



1955-1959 BLAKE AVE

LOS ANGELES, CA 90039

UNIT D

INDUSTRIAL UNIT FOR LEASE



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OFFERING SUMMARY

Lease Rate: \$2,540 per month (MG)
\$170.00/MO CAM

Available SF: 1,302 SF

Building Size: 28,818 SF

PROPERTY OVERVIEW

Unit D offers functional industrial/flex space within a multi-tenant warehouse complex, featuring a versatile layout suitable for a range of uses including light industrial, creative studio, or storage/distribution operations. The unit benefits from clear span warehouse space, high ceilings, and convenient access for loading and operations. Positioned within a well-maintained property with shared yard and circulation areas, the space provides efficient usability for day-to-day business needs. Its location within a centrally situated Northeast Los Angeles industrial corridor further enhances its appeal for tenants seeking accessibility, flexibility, and proximity to key markets.

PROPERTY HIGHLIGHTS

- One (1) Grade Level Garage Door
- Small Office
- Available May 1, 2026

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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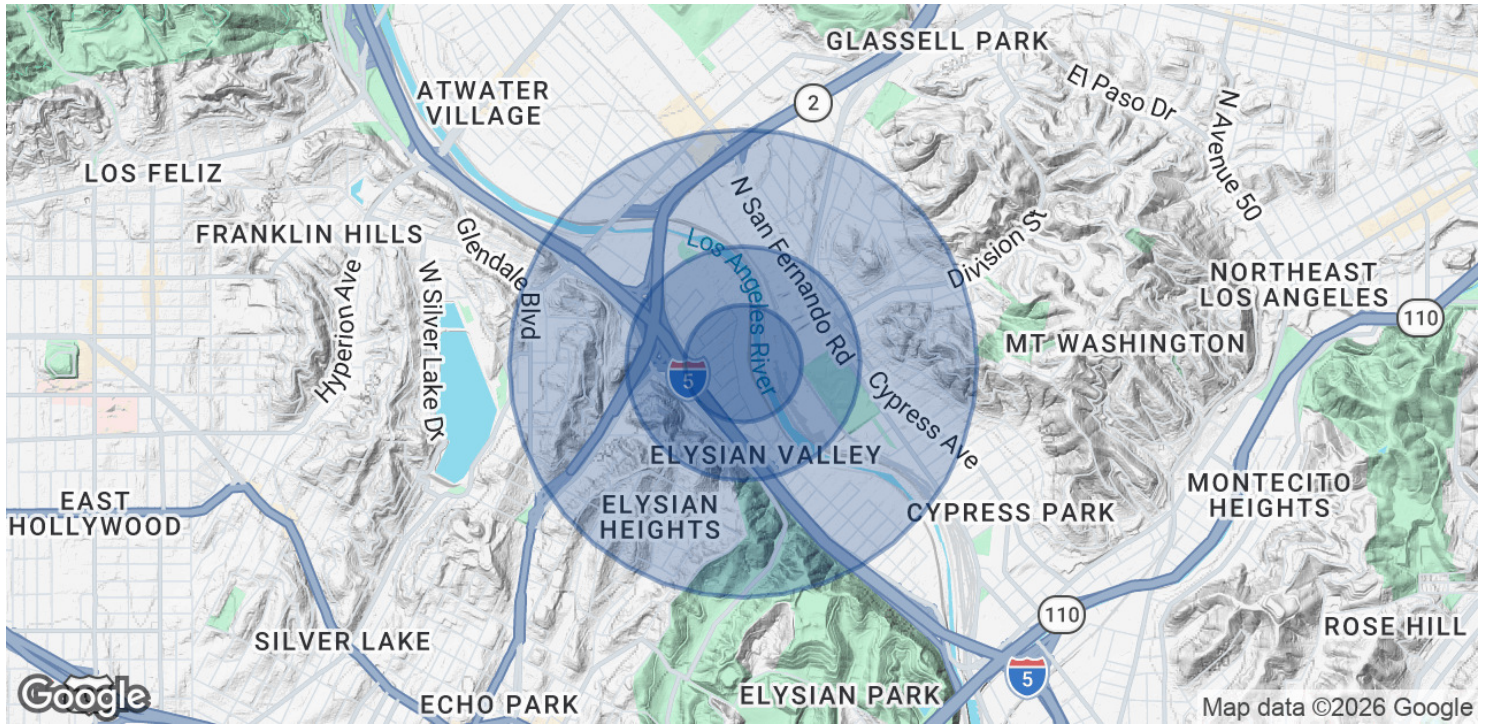


