

2025-2027 Long Beach Ave Los Angeles, CA 90058

FOR SUBLEASE

LONG BEACH AVE

E 20TH ST



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FANTASTIC DTLA  
LOCATION

# THE SPACE

Location **2025-2027 Long Beach Ave  
Los Angeles, CA 90058**

APN **5118-025-002**

## HIGHLIGHTS

- Fantastic Downtown Los Angeles Location
- Class A Building
- Divisible to 25,529 SF & 20,917 SF
- 28' Ceiling Clearance
- Available Clean Room - can be Removed or Utilized
- 47 Car Fenced & Gated Parking
- State of the Art Offices
- Close to Freeway 10
- Close to City of Vernon
- Corner Location
- Longer Term Available Directly with Landlord

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
29,237	403,127	1,257,073

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$74,772	\$83,731	\$83,943

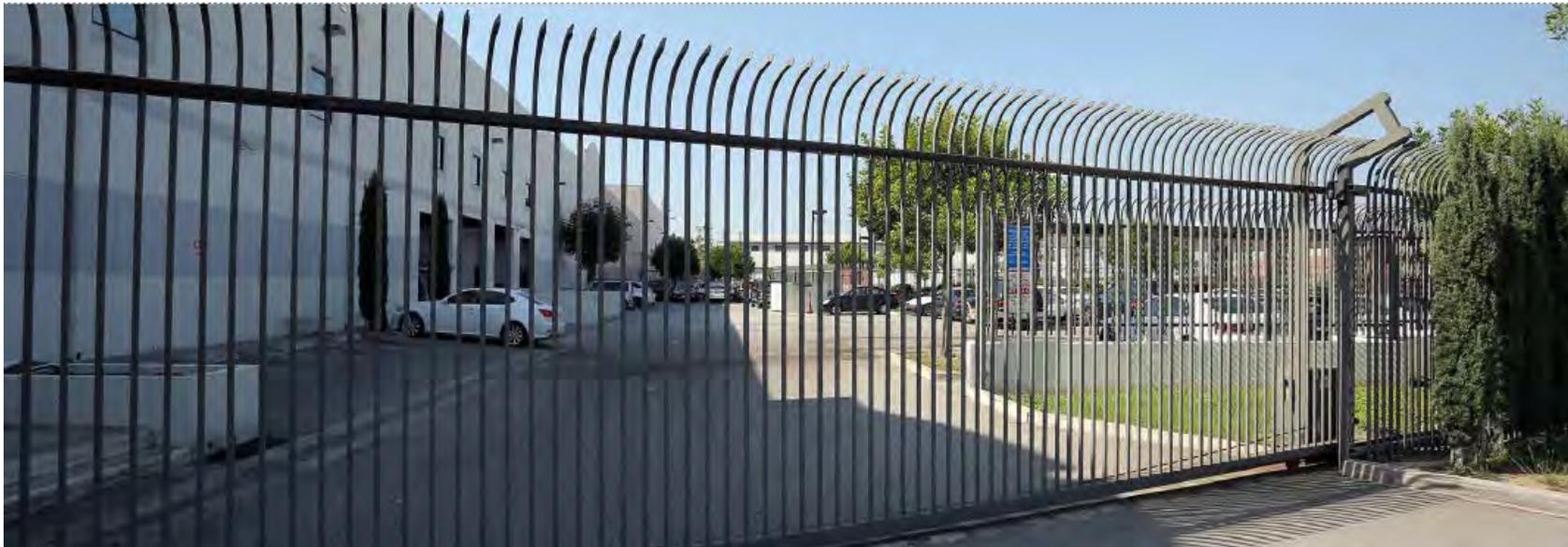
### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,005	133,938	414,180

