

# 830

E. 14<sup>TH</sup> PLACE  
LOS ANGELES, CA 90021

**PRICE REDUCED!**  
**LEASE RATE: ~~\$0.99~~ \$0.85 PSF/MO GRS**



# For Lease

**±15,000-20,000 SQ. FT. OF INDUSTRIAL  
BUILDING AVAILABLE**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**BACCI · TSAPARIAN · GORMLY**  
INDUSTRIAL GROUP



## Property HIGHLIGHTS



Single Story CTU Bldg in  
the Heart of the Garment  
District



20' High Ceilings



Access Via 14<sup>th</sup> Place



Dock High Loading &  
Ground Level Loading



One (1) Dock High Door  
with Two (2) Positions

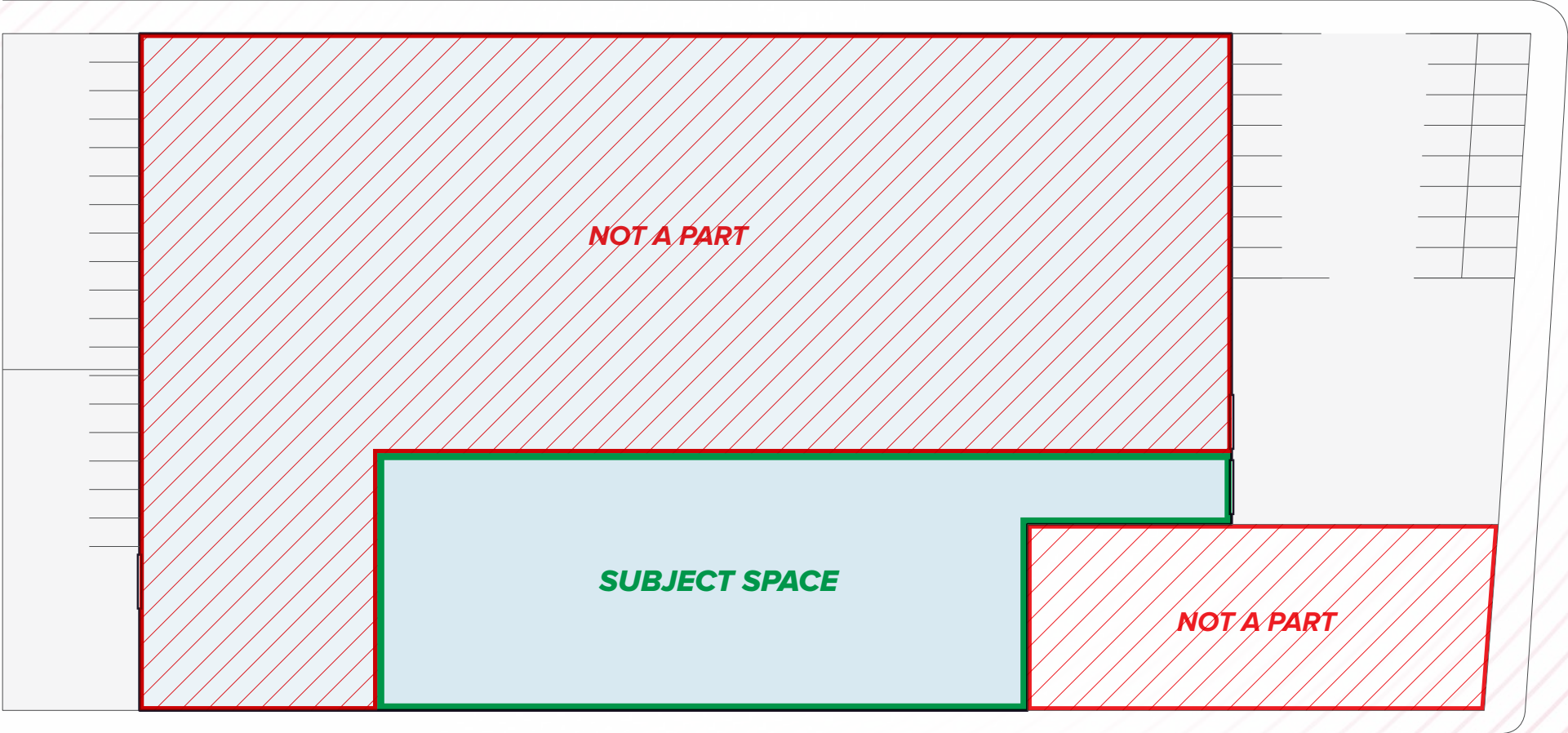


Lunch Room and  
Showroom / Fenced,  
Secured Yard

## Pricing SUMMARY

**LEASE RATE: \$12,750/Mo GRS (15,000 SF)**  
~~(\$0.89~~ \$0.85 PSF/Mo GRS)

E 14<sup>TH</sup> PL



E 15<sup>TH</sup> PL

GRIFFITH AVE



**SITE PLAN**

NOTE: Drawing not to scale. All measurements and sizes are approximate.

