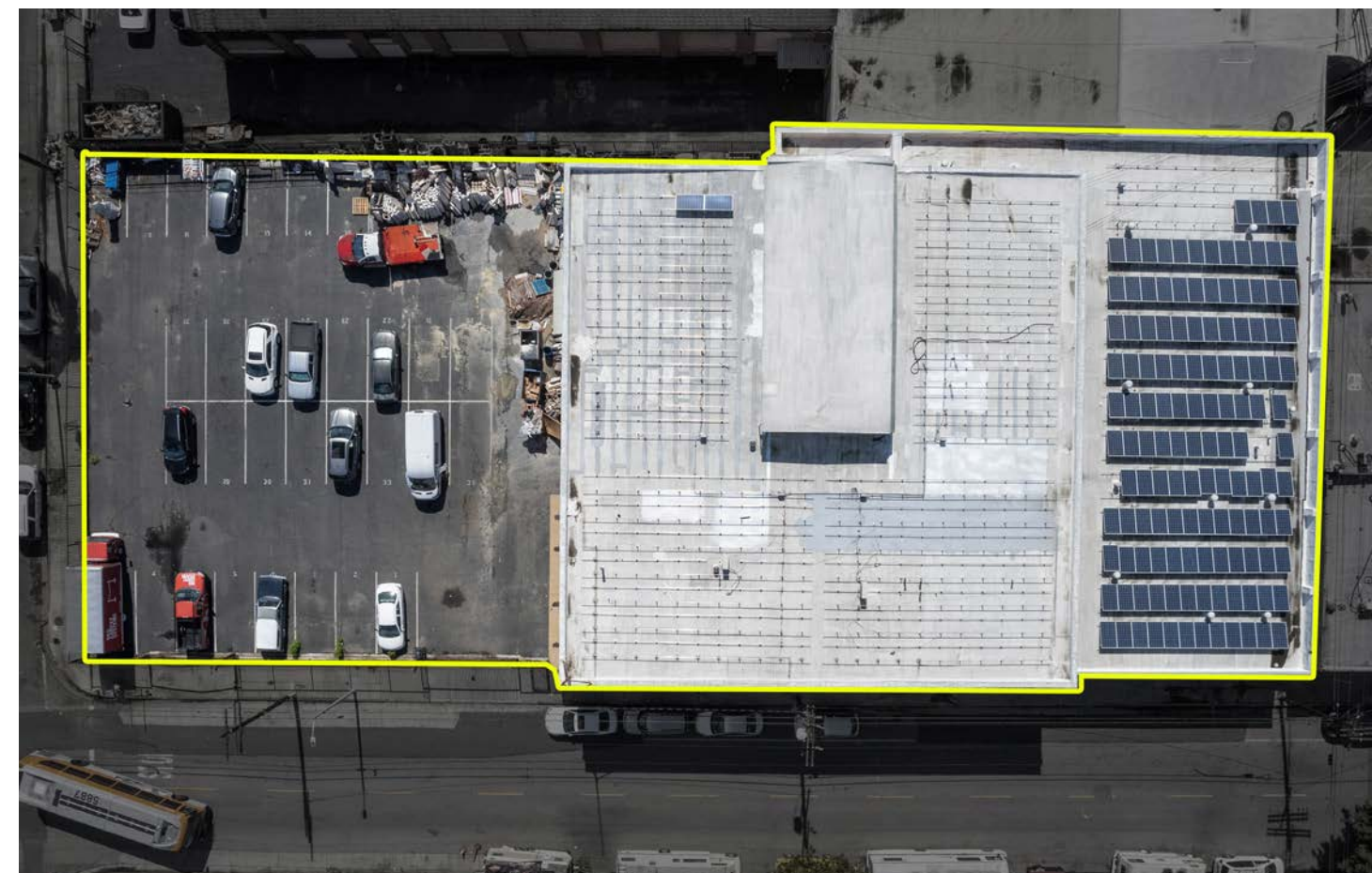
### PROPERTY DETAILS

Address	2010 W 62nd Street, Los Angeles, CA 90047
APN	6001-020-015
Year Built	1926
Construction	Brick
Clear Height	12-16 FT
Building SQ.FT	26,114 SQ.FT
Lot SF	28,740
Zoning	M1

