

±6,534 SF LOT WITH GATED PARKING LOT



FOR SALE

FREESTANDING BUILDING

777 EAST 14TH PLACE
LOS ANGELES | CA 90021

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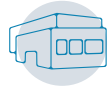
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PROPERTY HIGHLIGHTS



4,216 SF
Freestanding Building



Modern Brick
Building



6,534 SF
Lot Size



15 ft
Clear Span



795 SF
Office Space



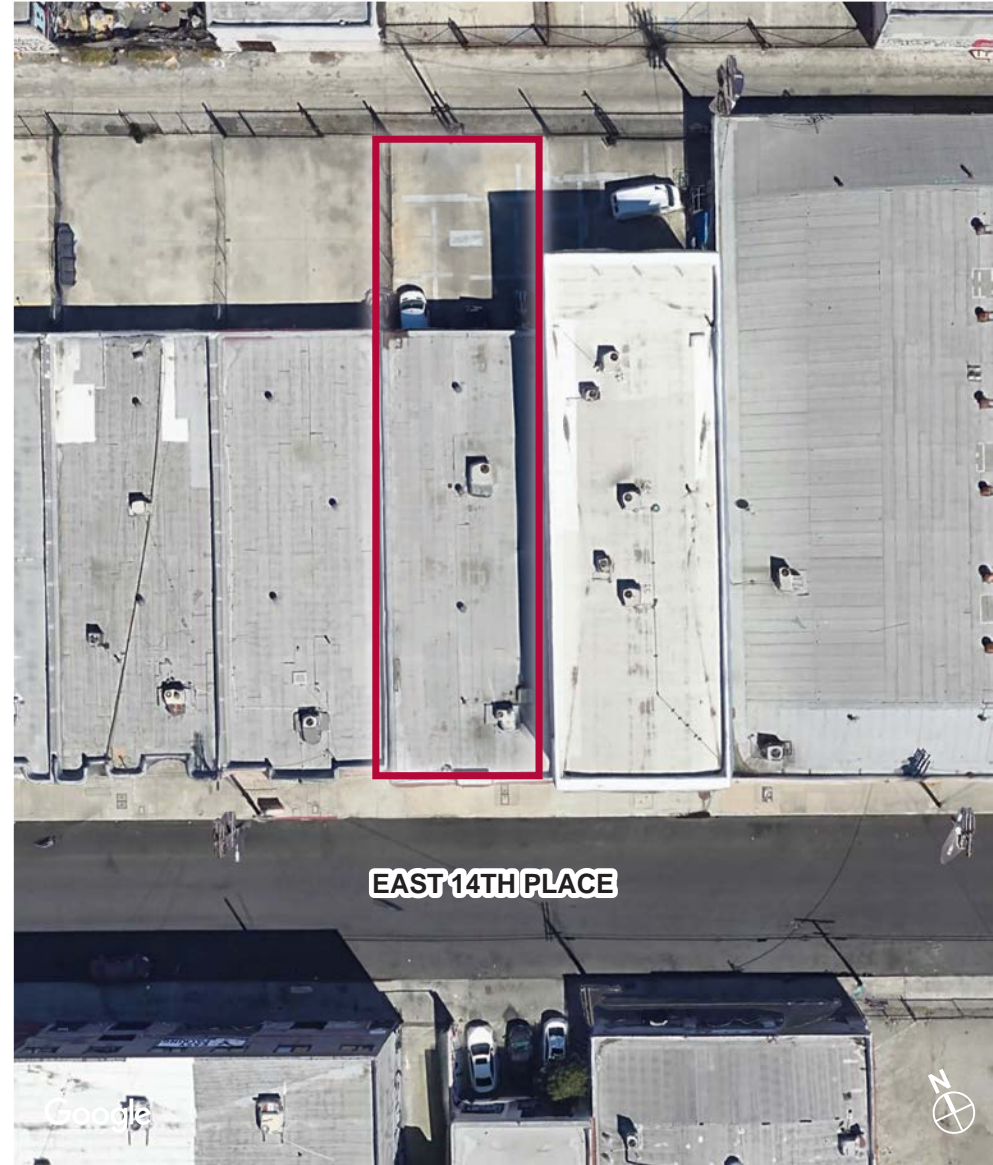
2
GL Doors



400 Amps
Power

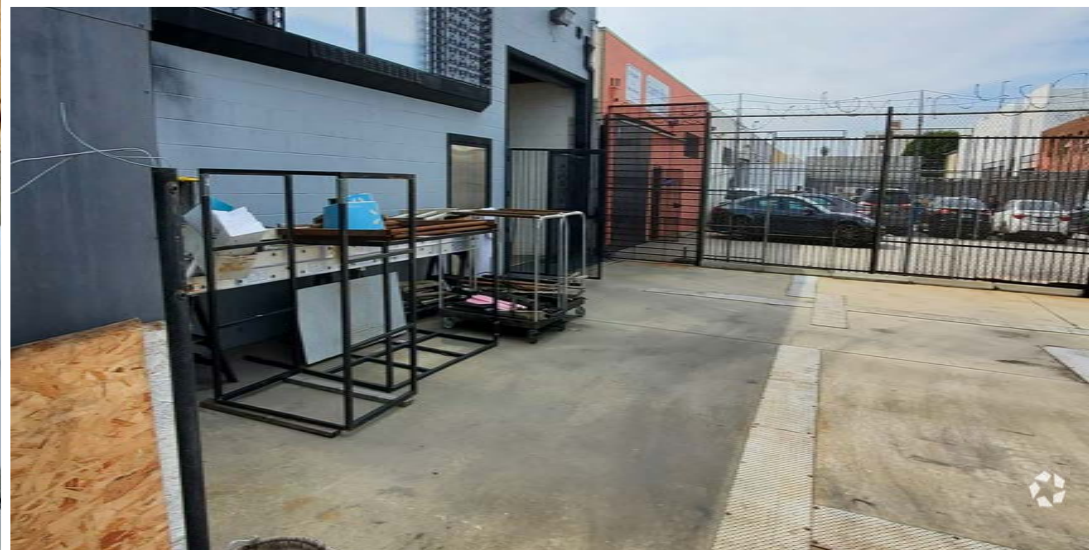
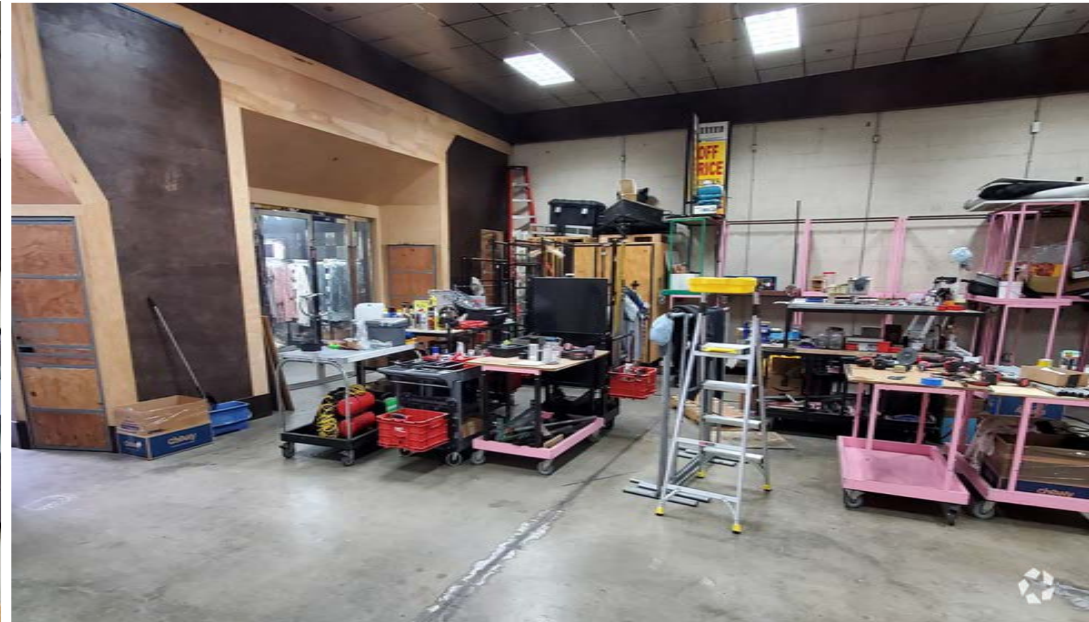


