

1601

LOS ANGELES CA 90023

EST. 1969

~~\$25,000,000~~ / Multiple Offers in 2022
\$16,999,000 new price in 2026



real

HIGHLIGHTS

- Modern Freestanding Concrete Tilt-Up
- Clear Height Ranges from 22' to 24' (Building A & B)
- Clear Height Ranges from 19.2' to 19.5' (Building C & D)
- Potential for Multi-Tenant - Divisible up to 3 Units
- Within One Mile of East LA Interchange 5, 10, 60, 101 and 710 Freeways
- Heavy Power: 2600 AMPS (Solar Panels and System Installed in 2014)
- Substantial Loading Capacity with 11 Dock High Positions and 1 Ground Level



SPECIFICATIONS

BUILDING SIZE

±61,000 SF

GLA

±70,451 SF

PARKING

±74 SPACES

SOLAR PANELS

2014

INSTALLED

LAND SIZE

±139,392 SF

3.20 ACRES

CLEAR HEIGHT

22'-24' BLDG A&B

19.2'-19.5' BLDG C&D

YEAR BUILT

1969

OFFICE SIZE

±8,420 SF

POWER

2600 AMPS

ZONING

M3

LOADING

II DOCK HIGH POSITION

I GROUND LEVEL

CONSTRUCTION

CONCRETE TILT-UP

APN

5169-015-014



**1601 Perrino Place
Los Angeles, CA 90023**

RENT ROLL

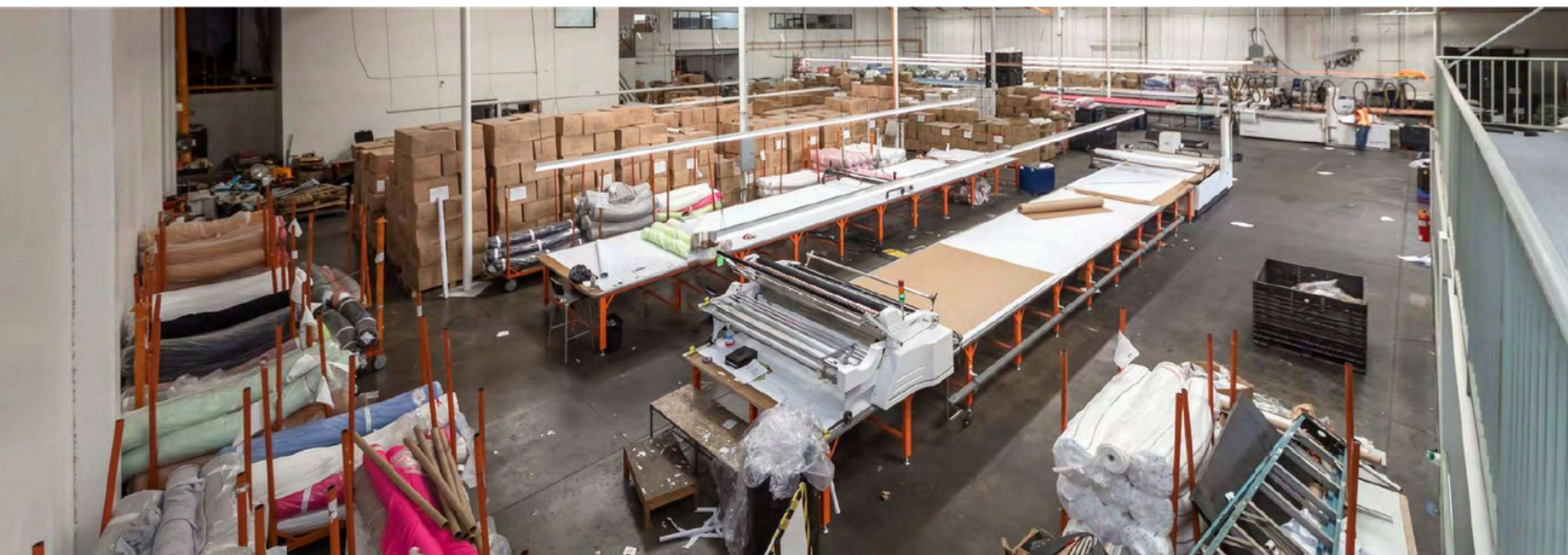
Rent Roll

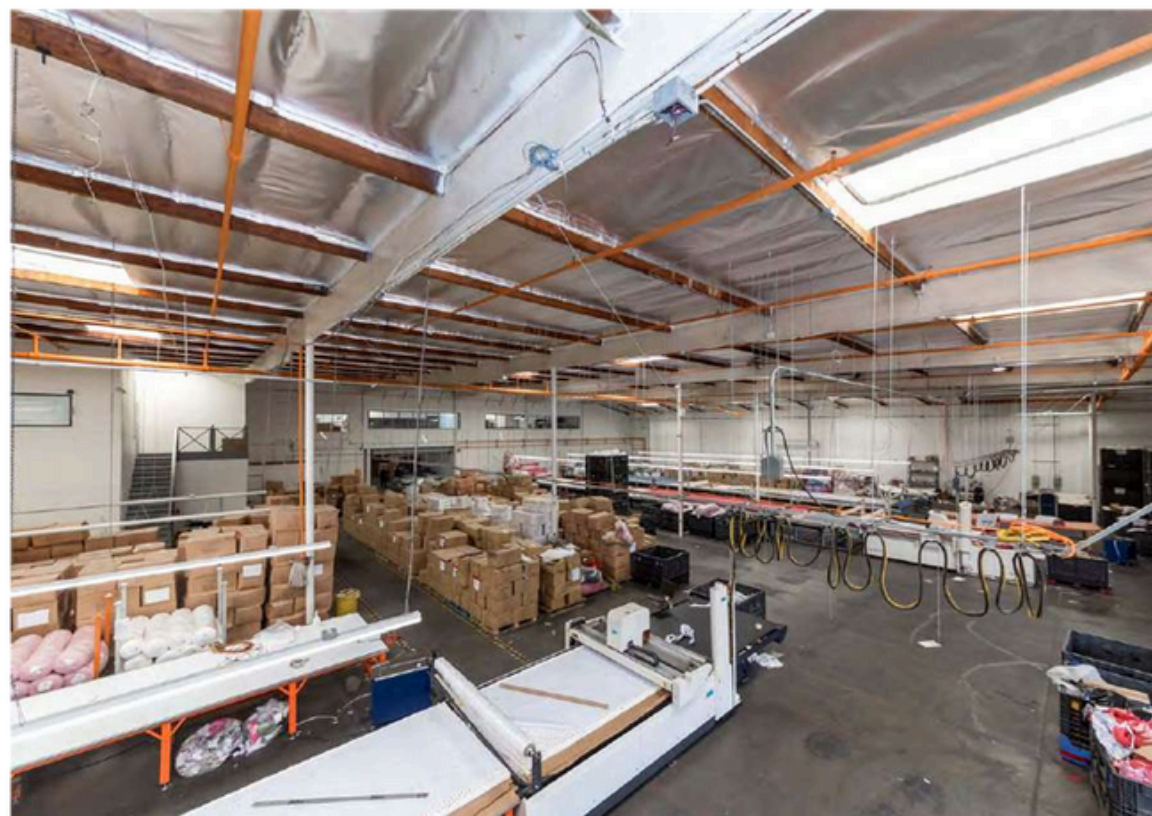
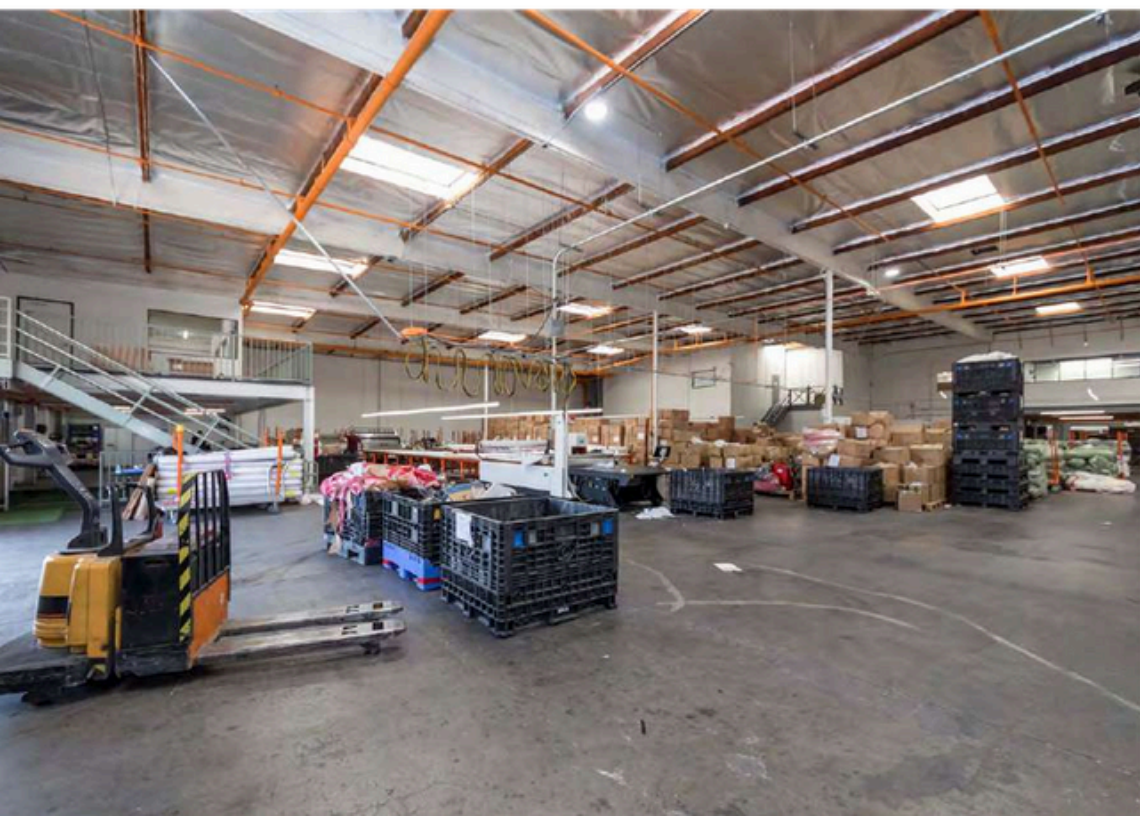
1601 Perrino Place, LA, CA 90023