# DEMOGRAPHICS

HOUSEHOLDS

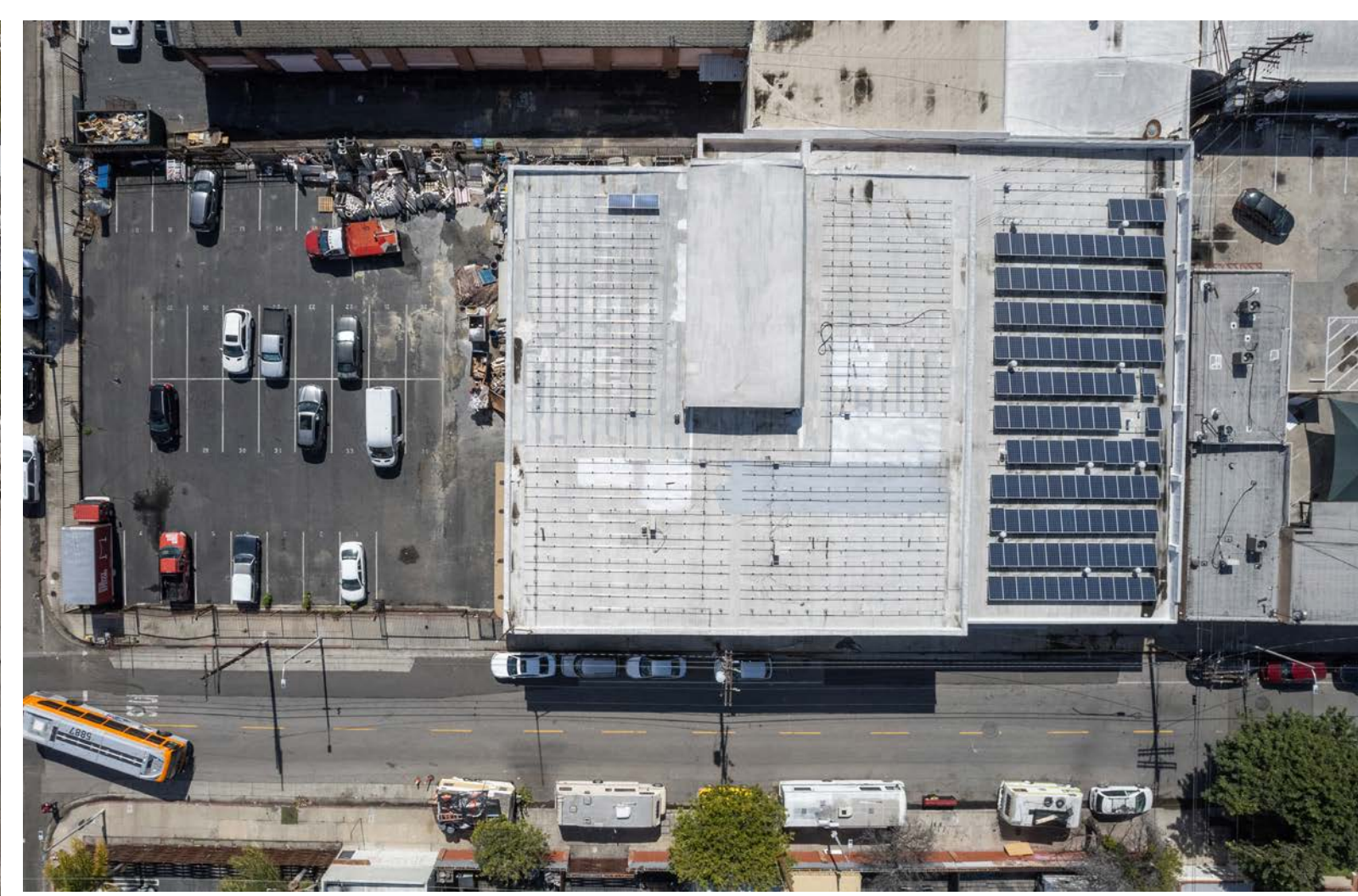
Description	1mile	3mile
Population	44,303	407,683
Households	13,576	123,894
Median Age	35.60	37.00
Median HH Income	\$47,125	\$74,010
Daytime Employees	5,587	70,961
Population Growth '22 - '27	1.59%	-1.38%
Household Growth '22 - '27	1.84%	-1.60%



