

**NEW PRICE**

**INDUSTRIAL  
PROPERTY  
FOR SALE  
AND /OR  
LEASE**



Exclusive Listing by  
Tolj Commercial Real Estate

**1011** Goodrich Boulevard, East Los Angeles, CA 90022

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**1011** Goodrich Boulevard, East Los Angeles, CA 90022



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# EXECUTIVE SUMMARY

# The Offering

Presenting an outstanding freestanding industrial property for sale, **Tolj Commercial Real Estate** is thrilled to showcase this gem at 1011 Goodrich Boulevard, ideally situated in the heart of East Los Angeles. This impressive industrial flex space encompasses 5,677 square feet and sits on a generously sized 10,060 square foot lot, providing abundant room to meet all your business requirements.

This property underwent a thorough renovation in 2016 and was carefully crafted to accommodate various business requirements. Upon stepping inside, you'll find six generously sized offices, an administrator's room, a warm and inviting reception area, a dedicated manager's office, five bathrooms, a convenient storage closet, a well-equipped kitchen, a training room, advanced security systems, Smart thermostats, kitchenette, and a fully functional warehouse. For added convenience, there are 10 onsite parking spaces as well as ample street parking, ensuring utmost ease for both your employees and visitors.

Zoned as M1, this property permits industrial uses, making it a versatile and appealing option for various business ventures. Strategically located in a high-density neighborhood between Whittier and Olympic Blvd, it benefits from excellent connectivity and accessibility.

## Los Angeles Submarket

## East Los Angeles

Located in the Northeast region of Los Angeles, the subject property is situated in East Los Angeles, bordered by Vernon on the west and Montebello on the southeast. This vibrant neighborhood boasts a rich historical background, cultural charm, and captivating old architecture. Over time, it has become one of Southern California's most sought-after real estate markets, drawing a diverse and lively community with its continuous development and abundance of amenities. From new cafes and trendy restaurants to art galleries, retail shops, boutiques, and inviting bars, East Los Angeles offers an appealing and thriving environment for both businesses and residents alike.

## Summary

<b>Sales Price</b>	\$1,675,000
<b>Price per SF</b>	\$295.05
<b>Renovated</b>	2016
<b>Stories</b>	1
<b>Primary Use</b>	Flex (Office/Warehouse)
<b>Property Type</b>	Industrial
<b>Zone</b>	LC-M1-G2.
<b>Lease Type</b>	Modified Gross (MG)
<b>Lease Rate</b>	\$1.85 per sf per month
<b>Available Space</b>	Approx. 5,677-sf
<b>Length of Lease</b>	3-5 yrs ±



• Contact the **Los Angeles County Planning Department** (<https://planning.lacounty.gov/>) to verify and confirm intended use, zoning, parking requirements, and related city ordinances.

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# PROPERTY HIGHLIGHTS

NEWLY RENOVATED IN 2016 WITH UPDATES INCLUDING A NEW ROOF, PLUMBING, HVAC UNITS, DRAIN LINES, ELECTRICAL WIRING & SUBMETERS.

