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Freestanding Building

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FREESTANDING BUILDING

01 Executive Summary

Investment Summary
Property Features

777 E 14th PL

BUILDING SF	4,216 SF
LAND SF	6,534 SF
LAND ACRES	0.15 AC
YEAR BUILT	1981
ZONING TYPE	M2-2D
NUMBER OF PARKING	6
CEILING HEIGHT	15'
DOCK HIGH DOORS	0
GRADE LEVEL DOORS	2
YARD	Fenced & Gated
OFFICE SF	795 SF

781 E 14th PL

BUILDING SF	16,144 SF
LAND ACRES	0.15 AC
YEAR BUILT	1981
NUMBER OF STORIES	4
NUMBER OF PARKING	10
CEILING HEIGHT	9'
DOCK HIGH DOORS	0
GRADE LEVEL DOORS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	42,102	485,639	1,242,193
2026 Median HH Income	\$58,869	\$55,398	\$62,738
2026 Average HH Income	\$91,968	\$81,192	\$89,297

Ideal Uses Garment Manufacturing, Warehousing, Electronics, Textile and Creative Office.

Gated and Secured Parking.

Excellent Fashion District Location.

Close to San Pedro Mart.

Close to Freeways 10 & 110.

Can be sold individually or as a portfolio.

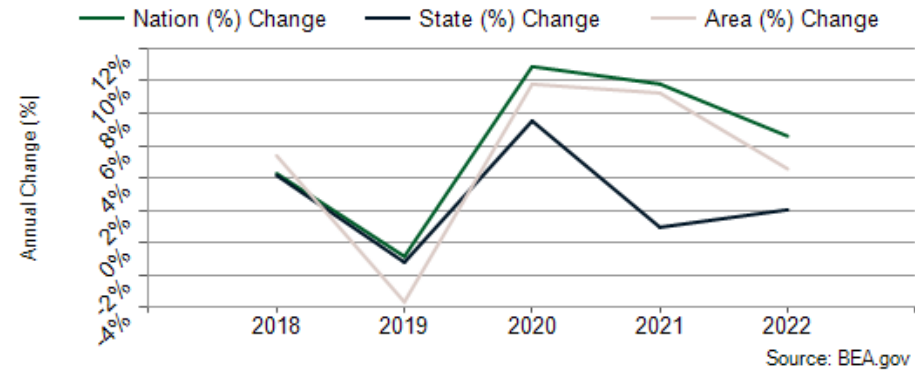


FREESTANDING BUILDING

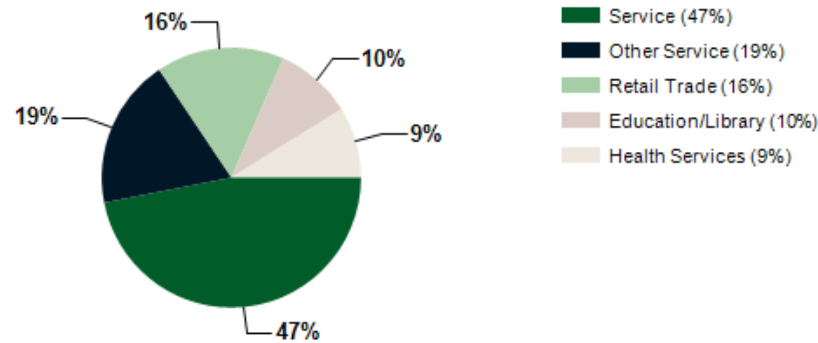
02 Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Drive Times
- Drive Times (Heat Map)

