

# OFFERING MEMORANDUM



4801-4815  
Staunton Ave  
Los Angeles, CA 90058

INDUSTRIAL FOR SALE

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# 4801-4815 STAUNTON AVE

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# 4801-4815 STAUNTON AVE

## 01 Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	4801-4815 STAUNTON AVE Los Angeles CA 90058
BUILDING SF	59,617 SF
LAND ACRES	1.95 AC
LAND SF	84,768 SF
YEAR BUILT	1982
APN	5106-009-047

## FINANCIAL SUMMARY

PRICE	Upon Request
PRICE PSF	Upon Request

## HIGHLIGHTS

- Great for warehousing, apparel, manufacturing, and logistics
- 4801 Staunton Ave: 40,502 SF
- 4815 Staunton Ave: 19,115 SF
- Large fenced and secured yard connecting both buildings allowing for maximum versatility, and flexibility with loading, demising, access
- Secondary small lot located on the corner of Long Beach Ave. and 74Th Street for a 3rd point of ingress.
- 12,533 SF of Mezzanine offices
- Street-to-street access
- Immediate access to I-10, I-5, I-710, and I-110 freeways allows efficient regional and national distribution

## THE OFFERING

The 59,617 SF industrial property at 4801 & 4815 Staunton Ave in Los Angeles offers an exceptional investment or owner-user opportunity in one of Central Los Angeles' most competitive industrial markets. The asset features street-to-street access, a secured yard connecting both buildings, and flexible functionality for logistics, warehousing, manufacturing, and apparel operations.

Situated on 1.95 acres ( $\pm$ 84,768 SF), the property includes two freestanding buildings—40,502 SF and 19,115 SF—constructed with durable tilt-up concrete and featuring 20'-24' clear heights. The secured yard and dual access support efficient truck flow, enhanced circulation, and strong operational performance.

With its strategic location near major transportation routes and limited supply in the surrounding market, this property represents a rare opportunity for investors or industrial users seeking a highly functional, well-located asset in Los Angeles.

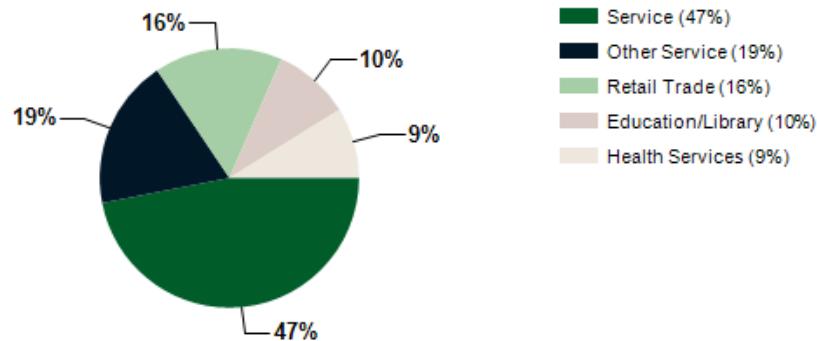
# 4801-4815 STAUNTON AVE

02

## Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Drive Times
- Drive Times (Heat Map)

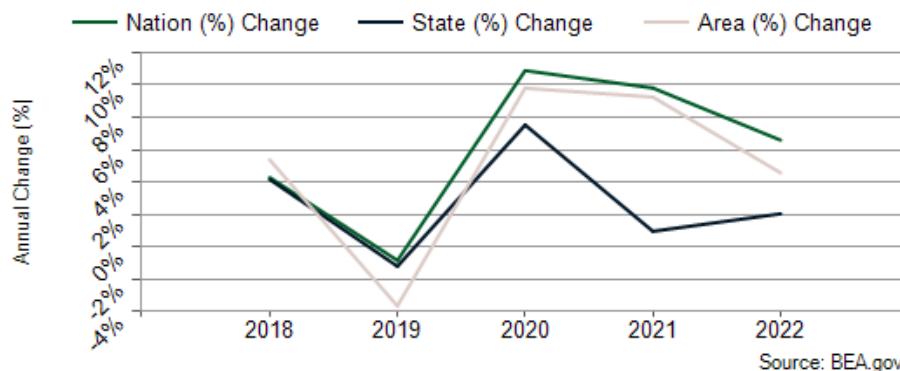
## Major Industries by Employee Count



## Largest Employers

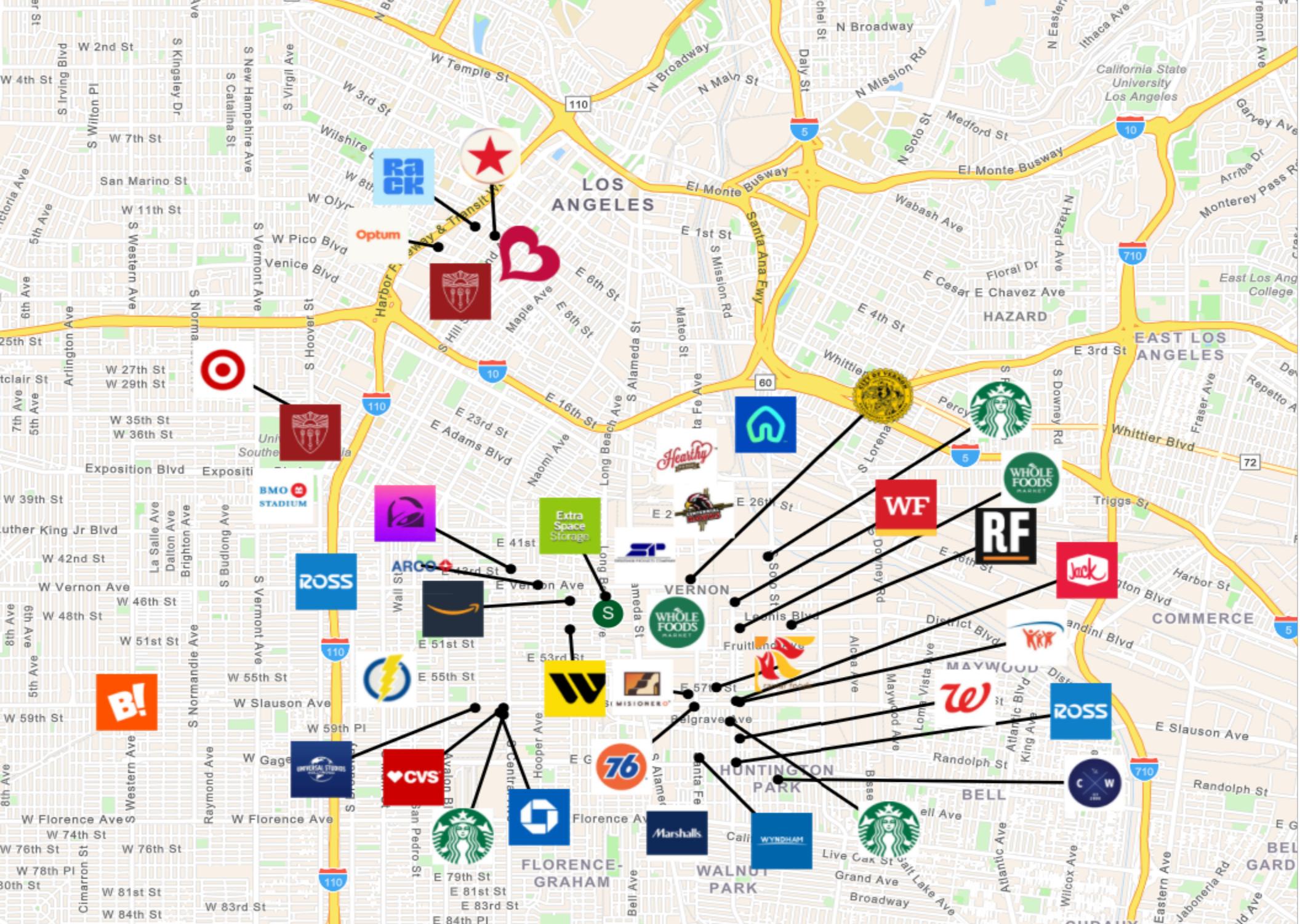
County of Los Angeles	107,500
Los Angeles Unified School District	90,800
City of Los Angeles (including DWP)	49,500
University of California, Los Angeles	46,200
Federal Government (non-Defense Dept.)	45,000
Kaiser Permanente	36,900
State of California (non-education)	30,400
University of Southern California	18,900