# DEMOGRAPHICS

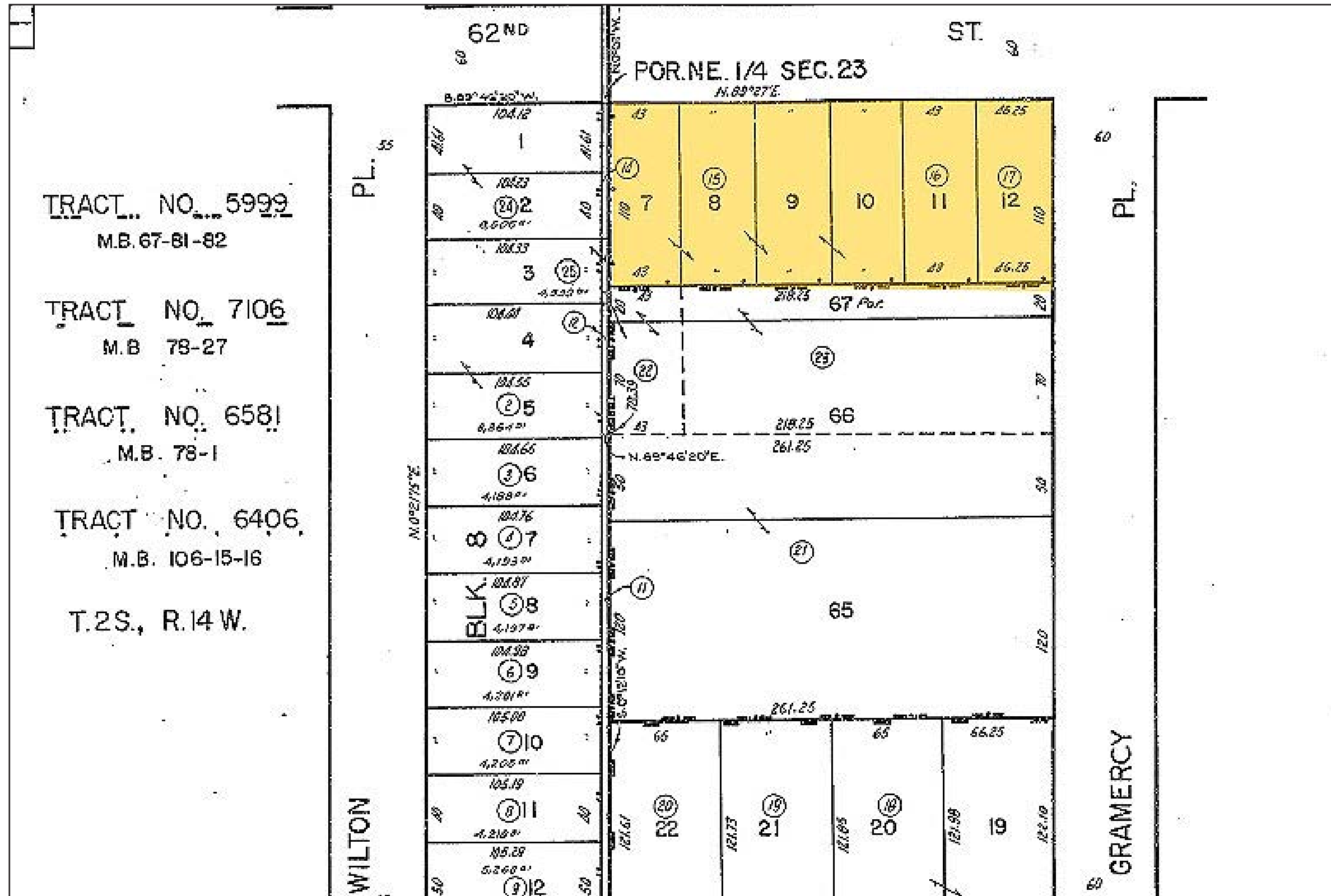
<b>Street</b>	<b>Cross Street</b>	<b>Count Year</b>	<b>Avg. Daily Volume</b>	<b>Miles From Subject Prop</b>
W. 62nd St S	Wilton Pl	2025	3,731	.02 mi
S. Gramercy Pl	W Gage Ave	2025	906	.05 mi
W. Gage Ave	S Gramercy Pl	2025	7,708	.09 mi
W 62nd St S	St Andrews Pl	2025	3,535	.09 mi
S Gramercy Pl	W 64th St	2025	1,252	.12 mi
W Gage Ave S	Gramercy Pl	2025	9,151	.12 mi
7 W Gage Ave	Cimarron St	2025	7,052	.12 mi
S St Andrews Pl	W 62nd St	2025	1,513	.15 mi
S St Andrews Pl	W 62nd St	2025	1,072	.16 mi
W Gage Ave	Cimarron St	2025	6,339	.16 mi







# PARCEL MAP





**Darryll**  
**HAMILTON**

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