

# 8001 BEACH STREET

LOS ANGELES, CA 90001 | SOUTH LA SUBMARKET

OFFERING MEMORANDUM



Move-In Ready Industrial Facility with Heavy Power, Secure Yard, and No Gross Receipts Tax.

**DORIN**  
REALTY COMPANY

DRE Lic. No. 00531646



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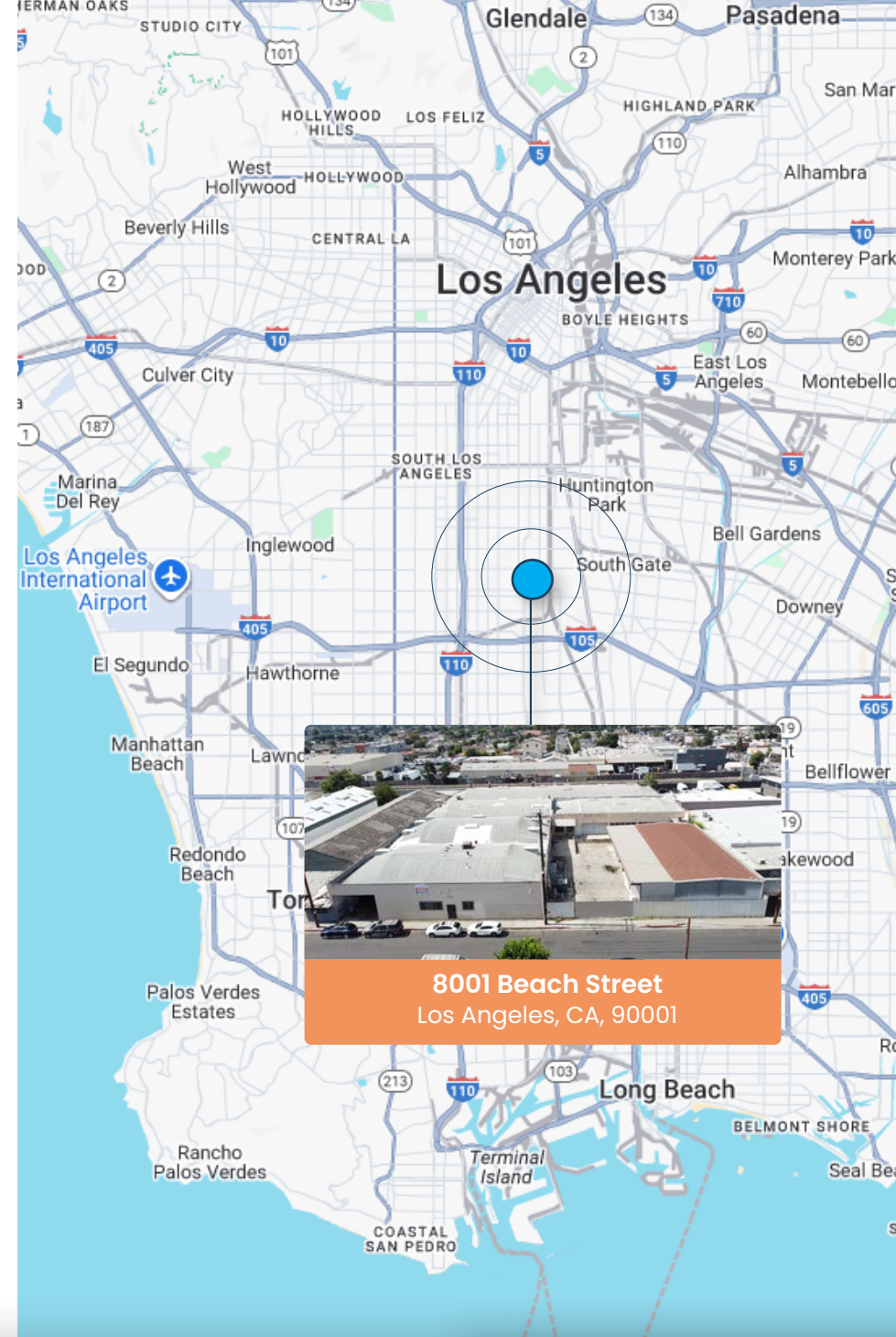
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# EXECUTIVE SUMMARY

Dorin Realty Company is pleased to present 8001 Beach Street, a ±36,200 SF main warehouse with ±5,280 SF metal shed (±41,480 SF total) on ±1.20 acres. in the heart of South Los Angeles. This rare mid-size industrial asset combines dock-high loading, secure gated access, and substantial outdoor storage—making it ideally suited for manufacturing, distribution, or logistics users seeking proximity to major transportation infrastructure.

