

SIGNIFICANT PRICE REDUCTION



FOR LEASE

±27,000 SF INDUSTRIAL LAND

**1981 BELGRAVE AVE.,
UNIT A**
HUNTINGTON PARK | CA

FOR MORE INFORMATION, PLEASE CONTACT US:

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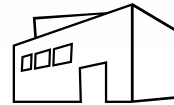
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PROPERTY HIGHLIGHTS



±27,000 SF
INDUSTRIAL LAND



BONUS ±5,500 SF
BUILDING



FULLY GATED
YARD



NEAR
105 FREEWAY

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PROPERTY FEATURES:

- ±27,000 SF Industrial Land / ±0.62 AC
- Bonus ±5,500 SF Building
- Fully Gated Yard / Three Entry / Exit Gates
- Zoning: M2 Huntington Park
- Strategic Alameda Corridor Location
- Near 105 Fwy, Ports of LA / Long Beach & Downtown LA
- Lease Rate / Mo: \$10,800 Net
- Lease Rate / SF: \$0.40 Net



±27,000 SF
Industrial Land



Bonus ±5,500 SF
Building



Fully Gated
Yard



M2 Zoning
Huntington Park



Near 105 Fwy &
Ports of LA/LB

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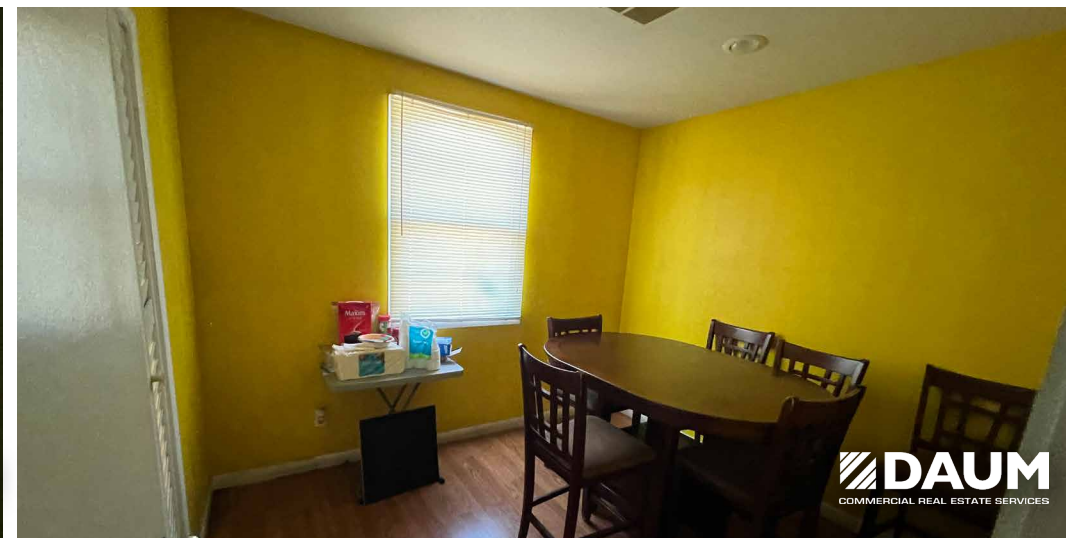
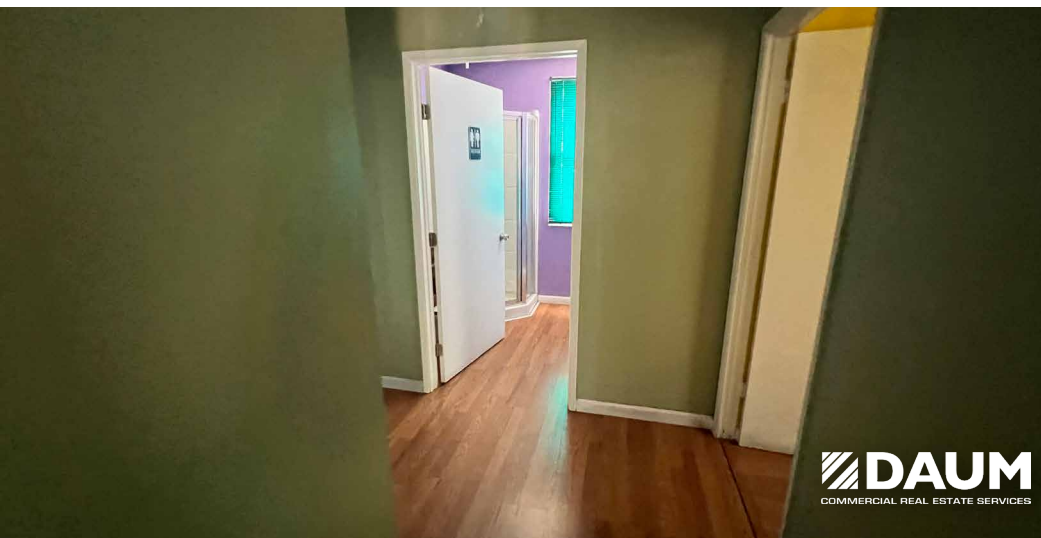
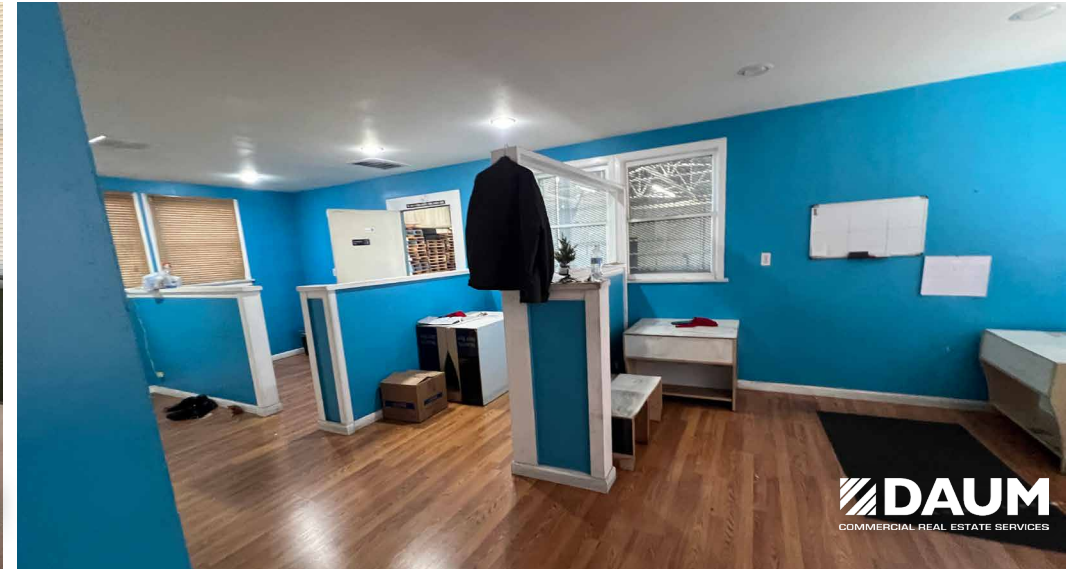
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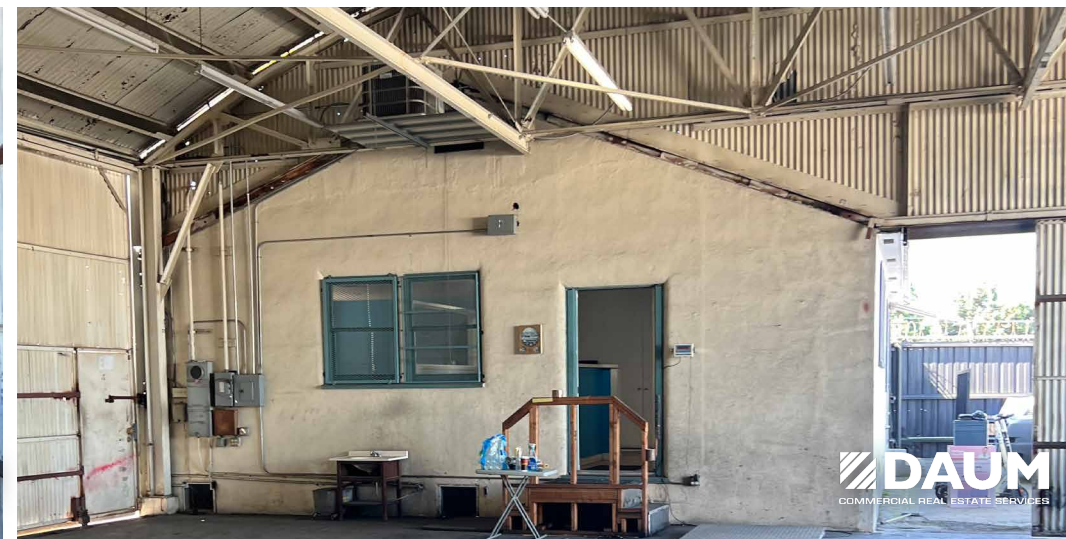