Los Angeles County GDP Trend

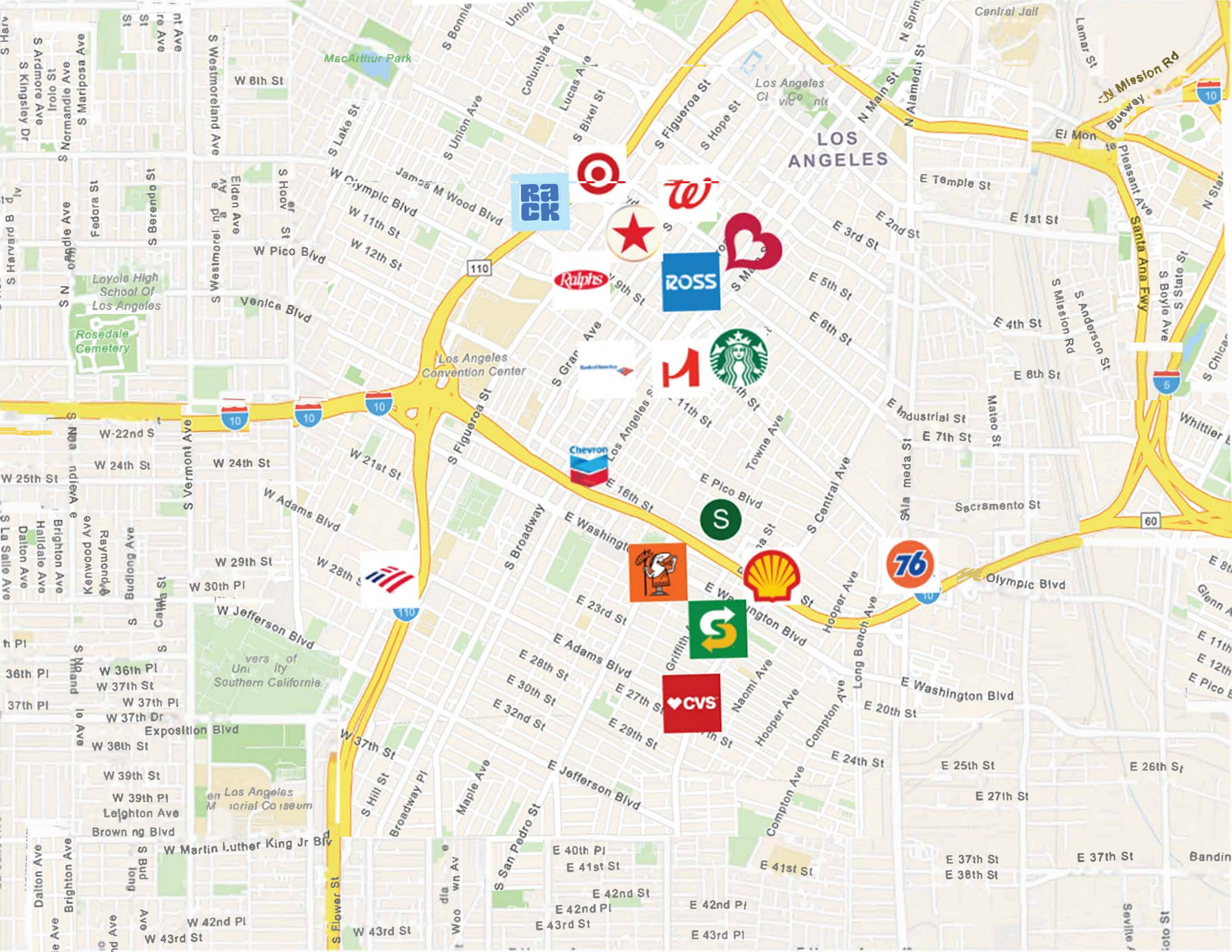


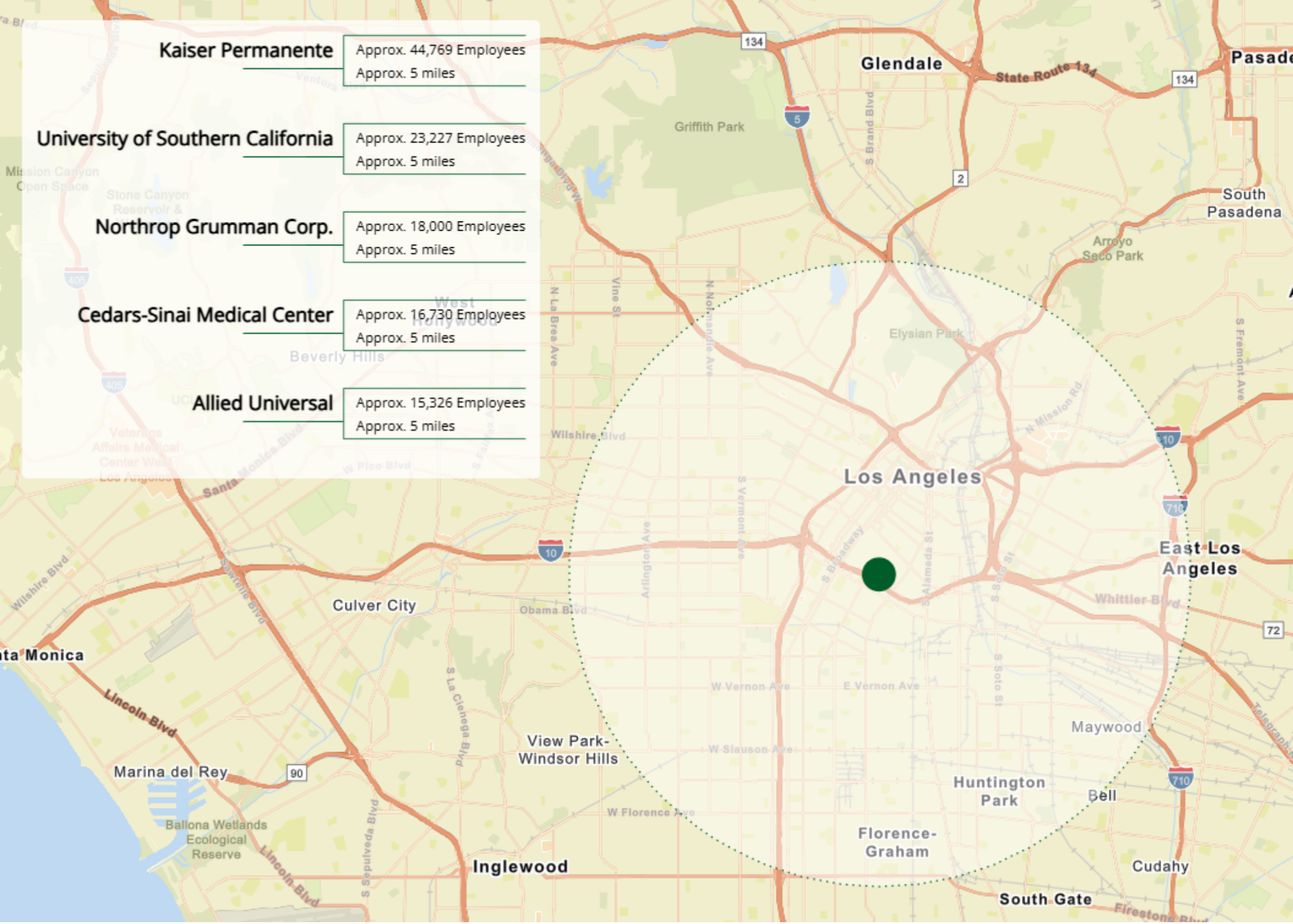
Major Industries by Employee Count

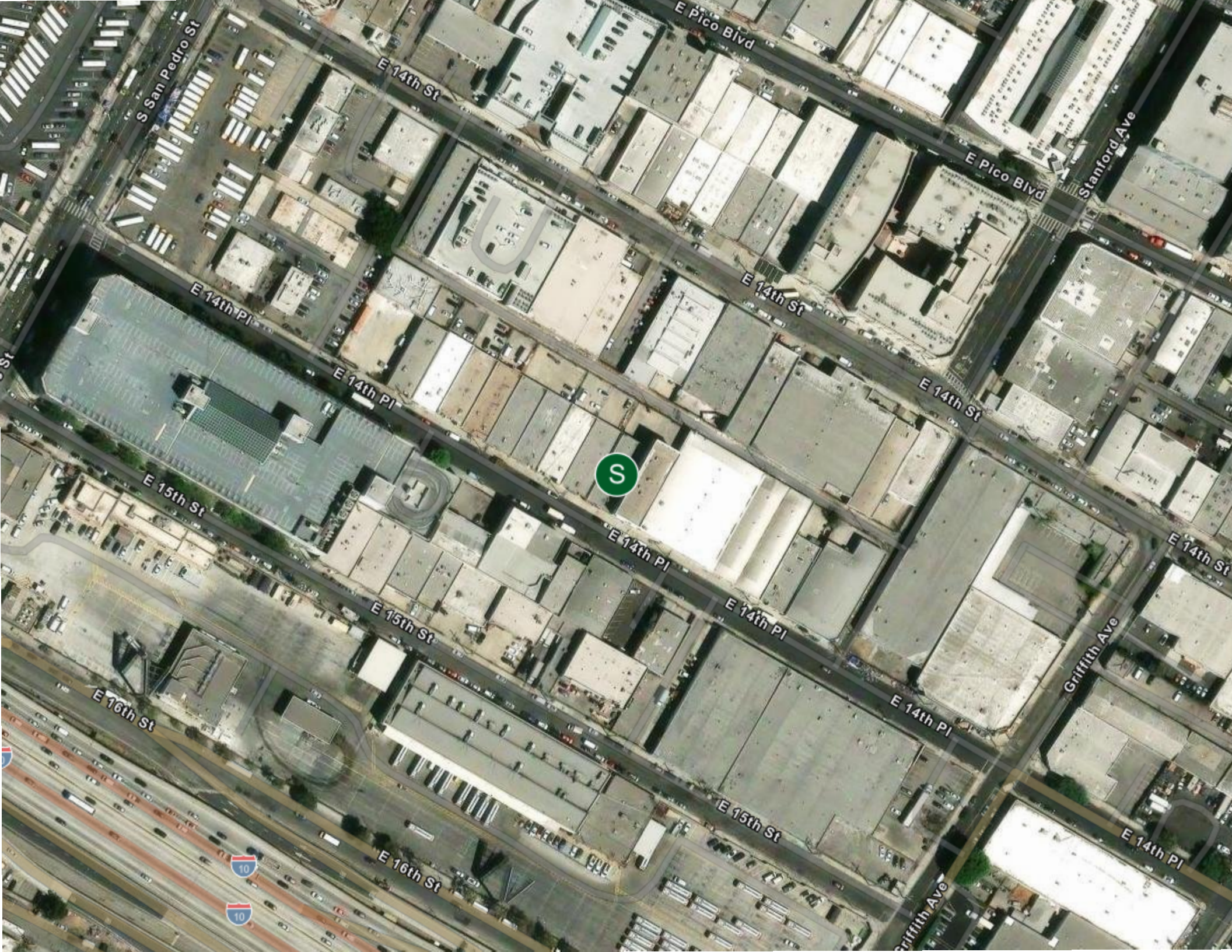


Largest Employers

Kaiser Permanente	47,897
University of Southern California	25,741
Cedars-Sinai	18,087
Northrop Grumman Corp.	16,600
The Walt Disney Co.	13,400
Providence	13,000
Target Corp.	11,500
The Boeing Co.	11,000