SUITE	TENANT	GLA SF		CURRENT						
				LEASE TERM		MONTHLY	CAM	TOTAL	SECURITY DEPOSIT	OPTIONS
				START	END					
PART OF A	POD USA INC	16,600	24%	1/16/2025	1/31/2025	\$ 8,300.00	\$5,810.00	\$ 14,110.00		
				2/1/2025	1/31/2026	\$ 16,600.00	\$5,810.00	\$ 22,410.00	\$ 43,176.90	2 YEAR OPTION
				2/1/2026	1/31/2027	\$ 17,098.00	\$5,810.00	\$ 22,908.00		
				2/1/2027	1/31/2028	\$ 17,610.94	\$5,810.00	\$ 23,420.94		
				2/1/2028	1/31/2029	\$ 18,139.27	\$5,810.00	\$ 23,949.27		
				2/1/2029	1/31/2030	\$ 18,683.45	\$5,810.00	\$ 24,493.45		
						\$ 0.35		\$1.51 per SQ FT		
Part of A & B office space	OWNER USER Warehouse part of building A Office in Building A	17,925	26%							
B & C	VACANT	21,186	29.50%							
Part of building A & B,C total office and warehouse sq footage		39,111								
							CAM	TOTAL		
D	BEST BUY GROCERS INC.	15,000	20.50%	11/1/2024	11/30/2025	\$ 13,500.00	\$5,250.00	\$ 18,750.00		1 YEAR OPTION
				12/1/2025	11/30/2026	\$ 13,905.00	\$5,250.00	\$ 19,155.00		
		GLA 70,711					\$ 0.35		\$0.95 per SQ FT	











