

13110

S AVALON BLVD  
LOS ANGELES, CA 90061

REFURBISHED AND READY FOR  
IMMEDIATE OCCUPANCY

**PRICE REDUCED!**

**LEASE RATE: ~~\$1.00~~ \$0.90 PSF/MO GRS**



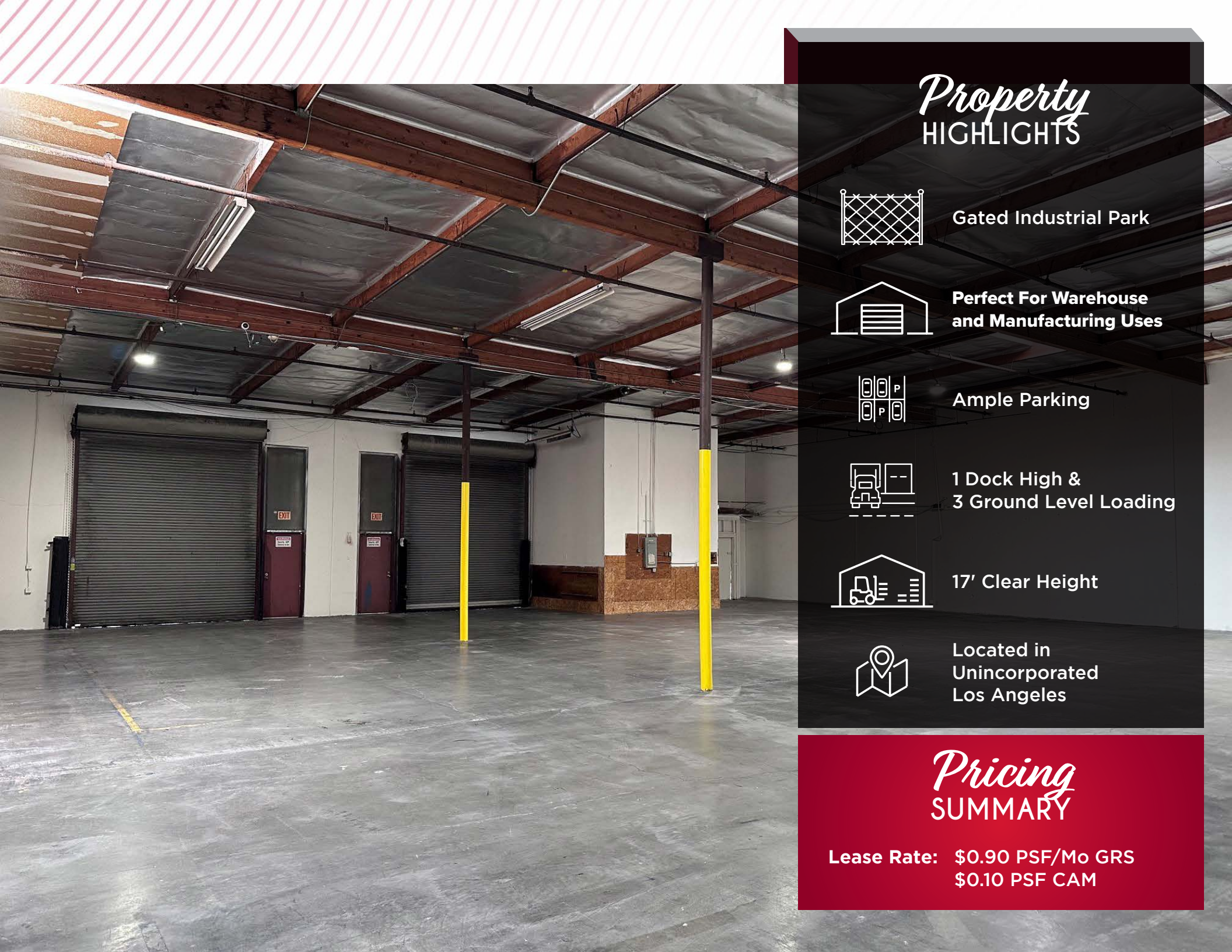
*For Lease*

±21,418 SQ. FT. INDUSTRIAL BUILDING

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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