GOOD MIXTURE OF PRIVATE OFFICES, CONFERENCE ROOM, TRAINING ROOM, KITCHEN, SERVER CLOSET & MORE

SECURE GATED PARKING

VARIOUS POTENTIAL USES – FROM GENERAL OFFICE TO WAREHOUSE

IDEAL FOR AN OWNER-USER

CONVENIENT TO 5, 710, 60 & 101 FRWYS

**1011** Goodrich Boulevard, East Los Angeles, CA 90022





# PROPERTY INFORMATION

# PROPERTY DETAILS

## Site Description

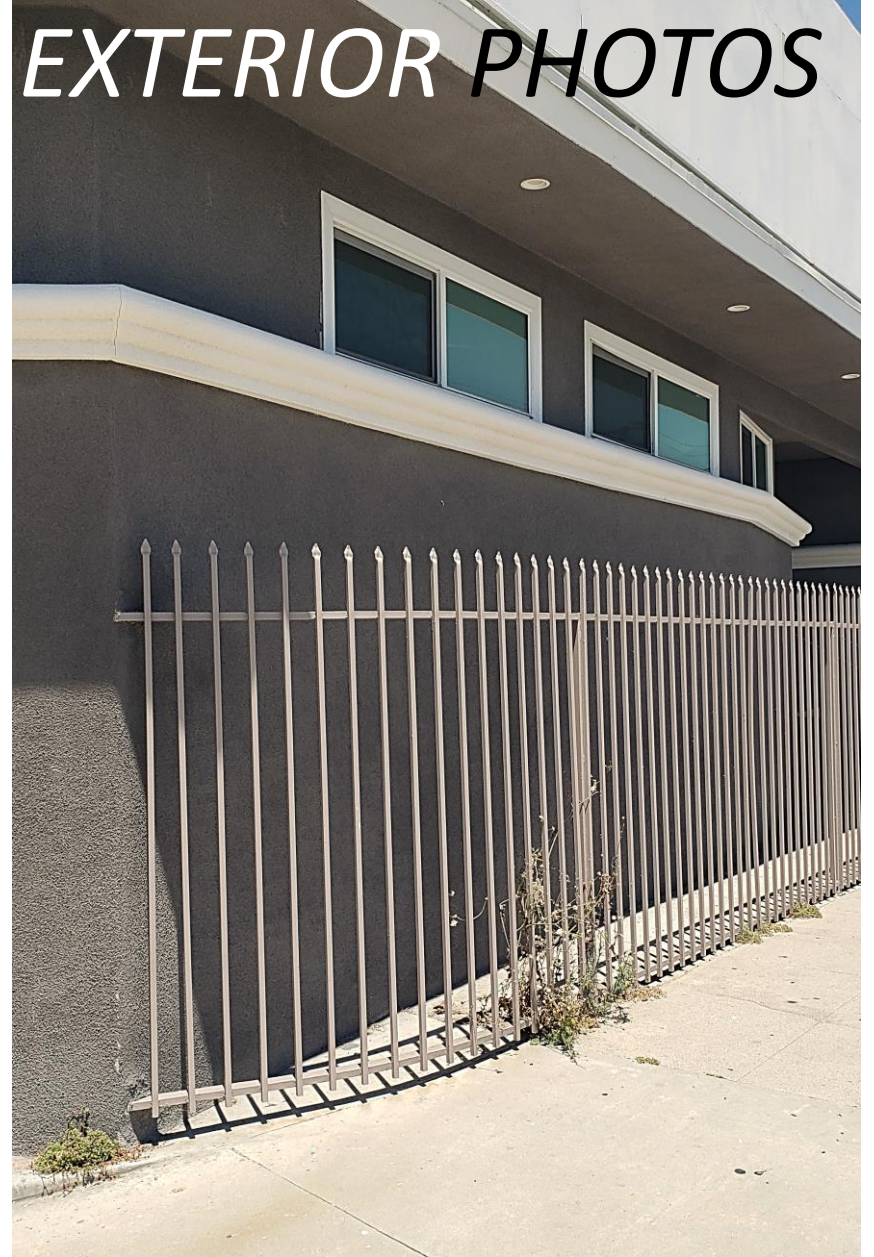
<b>Year Built</b>	1930
<b>Alternative Address</b>	1017 Goodrich Boulevard
<b>Building Type</b>	Free Standing
<b>Assessor's Parcel Number</b>	6340-007-008
<b>Construction</b>	Wood Frame/Masonry/Concrete
<b>Roof Type</b>	Flat/Roll Composition
<b>Number of Buildings</b>	1
<b>Gross Square Footage</b>	Approx. 5,677-sf <small>(per assessor's measurements)</small>
<b>Lot Size</b>	Approx. 10,341-sf <small>(per assessor's measurements)</small>
<b>Parking</b>	10 onsite parking stalls (gated)

## Utility Services

<b>Electrical</b>	Southern California Edison Company
<b>Water/Sewer</b>	California Water Service Company
<b>Trash</b>	Athens Services
<b>Gas</b>	SoCal Gas Company

## Bldg.'s Mechanical Systems

<b>HVAC System</b>	4 Units <small>(multiple zone controls)</small>
<b>Water Heater</b>	1
<b>Electrical Meters</b>	3
<b>Plumbing</b>	Copper
<b>Water Meter/Sewer</b>	Master Meter/CWS line
<b>Gas Meters</b>	1 Master Meter