## Los Angeles County GDP Trend

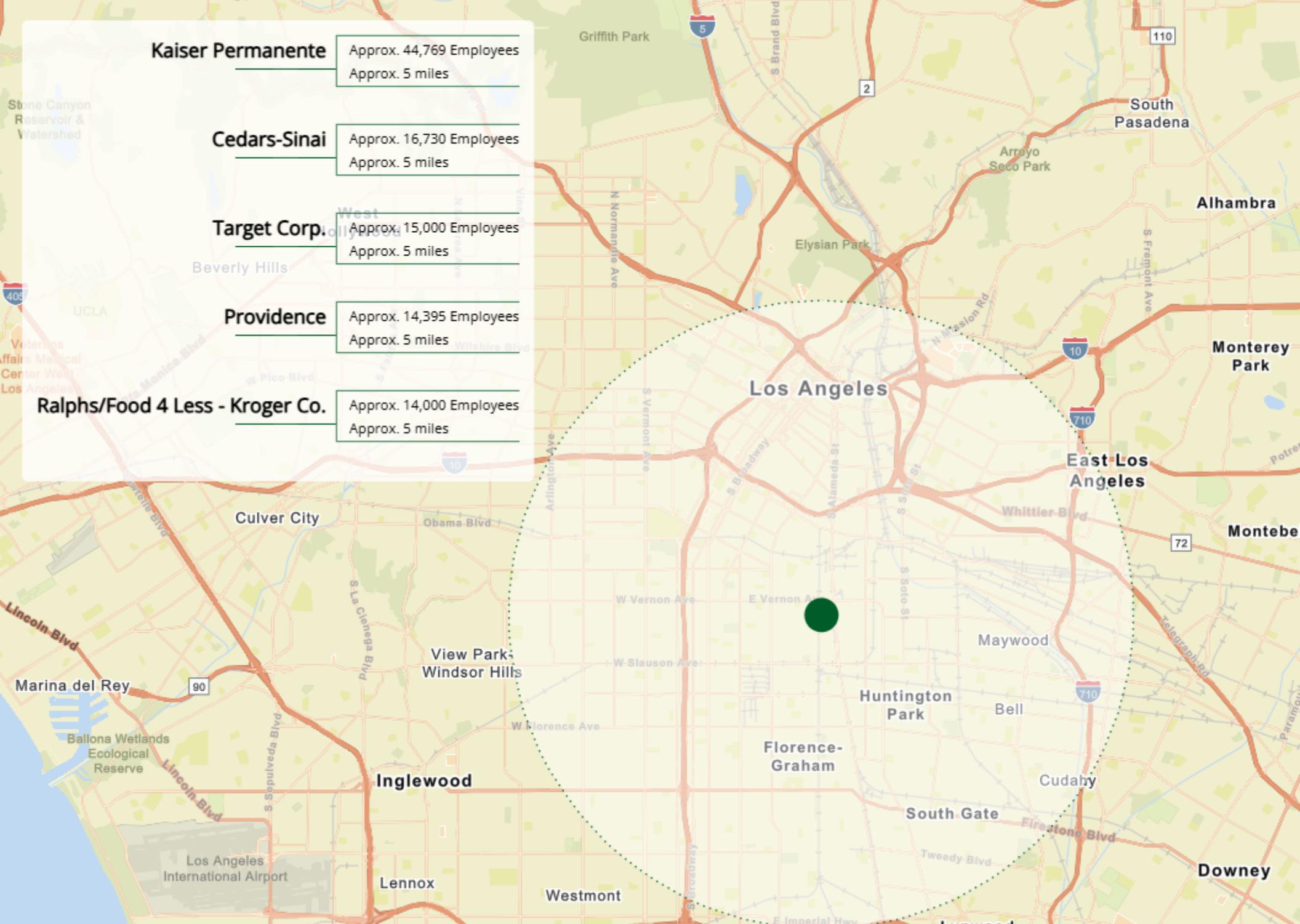


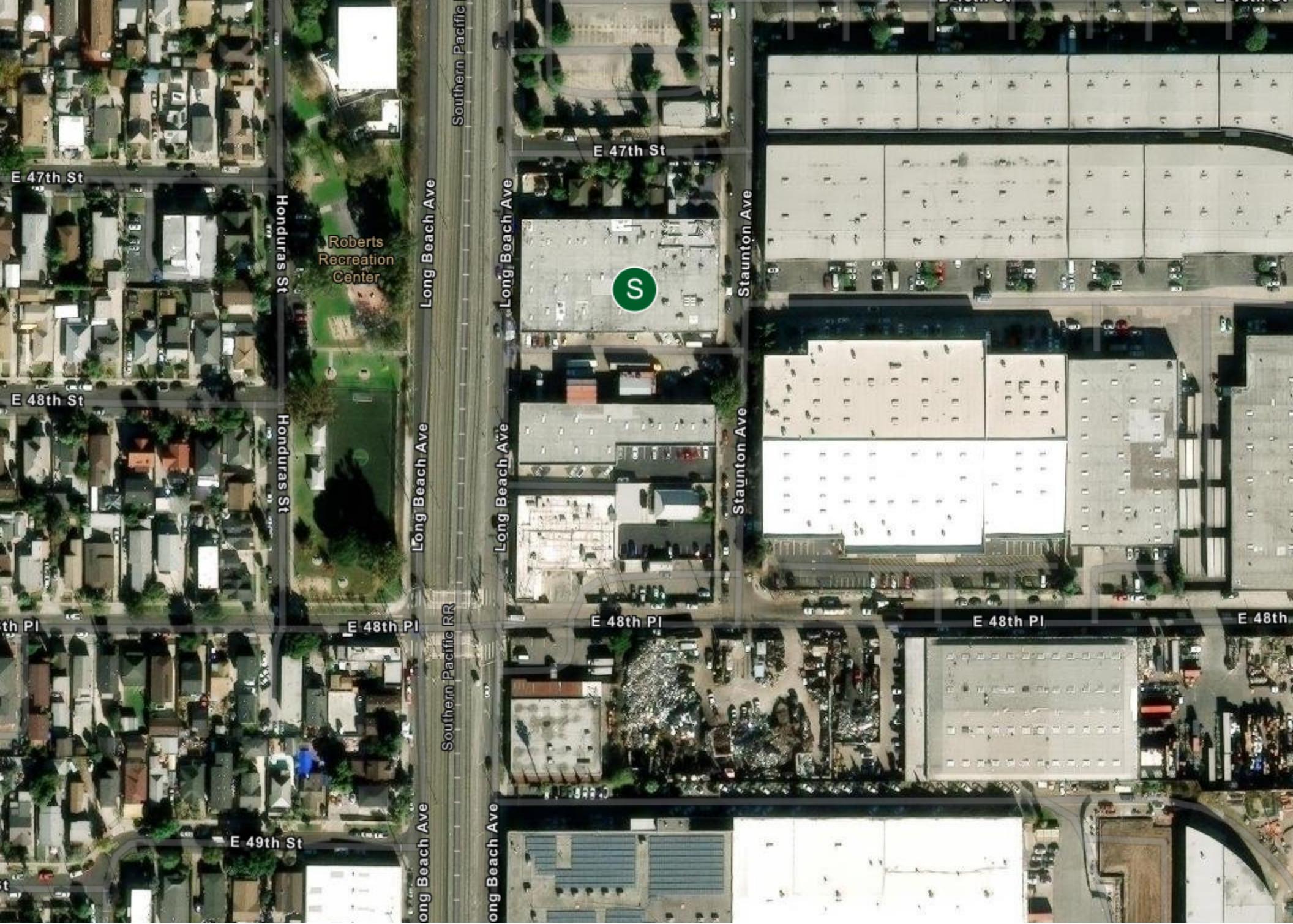
## DEMOGRAPHICS

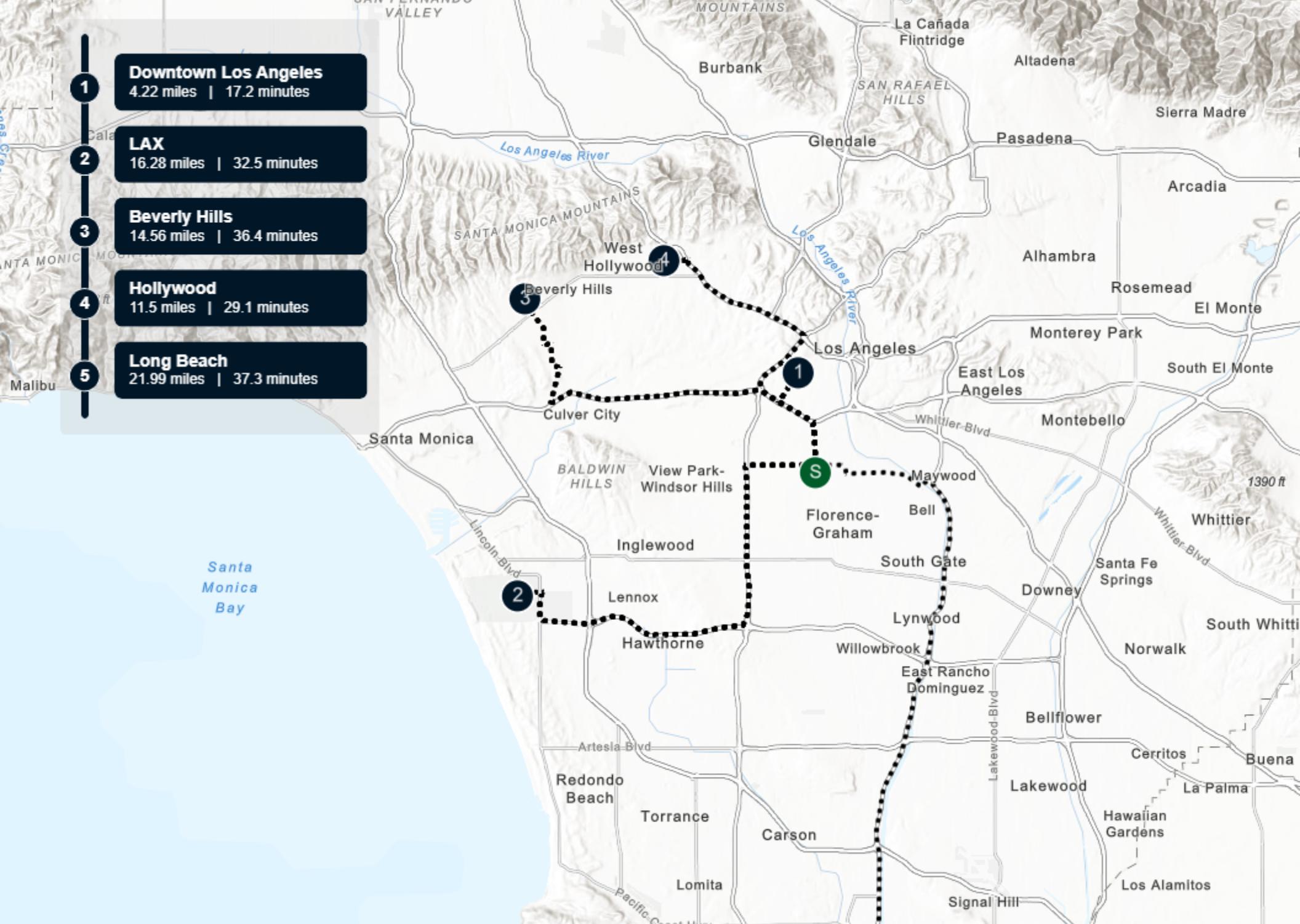
	1 MILE	3 MILE	5 MILE
2025 Population	37,050	378,320	1,234,631
2025 Median HH Income	\$59,082	\$58,316	\$60,773
2025 Average HH Income	\$76,822	\$78,558	\$81,993

