

# 1636 N BONNIE BEACH PL



21,144 SF INDUSTRIAL WAREHOUSE

LOS ANGELES, CA 90063



**LAWRENCE ALLEN**  
— & ASSOCIATES —  
COMMERCIAL REAL ESTATE SERVICES

# EXECUTIVE SUMMARY

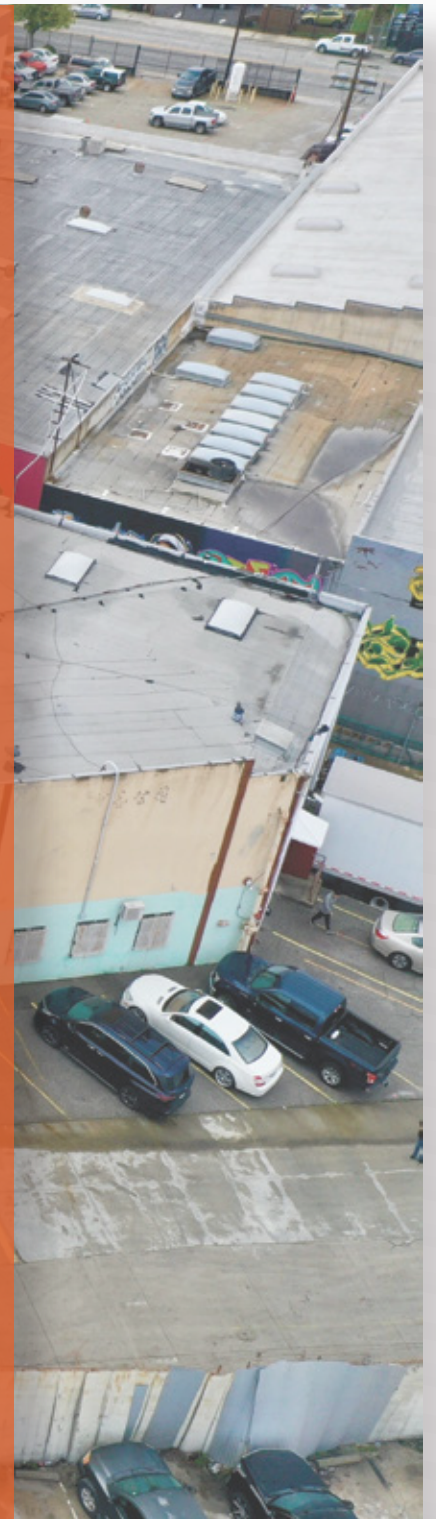
1636 N. Bonnie Beach Pl, Los Angeles, CA 90063 is a two unit industrial warehouse in the desirable Unincorporated Los Angeles County area just east of Downtown Los Angeles. The building boasts a total area of approximately 21,144 square feet of industrial building on 3 parcels of land totaling approximately 1.41 acres..

Zoned LCM2, this property features a versatile use with plentiful land to expand the current building. The divisible warehouse has a large open floor plan with 20 ft clear height ceilings allowing for flexible use of the space. It is also equipped with a freezer and a cooler that are both functional & sizable. Additionally, the warehouse includes a dock high loading position, two ground level loading doors, and ample turnaround space for large/small trucks.

1636 N Bonnie Beach Pl, is situated in a prime location, with convenient access to major freeways and public transportation. The surrounding area is home to a variety of industrial and manufacturing operations, making it an ideal location and a great investment for owner / users to expand or relocate their businesses.

**ASKING: \$328.70/SF**

**\$6,950,000.00**



## PROPERTY INFORMATION

- VERSATILE LCM2 ZONING
- USABLE COOLER AND FREEZER
- DRIVE-AROUND BUILDING
- OVERSIZED LAND PARCEL
- SINGLE OR DIVISIBLE BUILDING
- FULLY SPRINKLERED
- GATED/SECURED LOT
- CLOSE PROXIMITY TO 710/5/101/60 FWY
- 20FT CLEAR HEIGHT
- 400 AMP INDUSTRIAL POWER