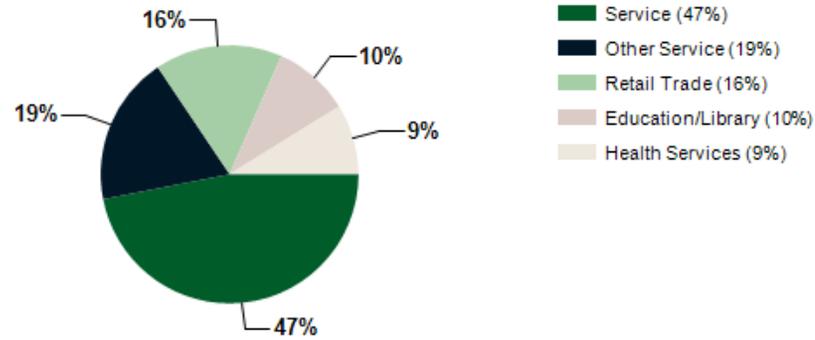


## PROPERTY FEATURES

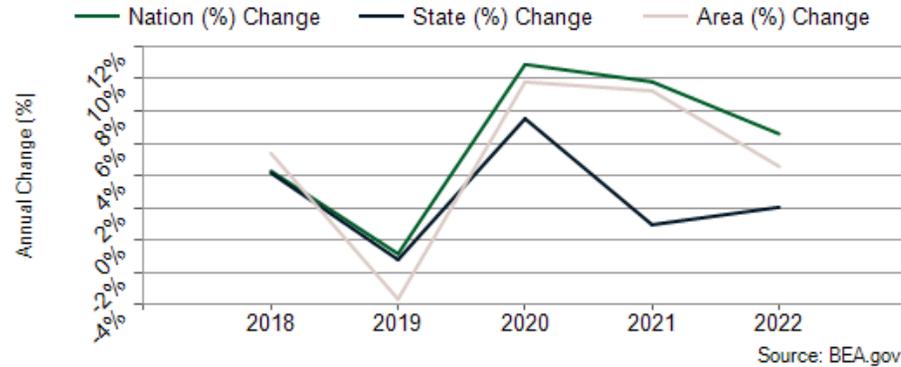
BUILDING SF	46,446 SF
LAND SF	60,091 SF
YEAR BUILT	2003
ZONING TYPE	M1
NUMBER OF PARKING SPACES	47
CEILING HEIGHT	28'
DOCK HIGH DOORS	2
GRADE LEVEL DOORS	2
FENCED YARD	Yes
OFFICE SF	13,126 SF
SPRINKLERED	Yes
POWER	600a/120-240v/3p/4w
WAREHOUSE HVAC	Yes
OFFICE HVAC	Heat & AC
FINISHED OFFICE MEZZANINE	8,738 SF