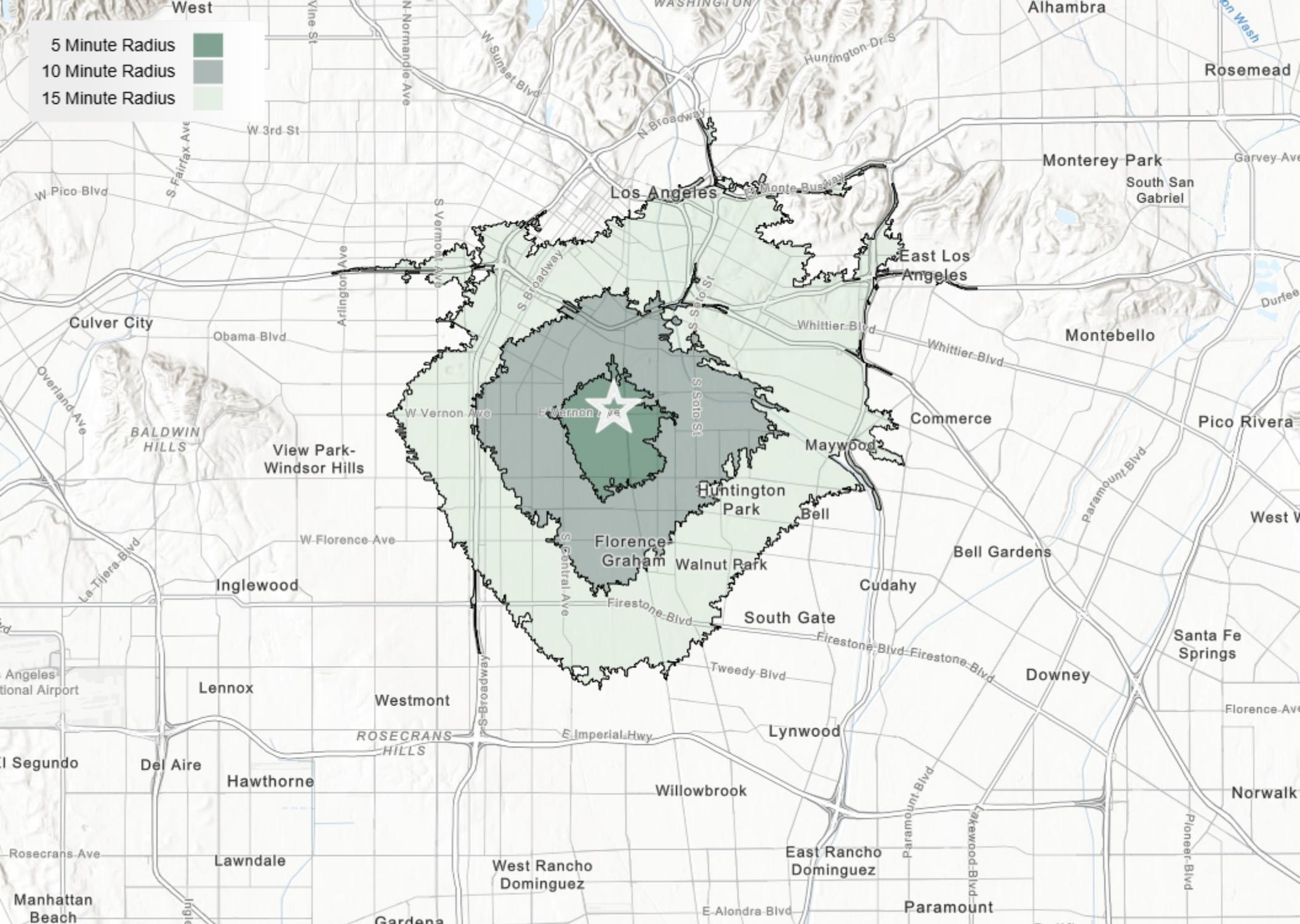












# 4801-4815 STAUNTON AVE

## 03 Property Description

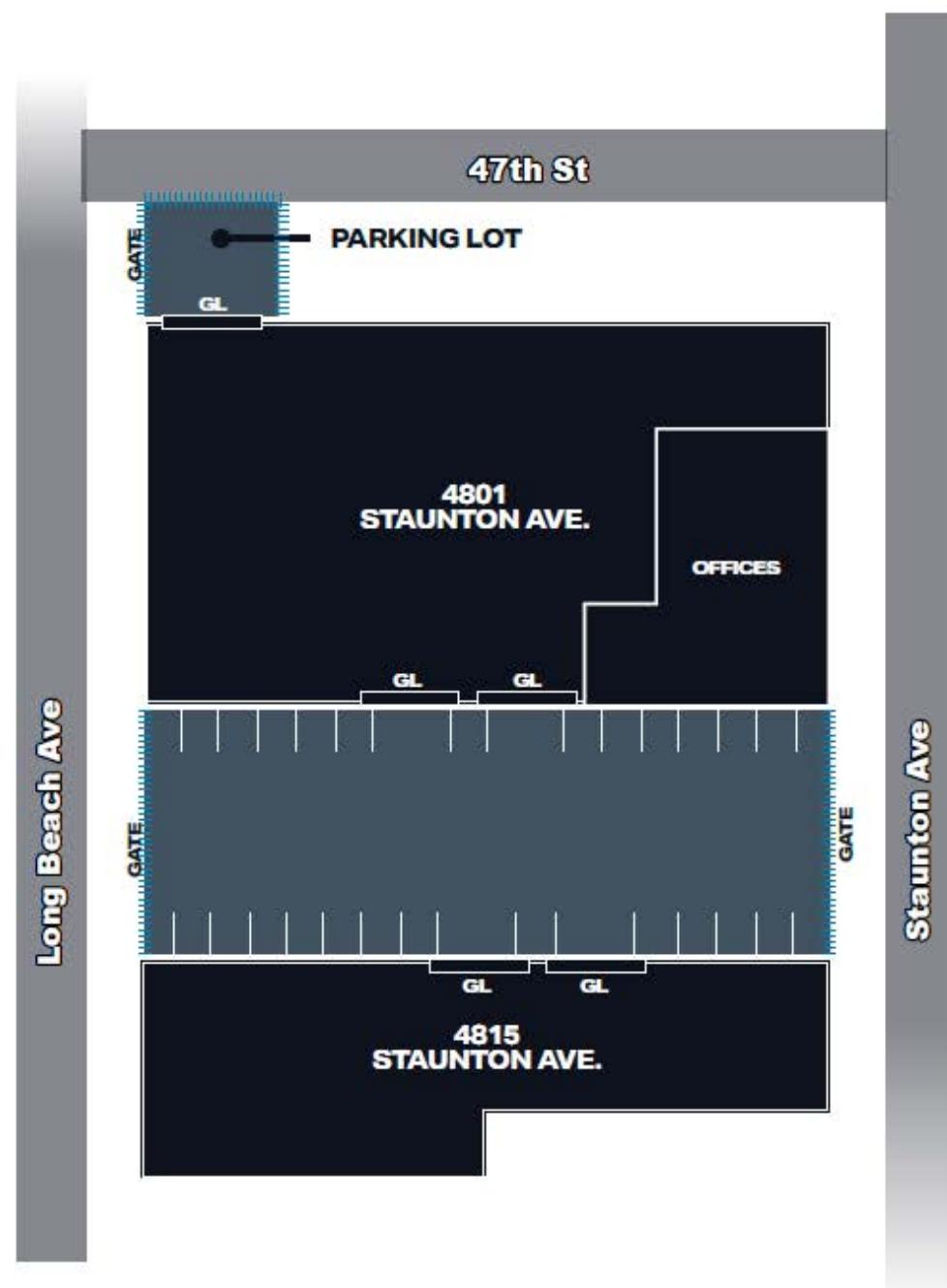
- Property Features
- Floor Plan
- Parcel Map
- Property Images

