

# 1465

S. LORENA ST  
LOS ANGELES, CA 90023



# For Lease

±2,204 SQ. FT. INDUSTRIAL BUILDING

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**IA IG** BACCI • TSAPARIAN • GORMLY  
INDUSTRIAL GROUP



# *Building* HIGHLIGHTS



Prime Eastside Warehouse  
Manufacturing Facility



Close to Olympic & Soto



Bow Truss Ceiling



Fluorescent Strip Lighting



Zoned M3,2

# 1465

## S. LORENA ST

### *BUILDING SIZE*

±2,204 SF

### *LAND SIZE*

±5,531 SF / ±0.13 Ac

### *PARCEL NO*

5190-030-005

### *USE*

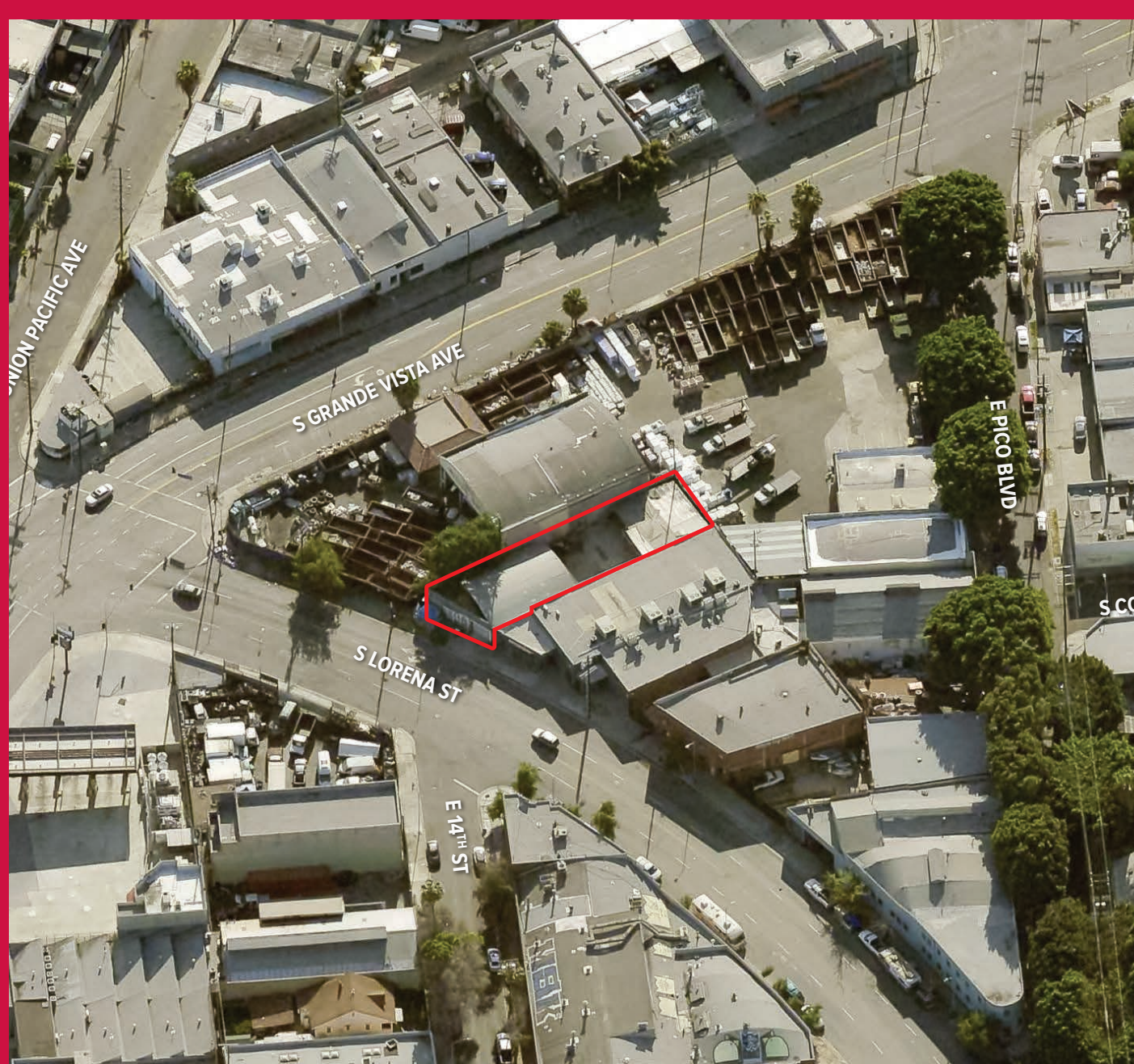
Manufacturing

### *ZONING*

M3,2LA

### *YEAR BUILT*

1939



*Property*  
PHOTOS



*Property*  
PHOTOS





*Property*  
PHOTOS

# LOCATION



### Central Los Angeles

Base: 245,415,079 SF  
Vacancy Rate: 6.3%  
Availability Rate: 8.7%  
Direct Asking Rate: \$1.35 PSF  
Overall Rate: \$1.35 PSF  
Median Price/Bldg SF: \$246.49  
Median Price/Land SF: \$175.68

### San Gabriel Valley

Base: 179,266,354 SF  
Vacancy Rate: 5.9%  
Availability Rate: 7.7%  
Direct Asking Rate: \$1.58 PSF  
Overall Rate: \$1.56 PSF  
Median Price/Bldg SF: \$349.28  
Median Price/Land SF: \$133.72

### South Bay

Base: 196,096,245 SF  
Vacancy Rate: 4.9%  
Availability Rate: 7.2%  
Direct Asking Rate: \$1.69 PSF  
Overall Rate: \$1.64 PSF  
Median Price/Bldg SF: \$283.35  
Median Price/Land SF: \$144.90

### Mid Counties

Base: 114,577,384 SF  
Vacancy Rate: 5.5%  
