

4565 VALLEY BLVD

LOS ANGELES, CA 90032



**COLDWELL BANKER
COMMERCIAL
REALTY**

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Address	4565 Valley Blvd.
City, State, Zip	Los Angeles, CA 90032
Price	\$900,000
Lot Size	2,417 sf
SF	3,072 sf
# of Parking	Two
# of Stories	Two
Year Built	1977
Zoning	LAC2
APN	5215-022-009
Property Type	Industrial
Land Use	Manufacturing (light)

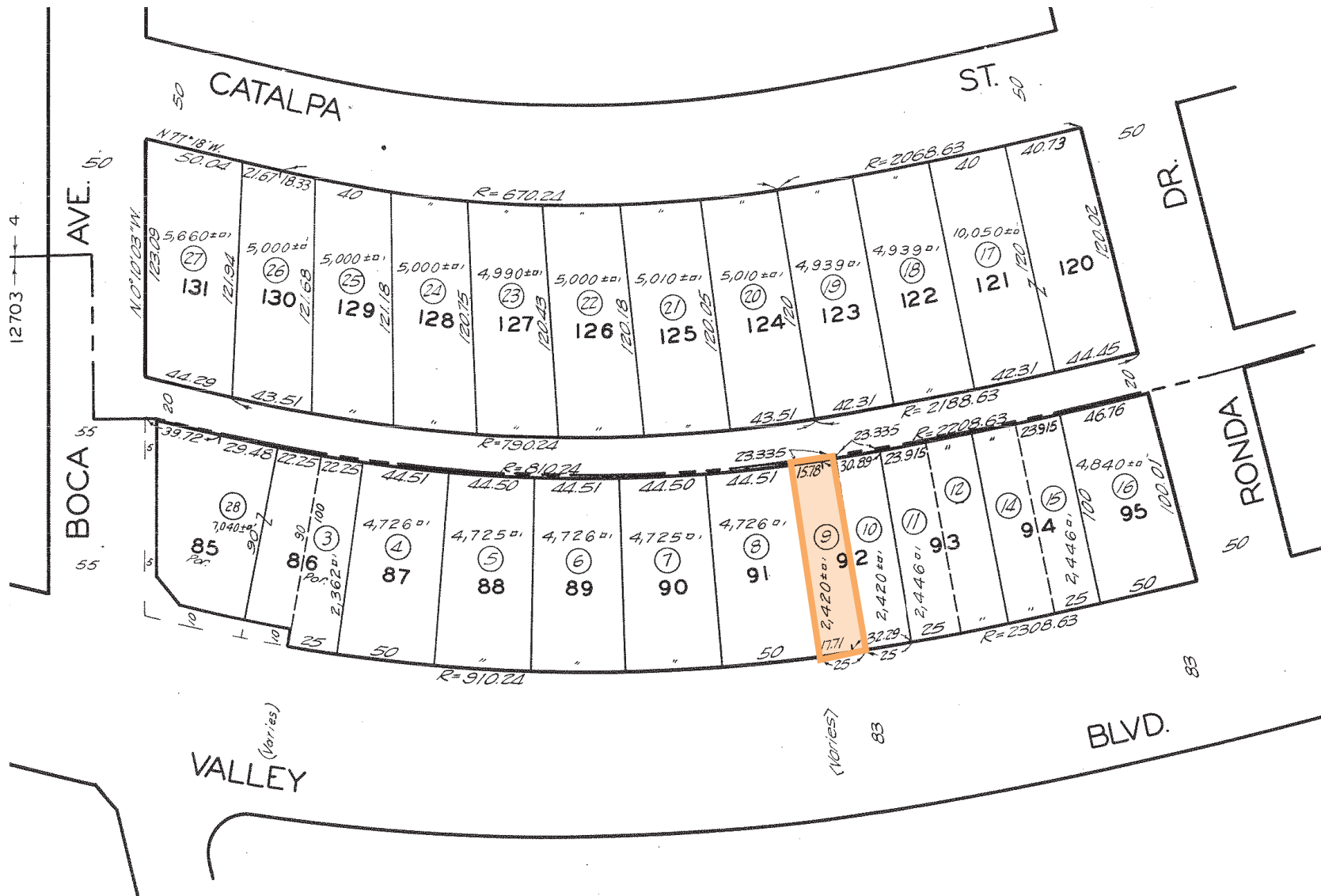
PRIME INDUSTRIAL OFFERING IN LOS ANGELES