## PROPERTY SUMMARY



LOS ANGELES



CLASS C  
INDUSTRIAL



61,688 SF



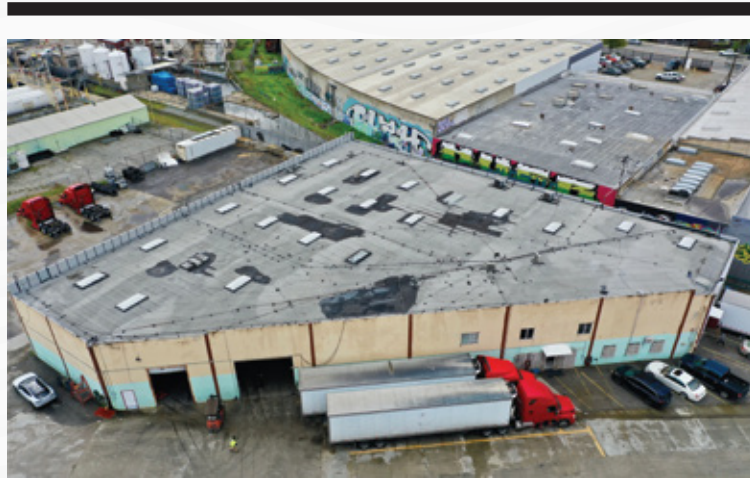