## PROPERTY FEATURES

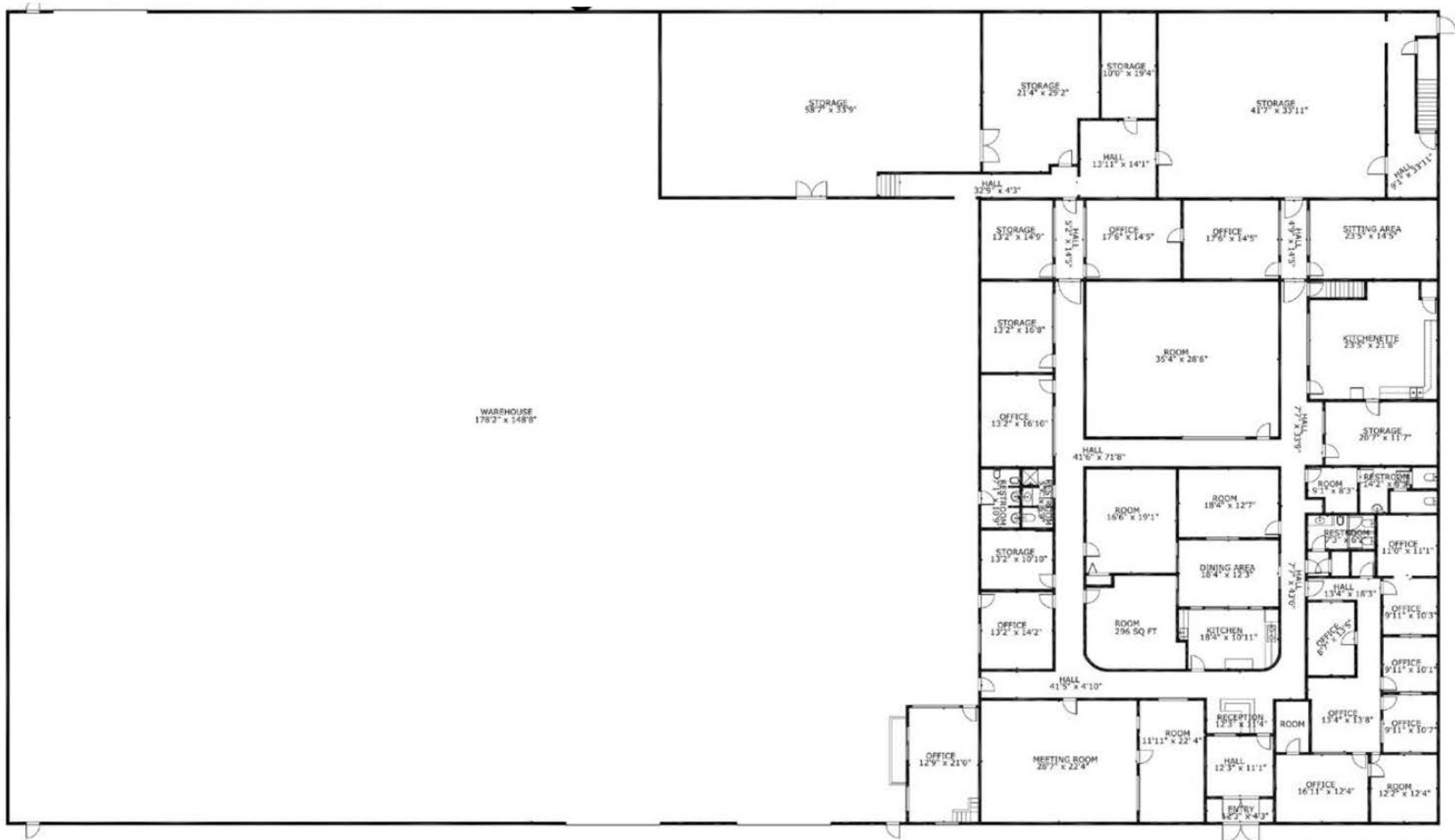
NUMBER OF BUILDINGS	2
BUILDING SF	59,617 SF
LAND SF	84,768 SF
LAND ACRES	1.95 AC
YEAR BUILT	1982
ZONING TYPE	M2
NUMBER OF PARKING	50
CEILING HEIGHT	20'-24'
DOCK HIGH DOORS	0
GRADE LEVEL DOORS	4
FENCED YARD	Yes
OFFICE SF	10,800 SF
POWER	400 Amps, 480 Volt , 3 P
SPRINKLERS	Yes, .21/1500



Tenants Name	SF	Actual Rent
Guilbert Tex, Inc.	3,500	\$5,854
Selectronics	10000	\$10,000
82 Society LLC	1900	\$2,100
AVNS Electric	540	\$1,200
Parmak Logistics	30000	\$45,000
TRUCK PARKING		\$6,000
<b>TOTAL</b>	<b>45,940</b>	<b>\$70,154</b>