## Property HIGHLIGHTS



Gated Industrial Park



Perfect For Warehouse  
and Manufacturing Uses



Ample Parking



1 Dock High &  
3 Ground Level Loading



17' Clear Height

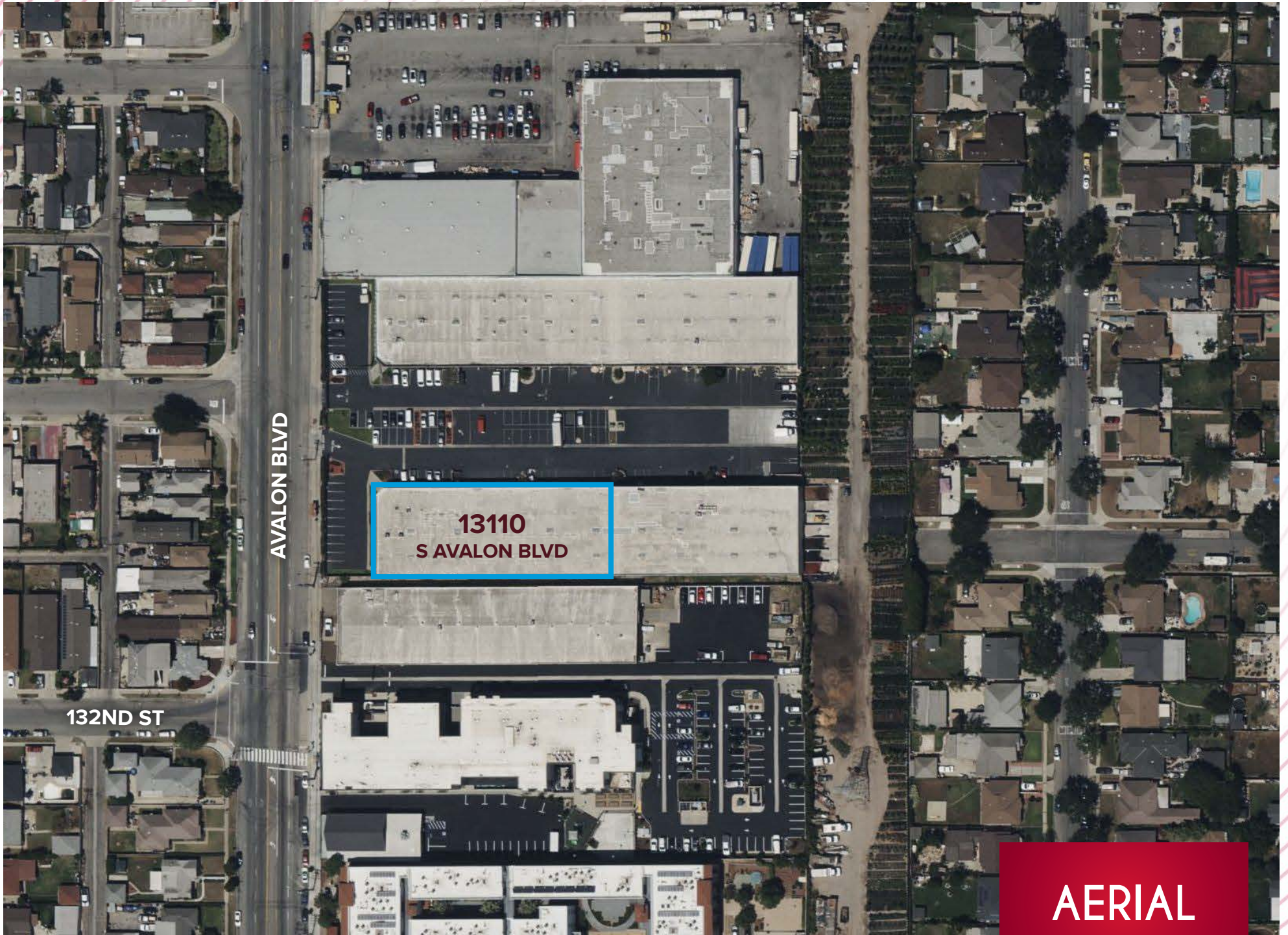


Located in  
Unincorporated  
Los Angeles

## Pricing SUMMARY

Lease Rate: \$0.90 PSF/Mo GRS  
\$0.10 PSF CAM





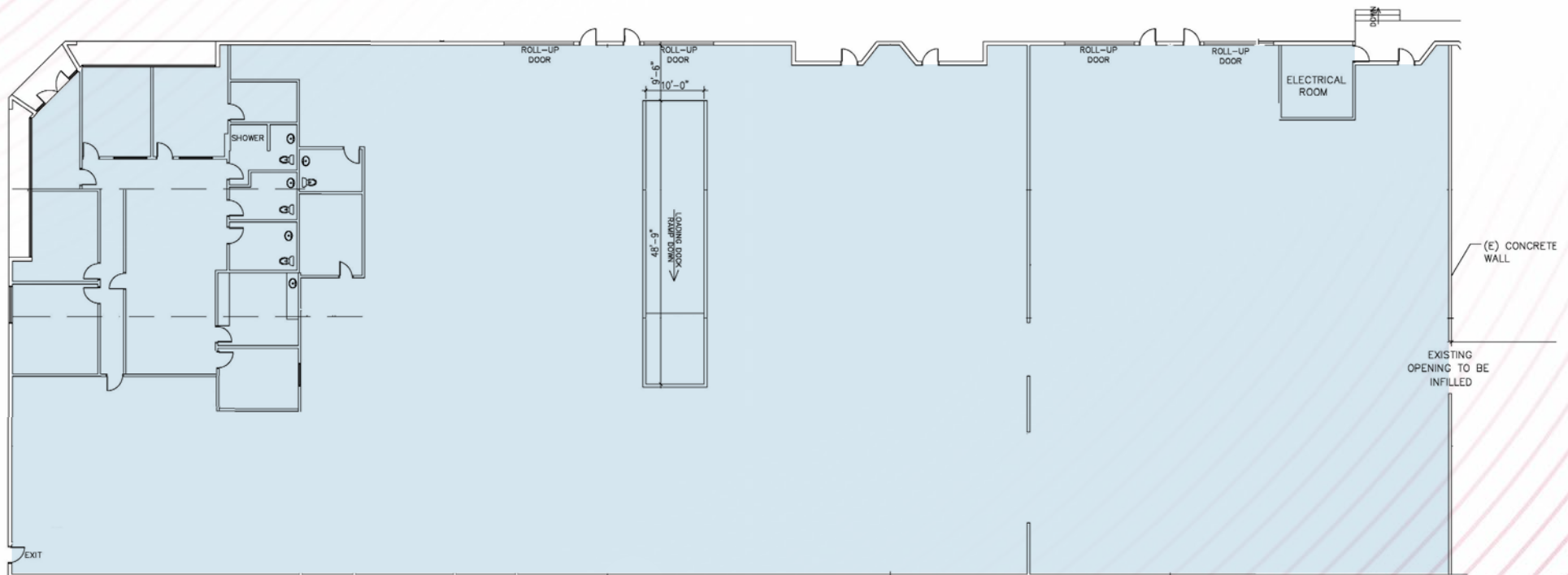
AVALON BLVD

132ND ST

13110  
S AVALON BLVD

AERIAL





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

13110 S AVALON  
FLOOR PLAN



13110

AVALON  
BLVD

AVAILABLE SF

±21,418 SF

LAND SIZE

±154,507 SF

PARCEL NO

6134-001-007

USE

Manufacturing

ZONING

C2

OFFICE SF

±2,410 SF









# LOCATION

## PROPERTY LOCATION



### Central Los Angeles

Base: 247,861,019 SF  
Vacancy Rate: 6.5%  
Availability Rate: 7.8%  
Direct Asking Rate: \$1.31 PSF  
Overall Asking Rate: \$1.30 PSF  
Median Price/Bldg SF: \$306.00

### San Gabriel Valley

Base: 177,926,177 SF  
Vacancy Rate: 5.2%  
Availability Rate: 6.8%  
Direct Asking Rate: \$1.29 PSF  
Overall Asking Rate: \$1.25 PSF  
Median Price/Bldg SF: \$303.00

### Rancho Cucamonga

**\$608**

### San Bernardino

**\$734**

### Fontana

**\$632**

### Rialto

**\$657**

### Bloomington

**\$645**

### Ontario

**\$579**

### Inland Empire West

Base: 374,865,381 SF  
Vacancy Rate: 7.6%  
Availability Rate: 11.2%  
Direct Asking Rate: \$1.04 PSF  
Overall Asking Rate: \$1.03 PSF  
Median Price/Bldg SF: \$286.00