Located within unincorporated Los Angeles County, the property benefits from significantly lower business taxes compared to neighboring cities, offering cost-efficient operations for owner-users. Its immediate access to the I-105, I-110, and I-710 Freeways, combined with its strategic position between LAX and the Ports of Los Angeles and Long Beach, provides seamless regional connectivity for import/export and local distribution.

Property Address	8001 Beach Street, Los Angeles, CA 90001
Year Built / Reno	1938
Building Type	Masonry primarily
Building Area	41,460 SF
Office Space	1,350 SF (3%)
Occupancy	12,200 SF subject to month-to-month tenant; 29,260 SF vacant
Land Size	52,185 SF
Clear Height	12-20 ft
Power	New 1,600 Amp, 277/480 Volt, 3-Phase, 4-Wire
Loading	4 dock high positions
Zoning	SP-MU3





# 8001 BEACH STREET OFFERING

## FOR SALE OR FOR LEASE

Sale Offering	\$5,500,000
Lease Offering	Partial building spaces available for lease

## 8001 BEACH STREET LEASING OPTIONS

Space Description	Size	Notes
Rear Section (Main Building)	24,000 SF	Includes various bonus enclosed rear shed area
Front Metal Shed	5,260 SF	No utilities to the building
Front Main Building (Occupied)	12,200 SF	Month-to-month tenant paying \$9,548 gross

8001 Beach Street offers an exceptionally flexible ownership opportunity—available for sale in its entirety or for partial lease. The property's configuration, with separately metered electrical service (four meters on a new 1,600 Amp 277/480V 3-Phase system) with 4 meter system.

Located in unincorporated Los Angeles County, the site benefits from no Gross Receipts Tax, significantly lowering operational costs. This feature, combined with its secure gated yard, multiple dock-high loading potential, and upgraded electrical infrastructure, positions the property as a cost-efficient, high-functionality industrial asset ideal for manufacturing, logistics, or long-term investment.

## PROPERTY HIGHLIGHTS

- OWNER-USER OR INVESTOR OPPORTUNITY**
- UNINCORPORATED LA COUNTY LOCATION**  
No Gross Receipts Tax — significant long-term operating cost savings.
- UPGRADED POWER**  
1,600 Amp, 277/480 Volt, 3-Phase, 4-Wire
- POTENTIAL TO DIVIDE**  
Flexible layout and multiple meters allow for multi-tenant occupancy or phased owner-user operations.
- FUNCTIONAL LOADING**  
Up to four (4) dock-high positions achievable via existing configuration and wide grade-level ramp.
- FIRE SPRINKLER SYSTEM**  
Building equipped with fire sprinklers. 5,260 SF metal building has no sprinklers.
- SECURE, ACCESSIBLE SITE**
- EXCELLENT REGIONAL ACCESS**  
Immediate connectivity to I-105, I-110, and I-710 freeways, minutes to LAX and the Ports of LA/LB