## Major Industries by Employee Count



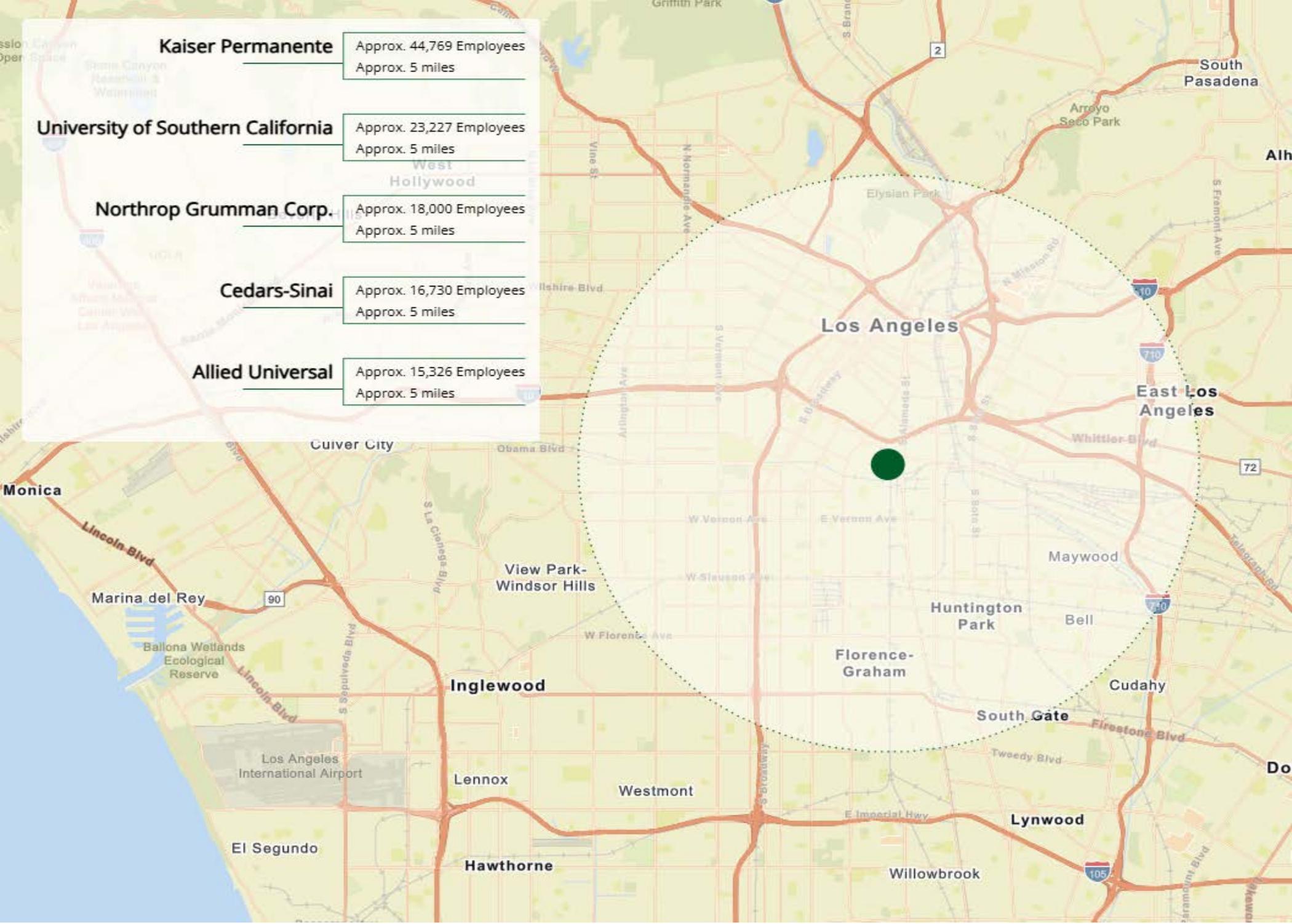
## Los Angeles County GDP Trend

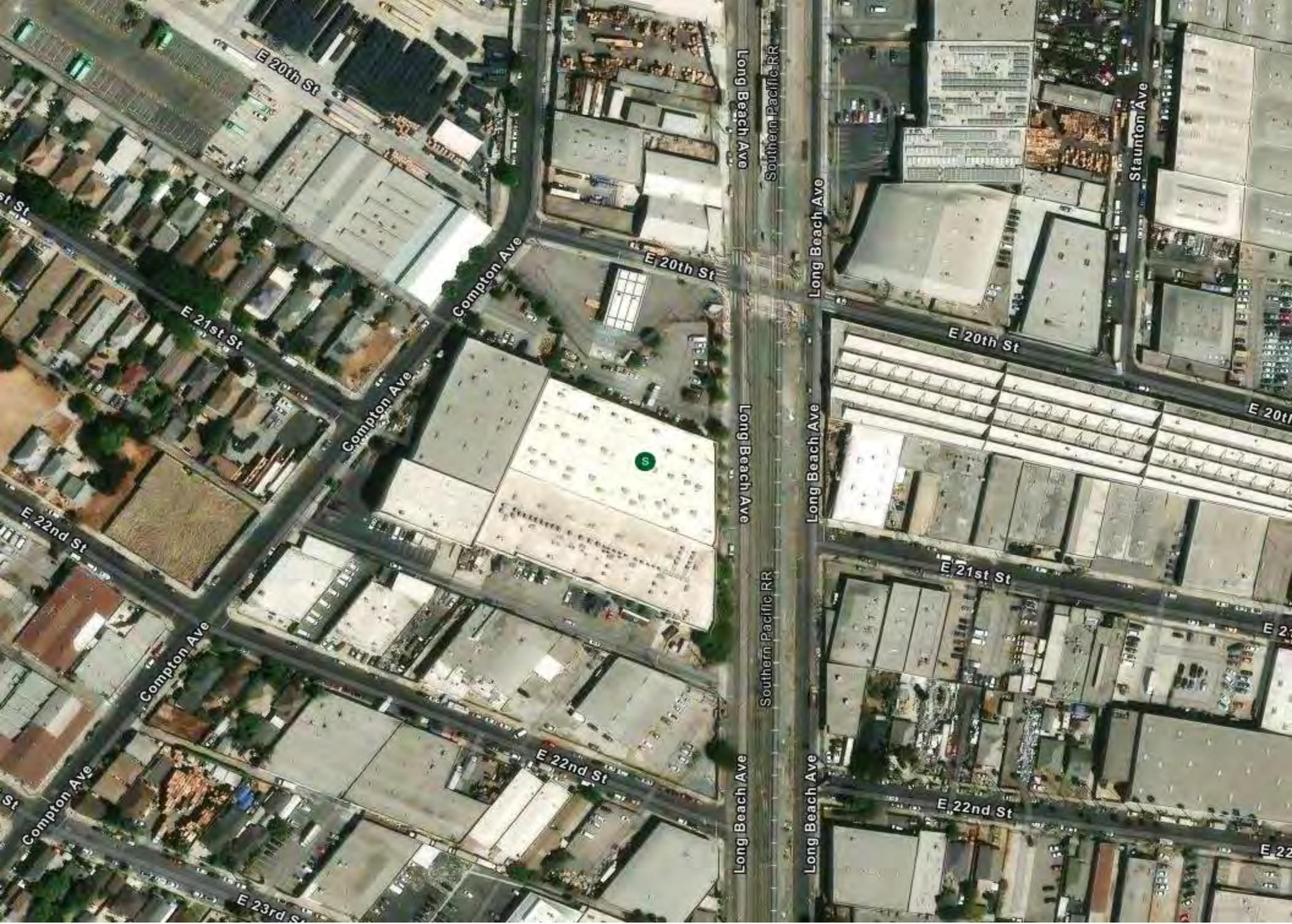


## Largest Employers

County of Los Angeles	117,000
Los Angeles Unified School District	78,874
University of California, Los Angeles	57,411
Kaiser Permanente	44,769
City of Los Angeles	34,320
Northrop Grumman Corp.	18,000
Cedars-Sinai Medical Center	16,730
Target Corp.	15,000