Availability Rate: 8.5%  
Direct Asking Rate: \$1.61 PSF  
Overall Rate: \$1.59 PSF  
Median Price/Bldg SF: \$277.12  
Median Price/Land SF: \$152.19

### Inland Empire West

Base: 355,896,866 SF  
Vacancy Rate: 6.1%  
Availability Rate: 11.7%  
Direct Asking Rate: \$1.46 PSF  
Overall Rate: \$1.39 PSF  
Median Price/Bldg SF: \$307.13  
Median Price/Land SF: \$125.66

### Orange County

Base: 234,611,459 SF  
Vacancy Rate: 4.4%  
Availability Rate: 7.4%  
Direct Asking Rate: \$1.65 PSF  
Overall Rate: \$1.63 PSF  
Median Price/Bldg SF: \$370.99  
Median Price/Land SF: \$151.44

### Inland Empire East

Base: 313,317,611 SF  
Vacancy Rate: 8.7%  
Availability Rate: 12.6%  
Direct Asking Rate: \$1.17 PSF  
Overall Rate: \$1.05 PSF  
Median Price/Bldg SF: \$270.86  
Median Price/Land SF: \$79.26

1465 S LORENA ST





# DEMOGRAPHICS



## POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
1,016,409	3,483,816	6,006,319	8,133,300



## AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$84,854	\$106,003	\$128,222	\$133,063



## EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
457,319	1,263,128	2,589,499	3,472,433

## DRIVING DISTANCE FROM PROPERTY

DTLA: 5 MILES
KOREATOWN: 9 MILES
WEST HOLLYWOOD: 12 MILES
CULVER CITY: 13 MILES
PASADENA: 13 MILES
BEVERLY HILLS: 15 MILES
SANTA MONICA: 18 MILES
LAX: 24 MILES
LA & LB PORTS: 23 MILES



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