4565 Valley Blvd presents a rare opportunity to acquire a well-located commercial building with flexible C2 zoning currently in the heart of Los Angeles. Ideal for both owner-users seeking a strategic footprint and investors targeting high-demand assets, this property offers efficient and adaptable layout and excellent long-term value. This freestanding 2 story 3,075 SF (see floor plan) commercial / industrial building sits on a 2,417 sq ft lot, originally built in 1977. The property is currently available with no long-term leases encumbering it and can be delivered vacant. Situated along Valley Boulevard in the El Sereno area of Los Angeles, this property enjoys excellent visibility and connectivity. Valley Boulevard is a major east-west arterial road that sees heavy industrial and commercial traffic daily, providing exposure to passing businesses and customers. The site is minutes from the I-710 and I-10 freeways, granting quick access to Los Angeles's freeway network in all directions.

Broker and Seller make no representations or warranties regarding the accuracy of square footage, lot size, zoning, permitted uses, or any other details provided herein. All information has been obtained from sources deemed reliable but is not guaranteed. Buyer and Buyer's agents are advised to independently verify all information to their satisfaction, including but not limited to: square footage, lot dimensions, building measurements, permitted uses, zoning regulations, and property condition. Property is sold in as-is condition. Broker is not acting as a legal or tax advisor. Interested parties should consult with their own professional advisors.



PARCEL MAP



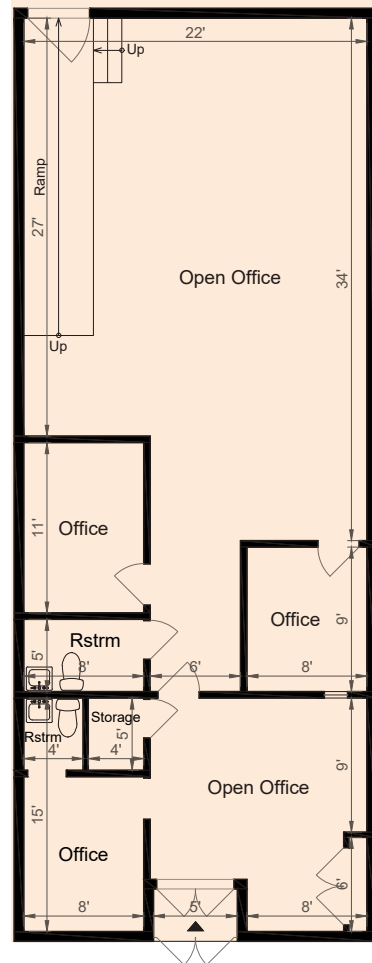
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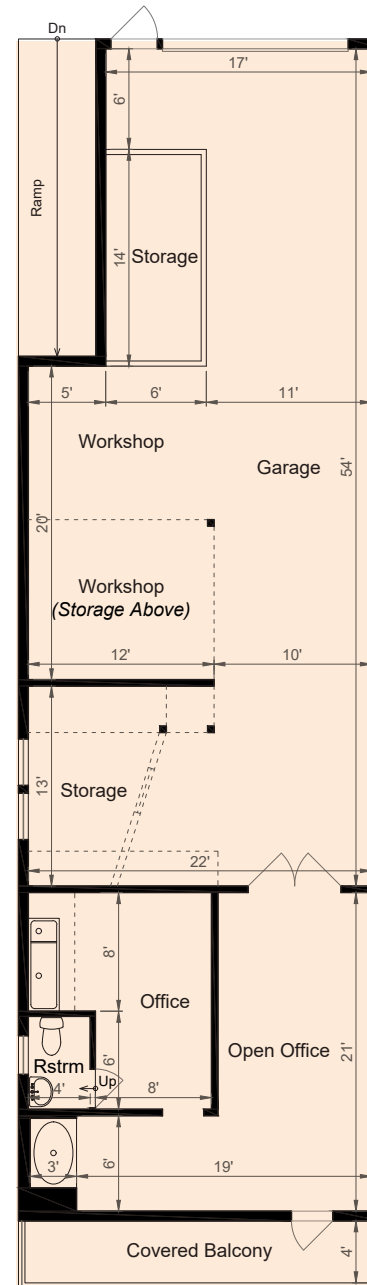
FLOOR PLAN

Estimated Total Square Footage: 3,075 SQ FT

Calculated from outside face of exterior walls.