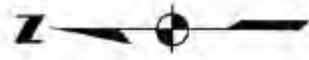


**NOTE:** Drawing not to scale. All measurements and sizes are approximate.

**1<sup>st</sup> FLOOR**

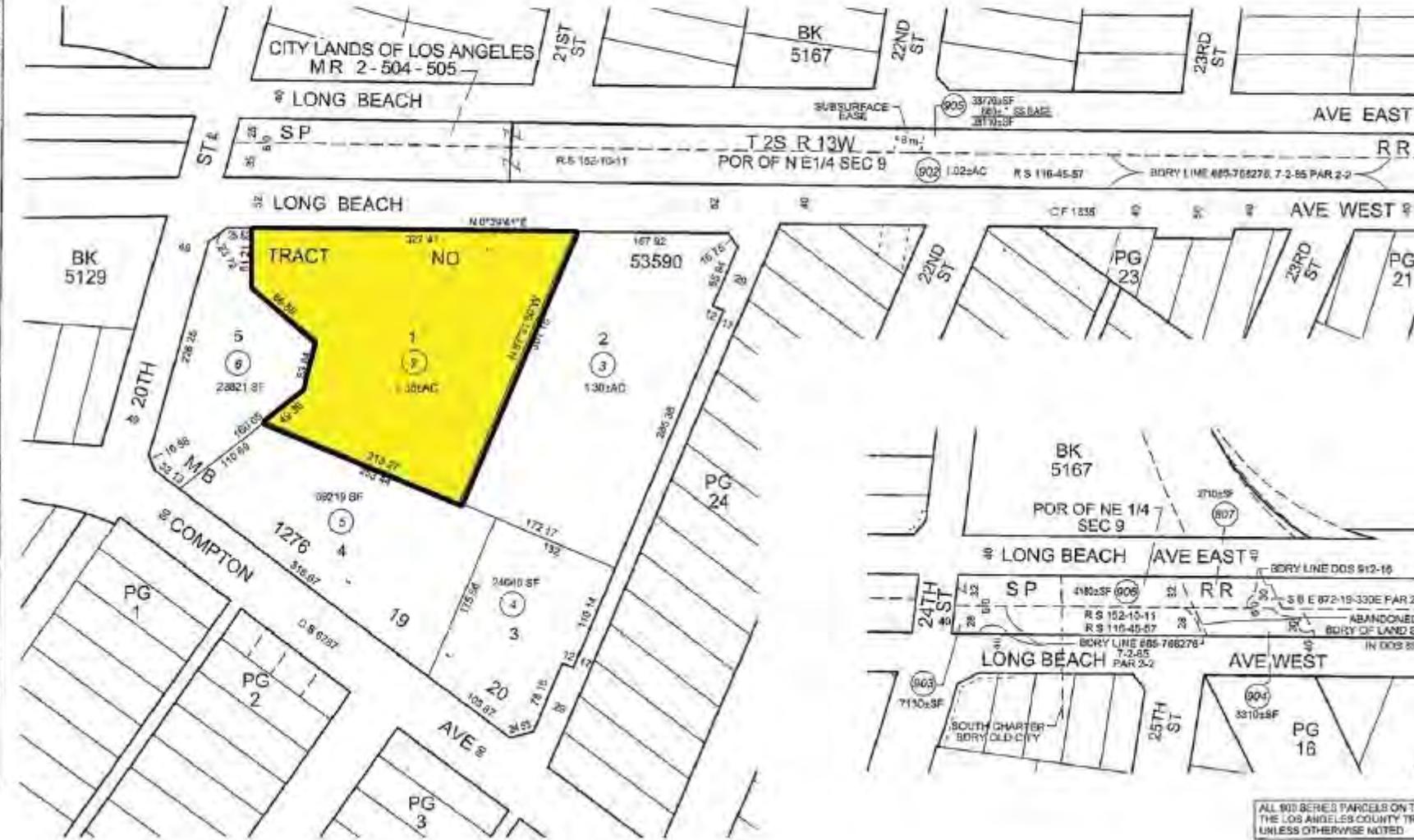
**MEZZANINE**

5118	25 SHEET	P.A. 5118-25 & 32	TRA 8658	REVISED 2003052304003001-27 2008012805-27	200902110203001-27		SEARCH NO
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2009

MAPPING AND GIS  
SERVICES  
SCALE 1" = 100'