Gated
Parking Lot



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PHOTOS

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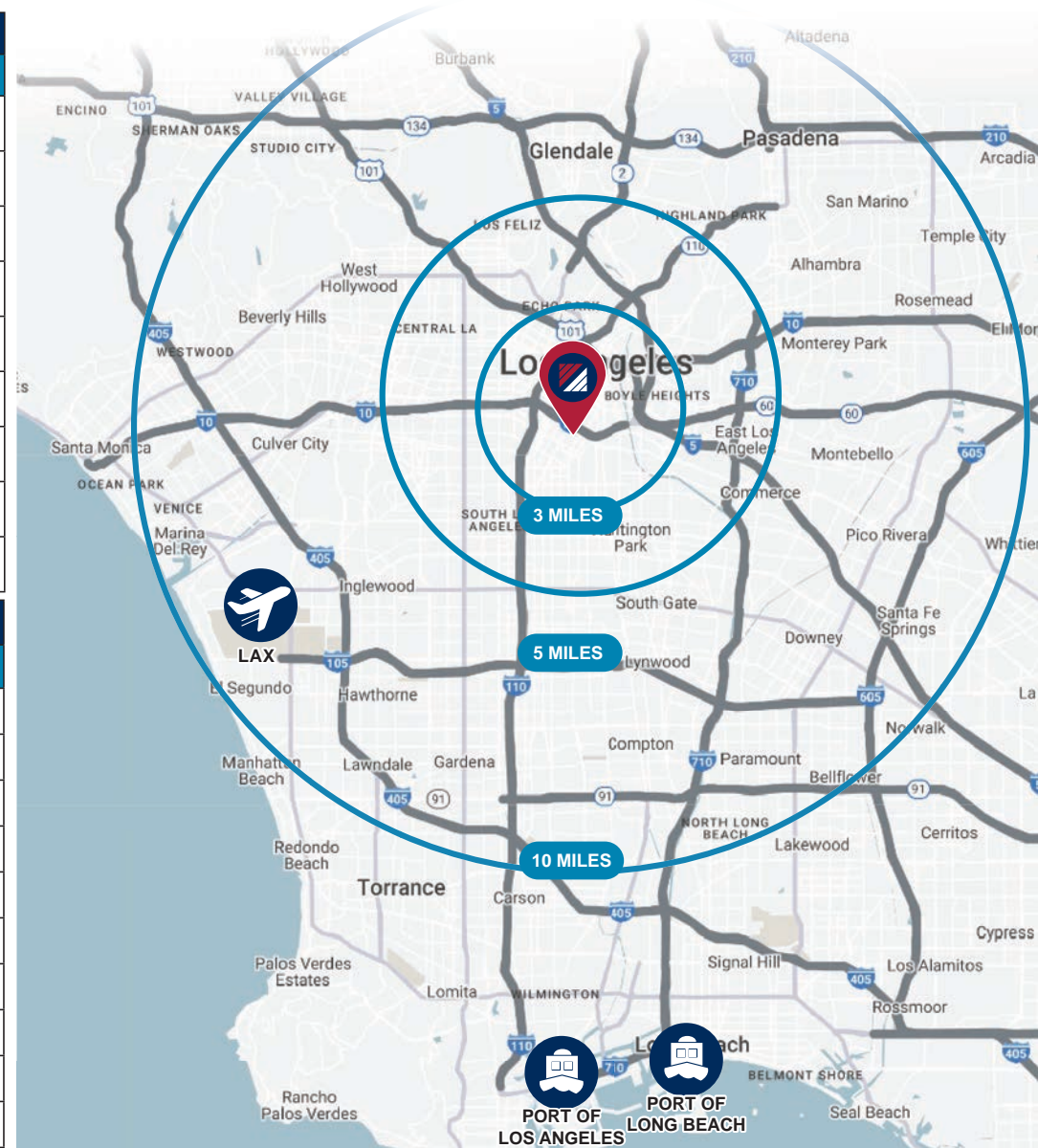
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DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
2010 Population	465,084	1,265,738	3,593,230
2023 Population	493,842	1,268,281	3,555,971
2028 Population Projection	489,461	1,243,290	3,477,326
2010 Households	137,983	378,485	1,176,654
2023 Households	153,221	384,174	1,167,222
2028 Household Projection	152,903	377,150	1,140,759
Total Specified Consumer Spending (\$)	\$3.9B	\$10.5B	\$36.4B
Avg Household Income	\$66,606	\$70,963	\$88,885
Median Household Income	\$43,169	\$49,573	\$63,319

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
E 14th St	S San Pedro St NW	3,968	2022	0.08 mi
Standfor Ave	E 14th St SW	5,216	2022	0.11 mi
E 14th St	Griffith Ave SE	6,023	2022	0.12 mi
E Pico Blvd	S San Pedro St NW	3,907	2022	0.15 mi
Stanford Ave	E Pico Blvd SW	4,876	2022	0.16 mi
I- 10	Griffith Ave SE	300,526	2022	0.16 mi
I- 10	S San Pedro St NW	6,669	2022	0.18 mi
E 12th St	Crocker St NW	7,466	2022	0.19 mi
E Pico Blvd	Paloma St SE	3,221	2022	0.19 mi
Crocker St	E 12th St SW	4,823	2022	0.20 mi



DEMOGRAPHICS & LOCATION MAP

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Google

AMENITIES MAP

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