FIRST FLOOR
1,390 SQ FT



SECOND FLOOR
1,685 SQ FT

DEMOGRAPHICS

2024 Demographics



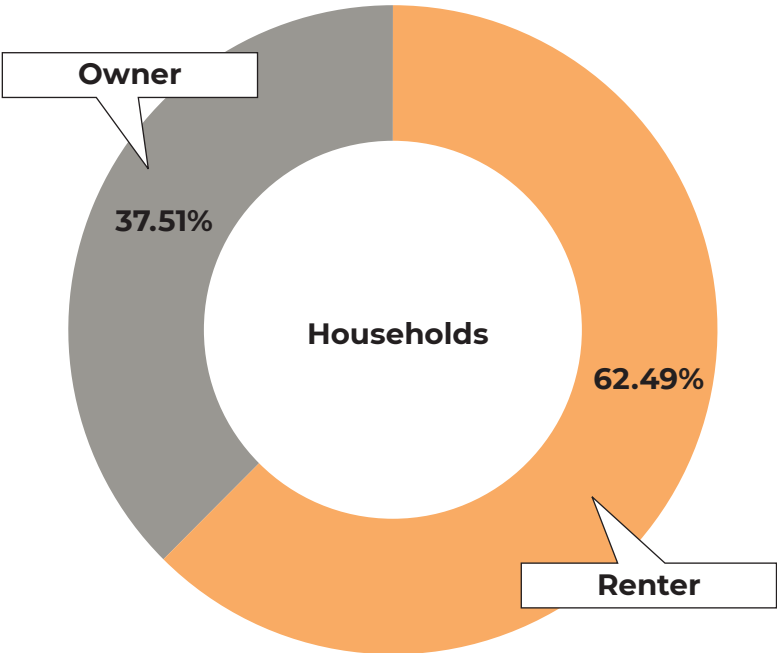
POPULATION	1 MILE	2 MILE	3 MILE
Total	26,537	129,414	274,422



INCOME	1 MILE	2 MILE	3 MILE
Avg HH Income	\$84,175	\$81,433	\$85,387
Median HH Income	\$65,050	\$60,989	\$64,066



HOUSEHOLDS	1 MILE	2 MILE	3 MILE
Total Households	7,394	37,330	81,217
Owner Households	3,384	14,229	30,461
Renter Households	4,010	23,101	50,756



LOCATION OVERVIEW

Prime Eastside Location – Situated in the heart of the San Gabriel Valley corridor, 4565 Valley Blvd offers direct access to major freeways, regional rail lines, and an expansive commercial-industrial zone that supports both local and regional business operations.

High Industrial & Commercial Demand – The Eastern Los Angeles industrial submarket is one of the most active in Southern California, with limited supply, strong tenant retention, and growing rental rates, making it an attractive area for long-term investment.