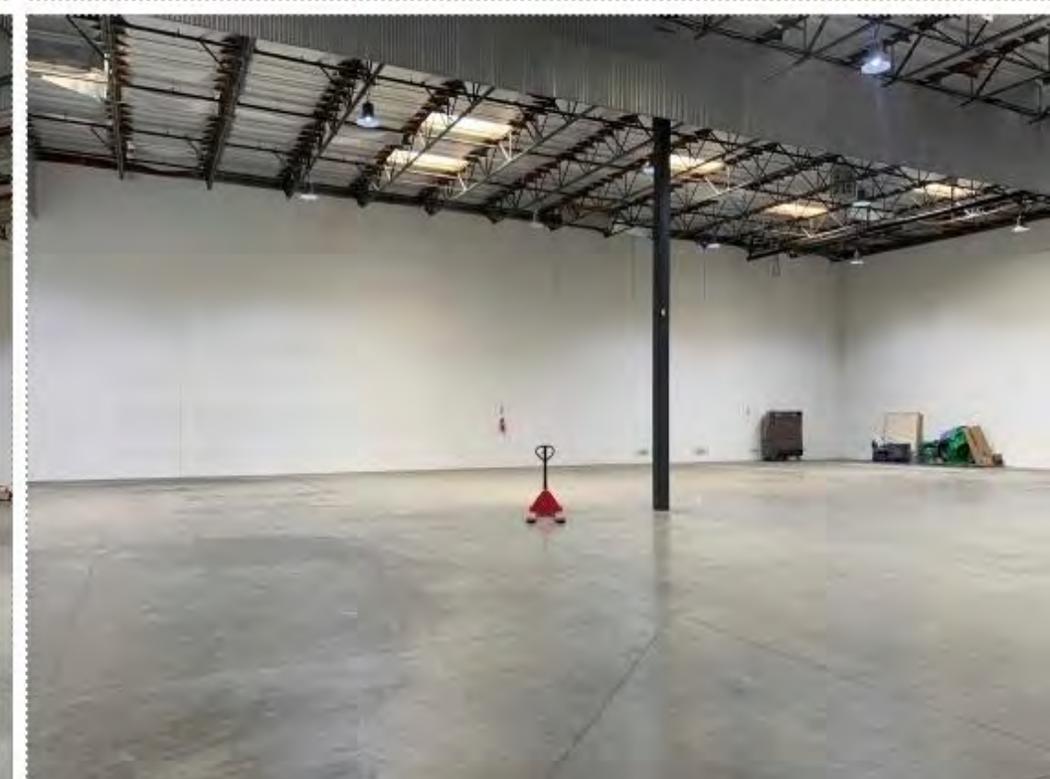
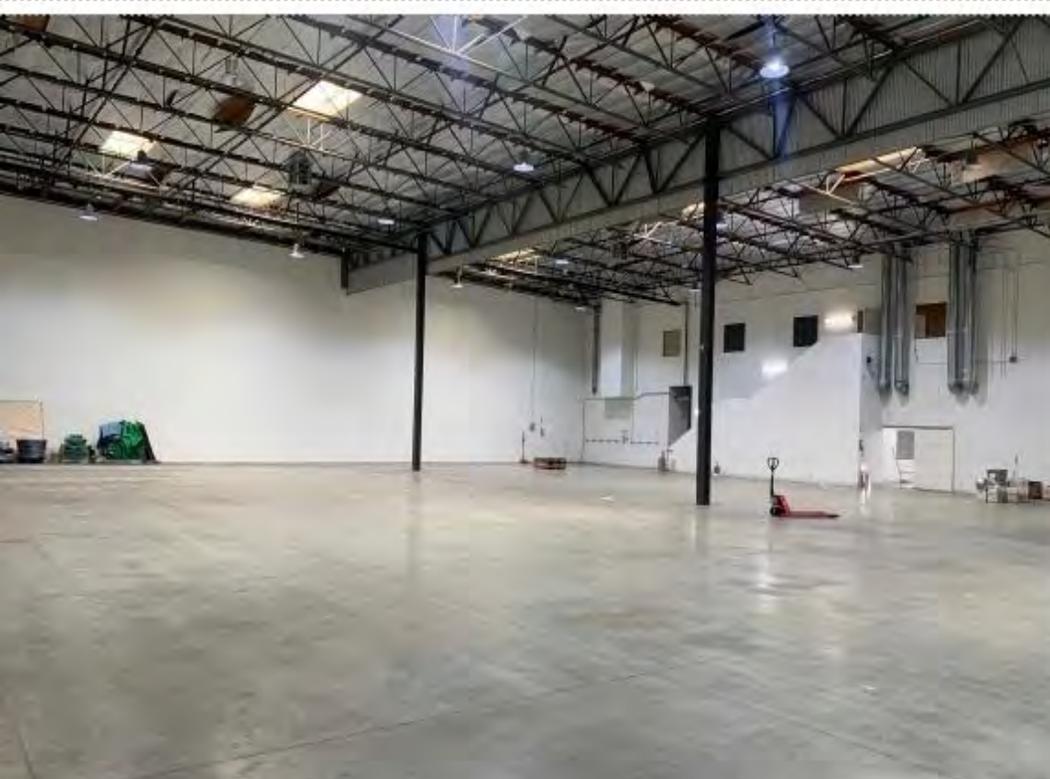
