# INDUSTRIAL FEATURES



OPTIMIZED FOR MULTI-TENANT OPERATIONS



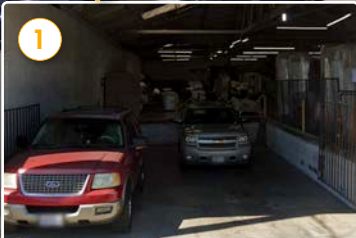
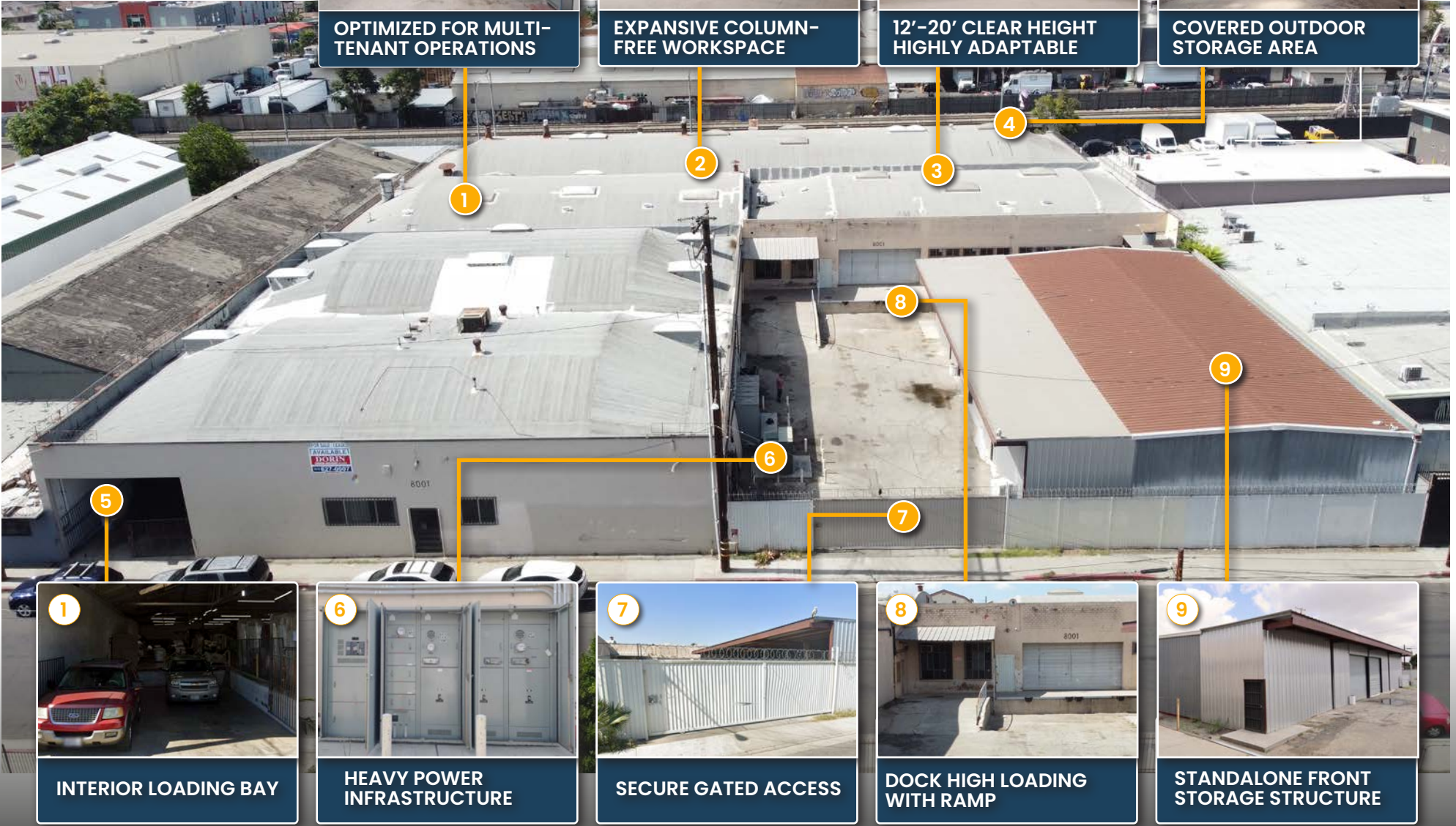
EXPANSIVE COLUMN-FREE WORKSPACE



