

# 555 W 130TH ST

Los Angeles, CA 90061

Industrial  
Leasing Opportunity

Leasing Brochure



**MATTHEWS**™



# EXCLUSIVELY LISTED BY



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# MATTHEWS™





# LEASING HIGHLIGHTS

## Property Highlights

- **Clear Height:** The warehouse offers a 16-foot clear height at the eave, facilitating vertical storage, equipment maneuverability, and efficient operational flow.
- **Loading Capabilities:** Equipped with two (2) grade-level overhead doors, the building provides practical and direct access for shipping, receiving, and general logistics.
- **Turnkey Office Space:** Existing office furnishings may be included in the lease, minimizing tenant setup time and reducing initial capital outlay.
- **Power Infrastructure:** 3-phase electrical service supports a range of industrial, fabrication, and light manufacturing uses with consistent and reliable power supply.
- **Parking Availability:** The property offers five (5) reserved parking stalls with additional unreserved spaces, ensuring ample on-site parking for both staff and visitors.
- **Gated Access:** Located within a secured facility with gated access from 6:00 PM to 6:00 AM, enhancing site security during off-hours.
- **Dual-Tenant Configuration:** The building operates as a dual-tenant facility. The subject  $\pm 3,584$  SF is offered alongside an adjacent  $\pm 9,866$  SF space currently occupied by a machine shop. Both tenants share access to the shipping bay.
- **Owner-Covered Utilities:** Base electrical and water services, as well as standard waste disposal, are covered by the owner. Tenants requiring excess utility usage or additional trash bins may be subject to incremental charges.
- **Immediate Occupancy:** The space is available for immediate lease, offering flexibility for users with urgent or short-term occupancy requirements.
- **Competitive Lease Terms:** Offered at an asking rate of \$1.25/SF NNN, representing a cost-effective opportunity for tenants seeking functional industrial space in a well-maintained setting.



