

# 9950

MISSION MILL RD  
PICO RIVERA, CA 90601

**RENOVATIONS  
UNDERWAY**

9950

# For Lease

±69,625 SQ. FT. INDUSTRIAL BUILDING

**LA** LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

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



# Building HIGHLIGHTS



**605 Freeway Visibility**  
Immediate Access to 605 Fwy Via  
Capitol Ave to Rose Hills Rd



**Fenced Secure Truck  
Loading Area and  
Car Parking**



**Modern  
Distribution Facility**



**15 Minutes from  
Downtown LA**



**Clear Height 24'**

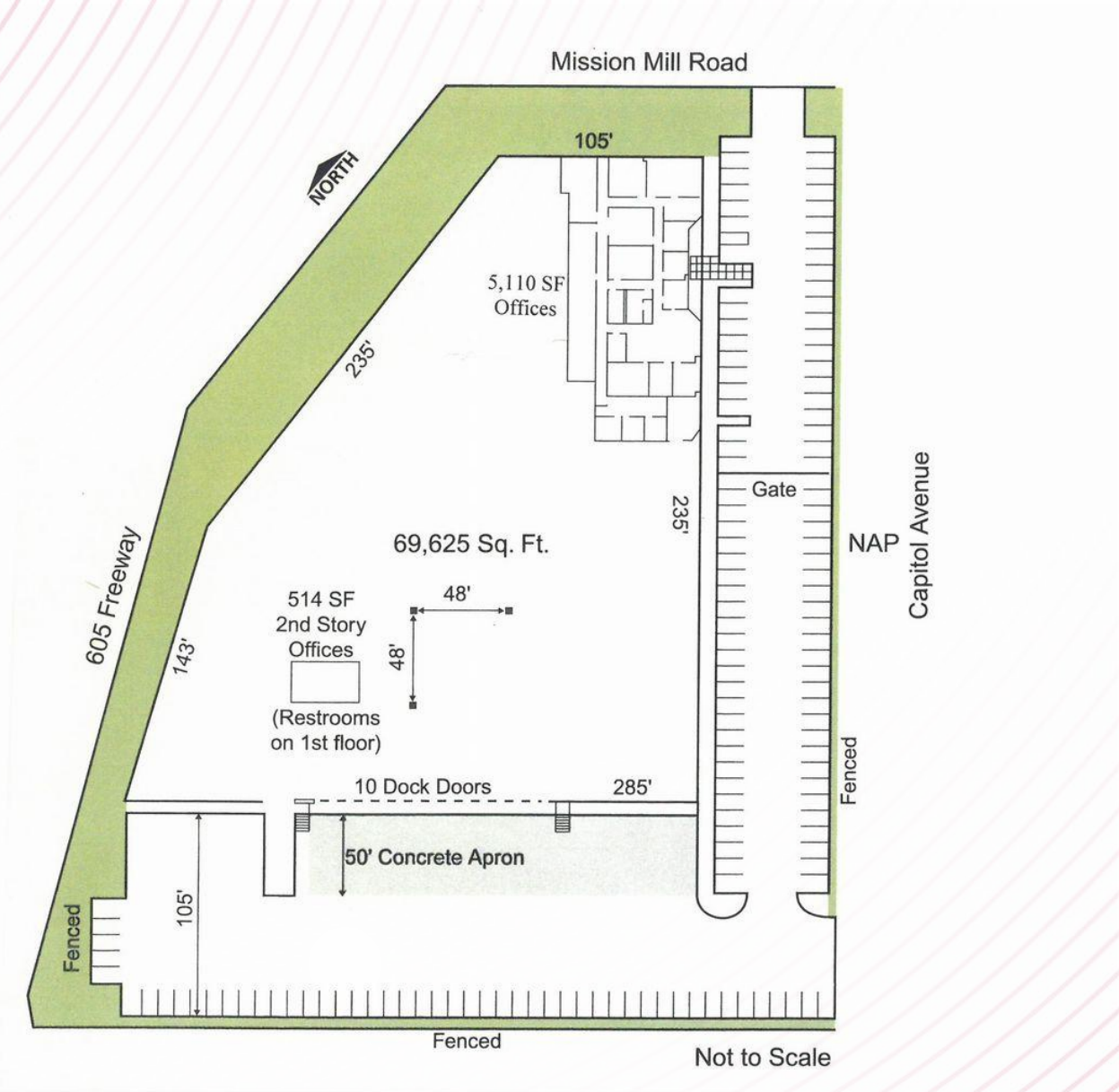


**10 Dock High Positions  
1 Ground Level Door**



**Lease Rate: \$1.45 PSF/Mo Gross  
OPEX: \$0.075 PSF**





**SITE PLAN**

NOTE: Drawing not to scale. All measurements and sizes are approximate.