12'-20' CLEAR HEIGHT  
HIGHLY ADAPTABLE



COVERED OUTDOOR  
STORAGE AREA



INTERIOR LOADING BAY



HEAVY POWER  
INFRASTRUCTURE



SECURE GATED ACCESS



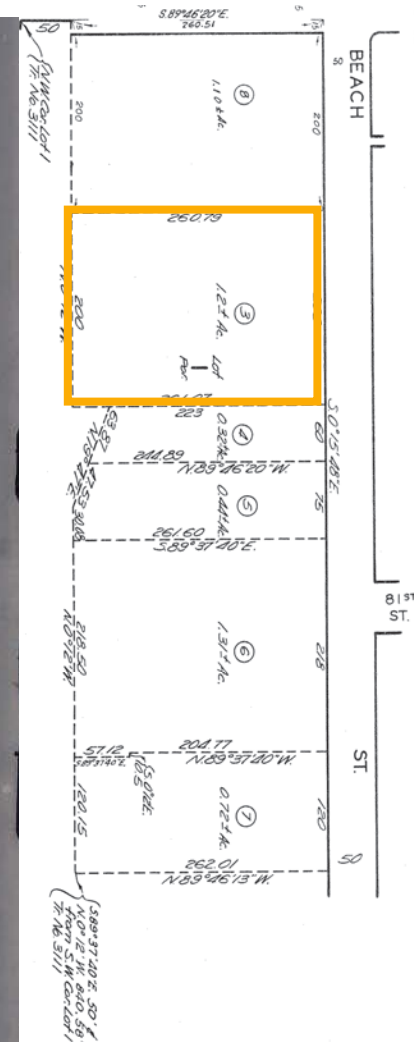
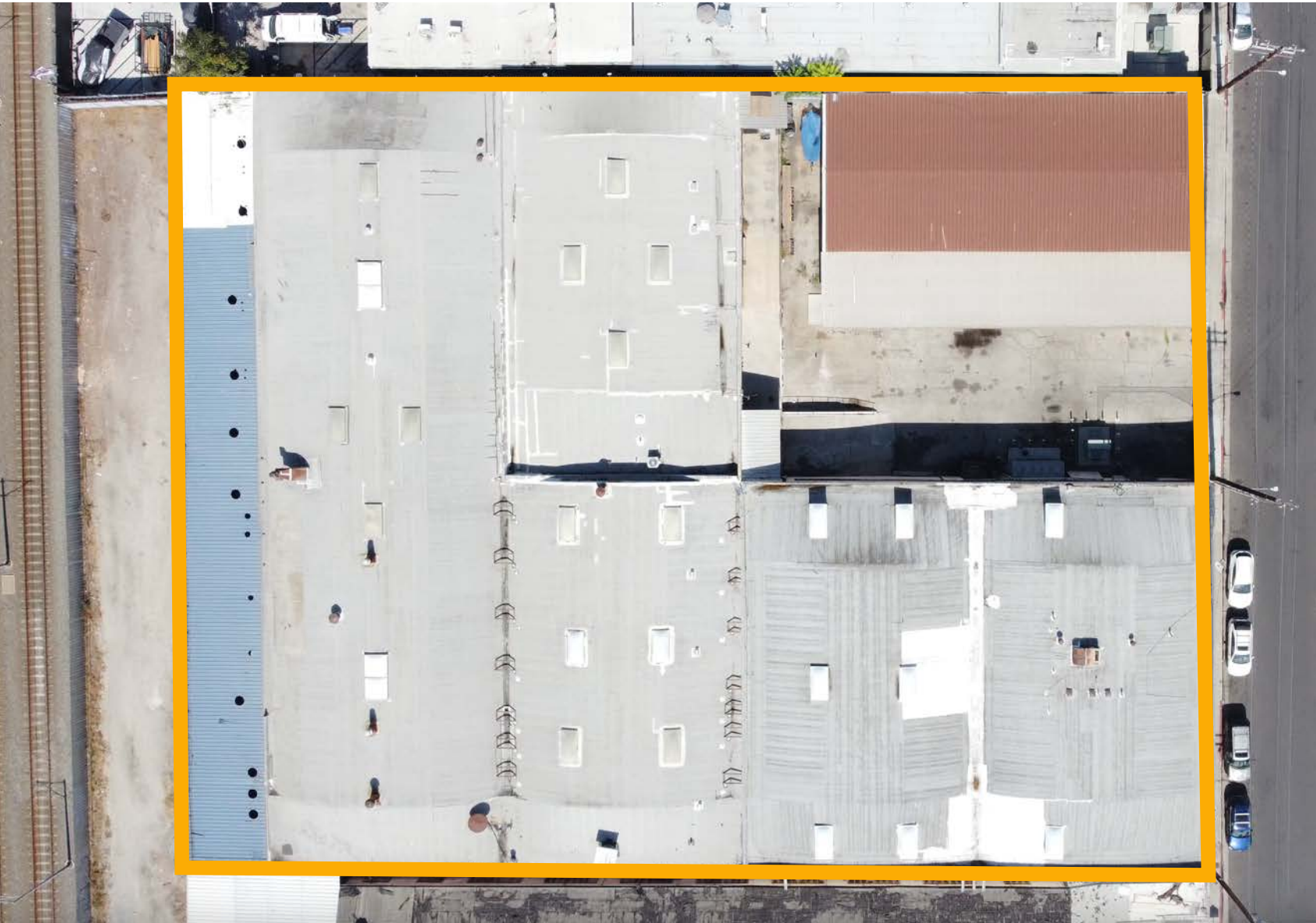
DOCK HIGH LOADING  
WITH RAMP