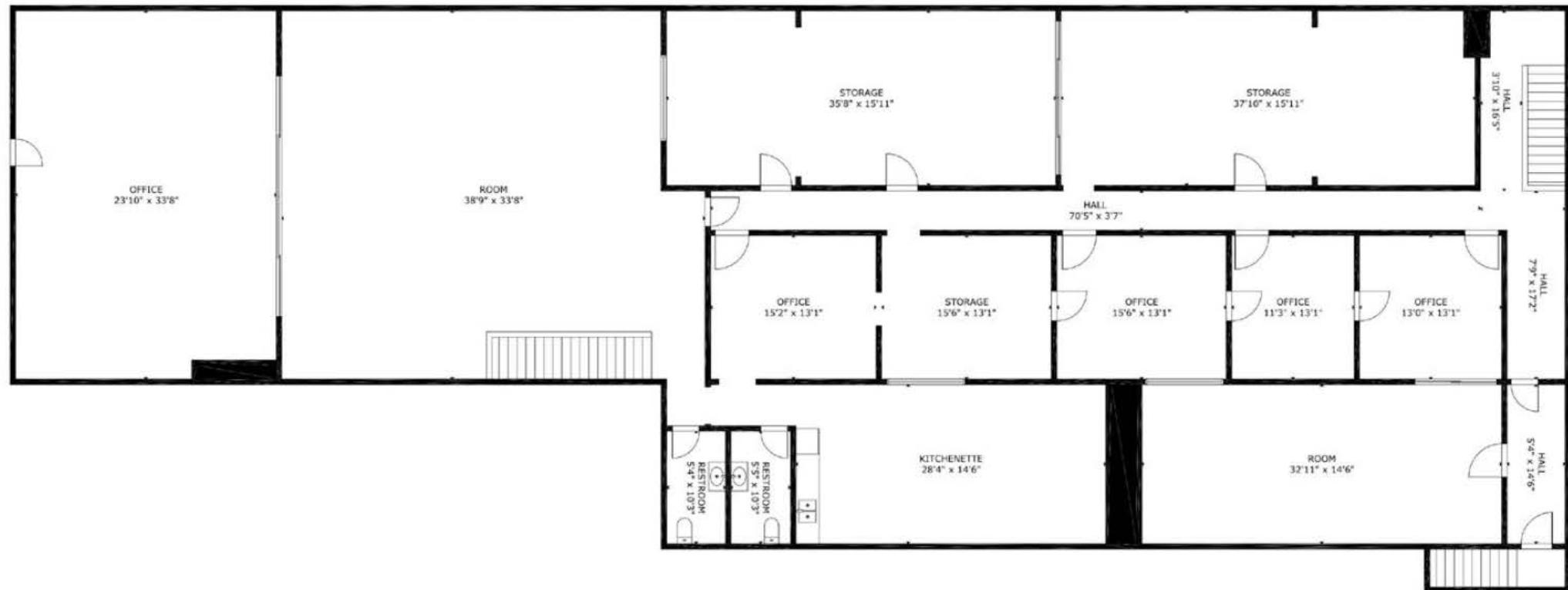


# BUILDING 1



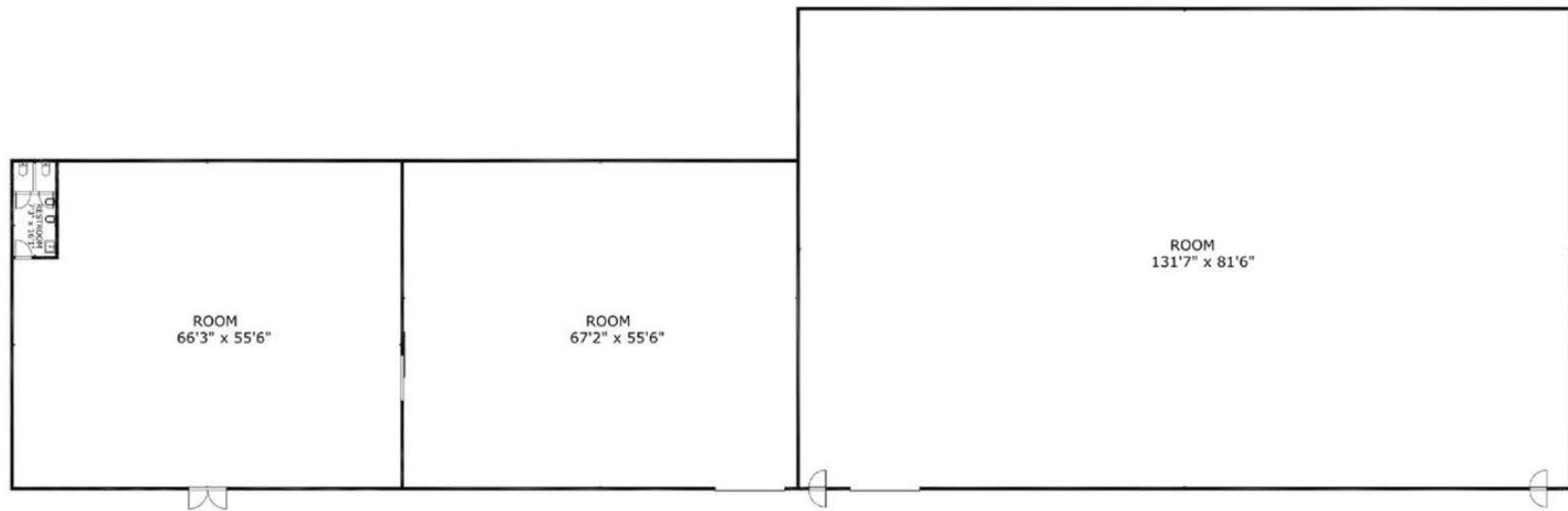
## FLOOR 1

# BUILDING 1

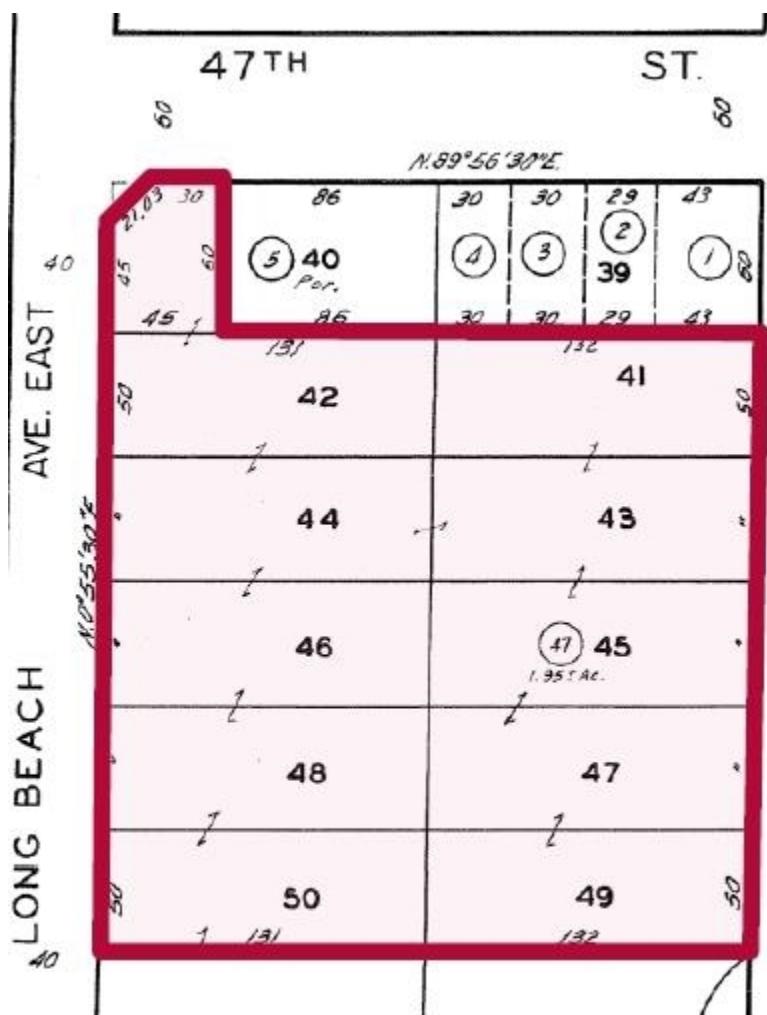


## FLOOR 2

# BUILDING 2



## FLOOR 1



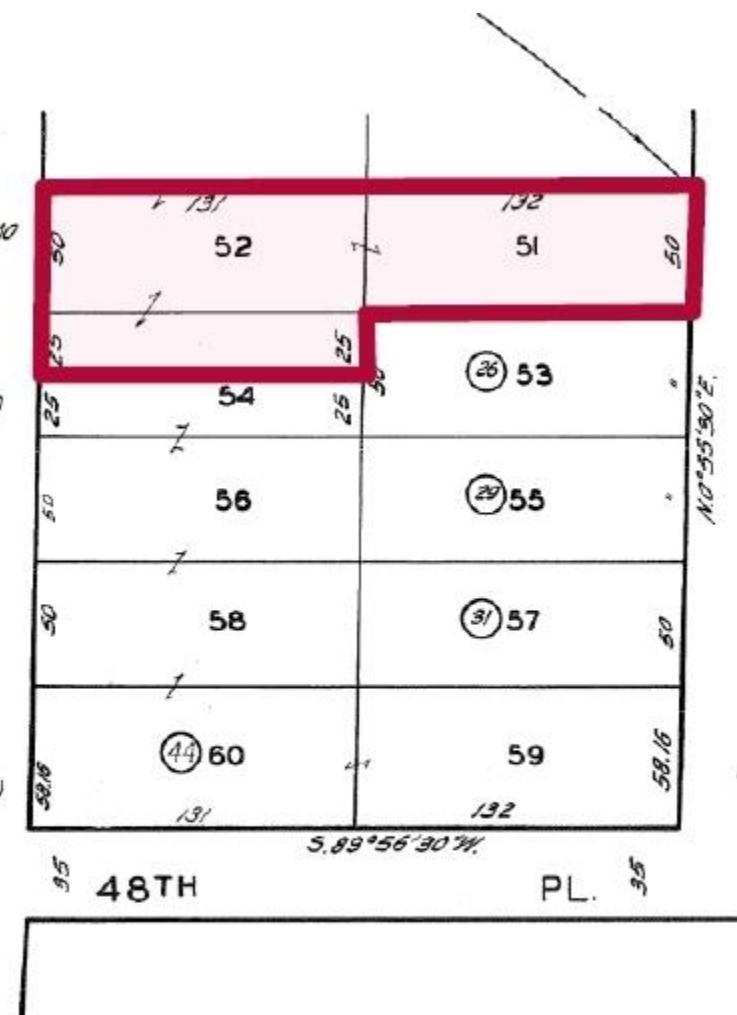
STAUNTON AVE. 8

LONG BEACH AVE. EAST 8

IDENTICAL

8

Varies







# 4801-4815 STAUNTON AVE

04

## Demographics

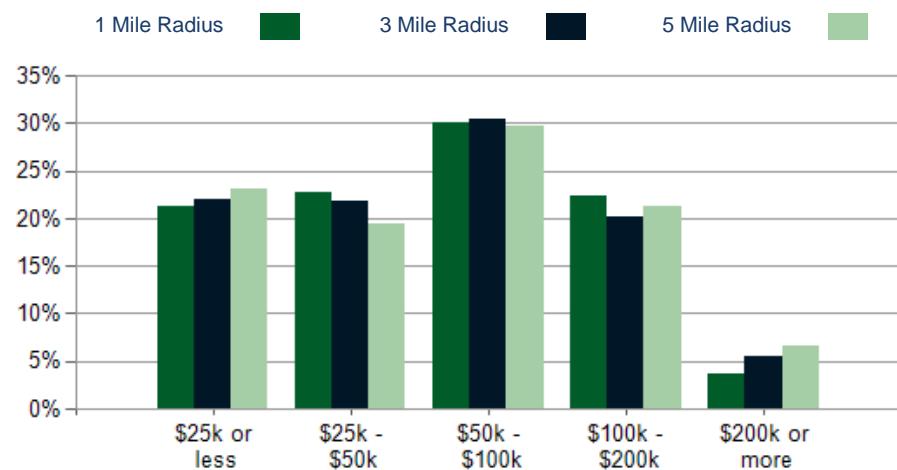
General Demographics  
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	36,477	372,259	1,209,847
2010 Population	38,756	385,644	1,250,066
2025 Population	37,050	378,320	1,234,631
2030 Population	36,121	375,482	1,227,188
2025 African American	3,194	33,420	145,014
2025 American Indian	1,108	11,263	34,266
2025 Asian	381	8,737	72,281
2025 Hispanic	32,912	318,632	939,407
2025 Other Race	23,125	218,673	635,781