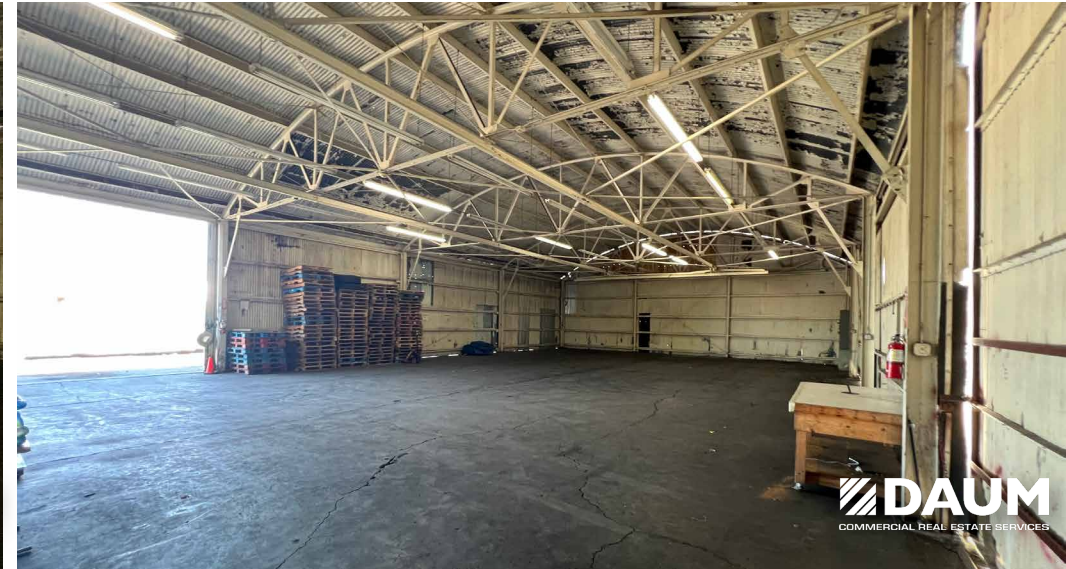
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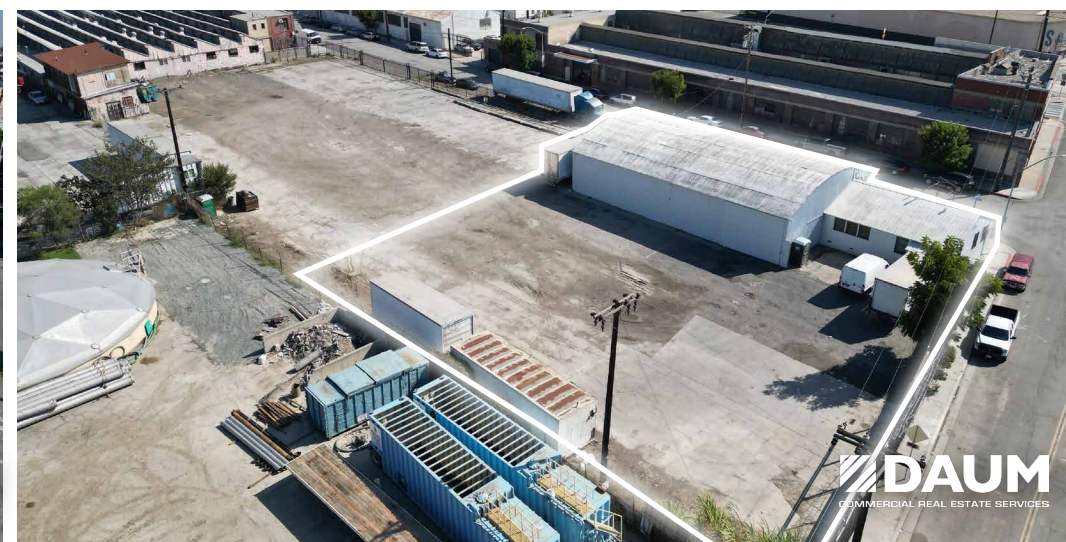
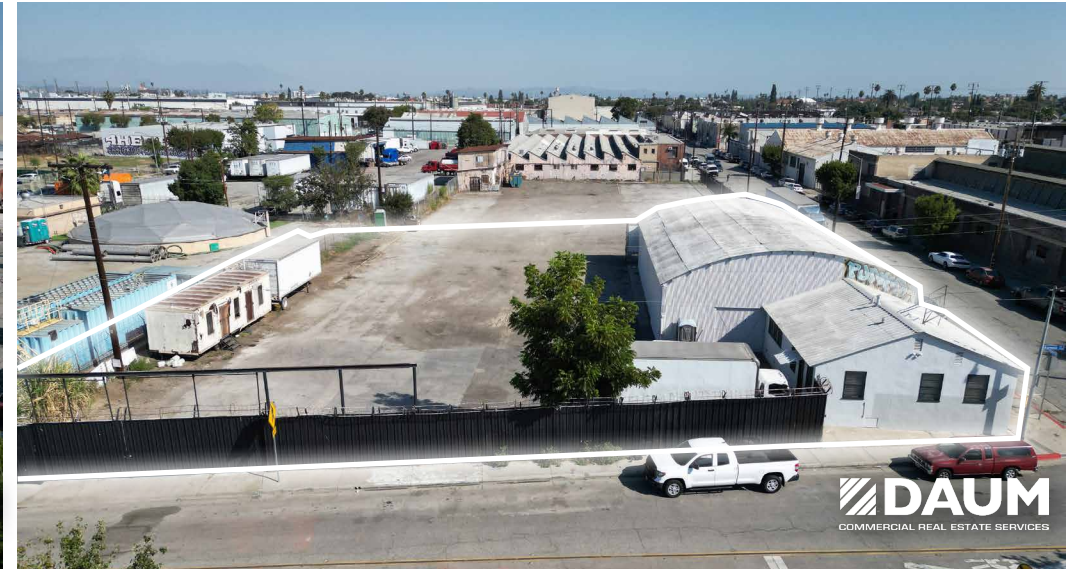
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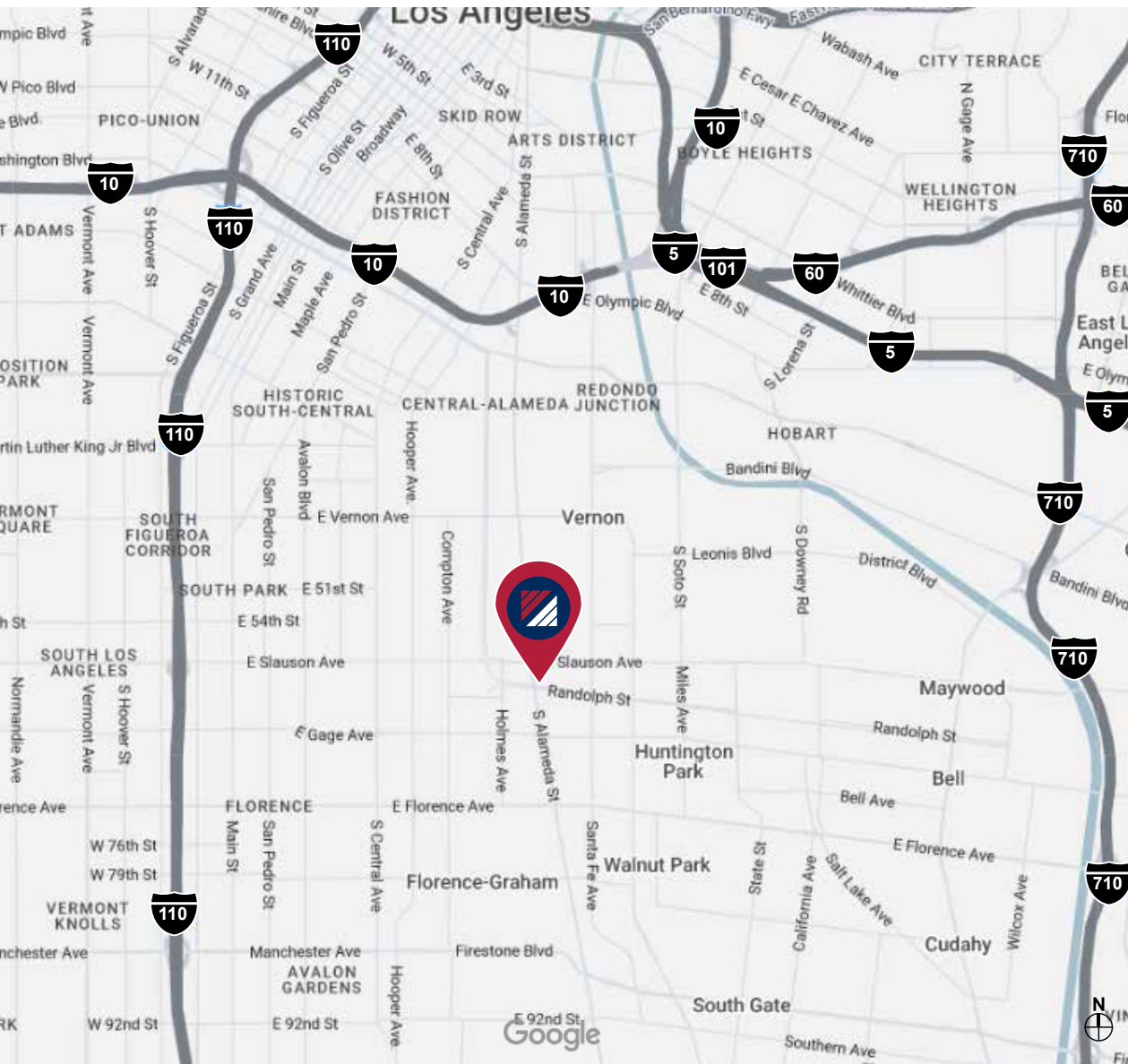
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LOCATION MAP AND DEMOGRAPHICS