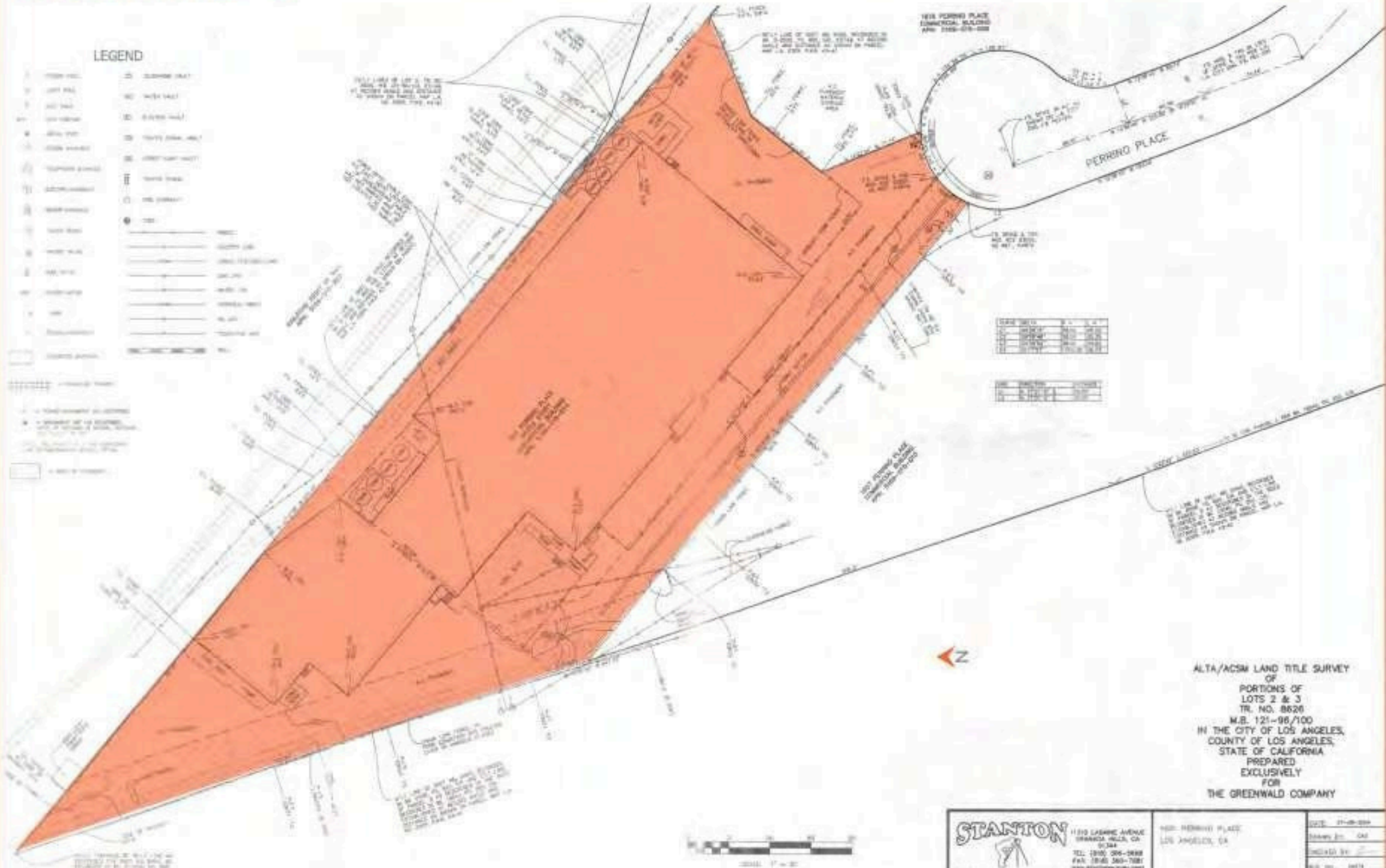


**2600 AMPS / 480 V / 3 PHASE / 4 WIRE
SOLAR PANEL INSTALLED IN 2014
Over \$1,000,000 of Solar panels
Over \$1,000,000 spent on interior renovations in 2022**