830

E. 14<sup>TH</sup>  
PLACE

*AVAILABLE SIZE*

±15,000-20,000

*PARCEL NO*

5132-026-036

*USE*

Warehouse/Distribution

*ZONING*

M2

*YEAR BUILT*

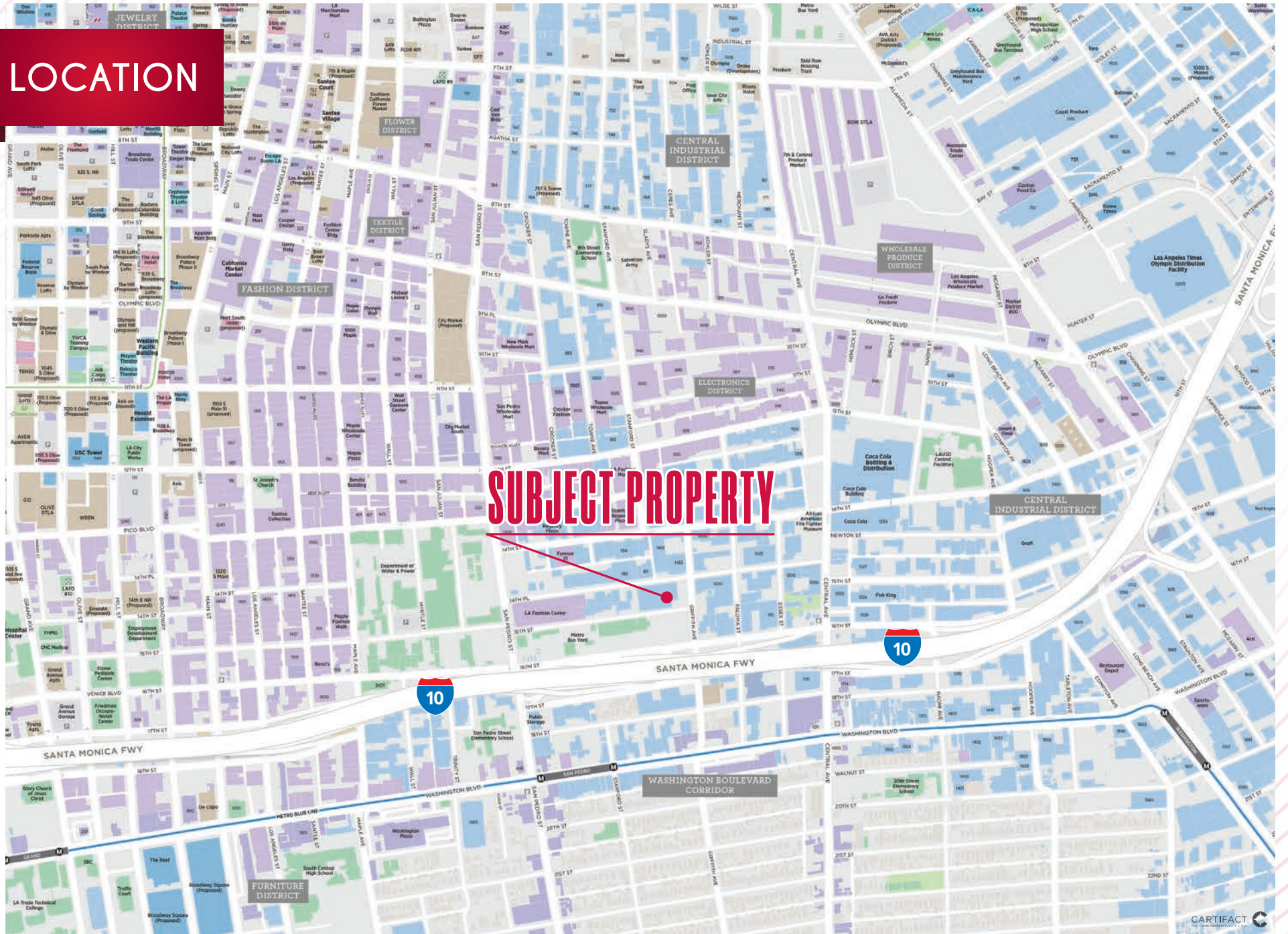
1975



*Property*  
PHOTOS



# LOCATION



**SUBJECT PROPERTY**

### Central Los Angeles

Base: 246,100,606 SF  
 Vacancy Rate: 6.9%  
 Availability Rate: 8.4%  
 Direct Asking Rate: \$1.33 PSF  
 Overall Asking Rate: \$1.33 PSF  
 Median Price/Bldg SF: \$227.47  
 Median Price/Land SF: \$158.78

### San Gabriel Valley

Base: 177,713,919 SF  
 Vacancy Rate: 5.3%  
 Availability Rate: 6.5%  
 Direct Asking Rate: \$1.30 PSF  
 Overall Asking Rate: \$1.29 PSF  
 Median Price/Bldg SF: \$230.38  
 Median Price/Land SF: \$104.83

### Rancho Cucamonga

\$611

### San Bernardino

\$756

SAN BERNARDINO COUNTY

### Fontana

\$636

### Rialto

\$650

### Bloomington

\$652

### Ontario

\$589



### Inland Empire West

Base: 374,350,461 SF  
 Vacancy Rate: 7.2%  
 Availability Rate: 11.1%  
 Direct Asking Rate: \$1.16 PSF  
 Overall Asking Rate: \$1.13 PSF  
 Median Price/Bldg SF: \$283.88  
 Median Price/Land SF: \$128.81

### Inland Empire East

Base: 318,641,066 SF  
 Vacancy Rate: 10.6%  
 Availability Rate: 13.5%  
 Direct Asking Rate: \$0.99 PSF  
 Overall Asking Rate: \$0.95 PSF  
 Median Price/Bldg SF: \$251.00  
 Median Price/Land SF: \$77.17

### Riverside

\$655

### Moreno Valley

\$703

### City of Industry

\$490

### Chino

\$576

### Mid Counties

Base: 114,824,282 SF  
 Vacancy Rate: 8.0%  
 Availability Rate: 10.0%  
 Direct Asking Rate: \$1.38 PSF  
 Overall Asking Rate: \$1.33 PSF  
 Median Price/Bldg SF: \$286.90  
 Median Price/Land SF: \$118.19

### Commerce

\$444