S

S San Pedro St

E 14th St

E Pico Blvd

E Pico Blvd

Stanford Ave

E 14th Pl

E 14th St

E 14th Pl

E 14th St

E 15th St

E 14th Pl

E 14th St

E 15th St

E 14th Pl

Griffith Ave

E 16th St

E 14th Pl

E 14th Pl

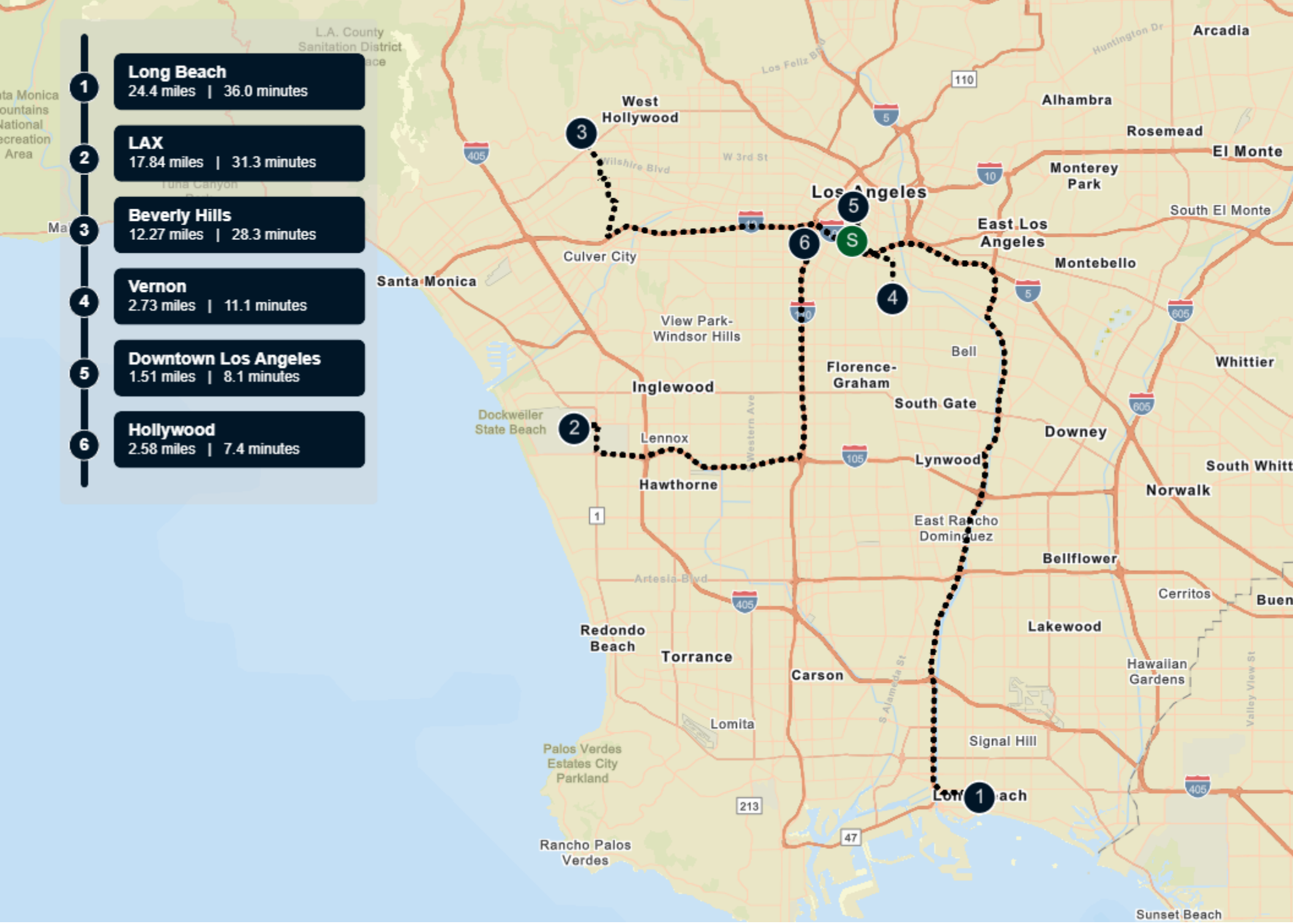
E 15th St

E 16th St

Griffith Ave

10

10



1
Long Beach
 24.4 miles | 36.0 minutes

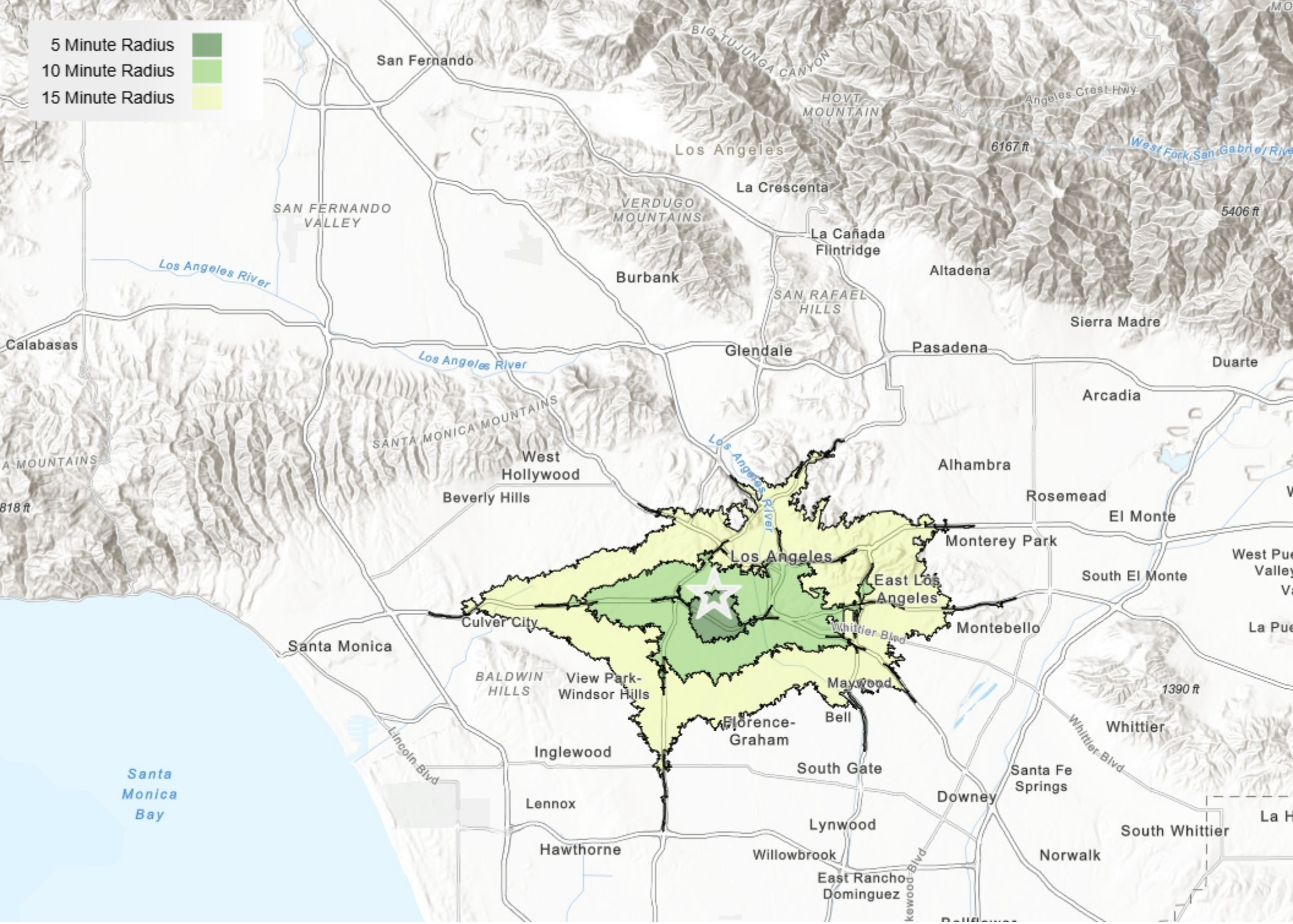
2
LAX
 17.84 miles | 31.3 minutes

3
Beverly Hills