SURVEY

LEGEND

- | | |
|--------------------|-------------------------|
| 1. CENTER LINE | 22. EXISTING TRAIL |
| 2. LEFT SIDE | 23. WATER TRAIL |
| 3. RIGHT SIDE | 24. EXISTING TRAIL |
| 4. EXISTING TRAIL | 25. TRAIL (DASHED LINE) |
| 5. EXISTING TRAIL | 26. TRAIL (DASHED LINE) |
| 6. EXISTING TRAIL | 27. TRAIL (DASHED LINE) |
| 7. EXISTING TRAIL | 28. TRAIL (DASHED LINE) |
| 8. EXISTING TRAIL | 29. TRAIL (DASHED LINE) |
| 9. EXISTING TRAIL | 30. TRAIL (DASHED LINE) |
| 10. EXISTING TRAIL | 31. TRAIL (DASHED LINE) |
| 11. EXISTING TRAIL | 32. TRAIL (DASHED LINE) |
| 12. EXISTING TRAIL | 33. TRAIL (DASHED LINE) |
| 13. EXISTING TRAIL | 34. TRAIL (DASHED LINE) |
| 14. EXISTING TRAIL | 35. TRAIL (DASHED LINE) |
| 15. EXISTING TRAIL | 36. TRAIL (DASHED LINE) |
| 16. EXISTING TRAIL | 37. TRAIL (DASHED LINE) |
| 17. EXISTING TRAIL | 38. TRAIL (DASHED LINE) |
| 18. EXISTING TRAIL | 39. TRAIL (DASHED LINE) |
| 19. EXISTING TRAIL | 40. TRAIL (DASHED LINE) |
| 20. EXISTING TRAIL | 41. TRAIL (DASHED LINE) |
| 21. EXISTING TRAIL | 42. TRAIL (DASHED LINE) |



AREA	ACRES	SQ. FT.
TOTAL	1.23	84,000

AREA	ACRES	SQ. FT.
TOTAL	1.23	84,000

ALTA/ACSM LAND TITLE SURVEY
 OF
 PORTIONS OF
 LOTS 2 & 3
 TR. NO. 8626
 M.B. 121-86/100
 IN THE CITY OF LOS ANGELES,
 COUNTY OF LOS ANGELES,
 STATE OF CALIFORNIA
 PREPARED
 EXCLUSIVELY
 FOR
 THE GREENWALD COMPANY

STANTON
 Land Surveys

1110 LASARNE AVENUE
 GRANDVIEW, CA 91344
 TEL: (818) 296-9888
 FAX: (818) 260-7381
 WWW.STANTONLANDSURVEY.COM

160 - PERRINO PLACE
 LOS ANGELES, CA

DATE	07-18-2004
DRAWN BY	CAJ
CHECKED BY	
SCALE	AS SHOWN
REVISIONS	



*NOT TO SCALE - FOR DISCUSSION PURPOSE ONLY.

SITE PLAN

14,735 SF

18,181 SF

52,580 SF

61,000 SF

RAILROAD TRACKS



Note: GLA 70,451 SF

* BUILDING D: LEASED (STERICYCLE)

* NOT TO SCALE - FOR DISCUSSION PURPOSE ONLY.



OFFICE FLOOR PLAN



GROUND FLOOR



MEZZANINE FLOOR PLAN



DOWNTOWN LOS ANGELES

ARTS
DISTRICT

S ALAMEDA ST

S SANTA FE AVE



E WASHINGTON BLVD

E OLYMPIC BLVD

LOS ANGELES RIVER



E WASHINGTON BLVD

LONG BEACH AVE

E 25TH ST

E 27TH ST

S ALAMEDA ST

S SANTA FE AVE

S SOTO ST

E WASHINGTON BLVD

BANDINI BLVD

VERNON

E VERNON AVE

E VERNON AVE

IMMEDIATE ACCESS TO POPULATION CENTERS



OVER 4.6 MILLION PEOPLE WITHIN 12-MILE RADIUS OF PROPERTY

★ Proximity to population centers is crucial for optimized Last Mile delivery



OVER 1 MILLION MILLENNIALS WITHIN THAT 12-MILE RADIUS

★ Millennials make up more than half of consumers who buy online



CENTRALIZED INFILL LOCATION WILL REDUCE DELIVERY COSTS

★ Last Mile delivery accounts for 28% of total delivery costs



EASY ACCESS TO MULTIPLE HIGHWAYS

★ Very close to East Los Angeles Interchange, the busiest freeway interchange in the world

DRIVING DISTANCES FROM PROPERTY

DOWNTOWN:	3.8 MILES
KOREATOWN:	6.7 MILES
WEST HOLLYWOOD:	12 MILES
BEVERLY HILLS:	13.6 MILES
CULVER CITY:	11.6 MILES
SANTA MONICA:	16.9 MILES
PASADENA:	12.6 MILES
GLENDALE:	11.6 MILES
ALHAMBRA:	10.6 MILES



POPULATION

1 MILE:	2,028 people
3 MILES:	343,520 people
6 MILES:	1,634,131 people
9 MILES:	3,123,022 people
12 MILES:	4,625,428 people

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| Commercial | Industrial

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