EXTERIOR PHOTOS



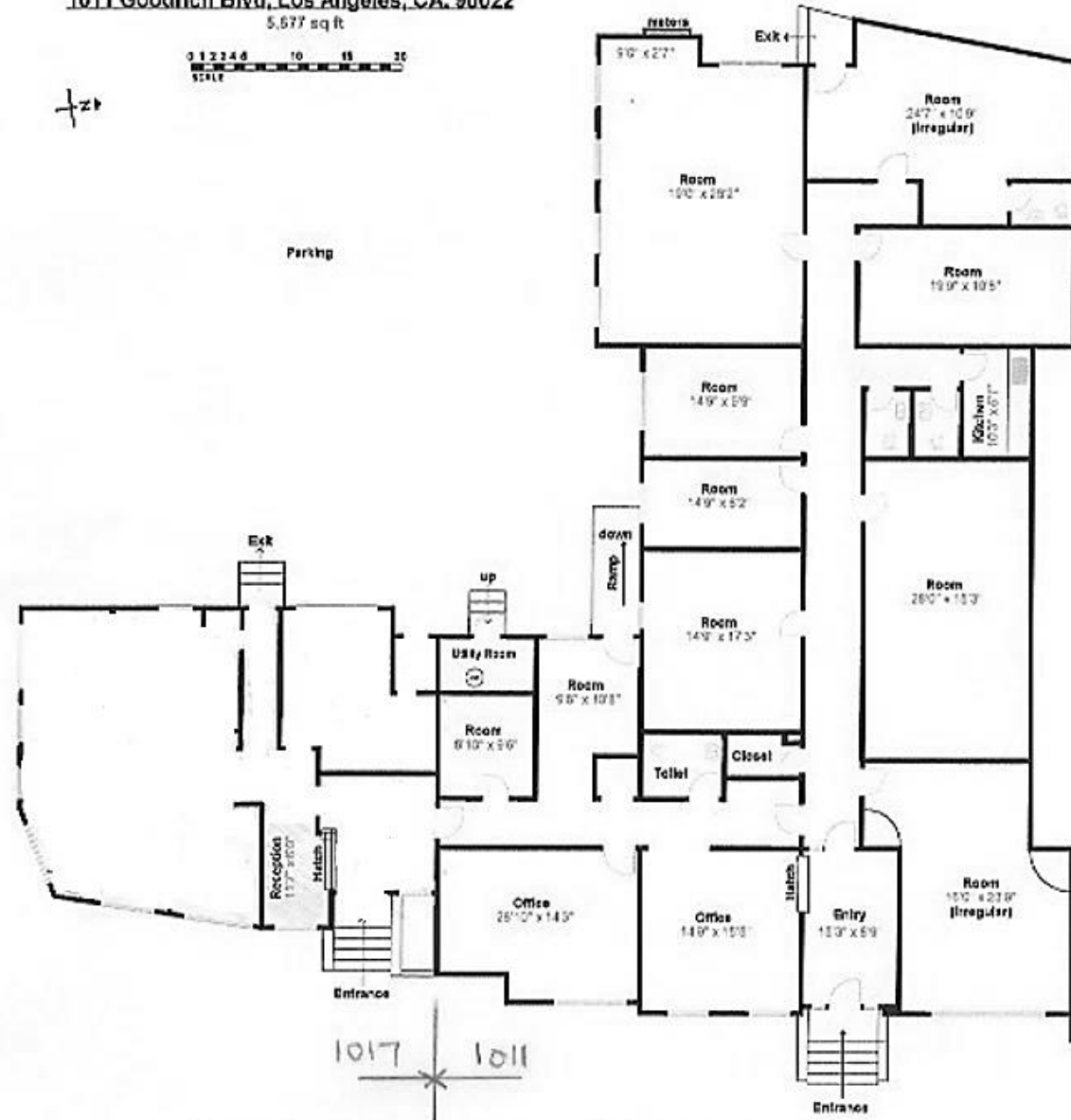


*INTERIOR PHOTOS*

# ADDITIONAL PHOTOS

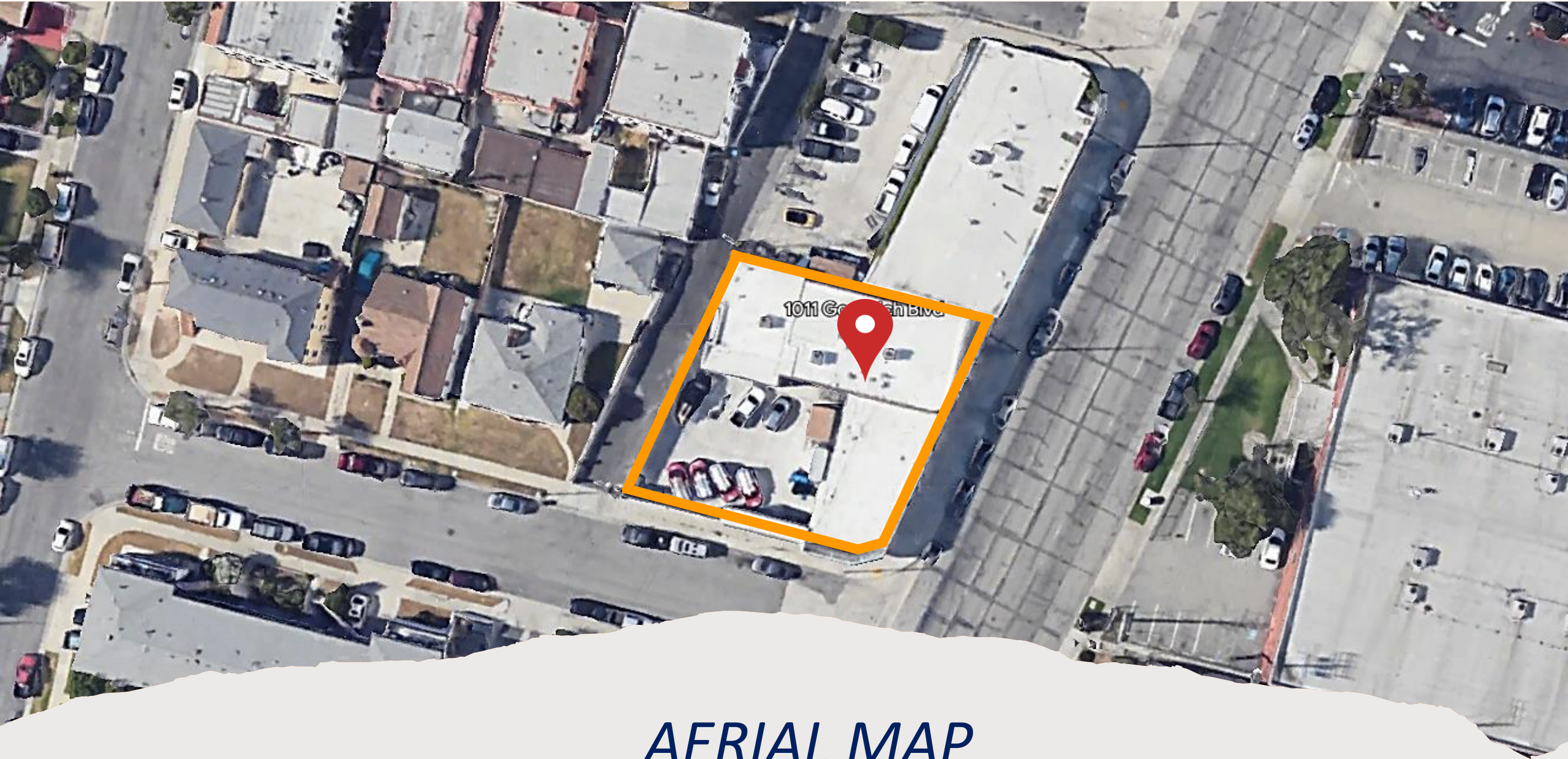


1011 Goodrich Blvd, Los Angeles, CA. 90022  
5,677 sq ft



# FLOOR PLAN

1011 Goodrich Boulevard, East Los Angeles, CA 90022



# AERIAL MAP

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# PARCEL MAP

TRACT NO. 8790  
M.B. 117-43-44





# AREA OVERVIEW

# EAST LOS ANGELES

East Los Angeles, often referred to simply as East L.A., is a culturally rich and vibrant neighborhood located in Los Angeles County, California, United States. It is known for its diverse population, historical significance, and contributions to the arts, culture, and music.

