



1705 N Indiana St,  
Los Angeles, CA 90063



real

POWERED BY **RISE**  
REAL ESTATE

# PROPERTY AERIAL MAP



 **USC** University of Southern California

**Los Angeles General Medical Center**

**Keck Hospital of USC**

INTERSTATE  
**5**

**HAZARD PARK**  
Recreation Center

 **STARBUCKS COFFEE**

 **CHIPOTLE MEXICAN GRILL**

INTERSTATE  
**10**

   
**LOUISIANA KITCHEN** **YOSHINOYA**  
   
**STARBUCKS COFFEE** **SHELL**

**SUBJECT**

**MEDFORD ST**  
**N INDIANA ST**

**MEDFORD ST**

**N INDIANA ST**

**W 112<sup>TH</sup> ST**

# PROPERTY OVERVIEW



**TYPE**  
Industrial



**SIZES**

Factory -	17,649 SF (Built 1945)
Office -	442 SF (Built 1982)
Warehouse -	2,300 SF (Built 1971)
Warehouse -	4,560 SF (Built 1959)
Paint Shop -	2,480 SF (Built 1961)



**PRICE**

\$1.30 PSF + tenant  
to pay Property  
Tax bill and  
insurance bill.

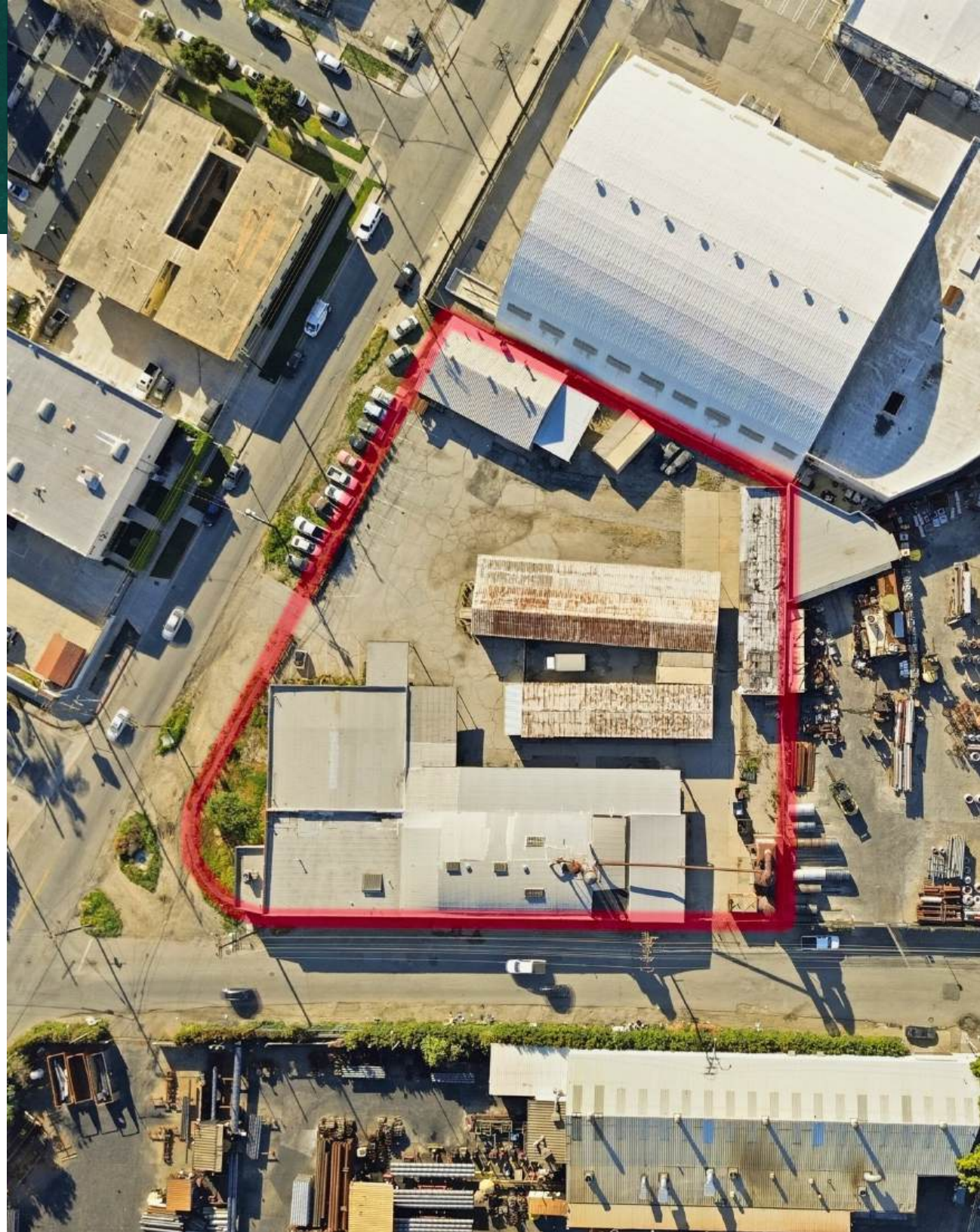


**PARKING**  
Ample Parking

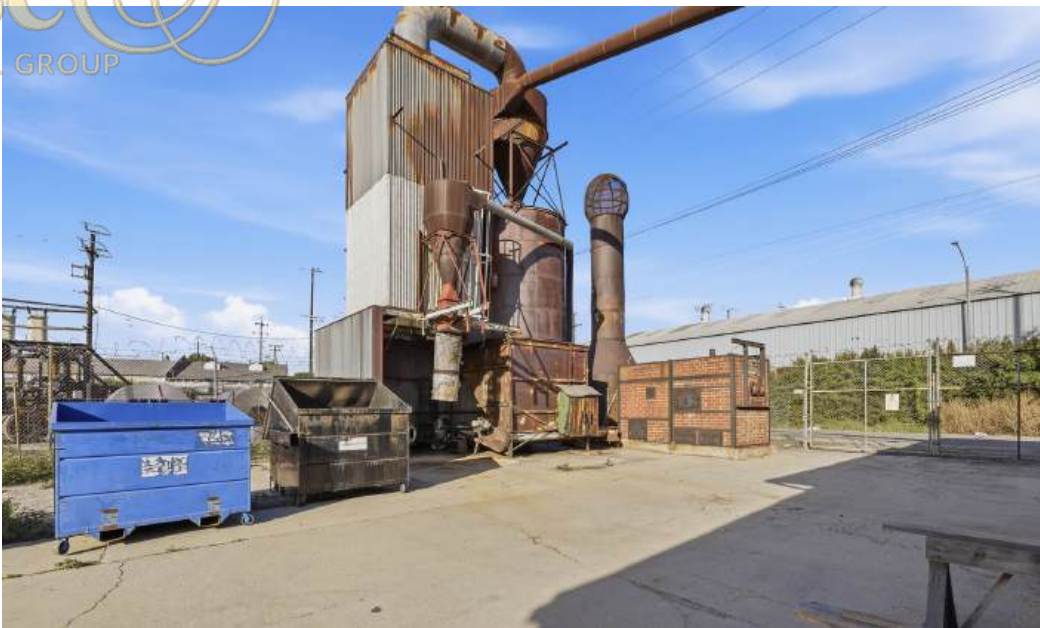


**ZONING**  
M2

**Rose & Co.**  
COMMERCIAL GROUP



# PROPERTY PHOTOS



Rose & Co.  