 12.27 miles | 28.3 minutes

4
Vernon
 2.73 miles | 11.1 minutes

5
Downtown Los Angeles
 1.51 miles | 8.1 minutes

6
Hollywood
 2.58 miles | 7.4 minutes



5 Minute Radius ■
 10 Minute Radius ■
 15 Minute Radius ■

FREESTANDING BUILDING

03 Property Description

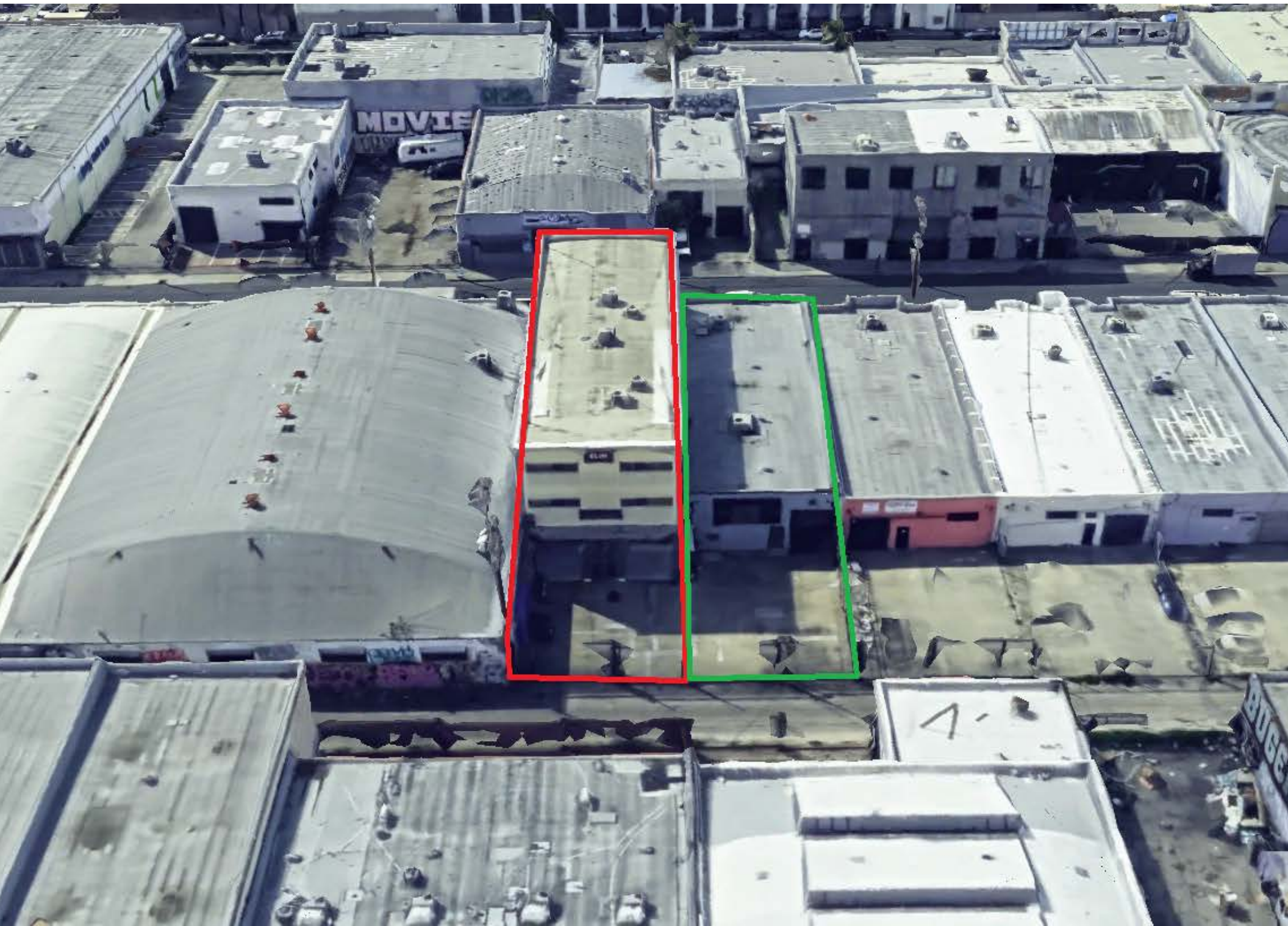
Property Images

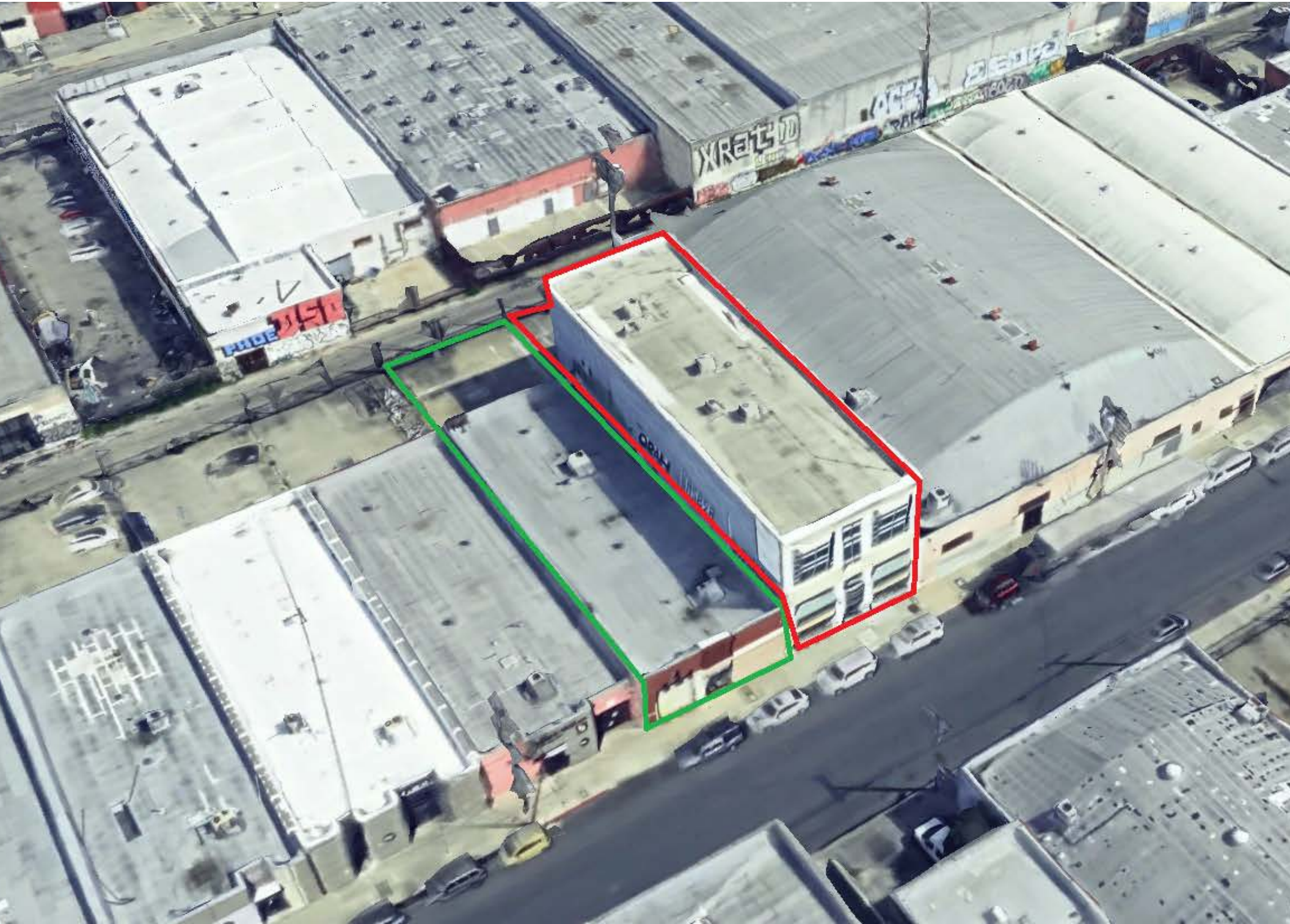




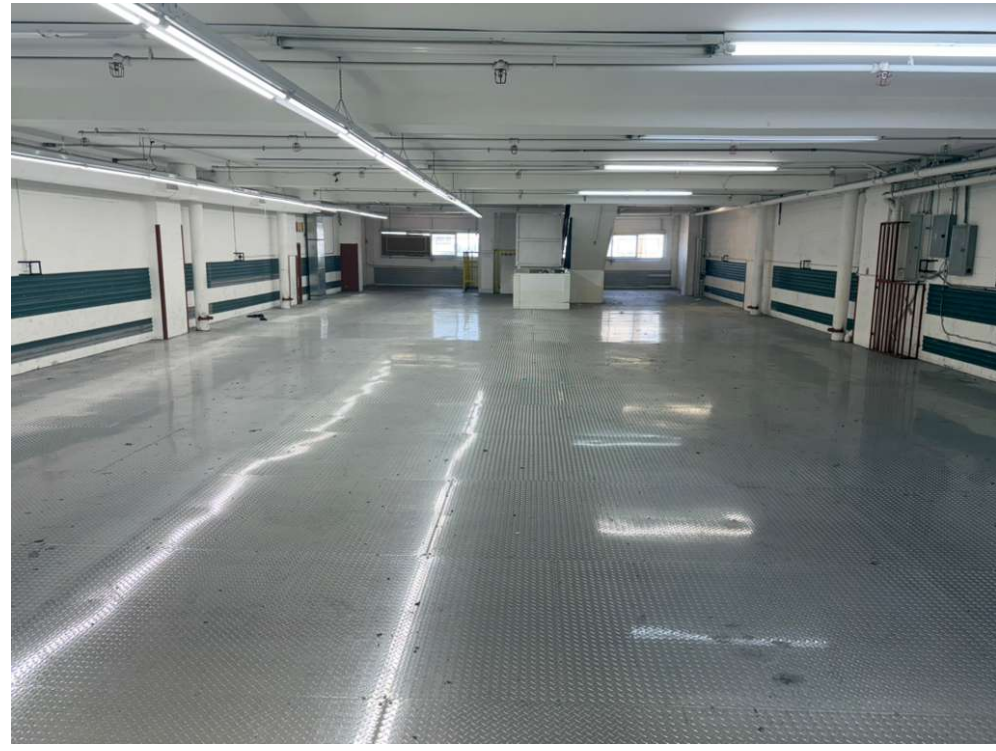




