

PERFECT FOR OWNER-USER



COLDWELL BANKER  
COMMERCIAL  
REALTY

**FOR SALE - 5,750 SQUARE FEET  
IN LOS ANGELES**



**ZONED COMMERCIAL MANUFACTURING**

**SIGNALIZED CORNER BUILDING WITH 2 GROUND LOADING DOORS**

**1140 S Ferris Ave, Los Angeles, CA 90022**



## OFFERING SUMMARY

ADDRESS	1140 S Ferris Avenue Los Angeles, CA 90022
BUILDING SF	+/- 5,750 SF
LAND SF	+/- 5,563 SF
YEAR BUILT	1954
APN	5245-007-001
ZONING	Commercial Manufacturing

## FINANCIAL SUMMARY

PRICE	\$1,500,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	40,739	244,153	729,700
2025 Median HH Income	\$68,178	\$71,909	\$70,856
2025 Average HH Income	\$86,324	\$92,215	\$94,953

## PROPERTY DESCRIPTION

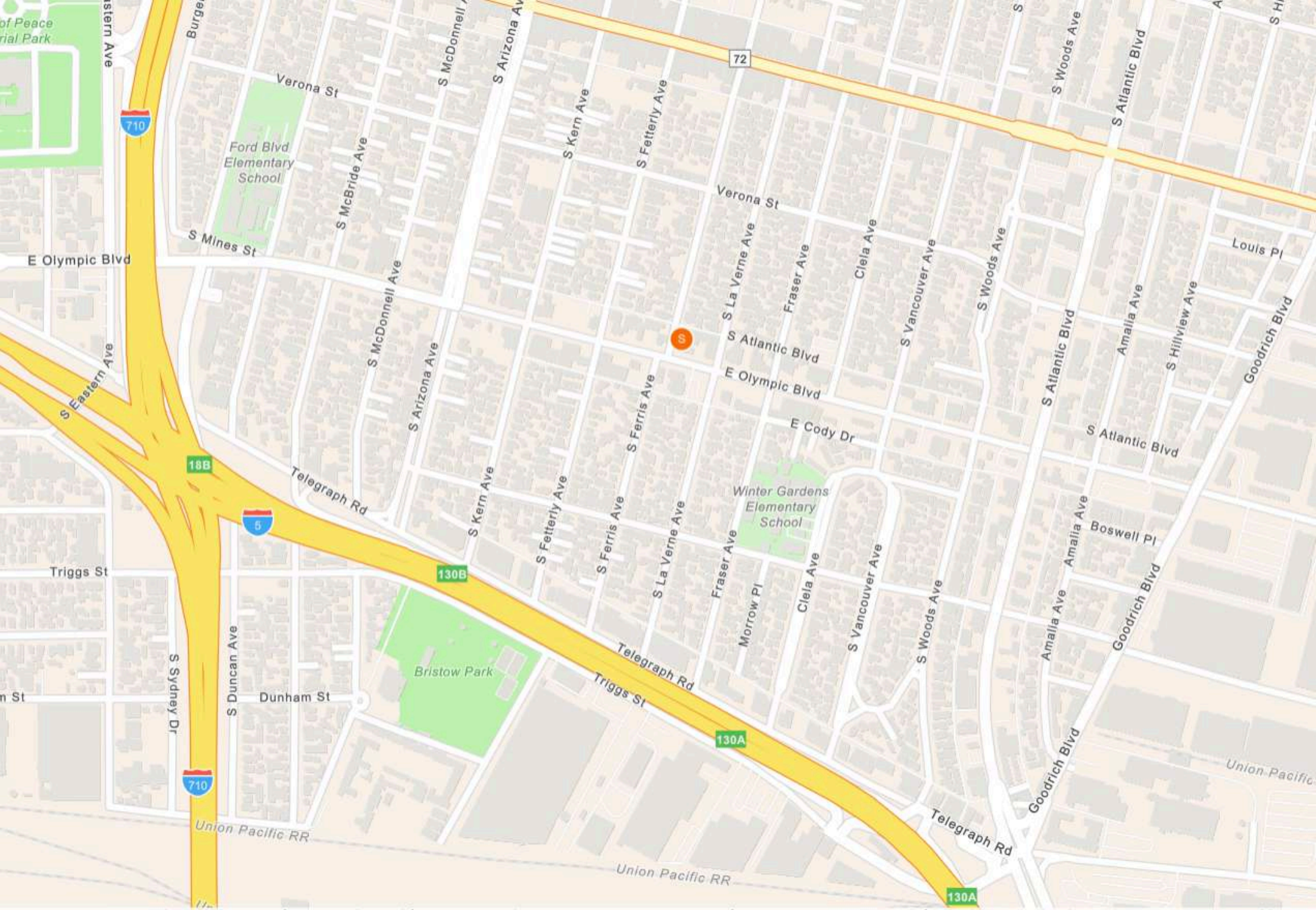
### Prime Industrial Opportunity – \$1,500,000