18,246 SF IND.  
2,898 SF OFF.



\$328.70/SF

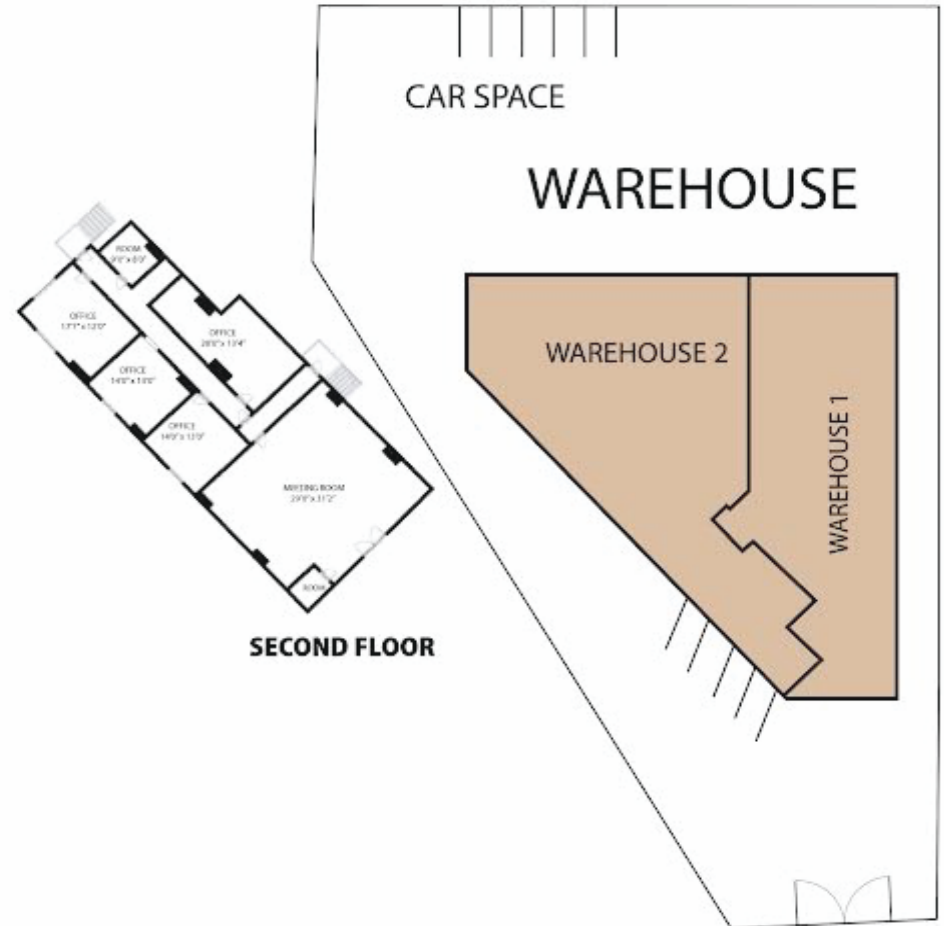
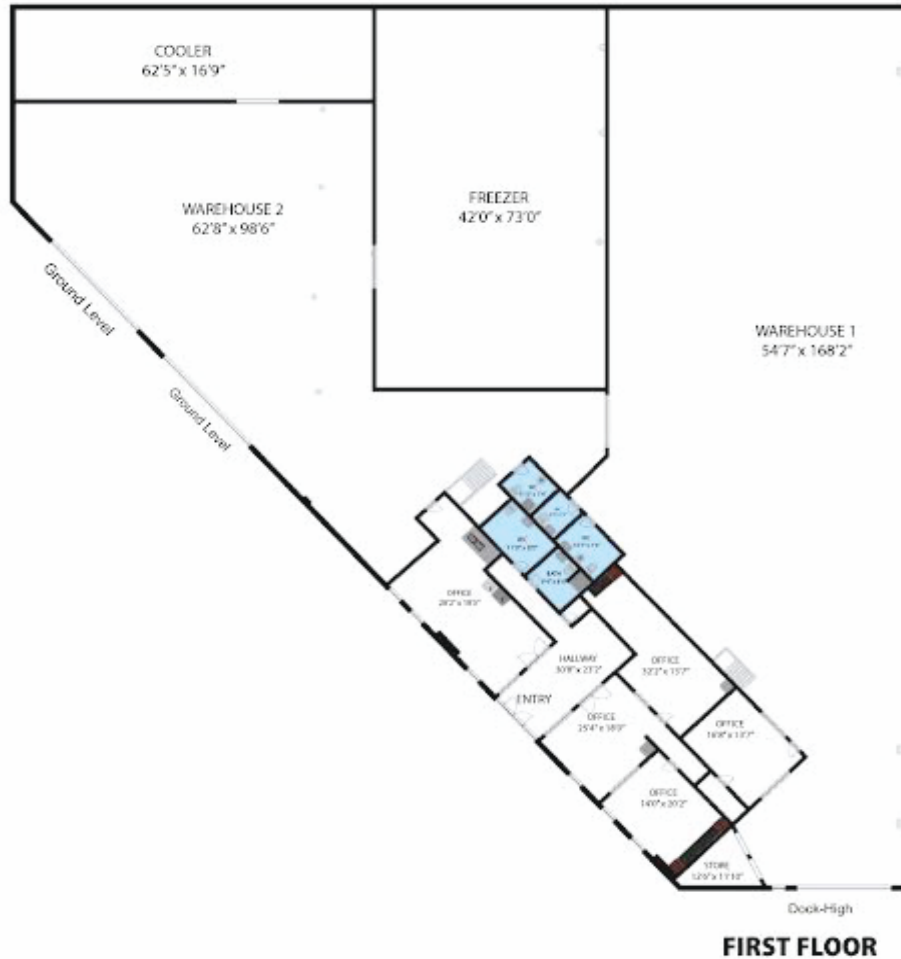


