

FOR LEASE

2431 EADS ST, LOS ANGELES, CA



Marcus & Millichap
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DO NOT DISTURB OCCUPANTS

2431 EADS STREET

L O S A N G E L E S , C A

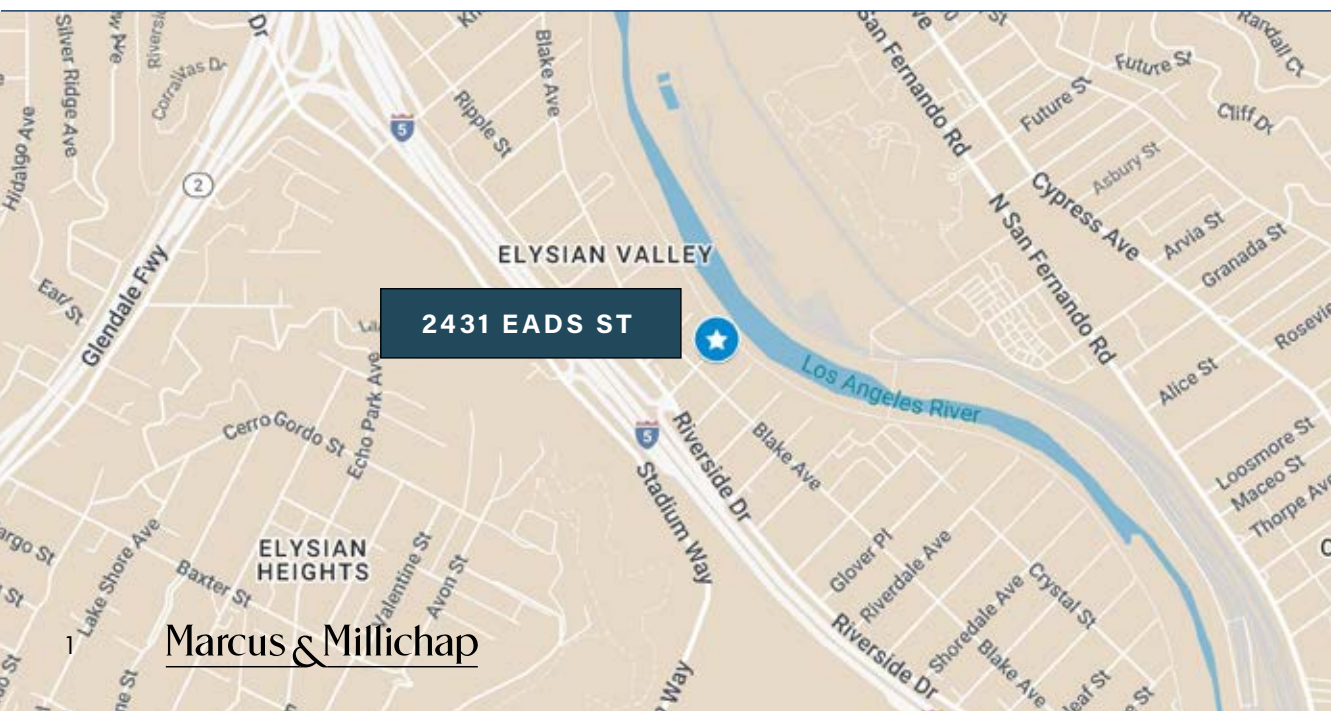


PROPERTY SUMMARY

| | |
|------------------------|-----------------|
| Gross Size | 3,753 SF |
| Property Type | Industrial |
| Year Built Renovated | 1953 2024 |
| Power | 120a/208v 3P 4W |
| Zoning | CM |

LEASING SUMMARY

| | |
|--------------------|------------------|
| Lease Rate | \$2.46/SF |
| Available SF | 3,753 SF |
| Total Monthly Rent | \$9,250 |
| Lease Type | Industrial Gross |
| Available | 30 Days |
| Term | 5 Years |



\$2.46/SF

LEASE RATE

3,753 SF

TOTAL AVAILABLE
GROSS LEASABLE AREA

IG

LEASE TYPE

5 YEARS

TERM





LOCATION

Located near the 5-freeway & Highway 2 exchange with quick access to Downtown Los Angeles & Glendale