Located in a highly accessible East Los Angeles location, this well-maintained industrial property offers exceptional functionality for a wide range of commercial uses. Zoned \*Commercial Manufacturing (LCM1)\*\*, the building features a 14.5-foot clear height and both 3-phase and single-phase power capability, accommodating a variety of operational needs. The layout includes two ground-level loading doors (11' x 11' and 10' x 11') for efficient shipping and receiving, two bathrooms for convenience, and an additional 234 SF mezzanine (not included in the total square footage) for storage or light workspace.

This property presents an excellent opportunity for owner-users or investors seeking a versatile facility in a strategic location with strong surrounding business infrastructure.

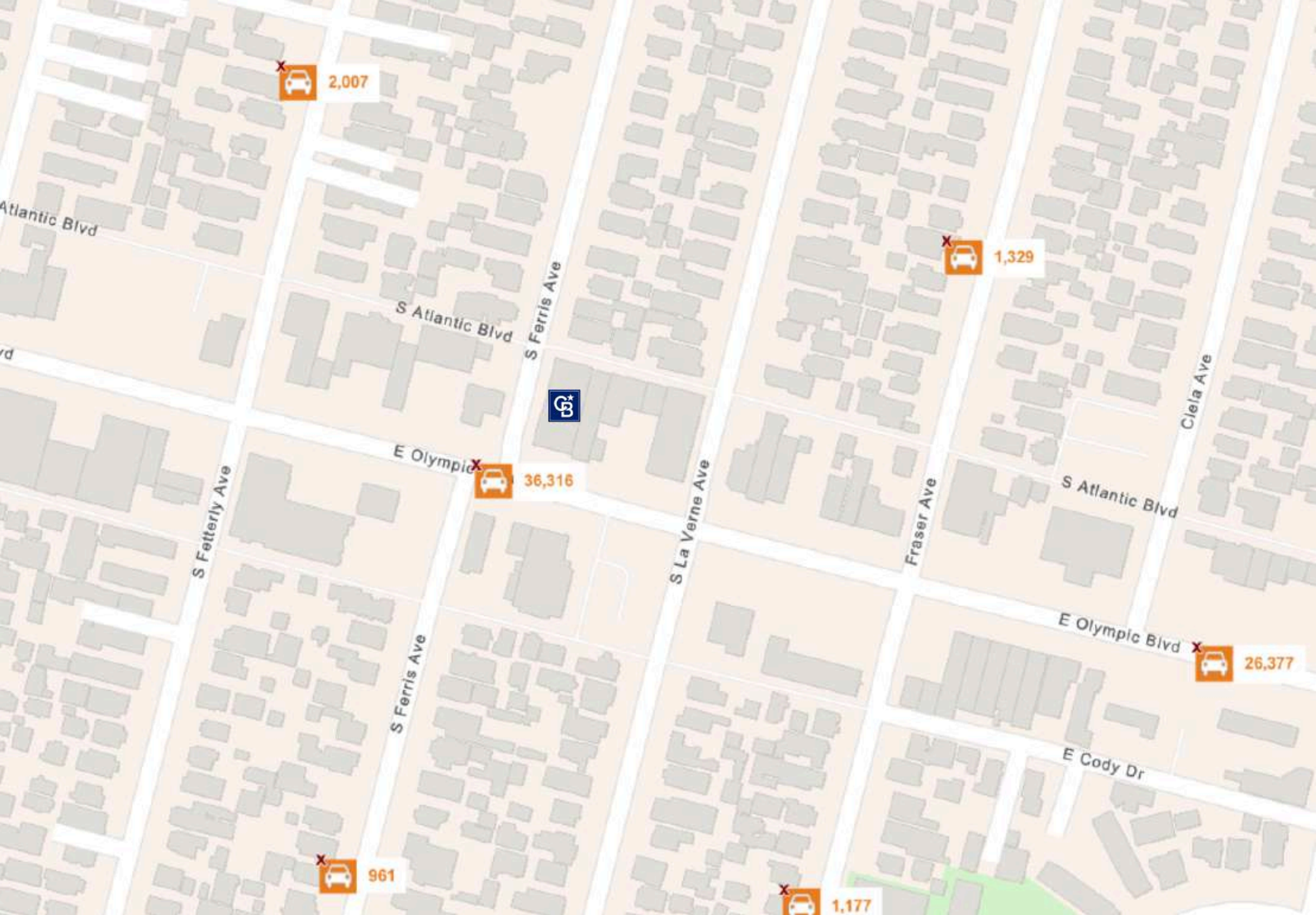




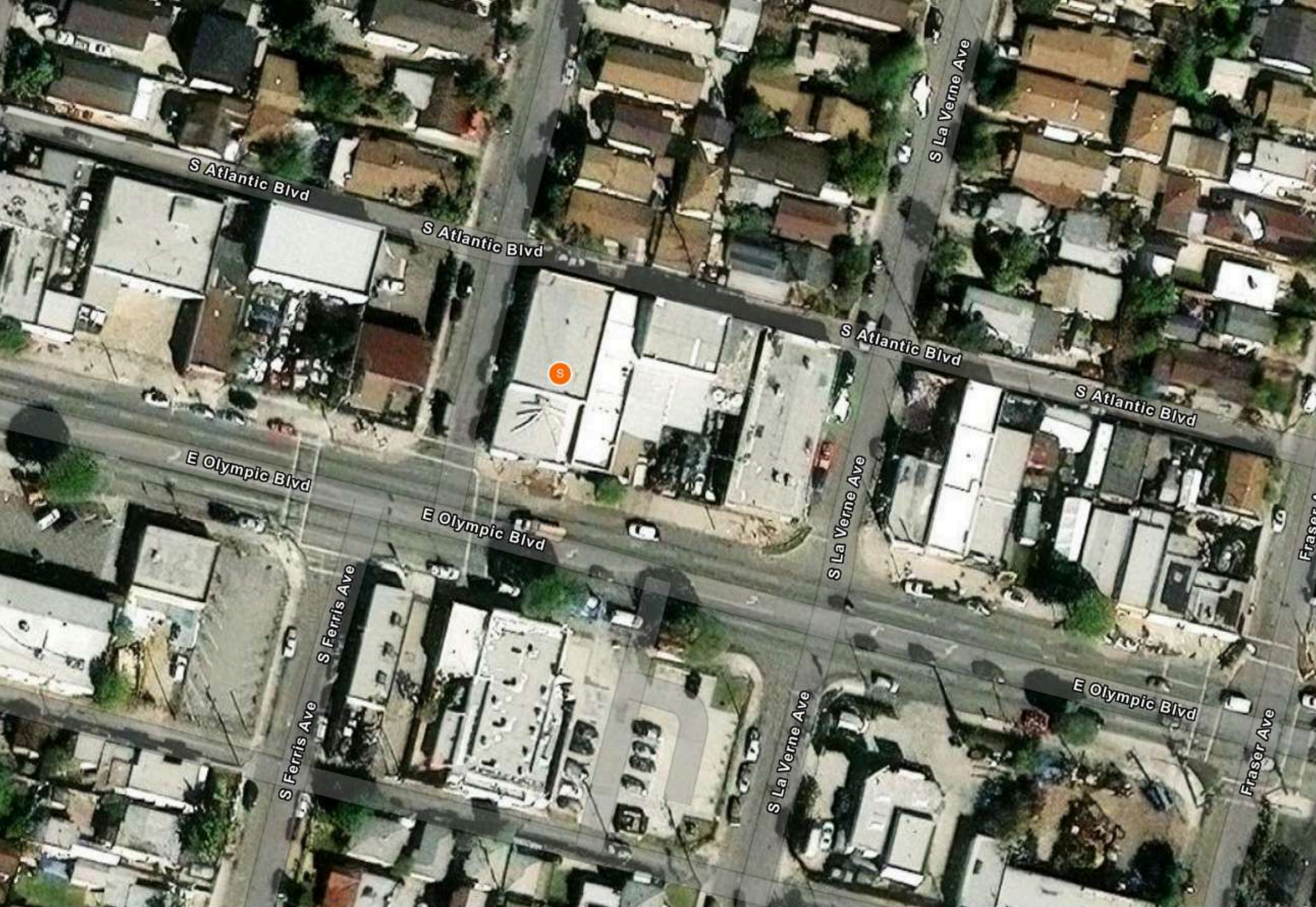


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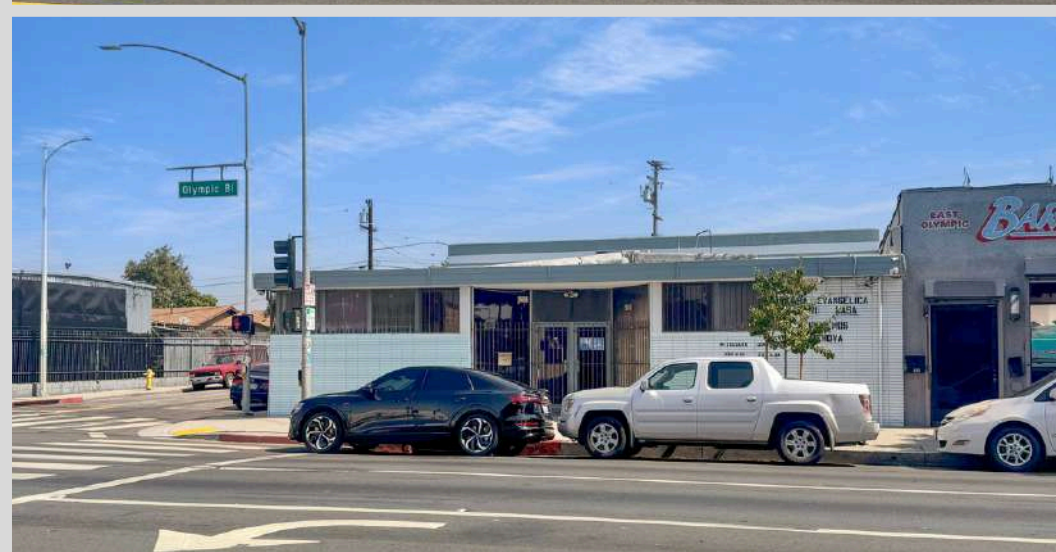
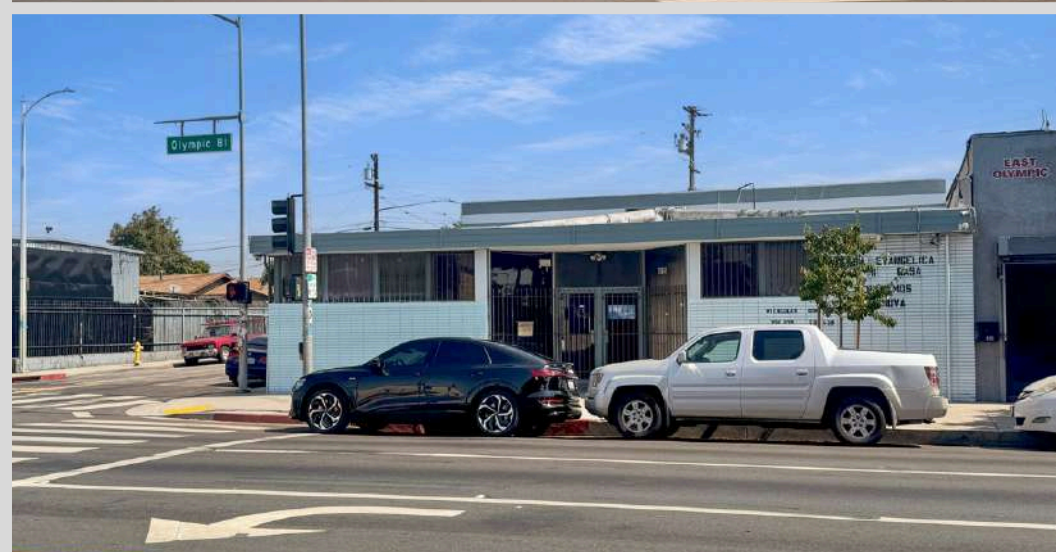






