

13106  
S AVALON BLVD  
LOS ANGELES, CA 90061

PERFECT FOR WAREHOUSE AND  
MANUFACTURING USES

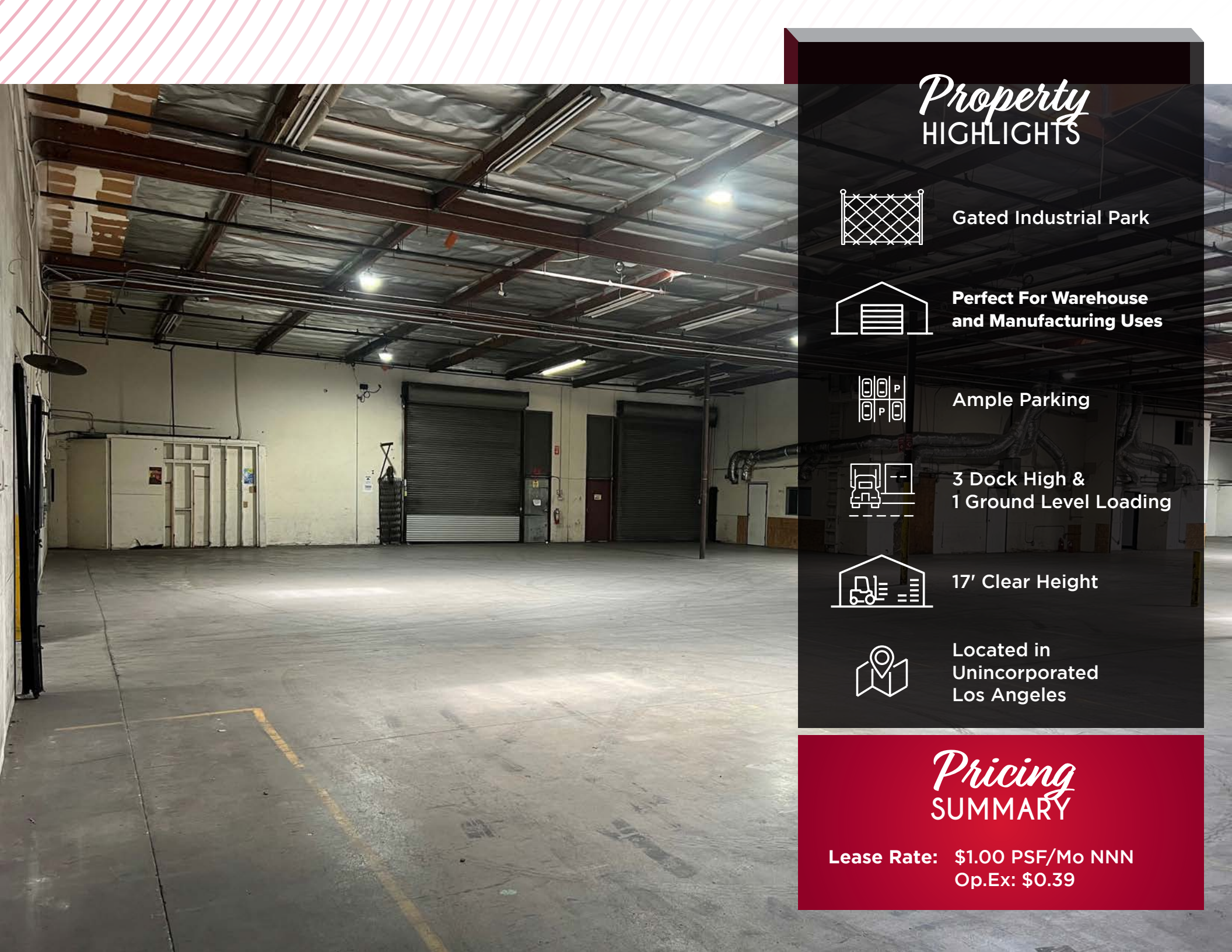


*For Lease*

± 18,894 SQ. FT. INDUSTRIAL BUILDING

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

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



# Property HIGHLIGHTS



Gated Industrial Park



Perfect For Warehouse  
and Manufacturing Uses



Ample Parking



3 Dock High &  
1 Ground Level Loading



17' Clear Height



Located in  
Unincorporated  
Los Angeles

## Pricing SUMMARY

Lease Rate: \$1.00 PSF/Mo NNN  
Op.Ex: \$0.39



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S AVALON BLVD**

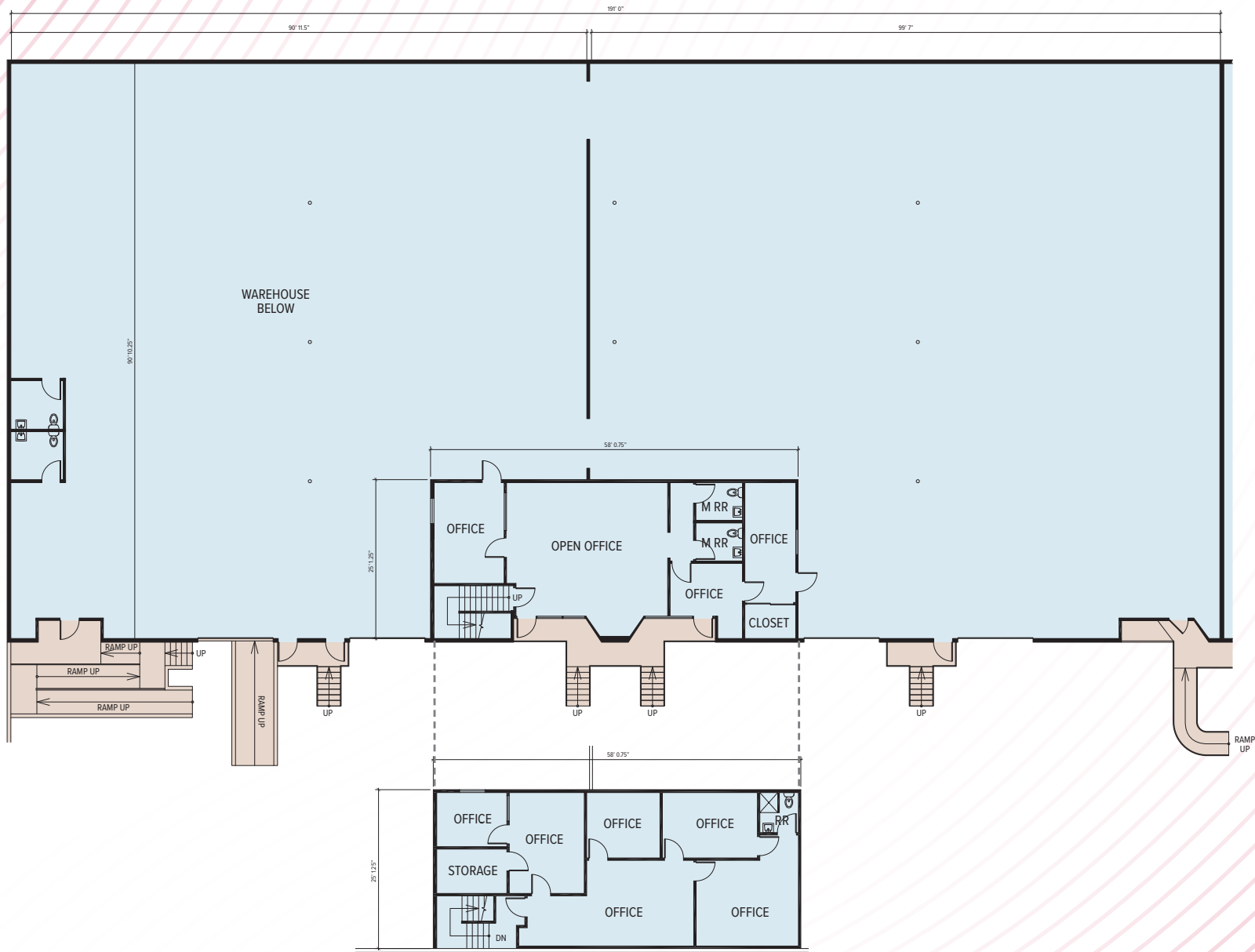
**AVALON BLVD**

**132ND ST**



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