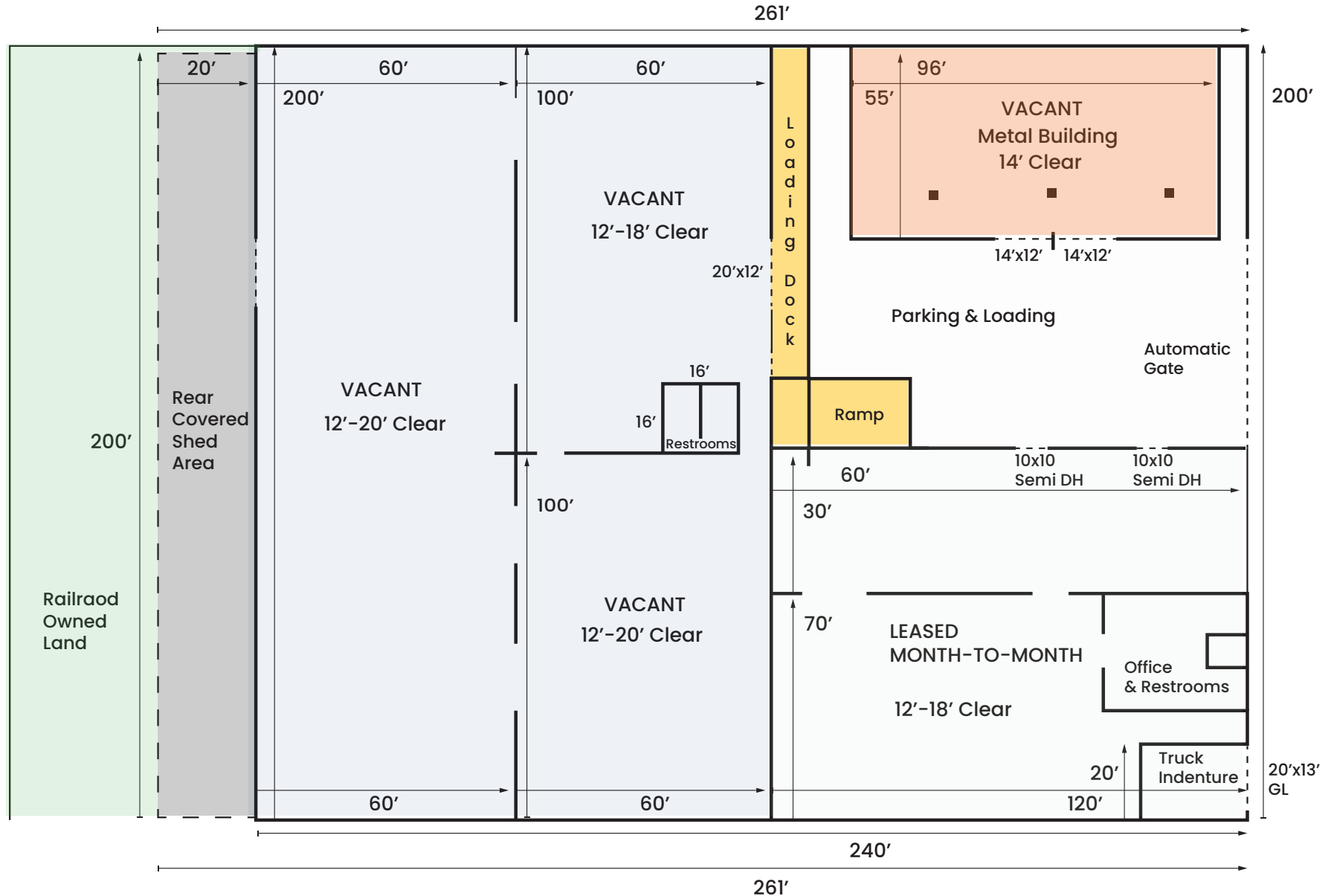
STANDALONE FRONT  
STORAGE STRUCTURE



# PARCEL MAP



# FLOOR PLAN





# 8001 BEACH ST EXTERIOR PHOTOS





# IMMEDIATE AREA

## AREA HIGHLIGHTS

- Located in unincorporated Los Angeles County, providing superior tax efficiency for owner-users and investors.



**8001 Beach Street**  
Los Angeles, CA 90001

# REGIONAL ACCESS

## CONNECTIVITY HIGHLIGHTS

- **Central Infill Location** within Los Angeles' primary industrial corridor—minutes from DTLA, LAX, and the Ports of LA and Long Beach.
- **Immediate Freeway Access** I-105, I-110, and I-710 Freeways corridors for efficient regional and interstate logistics.
- **Direct Route to the Alameda Corridor**

**8001 Beach Street**  
Los Angeles, CA 90001



# OWNER-USER OPPORTUNITY

## MOVE-IN-READY INDUSTRIAL FACILITY WITH HEAVY POWER AND FLEXIBLE LAYOUT

For an owner-user, 8001 Beach Street offers immediate functionality and operational efficiency in a location rarely available within South Los Angeles. The property's upgraded infrastructure, secure site design, and unincorporated tax advantages make it an ideal base of operations for manufacturing, logistics, or service-oriented businesses seeking to own rather than lease.



*8001 Beach Street provides the rare opportunity to own a fully functional, move-in-ready industrial asset in a market dominated by leased inventory.*

### OWNER-USER ADVANTAGES

- Move-in ready functionality
- **Unincorporated Los Angeles County location** — no Gross Receipts Tax, reducing long-term operating costs.
