

# PRICE REDUCTION AND SELLER CARRY



## FOR SALE

±32,844 SF INDUSTRIAL LAND

**9651 S. ALAMEDA ST.**  
**LOS ANGELES | CA**

FOR MORE INFORMATION, PLEASE CONTACT US:

**BRYAN ABAYAN**

P: 310.883.8476  
babayan@daumcre.com  
CA Lic # 02005294

**DAVID MUIR**

P: 213.270.2244  
dmuir@daumcre.com  
CA Lic # 01210653

### PROPERTY HIGHLIGHTS



±32,844 SF  
INDUSTRIAL LAND



BONUS ±5,676 SF  
METAL BUILDING



FULLY GATED  
YARD



NEAR 105 FWY &  
PORTS OF LA/LB

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### PROPERTY FEATURES:

- ±32,844 SF Industrial Land (±0.75 AC)
- Bonus ±5,676 SF Metal Building
- Fully Gated Yard with Three Entry and Exit Gates
- Zoning: LCM2 (Unincorporated LA County)
- Strategic Alameda Corridor Location
- Near I-105 Freeway, Ports of Los Angeles and Long Beach, and Downtown Los Angeles
- \$2,792,930 (\$85.04/SF)
- Seller Carry Terms: 25% Down Payment with 5-Year Seller Carry Interest Only at 7.5%



±32,844 SF  
Industrial Land



Bonus ±5,676 SF  
Metal Building



Fully Gated  
Yard



LCM2 Zoning  
(Uninc. LA County)



Near 105 Fwy &  
Ports of LA/LB

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PHOTOS



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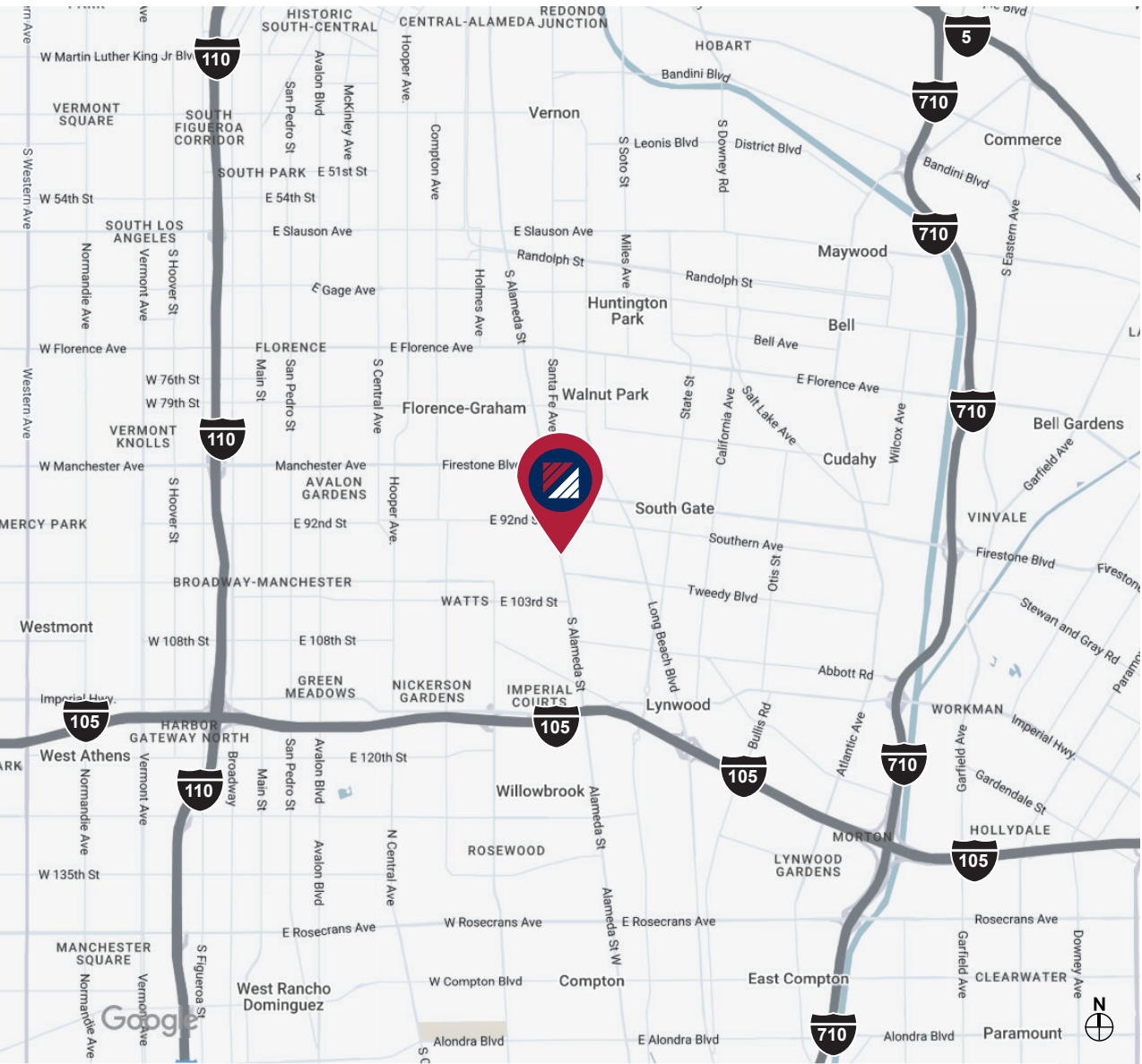
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LOCATION MAP AND DEMOGRAPHICS