### Riverside

**\$654**

### Moreno Valley

**\$702**

### Inland Empire East

Base: 319,784,497 SF  
Vacancy Rate: 10.1%  
Availability Rate: 13.0%  
Direct Asking Rate: \$0.96 PSF  
Overall Asking Rate: \$0.95 PSF  
Median Price/Bldg SF: \$246.00

### Orange County

Base: 234,689,847 SF  
Vacancy Rate: 6.6%  
Availability Rate: 8.9%  
Direct Asking Rate: \$1.49 PSF  
Overall Asking Rate: \$1.48 PSF  
Median Price/Bldg SF: \$344.00

### Irvine

**\$511**

### Santa Fe Springs

**\$447**

### La Mirada

**\$445**

### Mid Counties

Base: 115,530,784 SF  
Vacancy Rate: 7.9%  
Availability Rate: 10.0%  
Direct Asking Rate: \$1.37 PSF  
Overall Asking Rate: \$1.35 PSF  
Median Price/Bldg SF: \$311.00

### City of Industry

**\$493**

### Chino

**\$560**

### Commerce

**\$447**

### Vernon

**\$461**

### Gardena

**\$407**

### Carson

**\$388**

### South Bay

Base: 196,830,879 SF  
Vacancy Rate: 6.7%  
Availability Rate: 9.0%  
Direct Asking Rate: \$1.54 PSF  
Overall Asking Rate: \$1.53 PSF  
Median Price/Bldg SF: \$331.00

**Q4 2025 LA BASIN MARKET**  
SUMMARY & DRAYAGE MAP

PREPARED BY:

LAC-I Research

Lejo Mammen - Director of Research

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Sources: LAC-I Research, CoStar, Drayage Directory

Drayage Rates reflect base and fuel costs only

Based on a survey and sale comps of industrial properties 5,000 SF+



# 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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