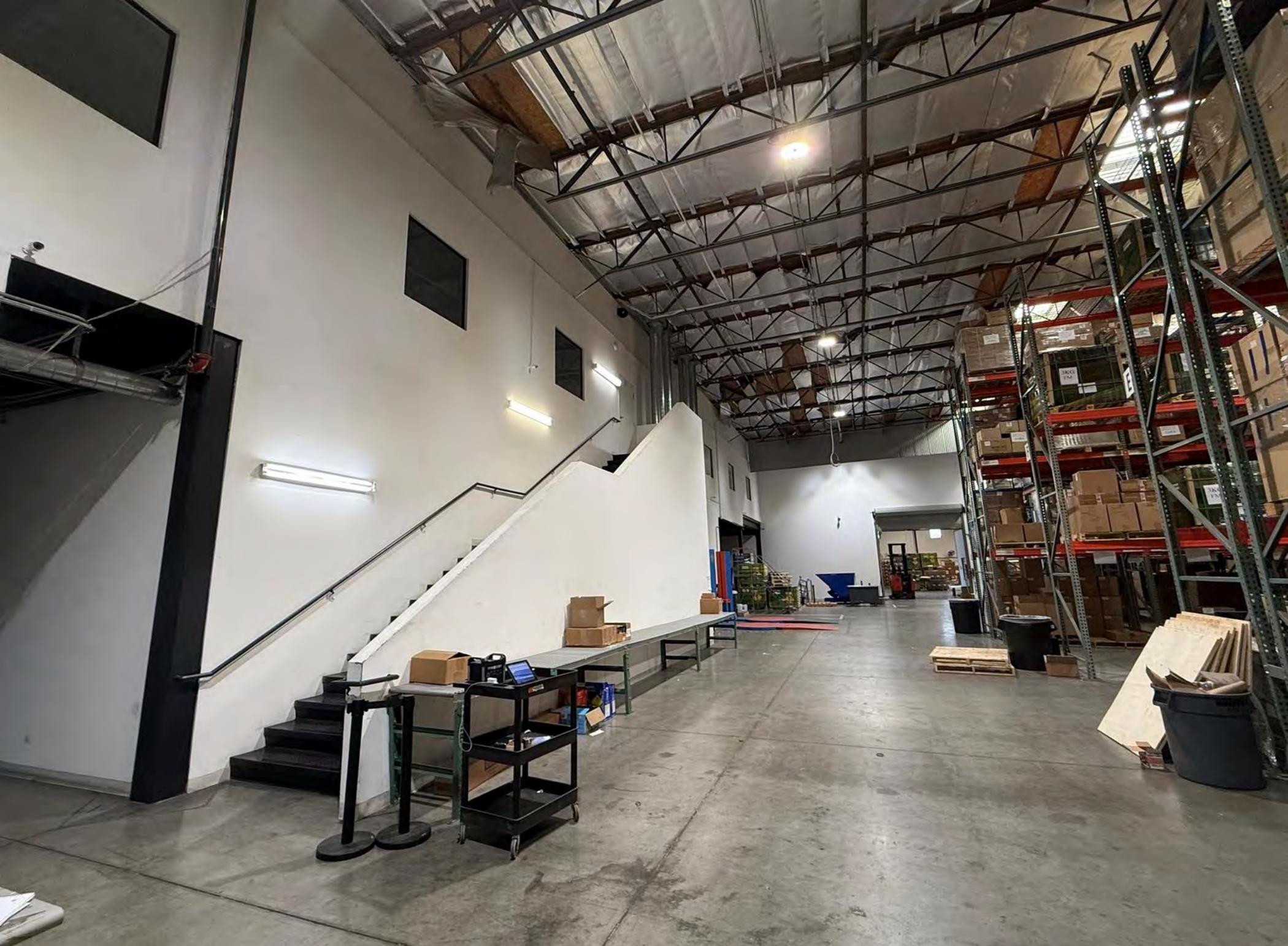






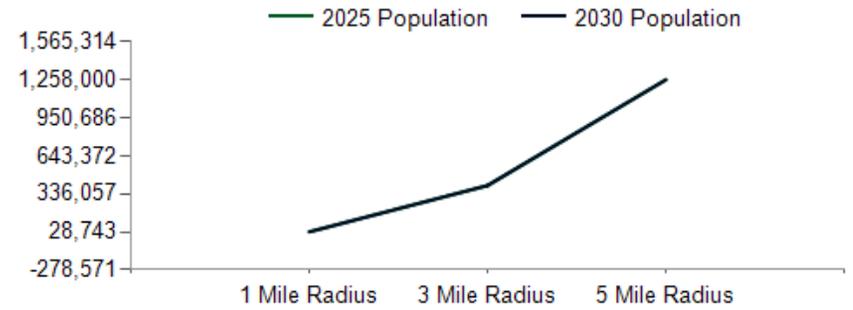




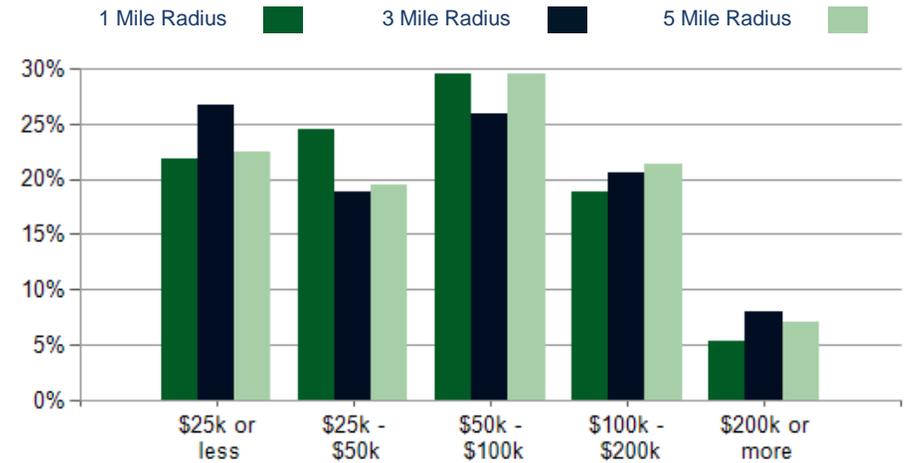


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,321	365,723	1,259,364
2010 Population	29,827	386,527	1,278,408
2025 Population	29,237	403,127	1,257,073
2030 Population	28,743	403,972	1,258,000
2025 African American	2,381	36,862	121,854
2025 American Indian	1,155	10,958	34,507
2025 Asian	442	36,655	125,110
2025 Hispanic	25,511	286,674	908,415
2025 Other Race	17,901	194,905	611,148
2025 White	3,000	67,256	179,295
2025 Multiracial	4,344	55,991	183,816
2025-2030: Population: Growth Rate	-1.70%	0.20%	0.05%