2025 White	3,912	47,856	161,579
2025 Multiracial	5,298	57,992	184,341
2025-2030: Population: Growth Rate	-2.55%	-0.75%	-0.60%

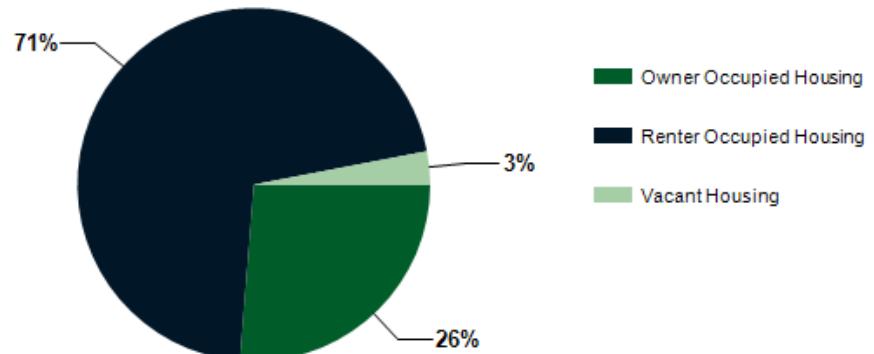
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,177	13,559	56,634
\$15,000-\$24,999	741	8,867	31,235
\$25,000-\$34,999	970	9,827	32,881
\$35,000-\$49,999	1,076	12,543	41,266
\$50,000-\$74,999	1,403	17,997	64,238
\$75,000-\$99,999	1,299	13,197	48,880
\$100,000-\$149,999	1,243	13,768	53,687
\$150,000-\$199,999	764	6,882	27,165
\$200,000 or greater	325	5,671	24,907
Median HH Income	\$59,082	\$58,316	\$60,773
Average HH Income	\$76,822	\$78,558	\$81,993



#### 2025 Household Income



#### 2025 Own vs. Rent - 1 Mile Radius

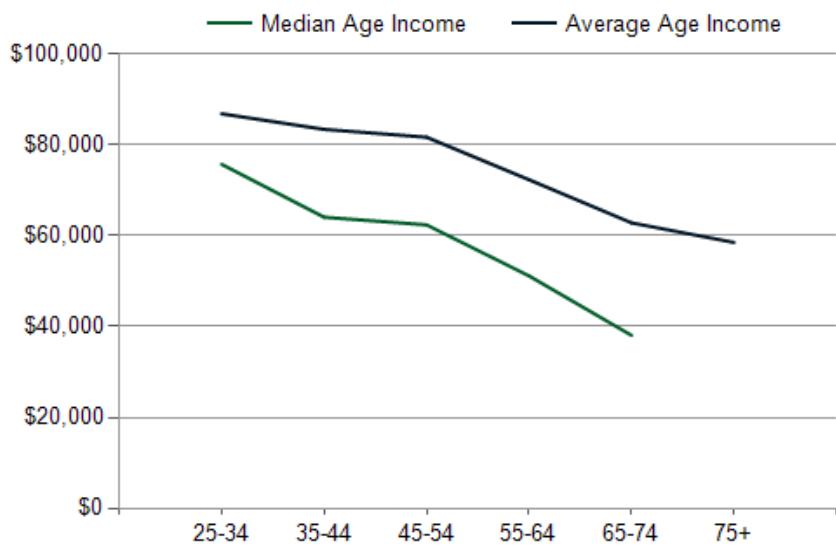
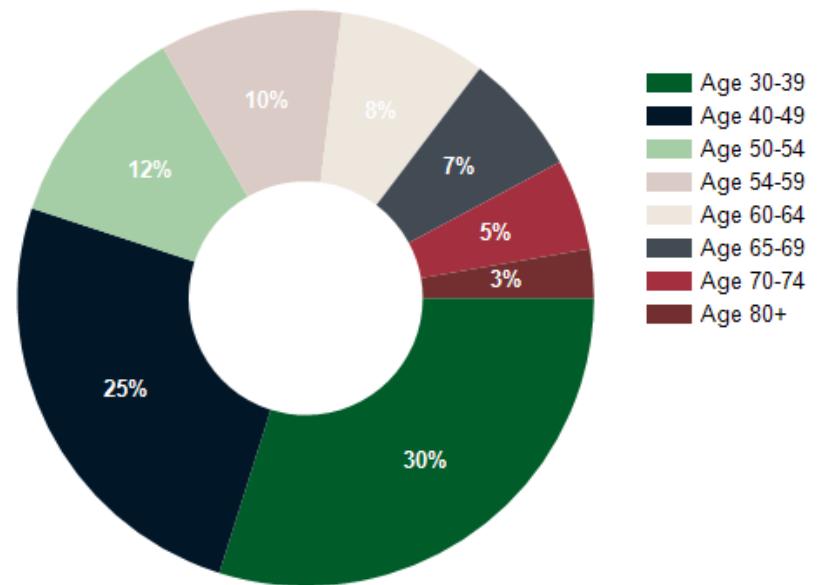