COMMERCIAL GROUP

# PROPERTY PHOTOS



Rose & Co.  
COMMERCIAL GROUP

# PROPERTY PHOTOS



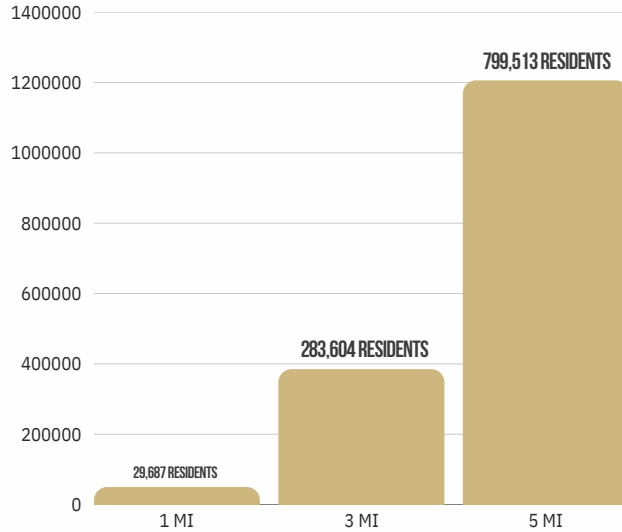
Rose & Co.  
COMMERCIAL GROUP



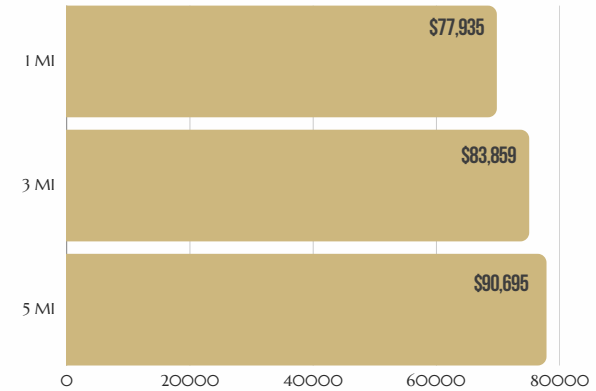
- Standalone Structures
- Low Site Coverage Ratio
- Well-Suited for Warehouse or Industrial Manufacturing Use
- Heavy Industrial Zoning Designation
- Secure, Privately Fenced and Paved Yard Area

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Medford St	N Indiana St	4,097 vehicles/day	.09miles
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Valley Blvd	Vineburn Ave	22,748 vehicles/day	.14miles
Valley Blvd	Vineburn Ave	23,079 vehicles/day	.14miles
Valley Blvd	N Soto St	22,615 vehicles/day	.17miles
Valley Blvd	N Soto St	22,899 vehicles/day	.17miles
Fishburn Ave	Medford St	1,502 vehicles/day	.18miles
Medford St	N Ditman Ave	2,616 vehicles/day	.21miles
Medford St	N Ditman Ave	2,625 vehicles/day	.21miles
Valley Blvd	Vineburn Ave	24,606 vehicles/day	.21miles



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