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Juniper St	E 97th St S	970	2025	0.19 mi
S Alameda St	E 94th St S	34,319	2025	0.23 mi
S Alameda St	Wisconsin Ave SE	38,655	2025	0.23 mi
Truba Ave	Kansas Ave N	9,224	2025	0.28 mi
Juniper St	E 92nd St N	1,594	2025	0.30 mi
E 103rd St	Weigand Ave E	8,721	2025	0.38 mi
E 103rd St	S Alameda St E	10,820	2025	0.38 mi
Juniper St	E 102nd St N	750	2025	0.38 mi
E 92nd St	Juniper St E	12,912	2025	0.39 mi
E 103rd St	Kalmia St E	7,370	2025	0.40 mi

DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
2020 Population	461,143	1,044,965	3,447,698
2024 Population	416,442	942,579	3,246,086
2029 Population Projection	397,569	899,636	3,128,013
2020 Households	115,040	269,551	1,074,129
2024 Households	102,503	240,626	1,011,997
2029 Household Projection	97,506	228,986	974,713
Total Specified Consumer Spending (\$)	\$3.2B	\$7.5B	\$31.7B
Avg Household Income	\$68,556	\$70,739	\$84,688
Median Household Income	\$53,827	\$55,201	\$63,225



- Century / Laurel Bus Stop  
2 Min. | 0.3 Miles
- Tweedy / Alameda Bus Stop  
2 Min. | 0.3 Miles
- Gorman Ave & 103rd St Bus Stop  
3 Min. | 0.3 Miles



- Los Angeles International Airport  
22 Min. | 12.6 Miles
- Long Beach Airport  
34 Min. | 15.6 Miles
- Bob Hope Airport  
1 Hr. 3 Min. | 21.8 Miles

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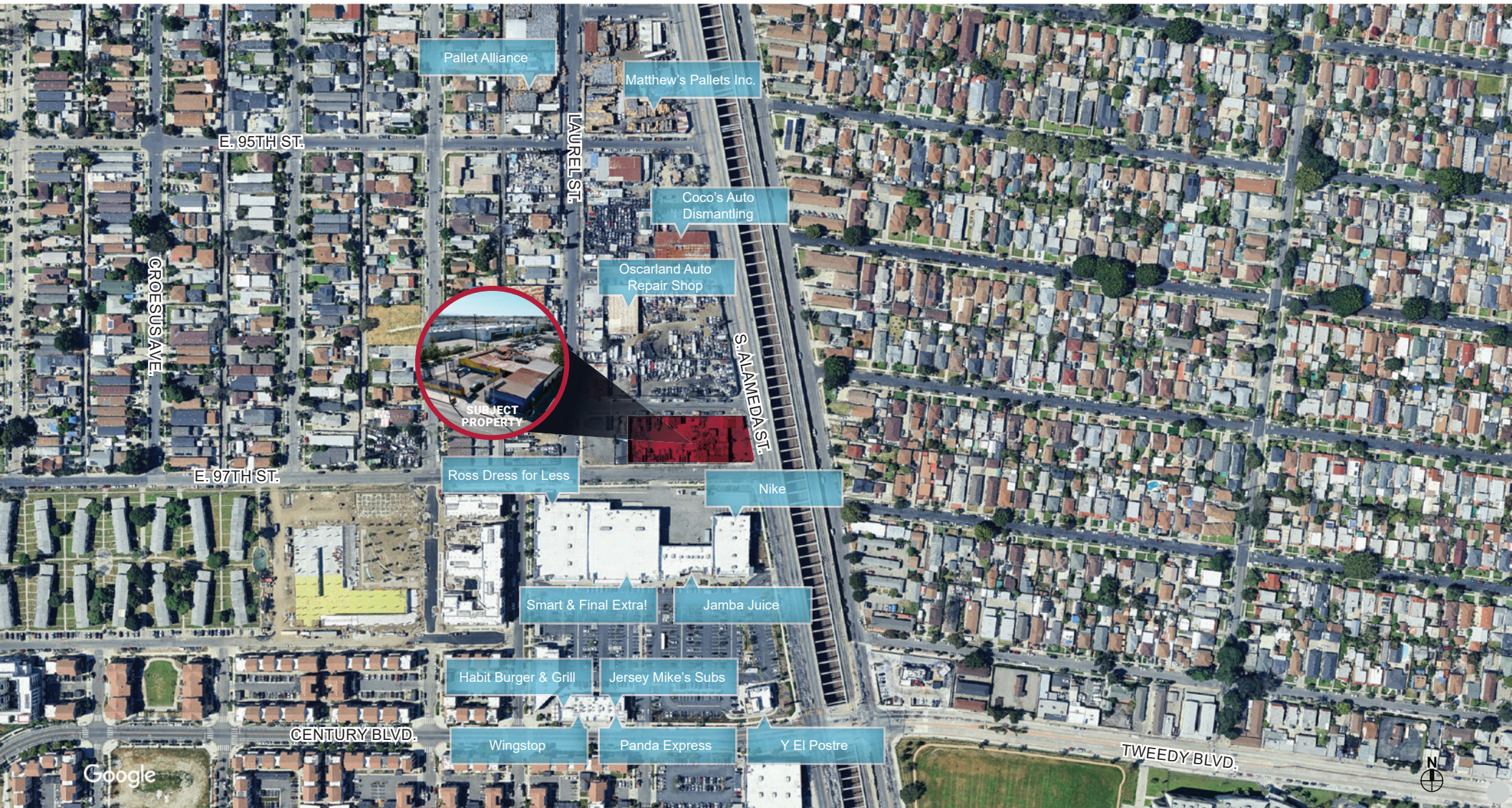


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## AMENITIES MAP



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