

8631 S AVALON BOULEVARD

8625 South Avalon Boulevard, Los Angeles, CA 90003

INDUSTRIAL
LAM1 FOR
LEASE



PROPERTY DESCRIPTION

10,080 SF industrial space available for lease at 8631 S Avalon Blvd, located in LAM1 zoning. Offered at only \$1 Per SF Gross, the property features high ceilings, a roll-up door, and excellent street frontage, providing strong visibility and functional access for a variety of industrial or warehouse users.

PROPERTY HIGHLIGHTS

CUSTOM HEADER

- Strong Zoning (LAM1): Permits a wide range of light-industrial, manufacturing, and commercial uses.
- Secure and Functional Site: Multiple roll-up doors, gated yard, and ample on-site parking for tenants or owner operations.
- Excellent Accessibility: Quick access to major freeways and employment hubs across Los Angeles County.
- Growing Submarket: Located in an emerging corridor experiencing consistent rent growth and limited new supply.

OFFERING SUMMARY

Lease Rate:	\$10,080 / Monthly (MG)
Available SF:	10,080 SF
Lot Size:	25,218 SF
Building Zone:	LAM1

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	857	4,052	15,663
Total Population	3,048	16,442	63,134
Average HH Income	\$60,517	\$66,414	\$69,900

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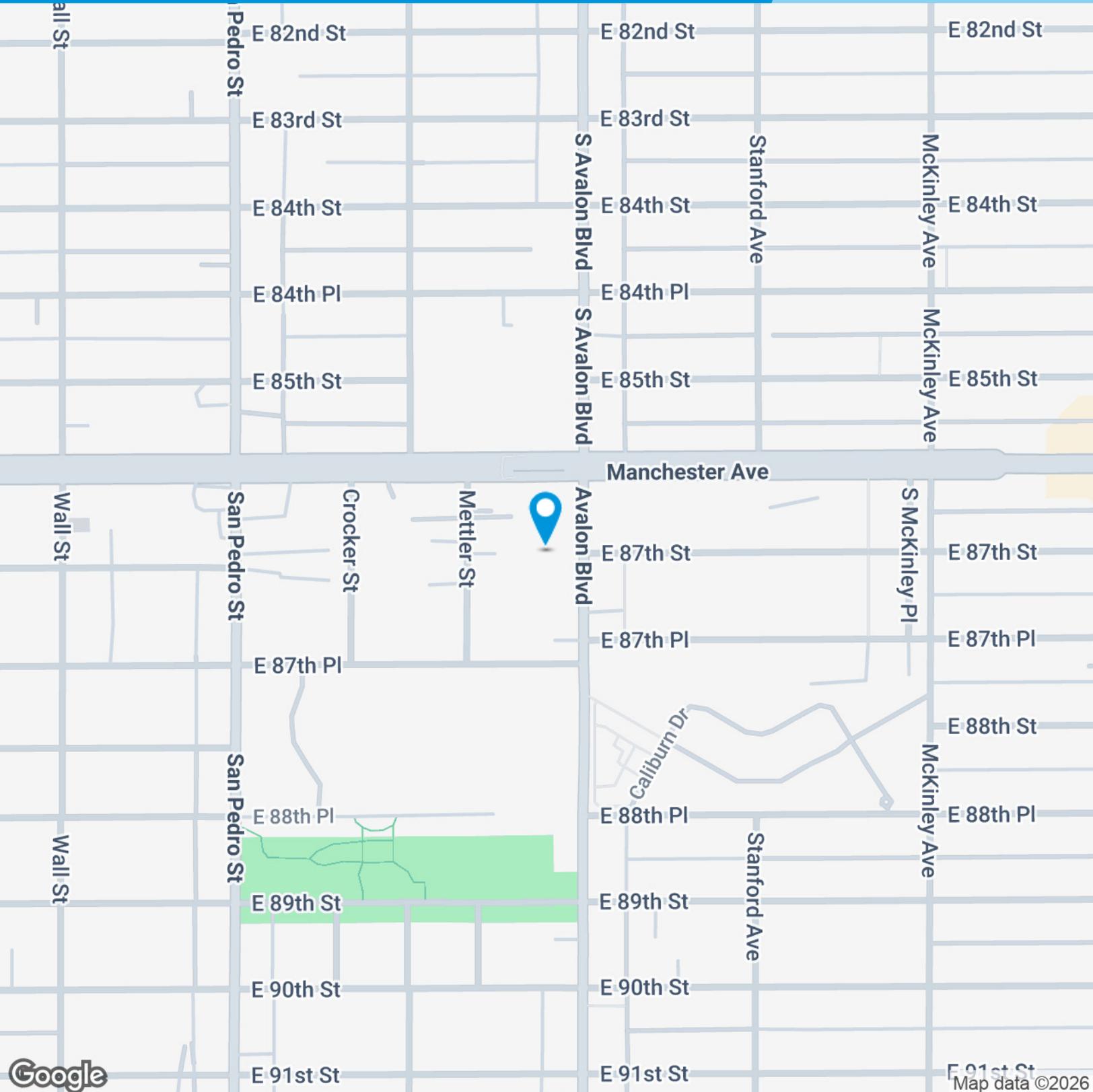
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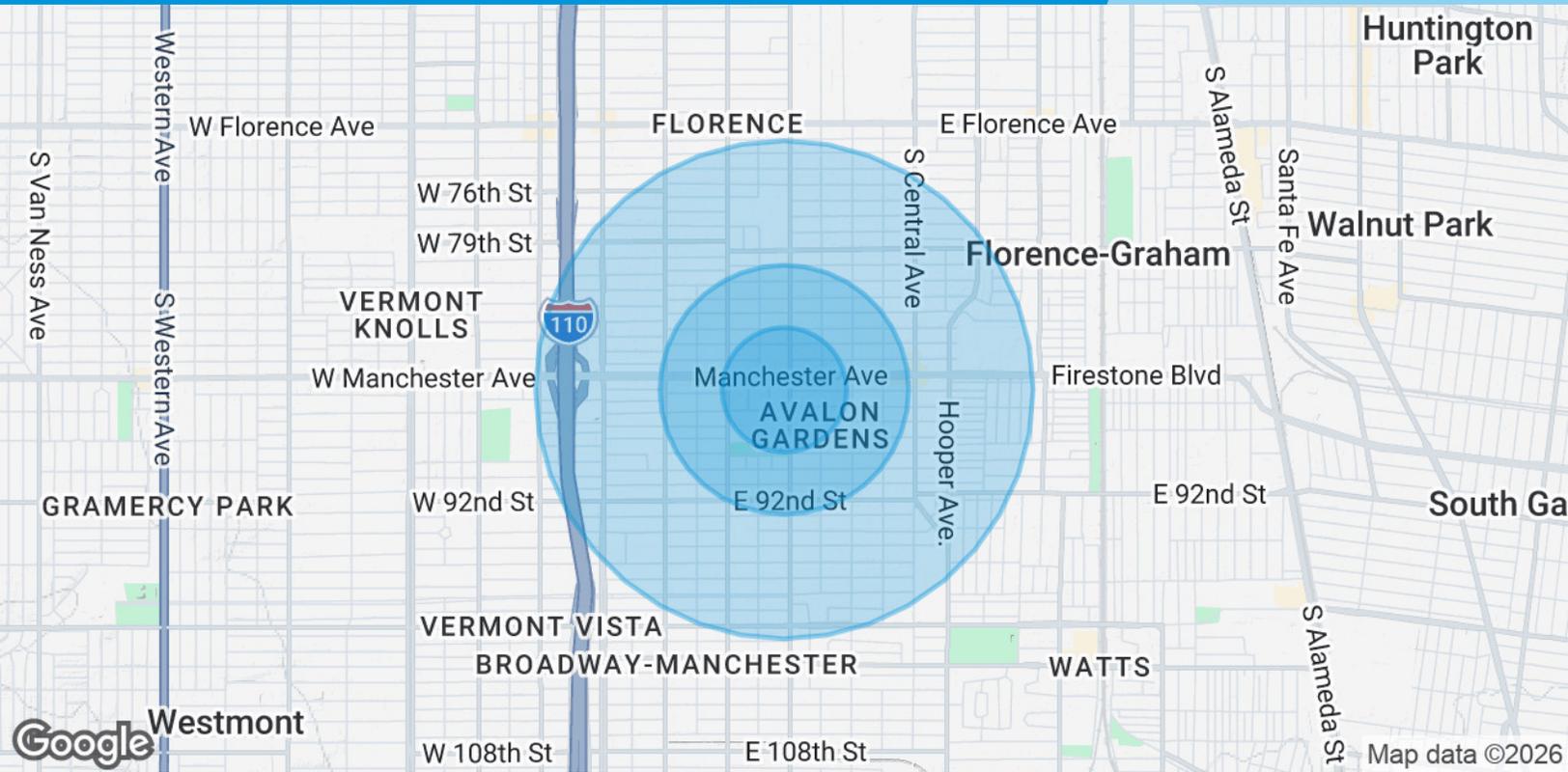
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,048	16,442	63,134
Average Age	29.9	30.3	30.9
Average Age (Male)	27.8	28.0	29.2
Average Age (Female)	32.8	32.9	32.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	857	4,052	15,663
# of Persons per HH	3.6	4.1	4.0
Average HH Income	\$60,517	\$66,414	\$69,900
Average House Value	\$516,686	\$530,180	\$521,871

2023 American Community Survey (ACS)

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