- **Flexible configuration:** allows an owner to occupy the entire property or lease portions.
- Fully fenced, secure yard
- Upgraded infrastructure
- **Limited local supply** of comparable functional buildings in a high-demand South LA infill market.
- **Suited for manufacturing, warehousing, or logistics** operations requiring heavy power and efficient access.

# INVESTOR REPOSITIONING & VALUE-ADD POTENTIAL

## STRATEGIC INFILL INDUSTRIAL INVESTMENT WITH DIVISIBILITY AND INCOME UPSIDE

For investors, 8001 Beach Street represents a compelling value-add play in one of the tightest industrial submarkets in Los Angeles. Recent capital upgrades, multiple electrical meters, and flexible building divisions create opportunities to capture rent growth and stabilize long-term income in a low-tax jurisdiction.

### INVESTOR HIGHLIGHTS

- **Multi-tenant divisibility** supported by four separate electrical meters and adaptable floor plan.
- **Value-add potential** to re-tenant or reconfigure the property and drive rents toward current South LA market levels.
- **Proven rent growth** across the submarket with vacancy at historic lows and sustained user demand.
- **Enhanced loading capacity** — up to four dock-high positions achievable for modern logistics users.
- **Attractive cost basis** and low operating taxes contribute to desirability of the property.
- **Prime infill location** near I-105, I-110, and I-710 freeways, LAX, and the Ports of Los Angeles / Long Beach.
- **Ideal exchange or private-capital asset** offering potential for stable cash flow and long-term appreciation.