OCCUPANCY

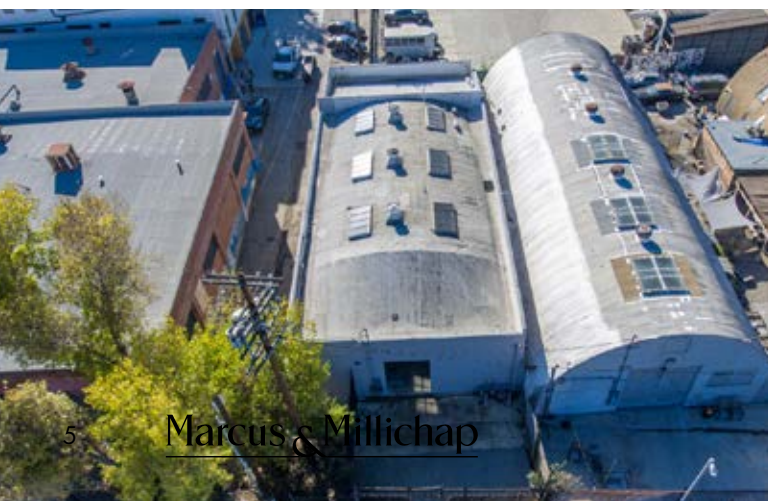
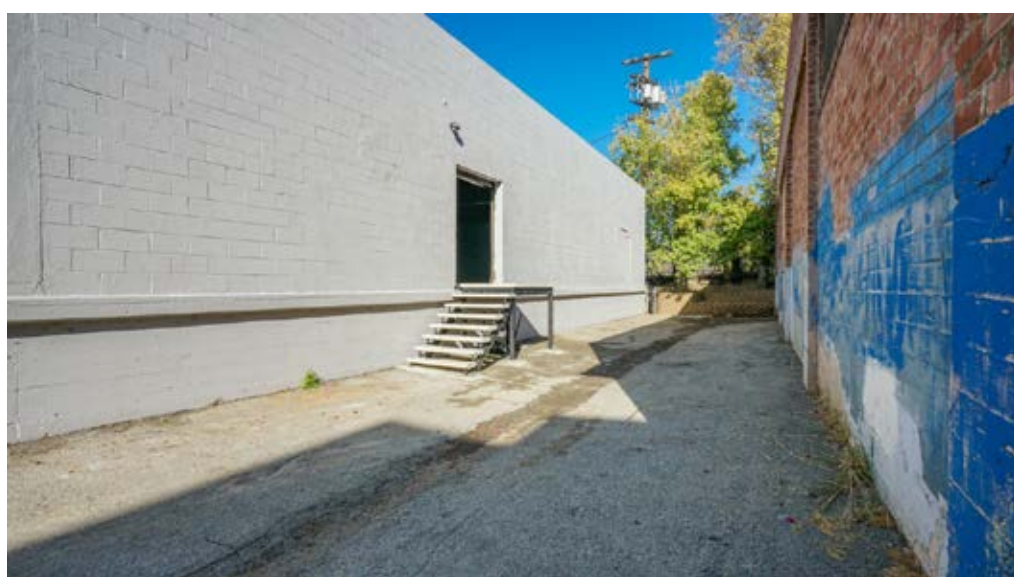