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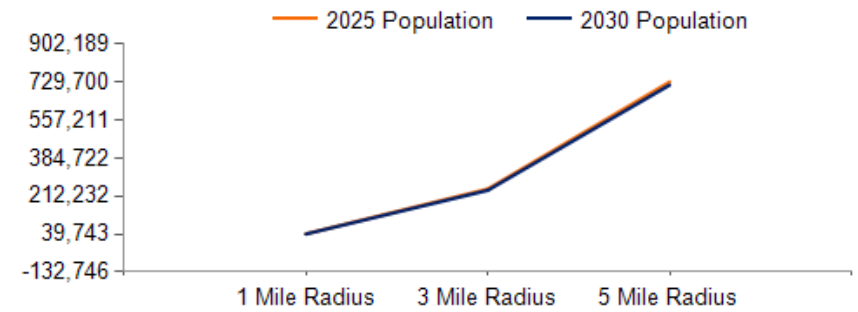




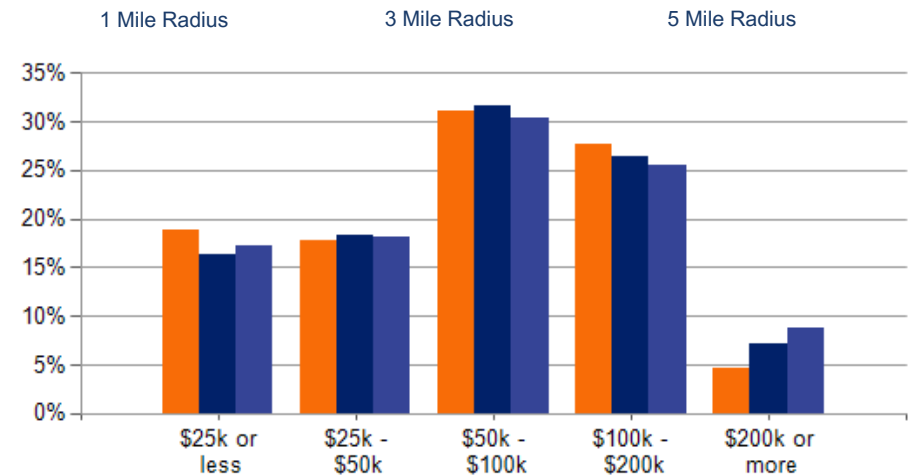


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	44,310	270,516	793,303
2010 Population	44,439	267,837	786,700
2025 Population	40,739	244,153	729,700
2030 Population	39,743	238,073	715,776
2025 African American	272	1,861	14,532
2025 American Indian	1,336	7,034	18,565
2025 Asian	263	16,639	98,354
2025 Hispanic	39,330	218,413	580,645
2025 Other Race	24,215	132,925	349,659
2025 White	6,734	37,170	112,141
2025 Multiracial	7,906	48,352	135,717
2025-2030: Population: Growth Rate	-2.45%	-2.50%	-1.90%

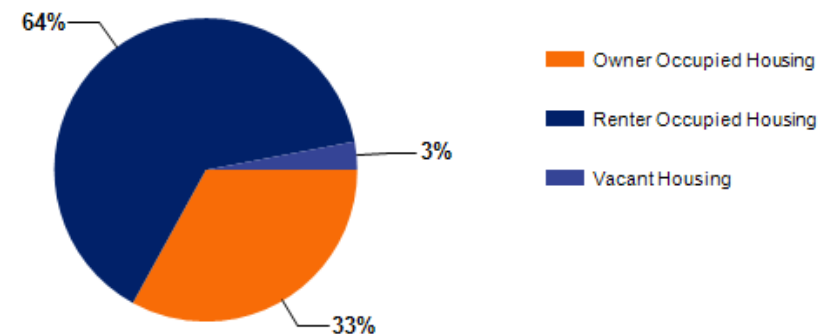
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,187	6,327	21,865
\$15,000-\$24,999	915	5,268	15,610
\$25,000-\$34,999	970	5,519	16,649
\$35,000-\$49,999	1,007	7,430	22,668
\$50,000-\$74,999	1,984	12,163	37,235
\$75,000-\$99,999	1,484	10,262	28,957
\$100,000-\$149,999	1,995	12,413	36,086
\$150,000-\$199,999	1,086	6,324	19,233
\$200,000 or greater	512	5,075	19,256
Median HH Income	\$68,178	\$71,909	\$70,856
Average HH Income	\$86,324	\$92,215	\$94,953