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
S Alameda St	Laura Ave NE	19,310	2025	0.06mi
E Slouson Ave	S 1st St E	25,820	2025	0.12 mi
E Slouson Ave	S Alameda St E	20,795	2025	0.14 mi
Alameda St	E 57th St N	252	2025	0.17mi
Randolph St	Cottage St SW	7,770	2025	0.19 mi
S 1st St	Lillian St W	111	2025	0.19 mi
E 60th St	S Alameda St E	646	2018	0.21 mi
S Alameda St	E Slouson Ave S	19,883	2025	0.22 mi
E Anderson St	S 2nd St W	539	2025	0.23 mi
Randolph St	Holmes Ave W	2,484	2025	0.24 mi

DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
2020 Population	430,174	1,181,017	3,684,957
2024 Population	375,703	1,077,363	3,497,302
2029 Population Projection	355,903	1,031,042	3,375,886
2020 Households	107,319	269,551	1,210,207
2024 Households	102,503	303,488	1,210,207
2029 Household Projection	92,393	290,659	1,152,853
Total Specified Consumer Spending (\$)	\$2.7B	\$8.6B	\$35.4B
Avg Household Income	\$64,828	\$69,457	\$86,669
Median Household Income	\$50,118	\$50,982	\$63,784



- Slouson Station (Blue Line - Los Angeles)
1 Min. | 0.5 Miles
- Los Angeles (Coast Starlight - Amtrak)
10 Min. | 4.9 Miles
- Union Station (91 Line - Southern California)
12 Min. | 5.3 Miles