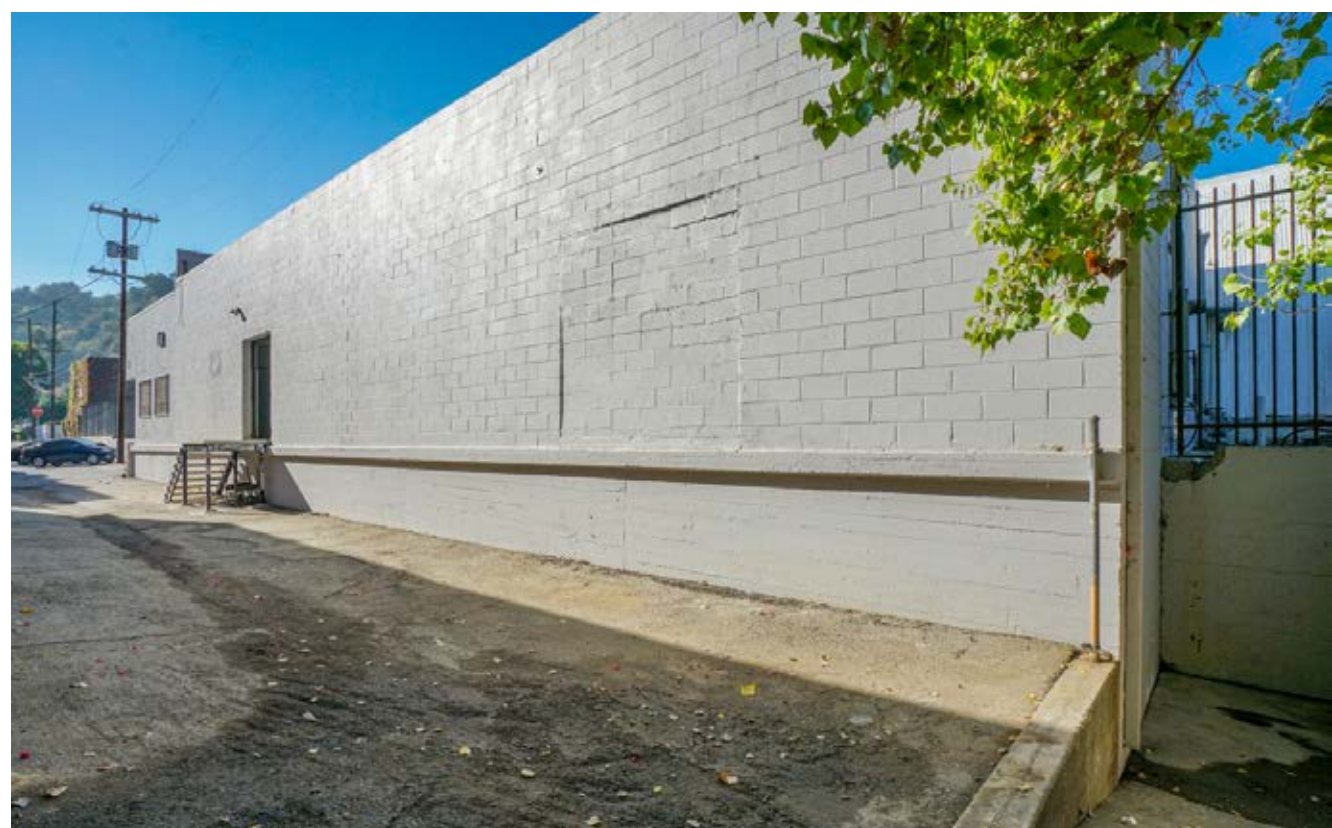
Available Immediately