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,038	32,339	111,808
2025 Population Age 35-39	2,479	26,652	92,148
2025 Population Age 40-44	2,344	24,632	82,279
2025 Population Age 45-49	2,314	23,562	75,831
2025 Population Age 50-54	2,164	23,281	72,898
2025 Population Age 55-59	1,891	20,716	67,207
2025 Population Age 60-64	1,538	17,522	58,798
2025 Population Age 65-69	1,264	13,874	49,360
2025 Population Age 70-74	941	10,073	37,614
2025 Population Age 75-79	508	6,304	24,795
2025 Population Age 80-84	316	3,619	15,448
2025 Population Age 85+	199	3,023	13,906
2025 Population Age 18+	27,017	287,877	962,389
2025 Median Age	31	33	34
2030 Median Age	32	34	35

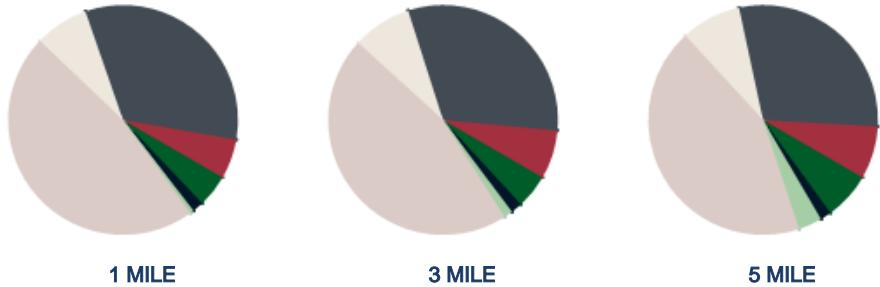
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,747	\$71,833	\$72,749
Average Household Income 25-34	\$86,869	\$87,254	\$89,604
Median Household Income 35-44	\$64,093	\$63,789	\$68,064
Average Household Income 35-44	\$83,432	\$90,328	\$95,850
Median Household Income 45-54	\$62,398	\$62,740	\$67,112
Average Household Income 45-54	\$81,706	\$84,340	\$90,087
Median Household Income 55-64	\$51,163	\$52,073	\$55,512
Average Household Income 55-64	\$72,344	\$73,488	\$78,802
Median Household Income 65-74	\$38,063	\$40,169	\$41,962
Average Household Income 65-74	\$62,843	\$64,845	\$67,853
Average Household Income 75+	\$58,519	\$56,063	\$54,958

Population By Age



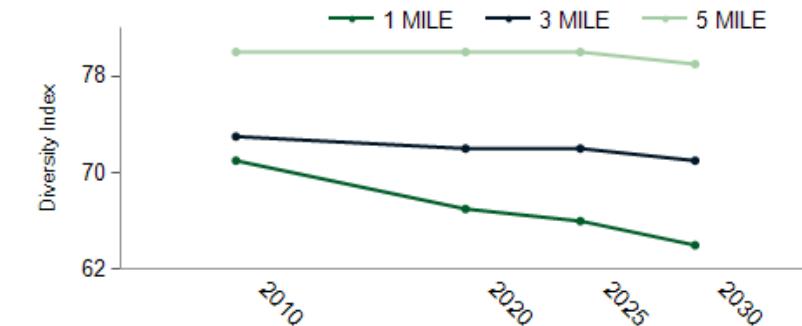
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	64	71	79
Diversity Index (current year)	66	72	80
Diversity Index (2020)	67	72	80
Diversity Index (2010)	71	73	80

#### POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	5%	7%
American Indian	2%	2%	2%
Asian	1%	1%	3%
Hispanic	47%	46%	43%
Multiracial	8%	8%	8%
Other Race	33%	31%	29%
White	6%	7%	7%

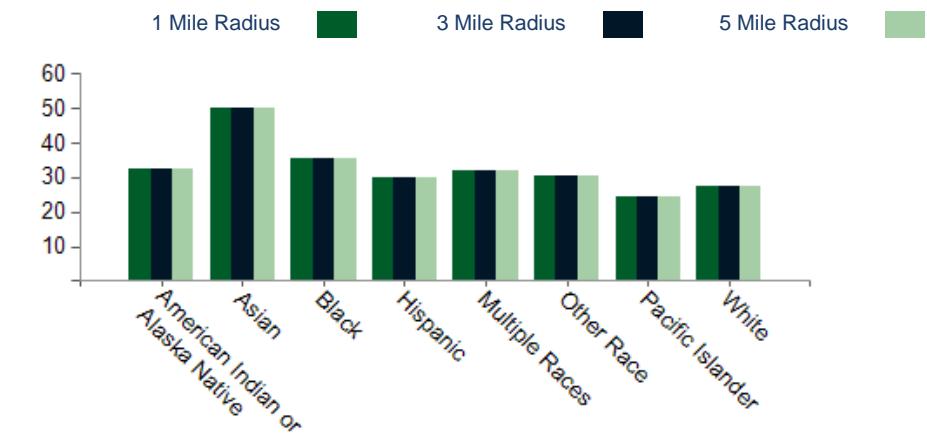
#### POPULATION DIVERSITY



#### 2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	34	35
Median Asian Age	50	31	39
Median Black Age	35	38	39
Median Hispanic Age	30	32	33
Median Multiple Races Age	32	35	35
Median Other Race Age	30	32	32
Median Pacific Islander Age	24	32	33
Median White Age	27	31	32

#### 2025 MEDIAN AGE BY RACE



# 4801-4815 STAUNTON AVE

## 05 Company Profile

Advisor Profile



Frank Lahijani  
CEO

Frank Lahijani is a founder, CEO and President of Global Commercial Real Estate., a privately held full service Industrial and Commercial Real Estate firm operating in the Greater Los Angeles market since 2003.

Frank's focus is industrial and commercial property types including all facets of sales and leasing. His highly successful and respected career in Industrial/ Commercial real estate stems from over two decades of faithful service to his clients, industry and community. He has completed over 1,000 transactions in excess of 20,000,000 square feet of buildings valued in excess of 1 billion dollars. Thus, he has worked with a wide variety of Investors, Industrial and Commercial users. These include, but are not limited to, sewing, knitting, dying, furniture manufacturing, metal working, plating, food processing, recycling, warehousing and distribution, manufacturing, retail and office. The transactions themselves include sales, leases, subleases, and exchanges. Further, clients range from business owners, absentee property owners, retirees, developers, and asset managers.

Frank is affiliated with the most respected associations within the Commercial Real Estate Industry - American Industrial Real Estate Association (AIR), Costar Group, LoopNet, California Association of Realtors (CAR), National Association of Realtors (NAR).

# 4801-4815 STAUNTON AVE

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*Exclusively Marketed by:*

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