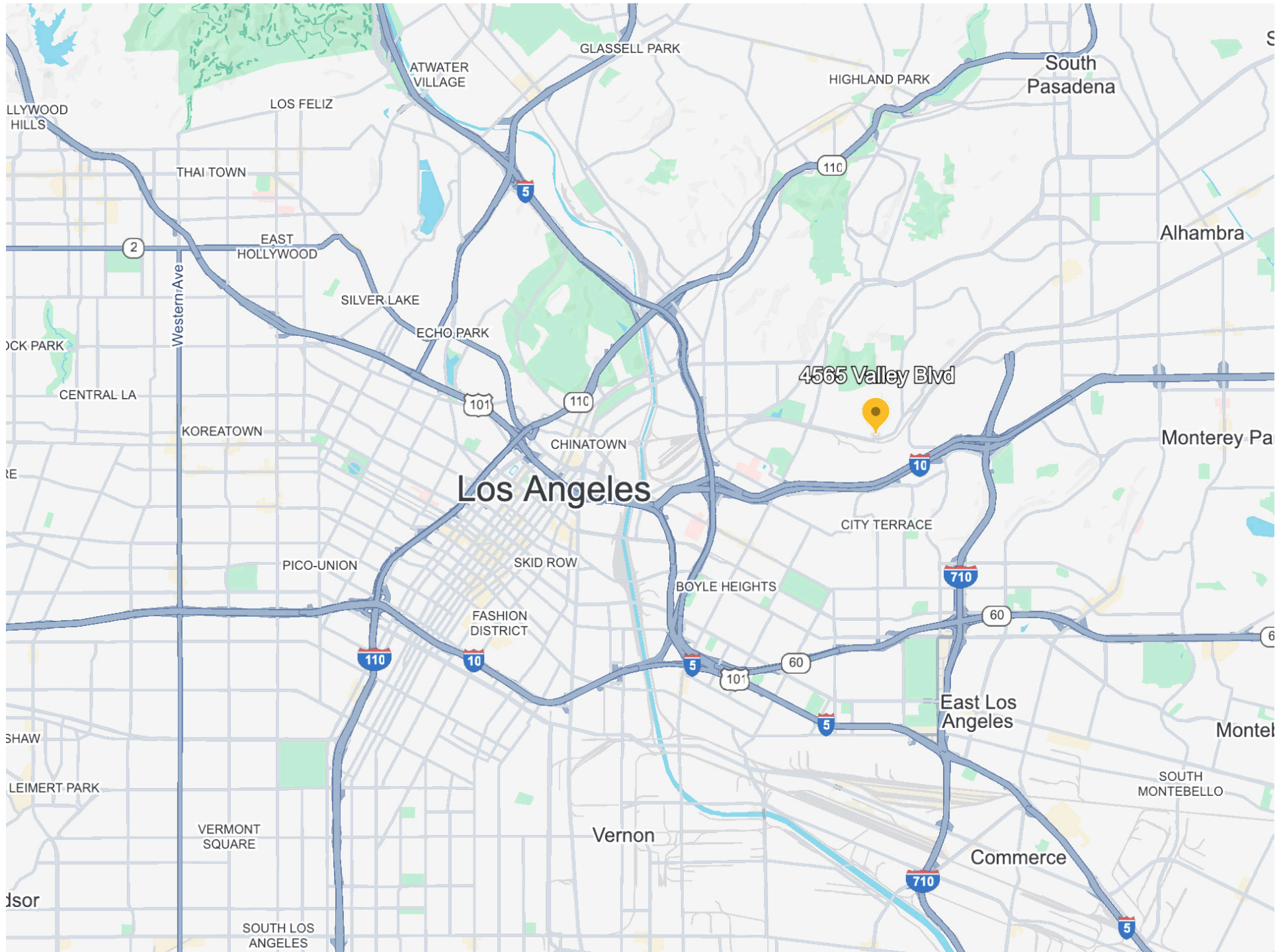
Proximity to Key Employment Hubs – Located near major employment centers such as Downtown Los Angeles, Alhambra, and Monterey Park, the area draws from a large, diverse, and skilled labor pool, supporting a stable tenant mix across industrial, manufacturing, and service sectors.

Exceptional Transit & Freeway Connectivity – Just minutes from the I-10, I-5, and I-710 freeways, and near the Metro L (Gold) Line, this site offers unparalleled mobility for goods, employees, and customers throughout the Greater LA area and beyond.

Established Commercial Ecosystem – Valley Blvd is a thriving arterial lined with logistics hubs, Asian markets, auto-related services, manufacturing facilities, and distribution centers—creating a synergistic, business-friendly environment ideal for a variety of industrial and commercial uses.

Economic Vitality of the San Gabriel Valley – As part of one of the most economically resilient and diverse regions in California, the location benefits from strong consumer spending, a dense residential base, and significant infrastructure investment aimed at long-term economic growth and property value appreciation.

Just minutes from Downtown LA, this Valley Blvd property offers strong fundamentals, high industrial demand, and excellent connectivity—making it a prime opportunity for long-term value and solid returns in the Los Angeles industrial market.



DOWNTOWN LOS ANGELES



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Call For More Information!

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