POPULATION

Densely populated area: 337,602 residents within a 3-mile radius







Property backs up to the Los Angeles River and the Los Angeles River Greenway Trail with direct access from the backyard.





LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to 10.1 million residents. The city of Los Angeles accounts for more than 4 million people. The Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.



METRO HIGHLIGHTS



ECONOMIC CENTER
Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.



PROMINENT PORT ACTIVITY
The Port of Los Angeles and the Port of Long Beach are two of the largest and busiest ports in the nation, making the metropolitan area a key link in the international supply chain.



JOB AND POPULATION GROWTH
A desirable climate, proximity to the ocean and recreational opportunities attract companies and residents to the sizable metro market.

ECONOMY

- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Nine Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed nearly 4.6 million individuals at the onset of 2023.
- The metro's two ports make the area a major player in the domestic supply chain, fueling demand for warehouse and distribution space.

1.8 Miles

to 10 Freeway

2.7 Miles

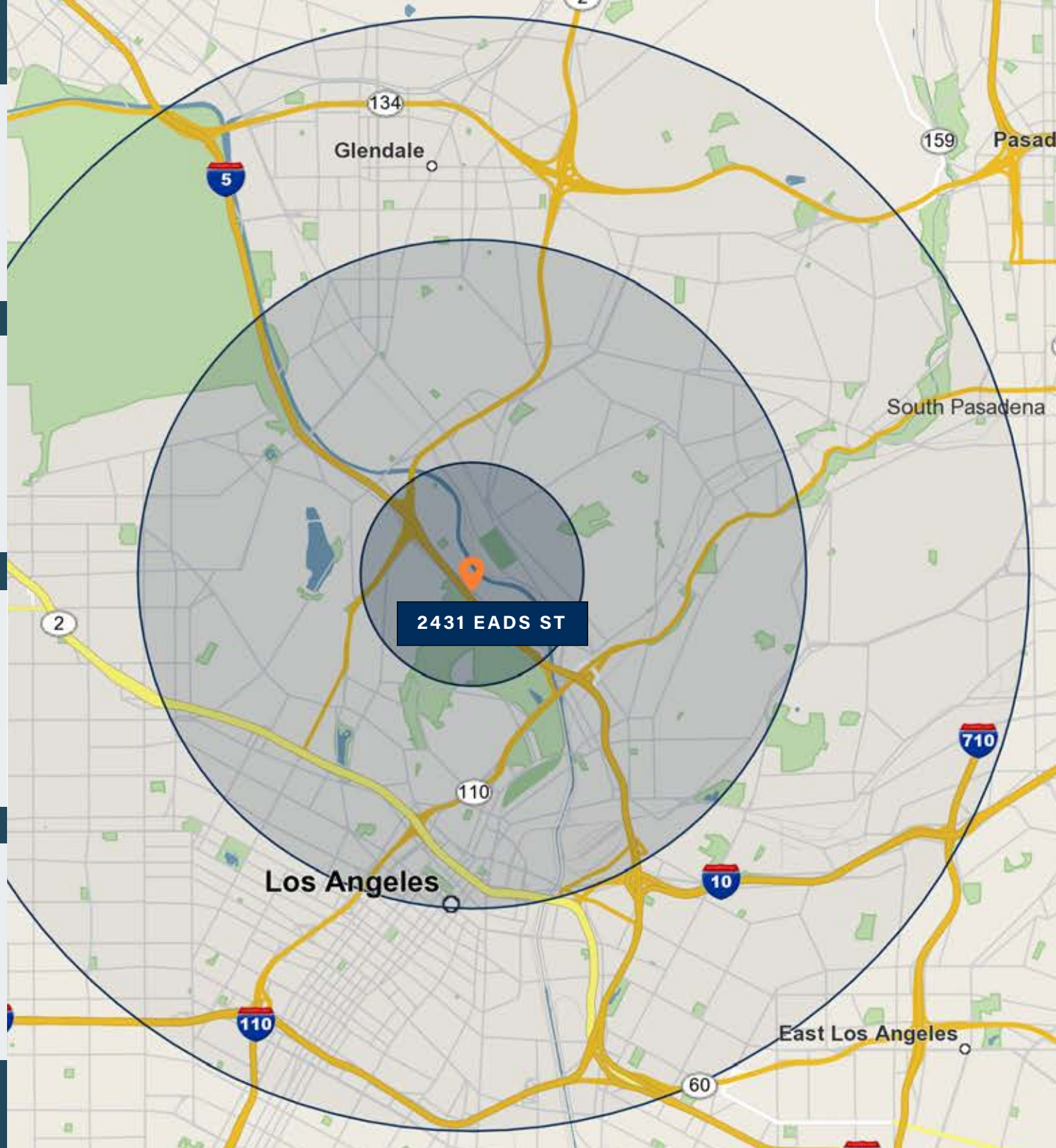
to Beverly Hills

3.1 Miles

to West Hollywood

3.2 Miles

to Culver City



2431 EADS ST

DEMOGRAPHIC DETAILS

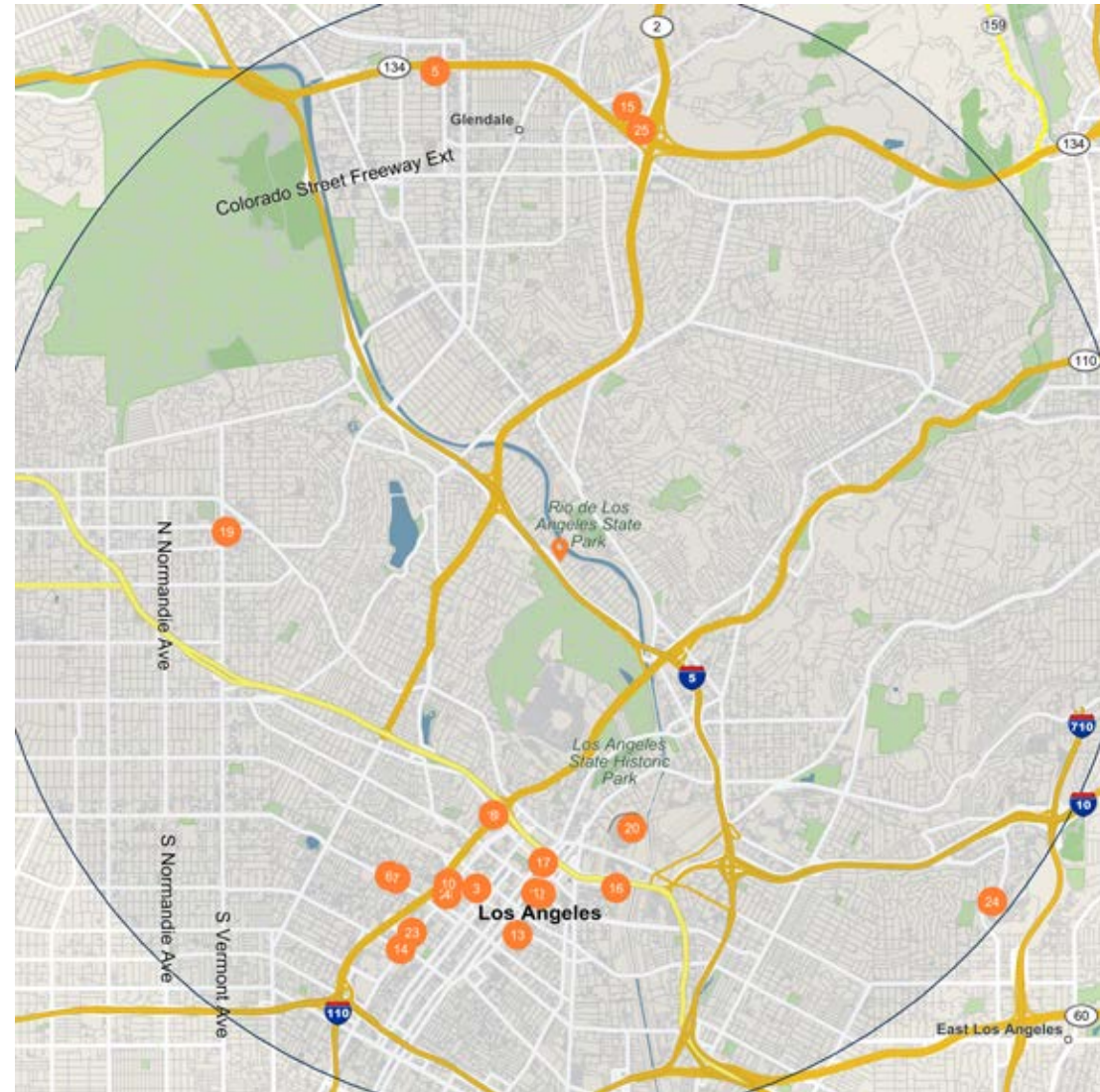
| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|-----------|