# SOUTH LOS ANGELES INDUSTRIAL SUBMARKET

## SOUTH LA INDUSTRIAL AT A GLANCE

- **Total Inventory:** 22.9 M SF
- **Vacancy Rate:** 3.8 %
- **Availability Rate:** 4.6 %
- **Average Asking Rent:** \$1.44 SF/Mo. NNN
  - **Logistics:** \$1.45 SF/Mo. NNN
  - **Flex:** \$1.92 SF/Mo. NNN
  - **Specialized:** \$1.38 SF/Mo. NNN
- **Year-Over-Year Rent Change:** -3.9 %
- **Construction Pipeline:** 0 SF UC
- **Five-Year Rent Growth:** +30 %
- **Recent Average Sales Price:** \$294 / SF
- **Recent Average Cap Rate:** 5.4 %
- **12-Month Sales Volume:** \$292 M

The South Los Angeles industrial submarket remains one of the region's most tightly held and supply-constrained infill markets. Proximity to the I-105, I-110, and I-710 freeways, the Ports of Los Angeles and Long Beach, and Downtown Los Angeles positions the area as a vital logistics hub serving both port-related and last-mile distribution users.

As of late 2025, vacancy remains near record lows at 3.8 %, underscoring the durability of tenant demand even amid moderating rents. Asking rents have softened roughly 4 % year-over-year yet remain over 30 % higher than pre-pandemic levels. No new construction is underway, reflecting the submarket's built-out nature and strict land constraints—factors that will continue to support rent stability and values over time.

## GREATER LOS ANGELES INDUSTRIAL MARKET

Across Los Angeles County, fundamentals have normalized following the post-pandemic surge. While vacancy has edged up to 6.5 % and rents have corrected roughly 20 % from their 2023 peak, effective rents remain approximately 30 % above 2019 levels. The county continues to attract diverse industrial tenants—ranging from manufacturers and food processors to 3PL operators—drawn by unmatched infrastructure and labor access. Recent leasing activity suggests stabilization heading into 2026.

## INVESTMENT CONDITIONS

From an investment perspective, South Los Angeles continues to demonstrate resilience. Recent sales have averaged approximately \$294 per SF at a 5.4 % cap rate, with deal volume more than doubling the five-year average. Buyers are prioritizing functional infill assets like 8001 Beach Street that offer heavy power, secure yard space, and divisibility in low-tax jurisdictions. These factors combine to create a compelling entry point for well-capitalized owner-users and private investors alike.

Source: Costar Q3 2025





# DEMAND DRIVERS & TENANT TRENDS IN SOUTH LOS ANGELES

## WHY LOCATE IN SOUTH LOS ANGELES?

The South Los Angeles industrial submarket continues to benefit from a number of structural and cyclical trends that support low vacancy, sustainable demand, and tenant diversity.

While furniture manufacturing is visible in the area, a number of other business types are expanding or maintaining footprints in South Los Angeles—especially those requiring heavy power, yard space, or flexible industrial layouts. Industry categories include:

### FURNITURE & MILLWORK / WOODWORKING

Many local furniture makers, cabinetry, and custom millwork shops favor South LA for its access, zoning, and industrial buffer.

### LIGHT FABRICATION & METALWORKING

Precision metalworks, sheet metal fabrication, specialty machining, and related ancillary trades.

### ASSEMBLY, ELECTRONIC & MEDICAL COMPONENTS

Companies producing electronics, medical devices, and smaller components, benefitting from yard access, loading, power, and proximity to the supply chain.

### PACKAGING, LABELING & PRINT SHOPS

As e-commerce growth pushes demand for packaging, fulfillment support and print/logistics firms are locating close to large distribution corridors.

### 3PL / LAST-MILE DISTRIBUTION & TRANSLOAD

To serve dense LA demand, 3PLs, cross-dock operations, and specialized logistics users (especially for regional fulfillment) are growing in infill submarkets like South LA.