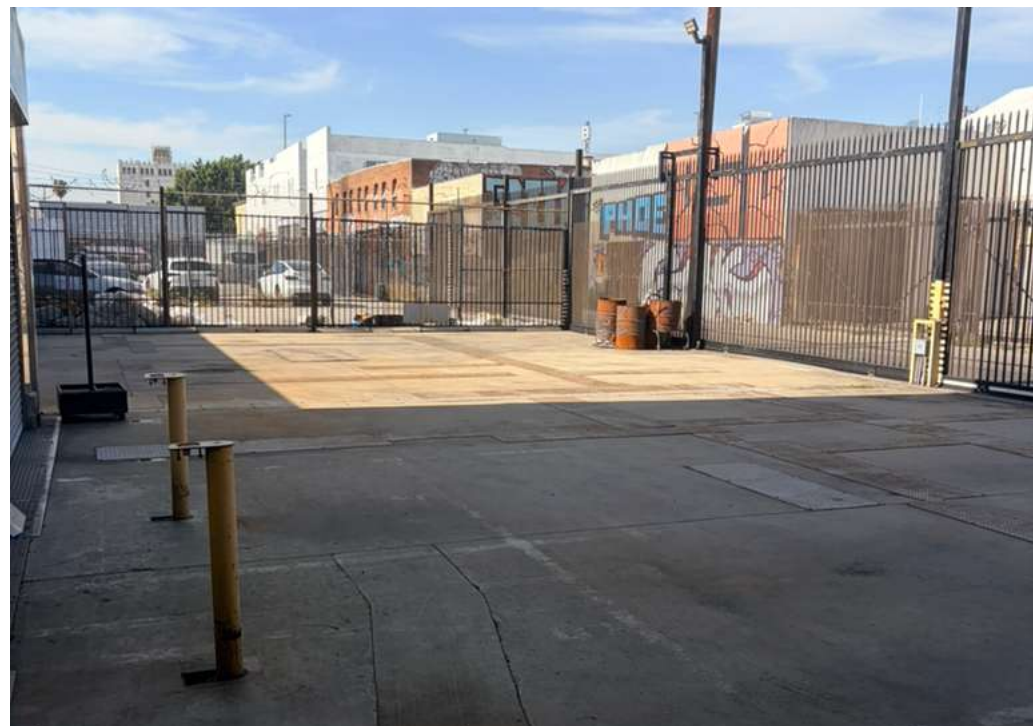
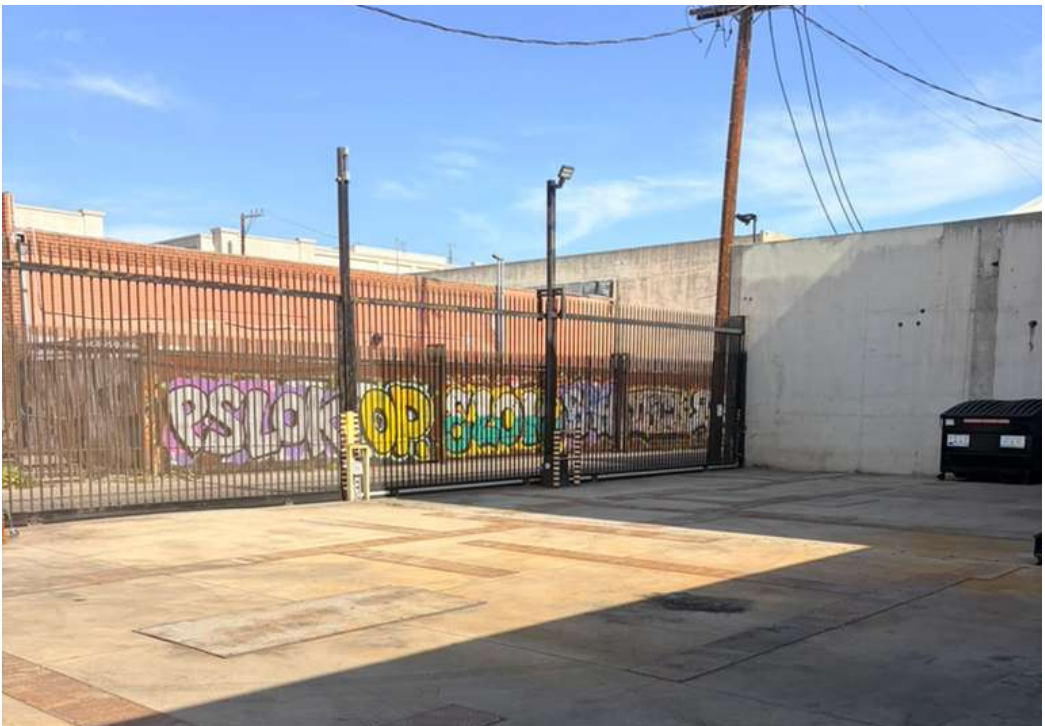












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Exclusively Marketed by:

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