**AERIAL**



**2<sup>ND</sup> FLOOR OFFICE**

**13 106 S AVALON  
FLOOR PLAN**

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

13106

AVALON  
BLVD

*AVAILABLE SF*

±18,894 SF

*LAND SIZE*

±154,507 SF

*PARCEL NO*

6134-001-007

*USE*

Manufacturing

*ZONING*

C2

*OFFICE SF*

±1,399 SF

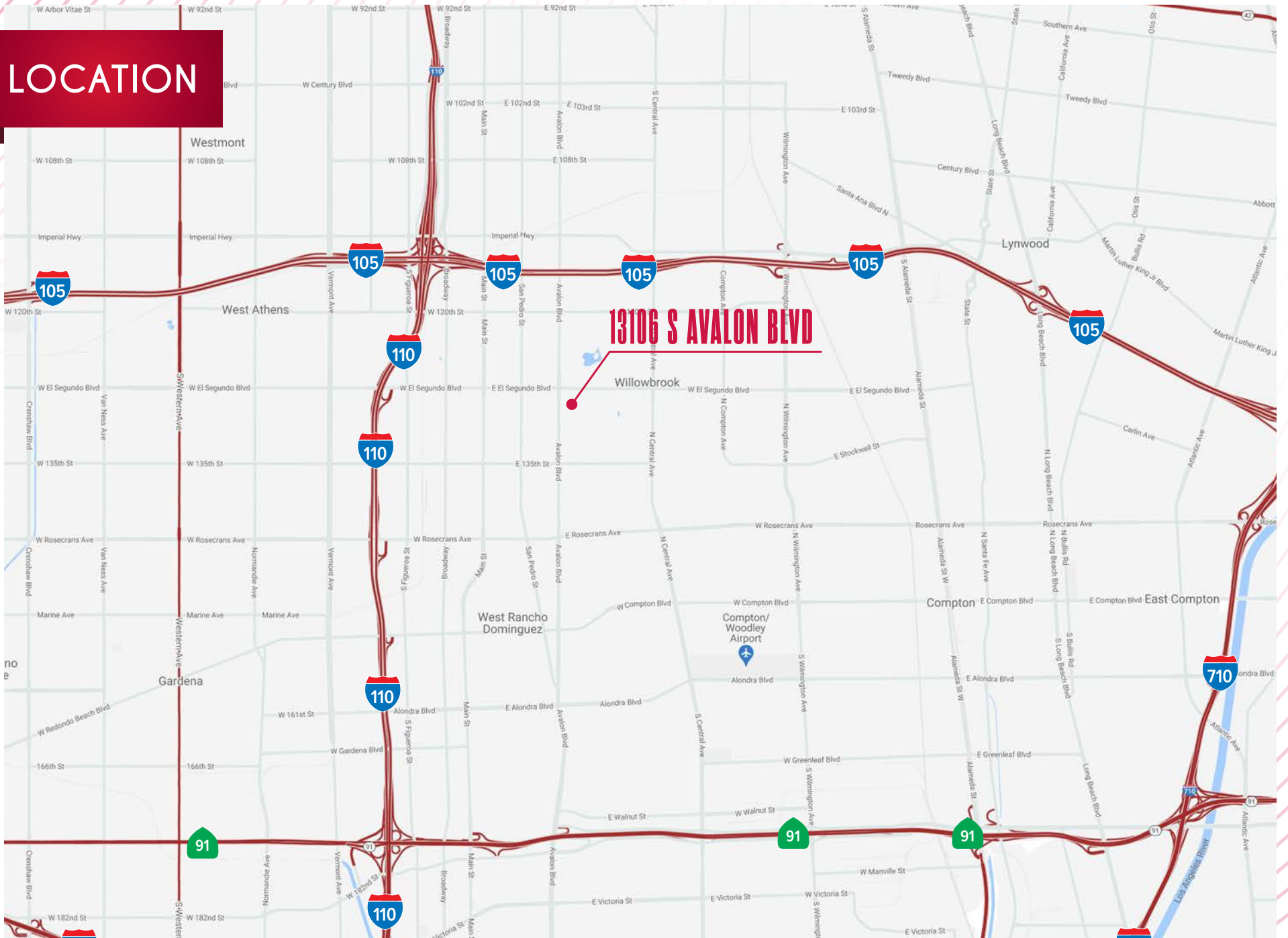


*Property*  
PHOTOS



13106 S AVALON  
PHOTOS

# LOCATION





**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

**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

**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

**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

**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

**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

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**Q2 2024 LA BASIN MARKET SUMMARY & DRAYAGE MAP**

PREPARED BY:  
 LAC-I Research  
 Lejo Mammen - Director of Research  
 lmammen@lee-associates.com

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
888,588	3.07 M	5.52 M	7.39 M



## AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$91,818	\$111,373	\$126,434	\$133,389



## EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
24,189	130,269	279,637	385,787

## DRIVING DISTANCE FROM PROPERTY

- DTLA: 12 MILES
- KOREATOWN: 13 MILES
- WEST HOLLYWOOD: 20 MILES
- CULVER CITY: 16 MILES
- PASADENA: 22 MILES
- BEVERLY HILLS: 21 MILES
- SANTA MONICA: 11 MILES
- LAX: 22 MILES
- LA & LB PORTS: 17 MILES



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