### Vernon

\$459

### Gardena

\$409

### Carson

\$400

10 Miles

### Santa Fe Springs

\$447

### La Mirada

\$437

ORANGE COUNTY

### Corona

\$582

### Orange County

Base: 233,933,869 SF  
 Vacancy Rate: 6.6%  
 Availability Rate: 8.8%  
 Direct Asking Rate: \$1.48 PSF  
 Overall Asking Rate: \$1.46 PSF  
 Median Price/Bldg SF: \$393.00  
 Median Price/Land SF: \$134.35

### Irvine

\$507

20 Miles



30 Miles

40 Miles

50 Miles

60 Miles

70 Miles

80 Miles

RIVERSIDE COUNTY

SUBJECT PROPERTY



### South Bay

Base: 196,755,737 SF  
 Vacancy Rate: 6.9%  
 Availability Rate: 9.3%  
 Direct Asking Rate: \$1.51 PSF  
 Overall Asking Rate: \$1.49 PSF  
 Median Price/Bldg SF: \$296.64  
 Median Price/Land SF: \$147.62



PREPARED BY:

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# Q3 2025 LA BASIN MARKET SUMMARY & DRAYAGE MAP

LEE-ASSOCIATES.COM

Sources: LAC-I Research, CoStar, Drayage Directory

Drayage Rates reflect base and fuel costs only

Based on a survey and sale comps of industrial properties 5,000 SF+

# DEMOGRAPHICS



## POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
1,252,851	3,542,313	5,978,805	7,978,982



## AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$89,927	\$116,281	\$133,529	\$134,969



## EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
481,474	1,432,031	2,590,559	3,356,004

## DRIVING DISTANCE FROM PROPERTY

- DTLA: 2 MILES
- KOREATOWN: 5 MILES
- WEST HOLLYWOOD: 10 MILES
- CULVER CITY: 9 MILES
- PASADENA: 13 MILES
- BEVERLY HILLS: 11 MILES
- SANTA MONICA: 15 MILES
- LAX: 16 MILES
- LA & LB PORTS: 25 MILES



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**830**

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