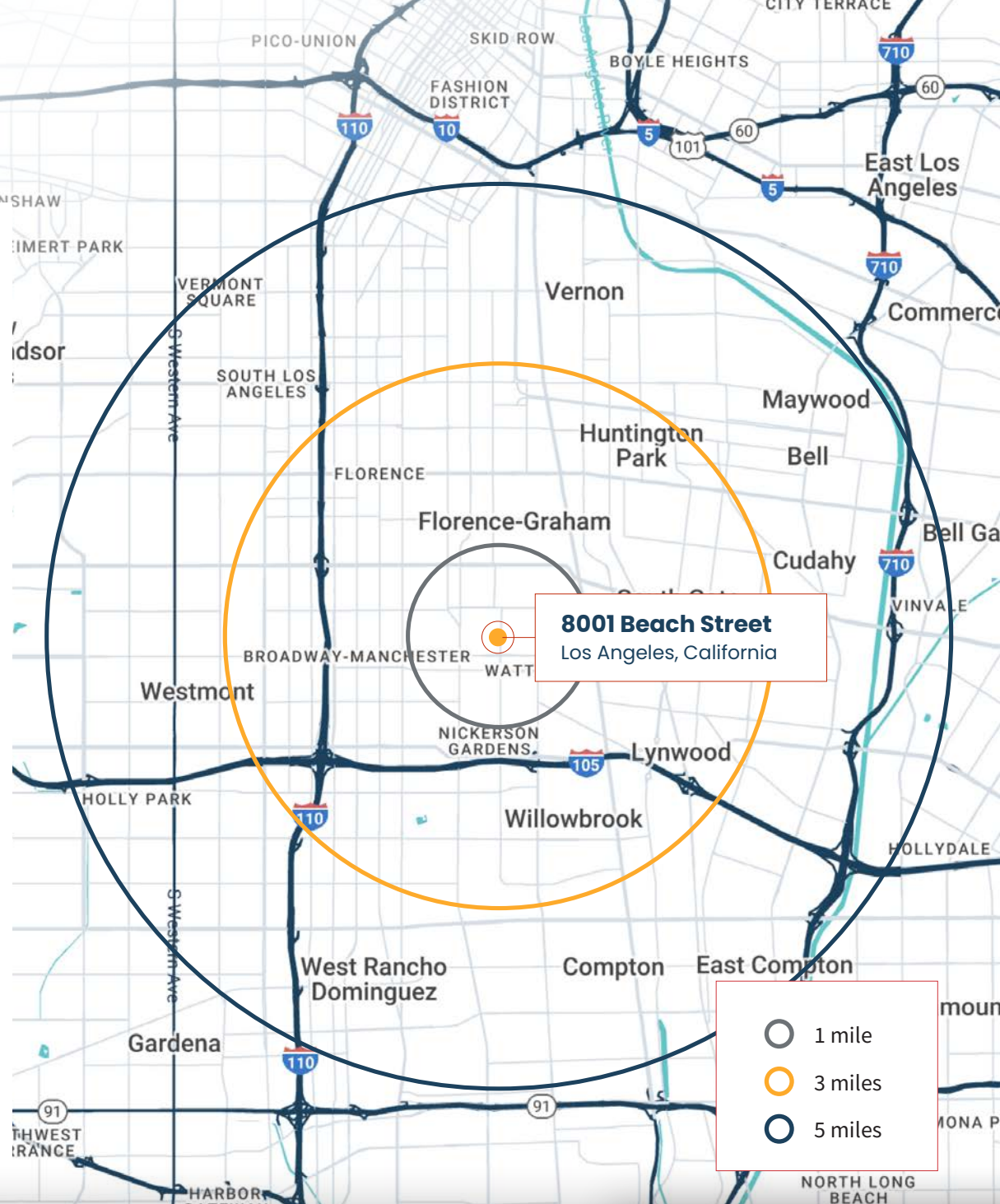
### VALUE-ADDED IMPORT / EXPORT SERVICES

Firms that handle light import/export operations use spaces close to port corridors but with non-premium rent.



# DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>Population</b>			
Population (2024 Est.)	28,600	259,400	735,900
2029 Population Projection	28,700 (+0.3 %)	263,300 (+1.5 %)	746,800 (+1.5 %)
Median Age	33.4	34.2	35.1
<b>Households</b>			
Households (2024 Est.)	8,150	70,900	205,500
2029 Household Projection	8,220 (+0.8 %)	71,800 (+1.3 %)	208,000 (+1.2 %)
Avg Household Income ('24)	\$63,800	\$67,900	\$71,200
Median Home Value	\$588,000	\$612,000	\$645,000
<b>Daytime Demographics</b>			
Total Businesses	890	6,420	18,350
Total Employees	9,780	78,600	217,400
<b>Labor Force</b>			
Labor Population	22,900	208,000	594,000
Employed	19,700	182,400	517,000





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