

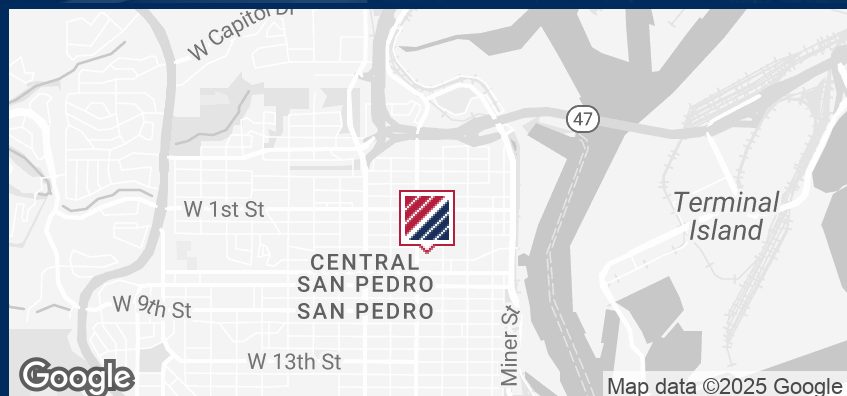


# INDUSTRIAL PROPERTY FOR LEASE

460 WEST 5TH STREET  
LOS ANGELES | CA, 90731

## PROPERTY FEATURES:

- 1,000 SF -9,000 SF Available
- Dedicated Office, Bathroom Space Available
- Two Roll up Doors
- 18-foot clear height
- Access from 4th. Street (Space is back of the building)
- \$1.85 PSF Gross



FOR MORE INFORMATION PLEASE CONTACT:

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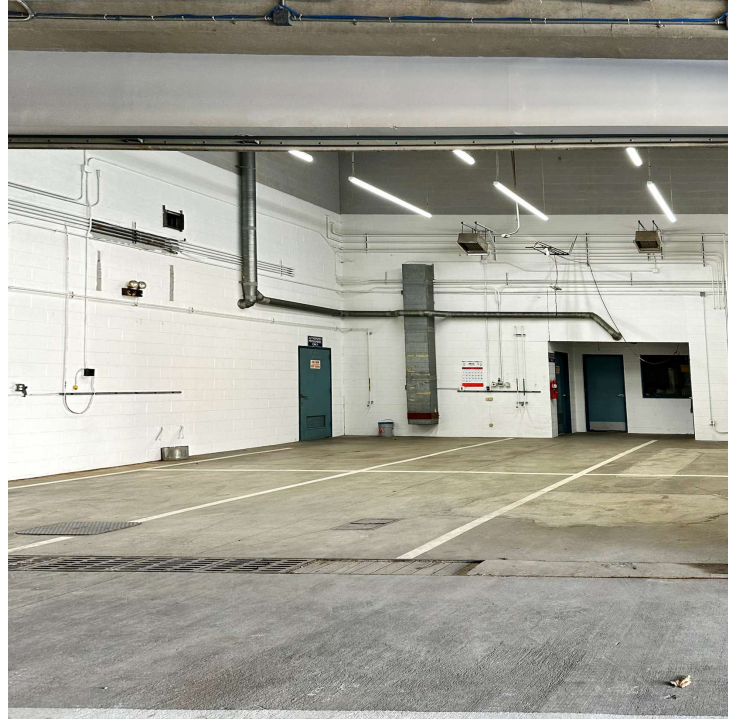


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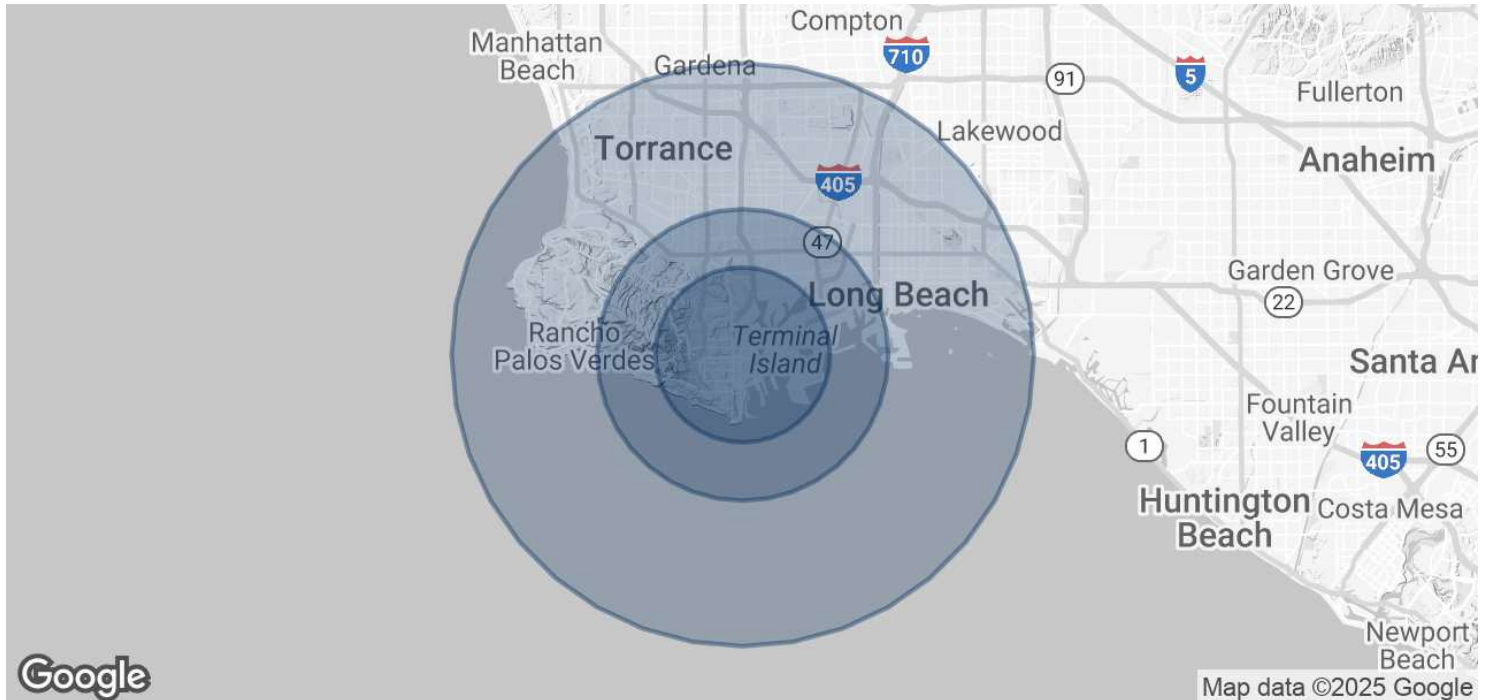
INDUSTRIAL PARKING GARAGE



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LOS ANGELES | CA**FOR LEASE**  
INDUSTRIAL PARKING GARAGE

## DEMOGRAPHICS

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	37,916	71,061	328,954
# of persons per HH	2.7	2.9	2.7
Average HH income	\$108,971	\$104,692	\$109,793
Average house value	\$775,525	\$731,672	\$768,135

\* Demographic data derived from 2020 ACS - US Census

## TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	LAST MEASURED	DISTANCE
W. 4th St.	S. Pacific Ave W.	785	2022	0.03 mi
W. 5th St.	S. Pacific Ave W.	4,707	2022	0.04 mi
S. Pacific Ave.	W. 4th St. N.	18,442	2022	0.05 mi

\*Traffic Count data derived from CoStar\*

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