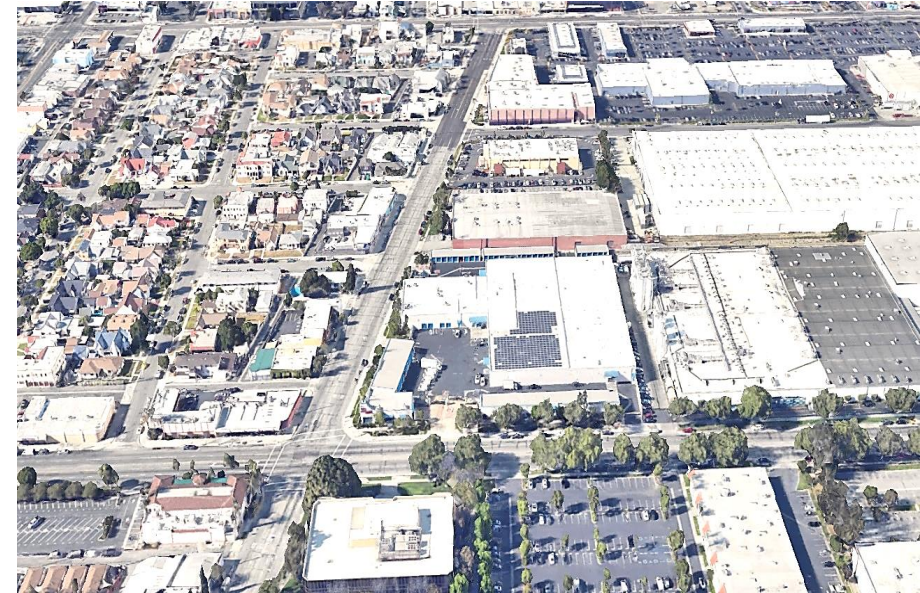
**History:** East Los Angeles has a fascinating history dating back to the late 1800s as part of Rancho San Antonio, a Mexican land grant. After the American-Mexican War, California became part of the United States, and the land changed hands.

**Cultural Significance:** The area is a hub for Chicano art and the Chicano Civil Rights Movement, with influential artists, activists, and musicians associated with the community.

**Art and Music:** East L.A. is renowned for its murals and street art depicting heritage, identity, and social issues. It has played a pivotal role in developing musical styles like Eastside Sound, blending rock and roll, R&B, and Latin influences.

**Landmarks and Attractions:** The neighborhood boasts several attractions showcasing its history and culture. Mariachi Plaza in Boyle Heights is a central gathering point for mariachi musicians, and El Mercado Mariachi offers a marketplace with Mexican goods. East Los Angeles College has been vital in providing education and opportunities.

**Cuisine:** East L.A. is a culinary delight with authentic Mexican and Latin American eateries, including taco trucks, street vendors, and family-owned restaurants serving mouth-watering dishes like tacos, burritos, and quesadillas.







## LOCATION – EAST LA'S COMMUNITY VIBE



East Los Angeles: A vibrant, culturally diverse neighborhood with a strong Mexican-American identity, known for its colorful murals, festivals, and family-owned businesses. A dynamic blend of tradition and modernity, it remains an essential cultural hub within Los Angeles..

## WALKABILITY

East Los Angeles is very walkable neighborhood. Residents leisurely walk and enjoy nearby restaurants, bars, and retail shops on Whitter Boulevard and Atlantic Boulevard. The area has a walk score of 92 out of 100.



## GROWING NEIGHBORHOOD

East Los Angeles is home to vintage real estate in Los Angeles. As a small community mixed with a blend of urban, industrial and suburban life, East LA keeps attracting more and more creative and professionals to its neighborhood.

## TRANSIT

Transit system on Goodrich Boulevard and Whitter Boulevard with several nearby bus stops. Transit score is 46 of 100.