- Los Angeles International Airport
22 Min. | 12.4 Miles
- Long Beach Airport (Daugherty Field)
26 Min. | 14.7 Miles
- Bob Hope Airport
30 Min. | 21.9 Miles

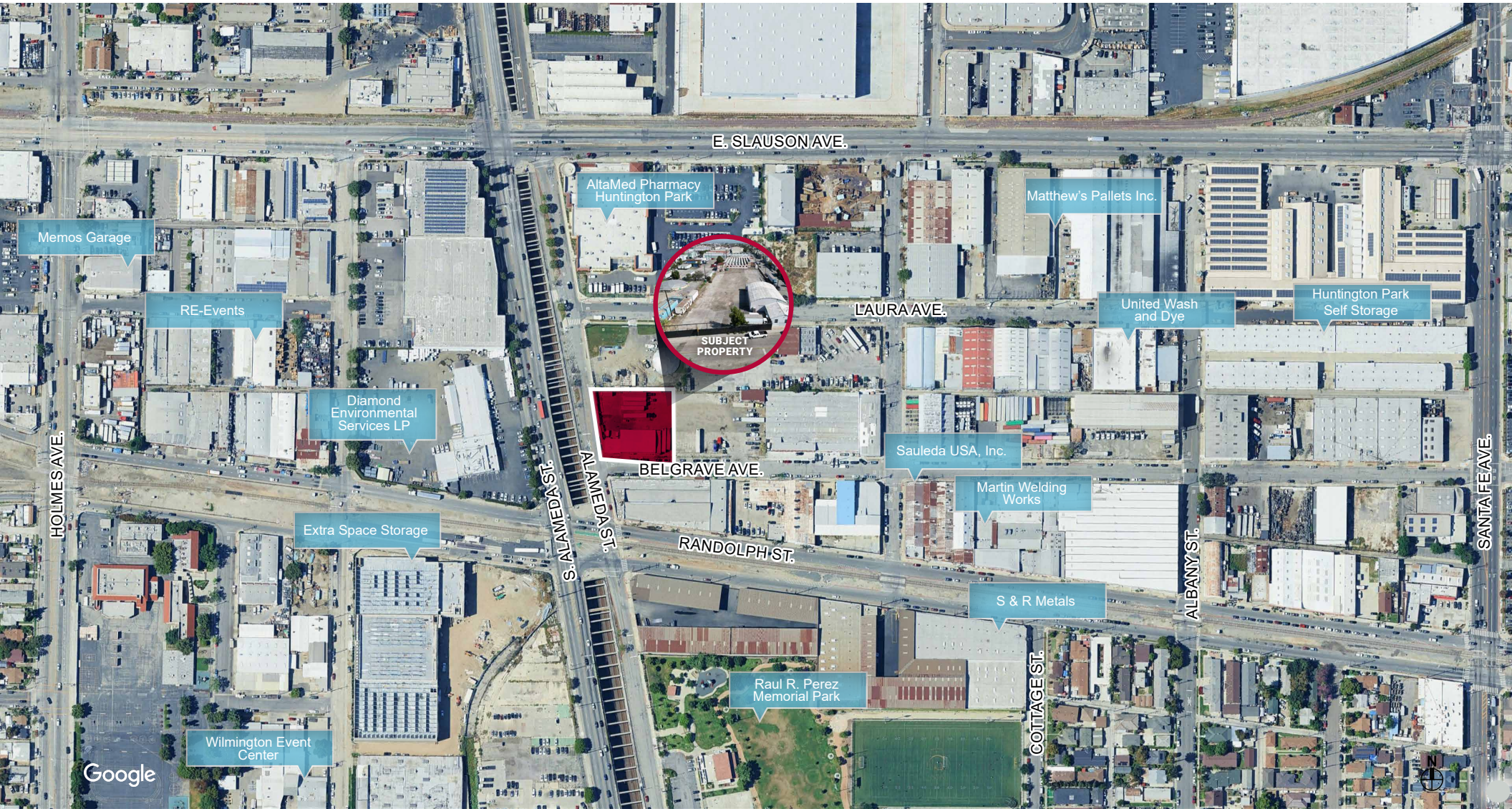
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AMENITIES MAP



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