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,438	5,461	25,666
Average Age	42.2	38.2	37.8
Average Age (Male)	39.5	36.1	36.2
Average Age (Female)	43.5	39.4	39.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	495	1,966	9,570
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$86,997	\$98,406	\$102,900
Average House Value	\$676,854	\$743,914	\$815,818

2020 American Community Survey (ACS)

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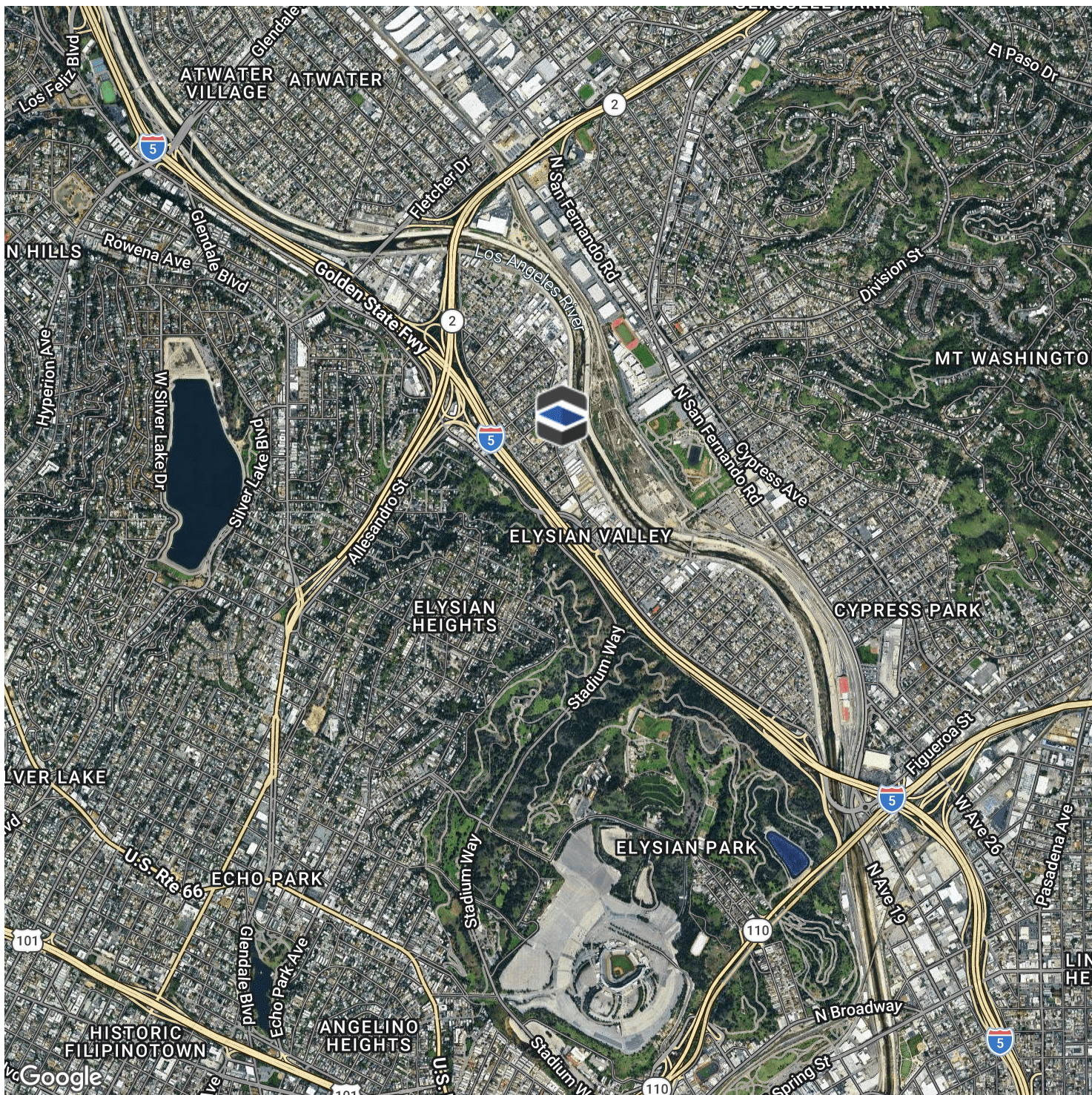


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