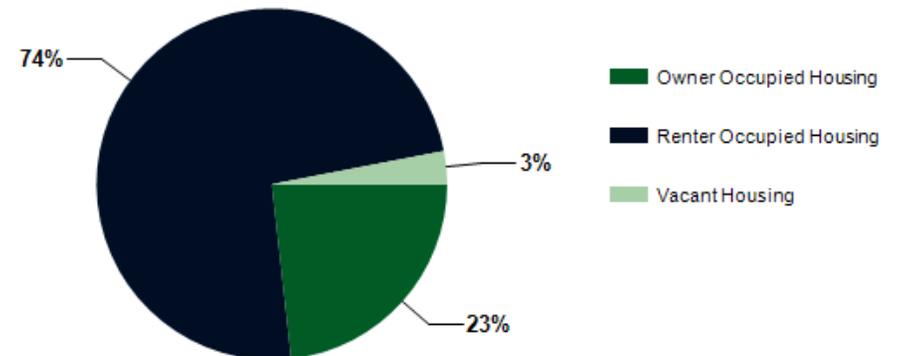
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	826	24,187	59,731
\$15,000-\$24,999	709	11,687	33,581
\$25,000-\$34,999	803	11,502	35,538
\$35,000-\$49,999	910	13,700	45,164
\$50,000-\$74,999	1,222	19,829	69,222
\$75,000-\$99,999	844	14,863	53,136
\$100,000-\$149,999	990	17,491	58,487
\$150,000-\$199,999	330	10,006	30,053
\$200,000 or greater	372	10,673	29,268
Median HH Income	\$54,462	\$56,922	\$61,476
Average HH Income	\$74,772	\$83,731	\$83,943



### 2025 Household Income



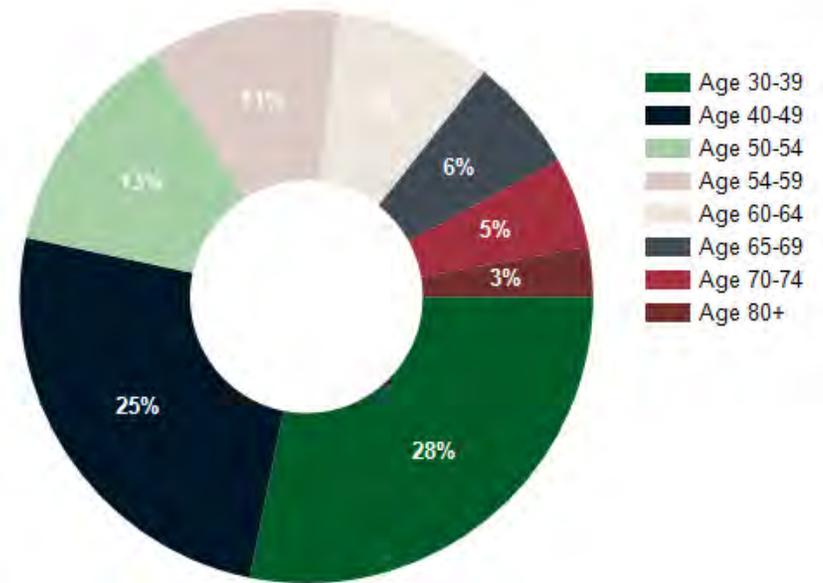
### 2025 Own vs. Rent - 1 Mile Radius



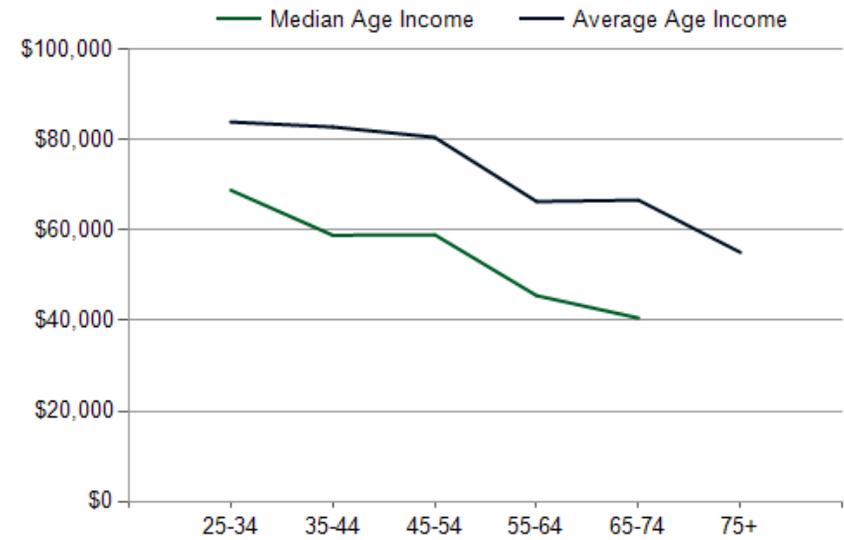
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,361	40,117	119,501
2025 Population Age 35-39	1,920	32,254	98,301
2025 Population Age 40-44	1,955	27,259	86,198
2025 Population Age 45-49	1,863	24,464	78,158
2025 Population Age 50-54	1,939	23,493	75,545
2025 Population Age 55-59	1,632	21,094	68,885
2025 Population Age 60-64	1,338	17,789	60,314
2025 Population Age 65-69	979	13,989	50,911
2025 Population Age 70-74	780	10,745	39,247
2025 Population Age 75-79	424	7,395	26,459
2025 Population Age 80-84	229	4,816	16,630
2025 Population Age 85+	161	4,492	15,189
2025 Population Age 18+	21,910	324,372	998,219
2025 Median Age	32	33	35
2030 Median Age	33	34	36

