

INDUSTRIAL FOR LEASE

786 MIRAFLORES AVENUE
LOS ANGELES, CALIFORNIA, 90731

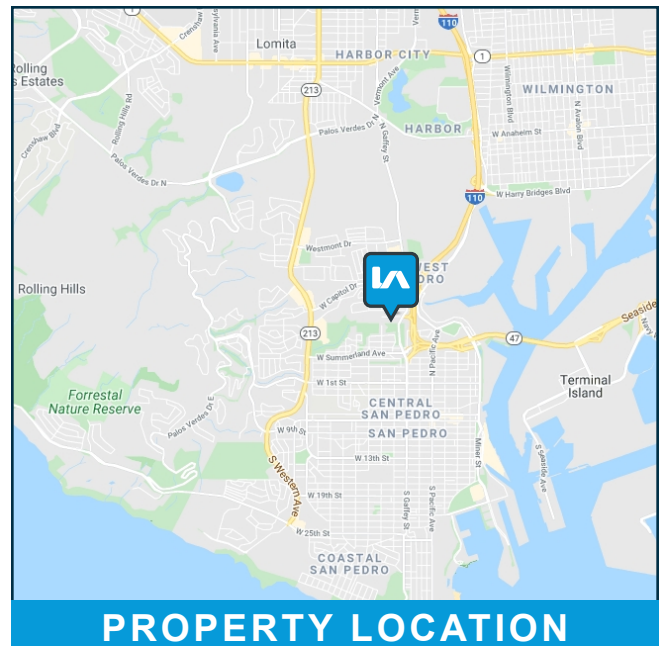


PROPERTY FEATURES

AVAILABLE: Unit C: $\pm 1,750$ SF
Unit D: $\pm 1,500$ SF

RATE: Unit C: \$1.67 / SF Industrial Gross
Unit D: \$1.67 / SF Industrial Gross

- Excellent For Light Manufacturing, Assembling & Restoration
- Zoned LACM
- Approx. 10' Clear Height
- 100 Amps, 120/208 Volts, 3 Phase Power
- Great Access to 110 Fwy and Minutes to Ports of Los Angeles & Long Beach



PROPERTY LOCATION

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FOR MORE INFORMATION, PLEASE CONTACT:

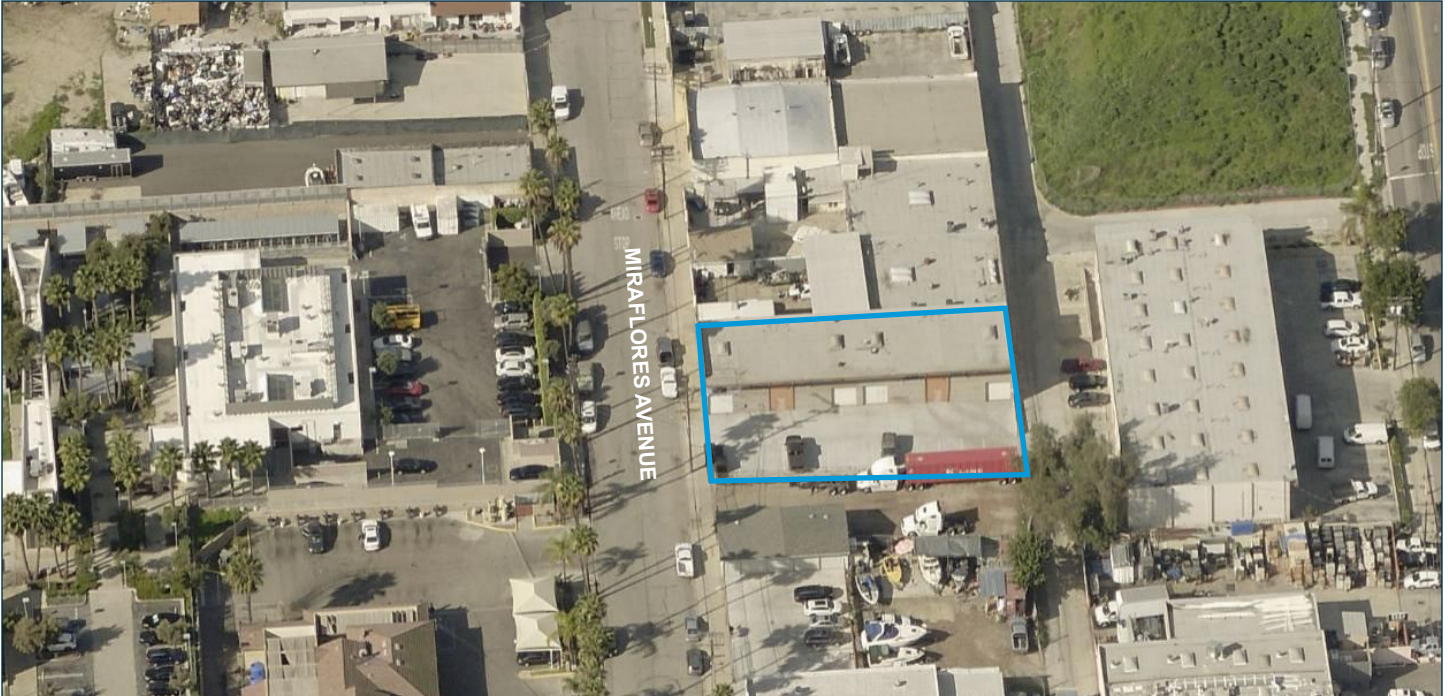
YOUR LOCAL MARKET EXPERTS

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Radius	1 Mile	2 Mile	3 Mile
Population			
2028 Projection	23,869	72,315	143,704
2023 Estimate	24,512	73,977	147,196
2010 Census	25,294	74,969	150,089
Growth 2023 - 2028	-2.62%	-2.25%	-2.37%
Growth 2010 - 2023	-3.09%	-1.32%	-1.93%
Households			
2028 Projection	8,223	25,450	49,090
2023 Estimate	8,480	26,161	50,485
2010 Census	8,882	26,982	52,199
Growth 2023 - 2028	-3.03%	-2.72%	-2.76%
Growth 2010 - 2023	-4.53%	-3.04%	-3.28%

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