110 Freeway North Bound Off Ramp to El Segundo Blvd

14' Overhead Doors

**Shop Rental Space**  
3,144 SF

**Office  
Rental Space**  
440 SF

**Shop**

**Office**







±5,216 Students



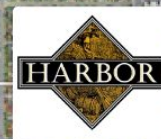
± 271,000 VPD



Hawthorne Municipal Airport



Subject Property



± 266,000 VPD



Compton/Woodley Airport

Google Earth



**555 W 130th St,**  
Los Angeles, CA 90061

**\$1.25 PSF NNN**

Lease Rate

**±500 SF**

Office Space

**Two (2) Grade-Level**

Overhead Doors

**Three-Phase**

Heavy Power

**±3,584 SF**

GLA





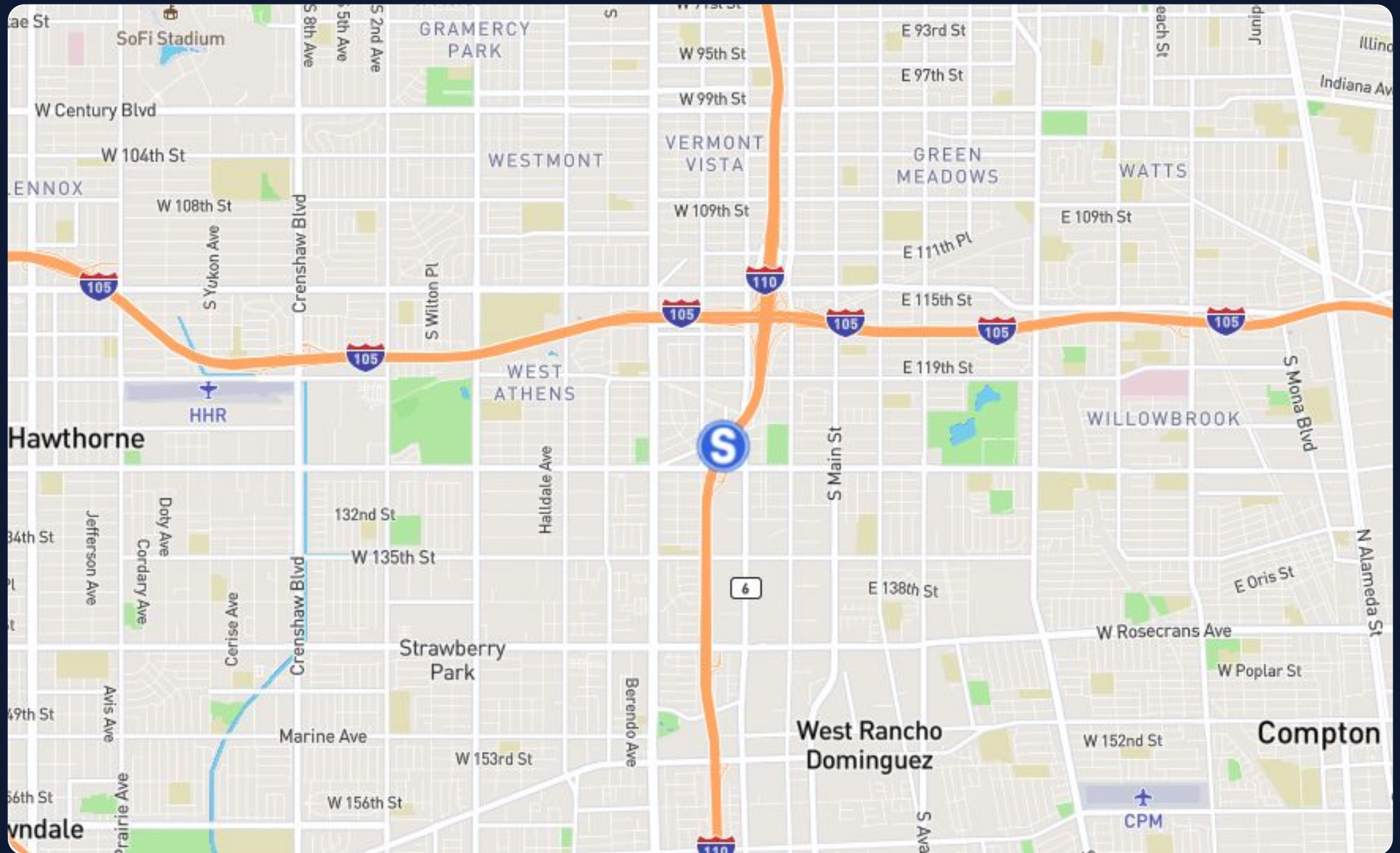
# INTERIOR PHOTOS





# MARKET OVERVIEW

555 W 130th St,  
Los Angeles, CA 90061





# LOS ANGELES, CA

## Market Demographics



**3,860,000**

Total Population

**\$80,366**

Median HH Income

**1,419,663**

# of Households

**36.3%**

Homeownership Rate

**1,950,000**

Employed Population

**39.2%**

% Bachelor's Degree

**36.9**

Median Age

**\$879,500**

Median Property Value

### Local Market Overview

The industrial market in the Greater Los Angeles area continues to perform as one of the most influential logistics regions in the country. Supported by extensive transportation networks, proximity to the ports, and a large established tenant base, the area consistently attracts companies seeking efficient distribution, manufacturing, and last-mile capabilities. Leasing activity remains steady, and the region's scale allows users to find spaces that match a wide range of operational needs.

Investors and occupiers value Los Angeles for its strategic location, strong transportation access, and long-term stability. Modern buildings with high clear heights, efficient loading, and upgraded specifications continue to draw attention from quality tenants. Well-positioned submarkets benefit from strong connectivity and long-term demand drivers, creating an environment that supports both ongoing investment activity and continued interest from companies looking to strengthen their industrial footprints.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	27,616	306,941	878,225
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,313	94,176	264,064
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$101,330	\$97,082	\$97,991



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 555 W 130th St, Los Angeles, CA, 90061 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.