| 2028 Projection | | | |
| Total Population | 24,068 | 343,273 | 1,079,792 |
| 2023 Estimate | | | |
| Total Population | 23,349 | 337,602 | 1,057,564 |
| 2020 Census | | | |
| Total Population | 22,192 | 324,651 | 1,020,155 |
| 2010 Census | | | |
| Total Population | 23,872 | 338,265 | 1,020,555 |
| Daytime Population | | | |
| 2023 Estimate | 15,900 | 369,210 | 1,163,186 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2028 Projection | | | |
| Total Households | 8,512 | 128,457 | 419,532 |
| 2023 Estimate | | | |
| Total Households | 8,209 | 125,496 | 407,559 |
| Average (Mean) Household Size | 2.9 | 2.6 | 2.5 |
| 2020 Census | | | |
| Total Households | 8,021 | 123,777 | 400,694 |
| 2010 Census | | | |
| Total Households | 7,671 | 116,627 | 364,814 |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|----------|----------|
| 2023 Estimate | | | |
| \$200,000 or More | 10.4% | 9.6% | 7.7% |
| \$150,000-\$199,999 | 7.2% | 7.1% | 6.1% |
| \$100,000-\$149,999 | 17.9% | 15.1% | 13.8% |
| \$75,000-\$99,999 | 14.6% | 13.0% | 11.6% |
| \$50,000-\$74,999 | 19.1% | 16.0% | 15.5% |
| \$35,000-\$49,999 | 9.7% | 10.0% | 10.9% |
| \$25,000-\$34,999 | 7.3% | 7.9% | 8.8% |
| \$15,000-\$24,999 | 6.1% | 8.6% | 10.0% |
| Under \$15,000 | 7.7% | 12.7% | 15.5% |
| Average Household Income | \$108,222 | \$99,893 | \$89,347 |
| Median Household Income | \$75,181 | \$66,178 | \$57,174 |
| Per Capita Income | \$38,102 | \$37,792 | \$35,095 |

| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
|--|--------|---------|-----------|
| Population By Age | | | |
| 2023 Estimate Total Population | 23,349 | 337,602 | 1,057,564 |
| Under 20 | 21.9% | 20.9% | 20.7% |
| 20 to 34 Years | 22.6% | 24.6% | 25.1% |
| 35 to 39 Years | 8.4% | 8.6% | 8.5% |
| 40 to 49 Years | 14.9% | 14.3% | 13.9% |
| 50 to 64 Years | 17.9% | 17.7% | 17.8% |
| Age 65+ | 14.2% | 13.8% | 13.9% |
| Median Age | 38.2 | 37.5 | 37.4 |
| Population 25+ by Education Level | | | |
| 2023 Estimate Population Age 25+ | 16,872 | 246,191 | 772,027 |
| Elementary (0-8) | 15.2% | 15.3% | 15.9% |
| Some High School (9-11) | 8.5% | 9.0% | 9.4% |
| High School Graduate (12) | 18.8% | 18.2% | 19.6% |
| Some College (13-15) | 17.1% | 15.5% | 14.8% |
| Associate Degree Only | 4.9% | 6.2% | 6.0% |
| Bachelor's Degree Only | 25.3% | 24.7% | 23.9% |
| Graduate Degree | 10.1% | 11.1% | 10.4% |
| Travel Time to Work | | | |
| Average Travel Time to Work in Minutes | 33.0 | 34.0 | 34.0 |



MAJOR AREA EMPLOYERS




| | Major Employers | Employees |
|----|---|-----------|
| 1 | City of Los Angeles | 40,000 |
| 2 | City of Los Angeles-Dept of Transportation | 25,000 |
| 3 | Ocm Pe Holdings LP | 10,000 |
| 4 | Fox BSB Holdco Inc-L A Dodgers | 5,566 |
| 5 | Travelers Home & Mar Insur Co | 5,037 |
| 6 | The Orthopedic Institute of | 5,026 |
| 7 | Samaritan Imaging Center | 5,019 |
| 8 | Disneyland International-Disneyland | 5,000 |
| 9 | Disneyland International-Disneyland | 5,000 |
| 10 | Mufg Union Bank Foundation | 4,200 |
| 11 | Wynn Las Vegas LLC | 3,153 |
| 12 | City of Los Angeles-Police Dept | 3,000 |
| 13 | Golden International | 2,968 |
| 14 | Sbeeg Holdings LLC | 2,693 |
| 15 | Glendale Adventist Medical Ctr | 2,550 |
| 16 | Shryne Group Inc | 2,500 |
| 17 | County of Los Angeles-Sheriffs Dept | 2,314 |
| 18 | Los Angeles Cnty Dst Attys Off-Lada | 2,222 |
| 19 | Childrens Hospital Los Angeles | 2,212 |
| 20 | Los Angles Cnty Mtro Trnsp Aut-Lacmta | 2,132 |
| 21 | Mpg Inc-Metaldyne | 2,117 |
| 22 | Unionbanca Equities Inc | 2,001 |
| 23 | John Hancock Life Insur Co USA-John Hancock | 2,000 |
| 24 | County of Los Angeles-Internal Services | 2,000 |
| 25 | Rusty Pelican Restaurants Inc-Rusty Pelican Restaurant 25 | 1,983 |



DEMOGRAPHIC HIGHLIGHTS

 **337,602**
Total Population Within 3-Mile Radius

 **\$108,222**
Average Household Income within 1-Mile Radius

 **\$123,777**  **2.6**
Total Households in 3-Mile Radius Average Household Size in 3-Mile Radius

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