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

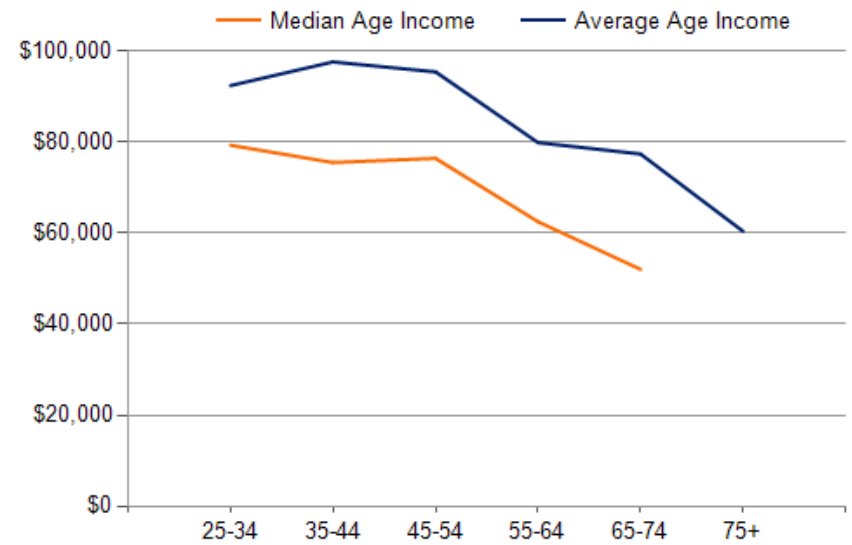
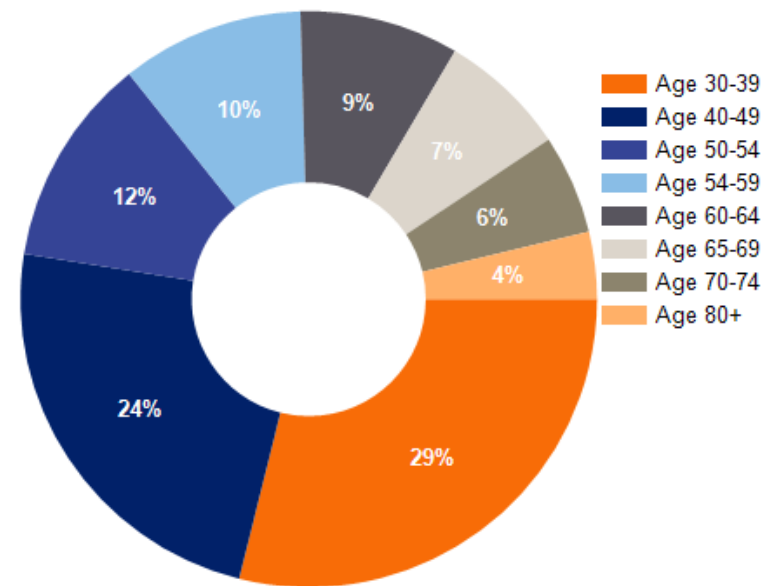


Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,460	20,665	62,280
2025 Population Age 35-39	2,880	17,044	52,478
2025 Population Age 40-44	2,551	15,790	47,624
2025 Population Age 45-49	2,638	15,425	45,702
2025 Population Age 50-54	2,583	15,426	47,270
2025 Population Age 55-59	2,250	13,798	43,329
2025 Population Age 60-64	1,961	11,856	38,262
2025 Population Age 65-69	1,575	10,330	32,590
2025 Population Age 70-74	1,224	8,495	27,156
2025 Population Age 75-79	828	6,106	19,506
2025 Population Age 80-84	532	3,826	12,177
2025 Population Age 85+	457	3,882	12,529
2025 Population Age 18+	31,208	189,506	577,883
2025 Median Age	34	35	36
2030 Median Age	35	36	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,335	\$79,328	\$78,236
Average Household Income 25-34	\$92,453	\$95,323	\$96,952
Median Household Income 35-44	\$75,526	\$80,635	\$81,236
Average Household Income 35-44	\$97,661	\$104,896	\$110,245
Median Household Income 45-54	\$76,446	\$81,668	\$82,466
Average Household Income 45-54	\$95,475	\$104,006	\$108,656
Median Household Income 55-64	\$62,517	\$70,220	\$70,912
Average Household Income 55-64	\$79,901	\$91,394	\$96,421
Median Household Income 65-74	\$52,036	\$55,549	\$54,607
Average Household Income 65-74	\$77,411	\$80,621	\$80,328
Average Household Income 75+	\$60,417	\$66,402	\$64,608





**1140 S Ferris Avenue  
Los Angeles, CA 90022**

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**COLDWELL BANKER  
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