Population By Age

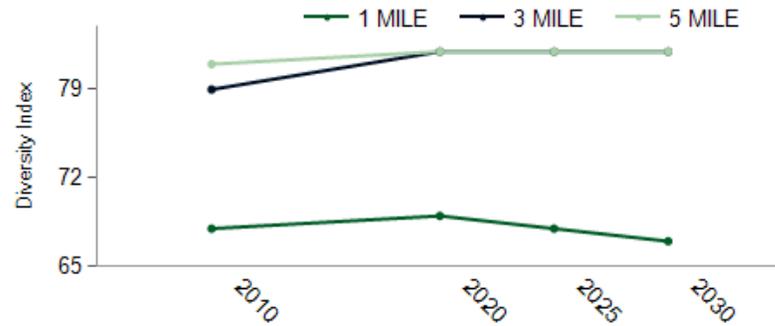


2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,871	\$74,086	\$73,018
Average Household Income 25-34	\$83,971	\$94,048	\$90,791
Median Household Income 35-44	\$58,899	\$68,935	\$69,565
Average Household Income 35-44	\$82,866	\$102,754	\$98,710
Median Household Income 45-54	\$59,025	\$62,073	\$67,944
Average Household Income 45-54	\$80,569	\$91,197	\$92,421
Median Household Income 55-64	\$45,528	\$47,304	\$55,807
Average Household Income 55-64	\$66,366	\$76,565	\$80,822
Median Household Income 65-74	\$40,576	\$35,516	\$42,653
Average Household Income 65-74	\$66,670	\$64,831	\$69,220
Average Household Income 75+	\$55,108	\$52,381	\$56,165

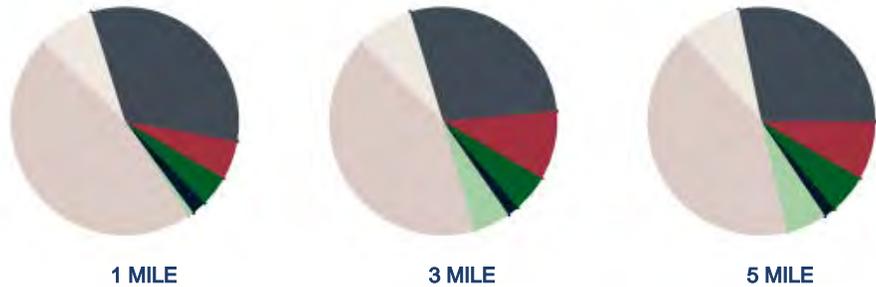


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	67	82	82
Diversity Index (current year)	68	82	82
Diversity Index (2020)	69	82	82
Diversity Index (2010)	68	79	81

### POPULATION DIVERSITY



### POPULATION BY RACE

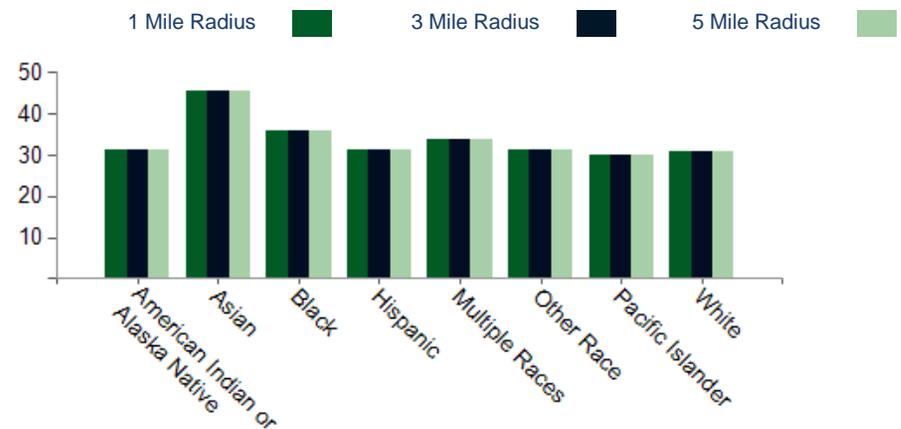


2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	5%	6%
American Indian	2%	2%	2%
Asian	1%	5%	6%
Hispanic	47%	42%	42%
Multiracial	8%	8%	8%
Other Race	33%	28%	28%
White	5%	10%	8%

### 2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	31	35	35
Median Asian Age	46	35	41
Median Black Age	36	37	39
Median Hispanic Age	31	32	33
Median Multiple Races Age	34	34	35
Median Other Race Age	31	32	33
Median Pacific Islander Age	30	32	33
Median White Age	31	33	33

### 2025 MEDIAN AGE BY RACE



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*Exclusively Marketed by:*

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