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# LOCAL DEMOGRAPHICS



Population



63,872

Population Density per Sq. Mi

16.9K

Population Change since 2010



1.7%

Median Age

30.9

Median Household Income

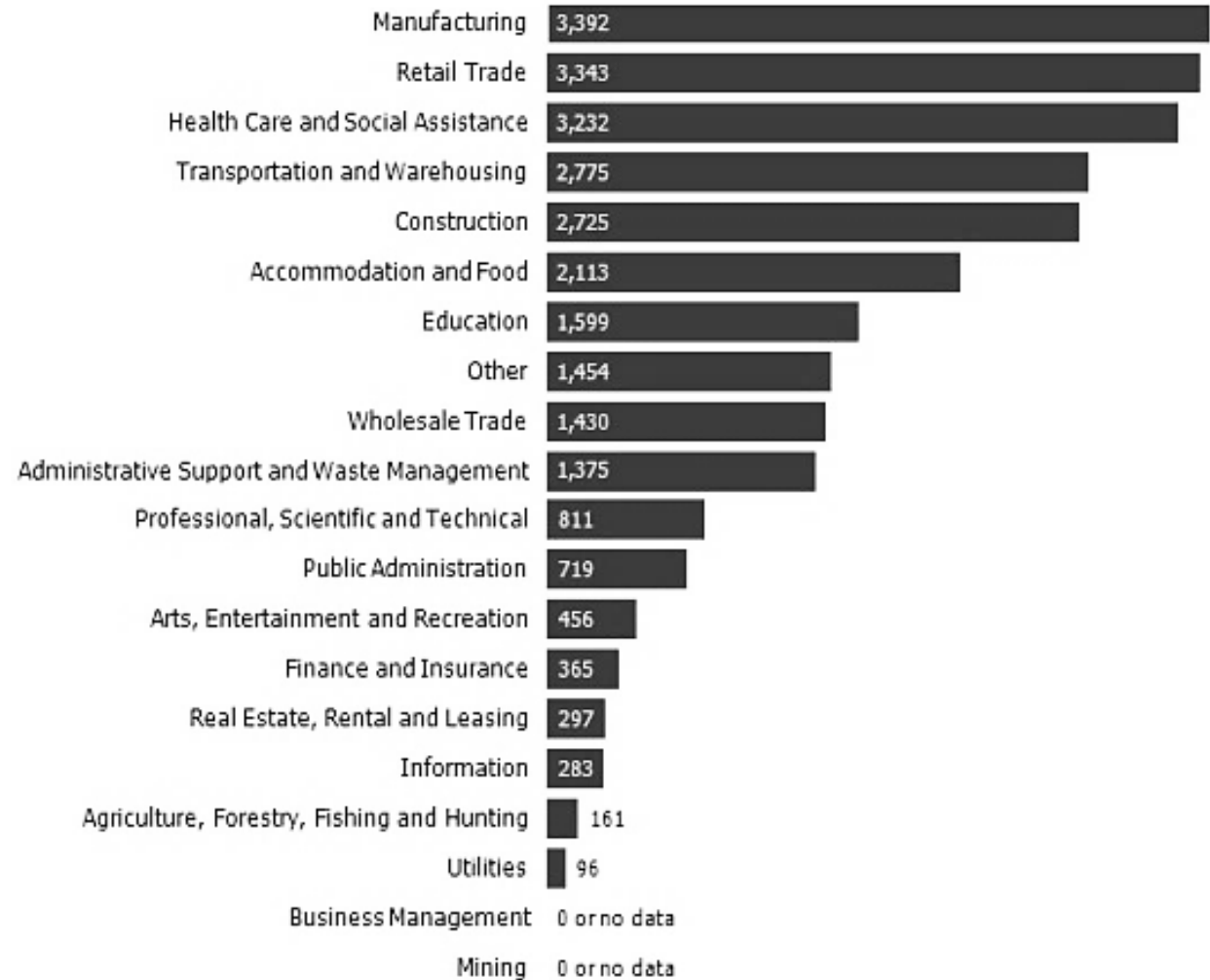


\$52,677

1011

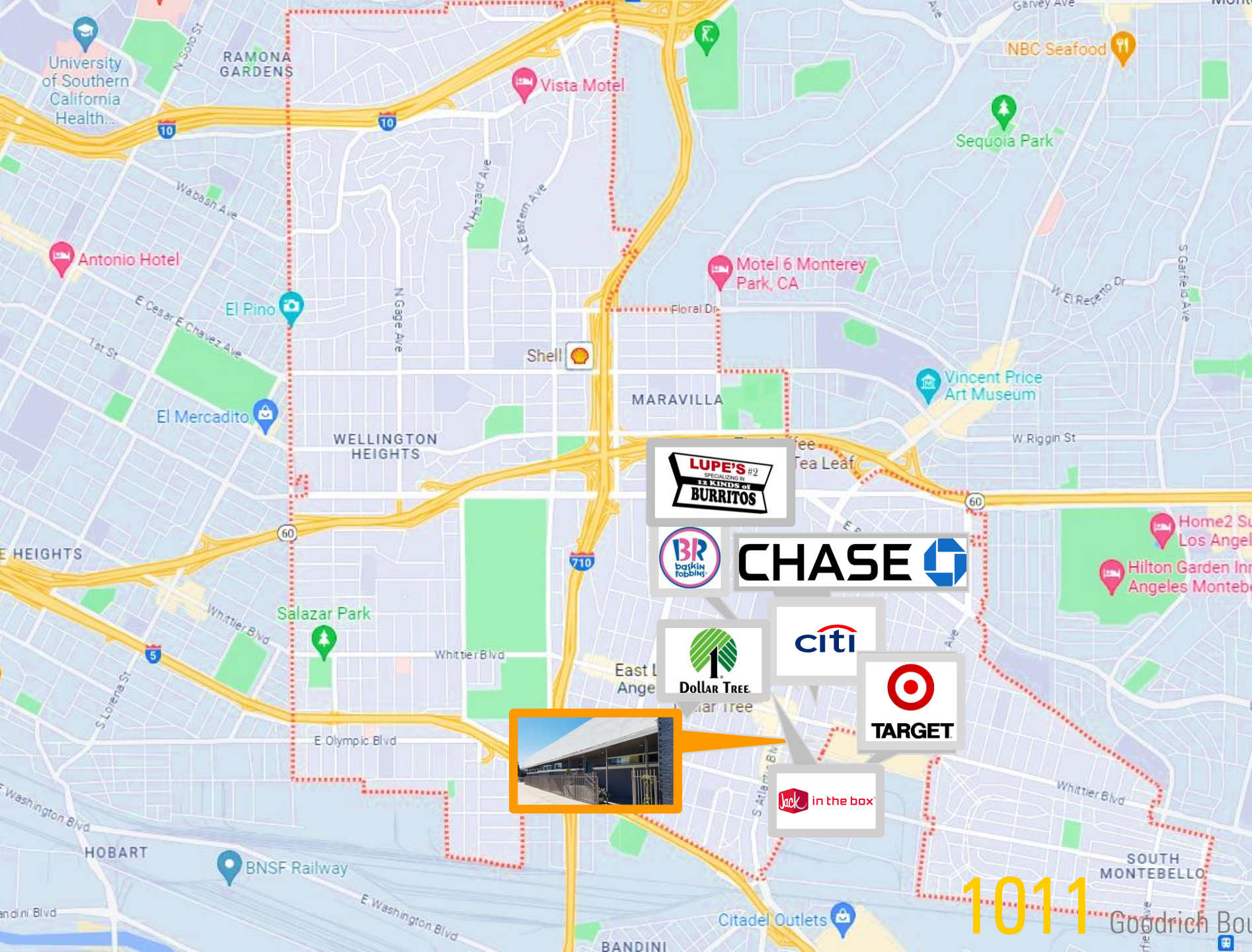
Goodrich Boulevard, East Los Angeles, CA 90022

# EMPLOYMENT COUNT



1011

Goodrich Boulevard, East Los Angeles, CA 90022



# LOCAL TRENDY AMENITIES



1011 Goodrich Boulevard, East Los Angeles, CA 90022

## Legal Disclaimer

***EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*** Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals.

Tolj Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Tolj Commercial Real Estate Services does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents (and/or projected rents) that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements (both local, State and Federal) should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Tolj Commercial Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.

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## BROKER CONTACT INFORMATION



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