9950

MISSION  
MILL RD

*BUILDING SIZE*

±69,625 SF

*LAND SIZE*

±152,052 SF / ±3.49 Ac

*PARCEL NO*

8124-012-024

*USE*

Warehouse/Distribution

*ZONING*

M

*YEAR BUILT*

1985





*Property*  
PHOTOS











*Property*  
PHOTOS





*Property*  
PHOTOS



# LOCATION



**9950 MISSION MILL RD**



### 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

### 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

10 Miles

20 Miles

30 Miles

40 Miles

50 Miles

60 Miles

9950 MISSION MILL RD



### 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

### 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

### 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

### 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

### 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



# Q2 2024 LA BASIN MARKET SUMMARY & DRAYAGE MAP

PREPARED BY:  
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Sources: LAC-I Research, CoStar  
This survey includes data on industrial properties exceeding 5,000 square feet in size.



# DEMOGRAPHICS



## POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
473,095	2,201,897	5,058,136	7,812,345



## AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$107,296	\$119,891	\$118,042	\$122,541

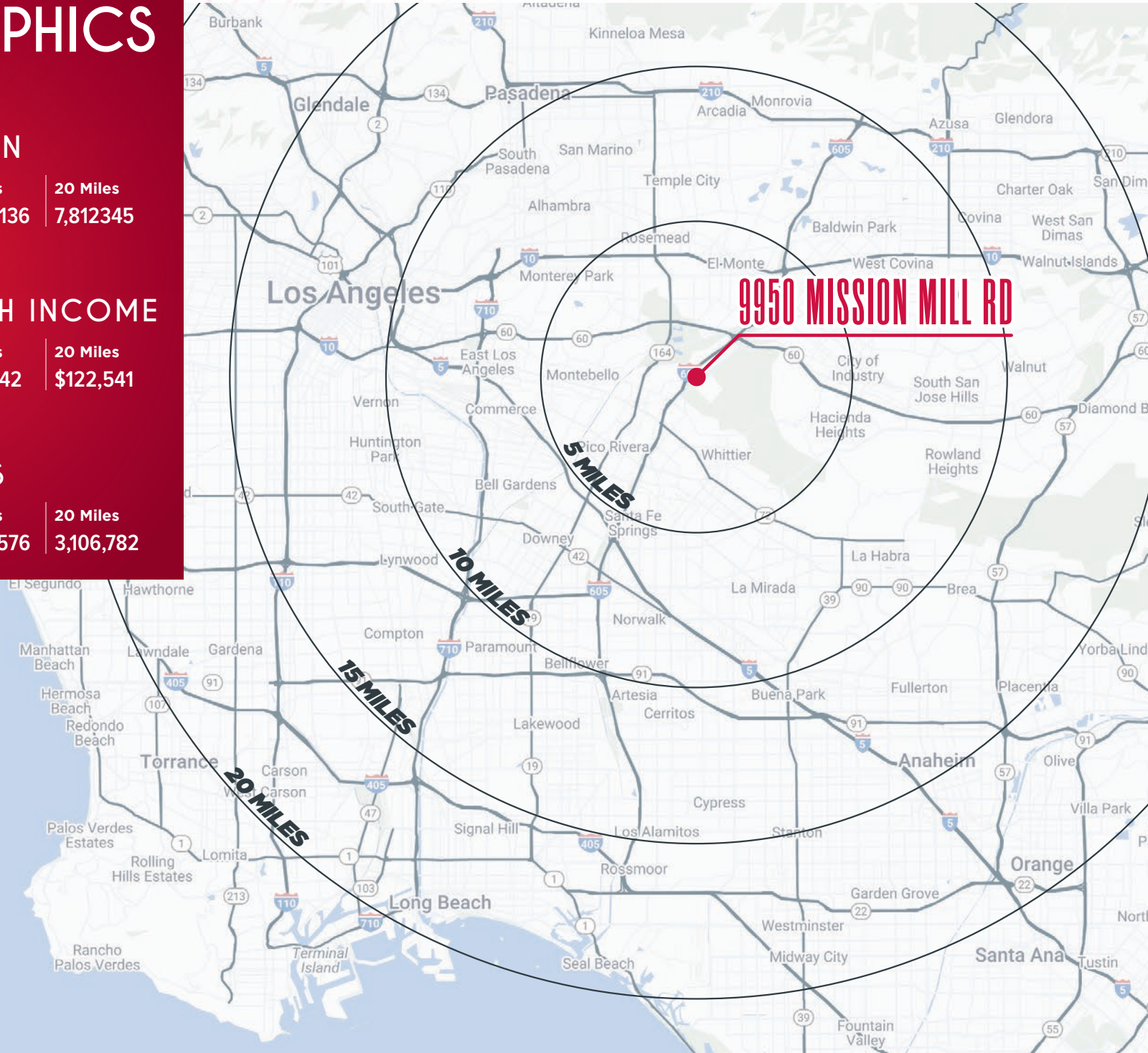


## EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
174,660	799,895	1,868,576	3,106,782

## DRIVING DISTANCE FROM PROPERTY

DTLA: 17 MILES
KOREATOWN: 20 MILES
WEST HOLLYWOOD: 23 MILES
CULVER CITY: 24 MILES
PASADENA: 20 MILES
BEVERLY HILLS: 26 MILES
SANTA MONICA: 30 MILES
LAX: 27 MILES
LA & LB PORTS: 27 MILES





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