2 DRIVE-IN  
1 DOCK HIGH



PROPERTY DETAILS

# FLOOR PLAN



1636 N Bonnie Beach Place, Los Angeles 90063

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



# SITE MAP



LOS ANGELES, CA



\$6,950,000 (\$328.70/SF)



1.42 AC LOT / 61,688 SF

# DEMOGRAPHICS

TOTAL POPULATION: 813,329

MEDIAN AGE: 38 YEARS OLD

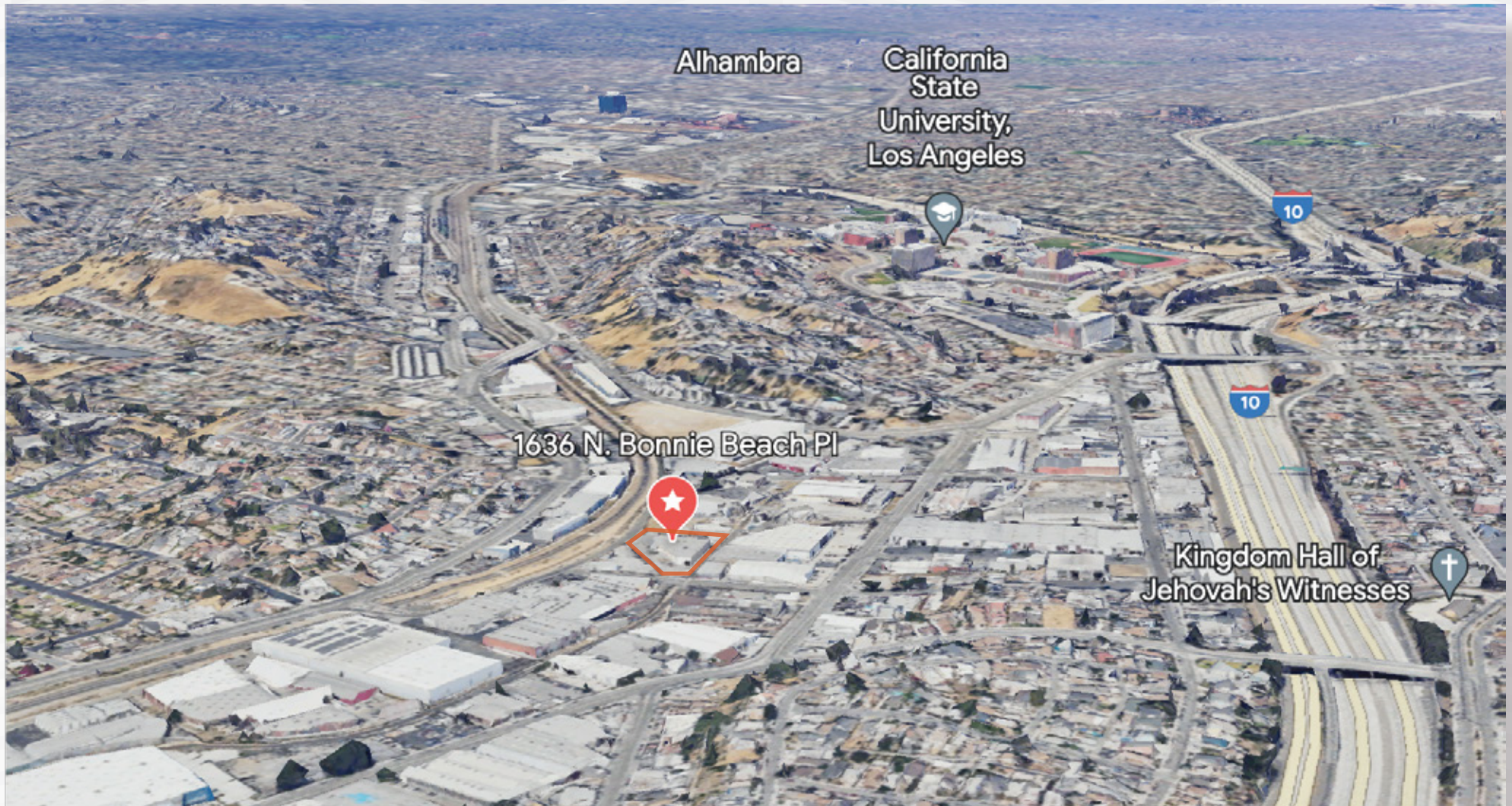
TOTAL BUSINESSES: 46,601

AVG. HOUSEHOLD INCOME: \$86,477

TOTAL EMPLOYEES: 454,524

AVG. HOUSEHOLD: 1-2 PEOPLE (50%)

*\*ALL STATS ARE WITHIN A 5 MI RADIUS*





# PHOTOS



# COMPARABLES

- DATE: DECEMBER 2022
- 22,415 SF
- SOLD: \$7,550,000
- \$/SF: \$336.83



600-614 S DATE AVE  
ALHAMBRA, CA 91803

600-614 S DATE AVE

- DATE: NOVEMBER 2022
- 18,365 SF
- SOLD: \$5,900,000
- \$/SF: \$294.73/SF



3816 MEDFORD ST  
LOS ANGELES, CA 90063

3816 MEDFORD ST

- DATE: JANUARY 2022
- 18,150 SF
- SOLD: \$4,200,000
- \$/SF: \$231.41/SF



2928 N MAIN ST  
LOS ANGELES, CA 90031

2928 N MAIN ST

- DATE: JUNE 2021
- 25,709 SF
- SOLD: \$12,960,000
- \$/SF: \$504.1/SF



1457 N MAIN ST  
LOS ANGELES, CA 90012

1457 N MAIN ST

- DATE: JUNE 2021
- 25,900 SF
- SOLD: \$11,798,000
- \$/SF: \$455.52



1639 N MAIN ST  
LOS ANGELES, CA 90012

1639 N MAIN ST

- DATE: MARCH 2021
- 25,900 SF
- SOLD: \$5,700,000
- \$/SF: \$220.08/SF




1441 BOYD ST  
LOS ANGELES, CA 90033

1441 BOYD ST




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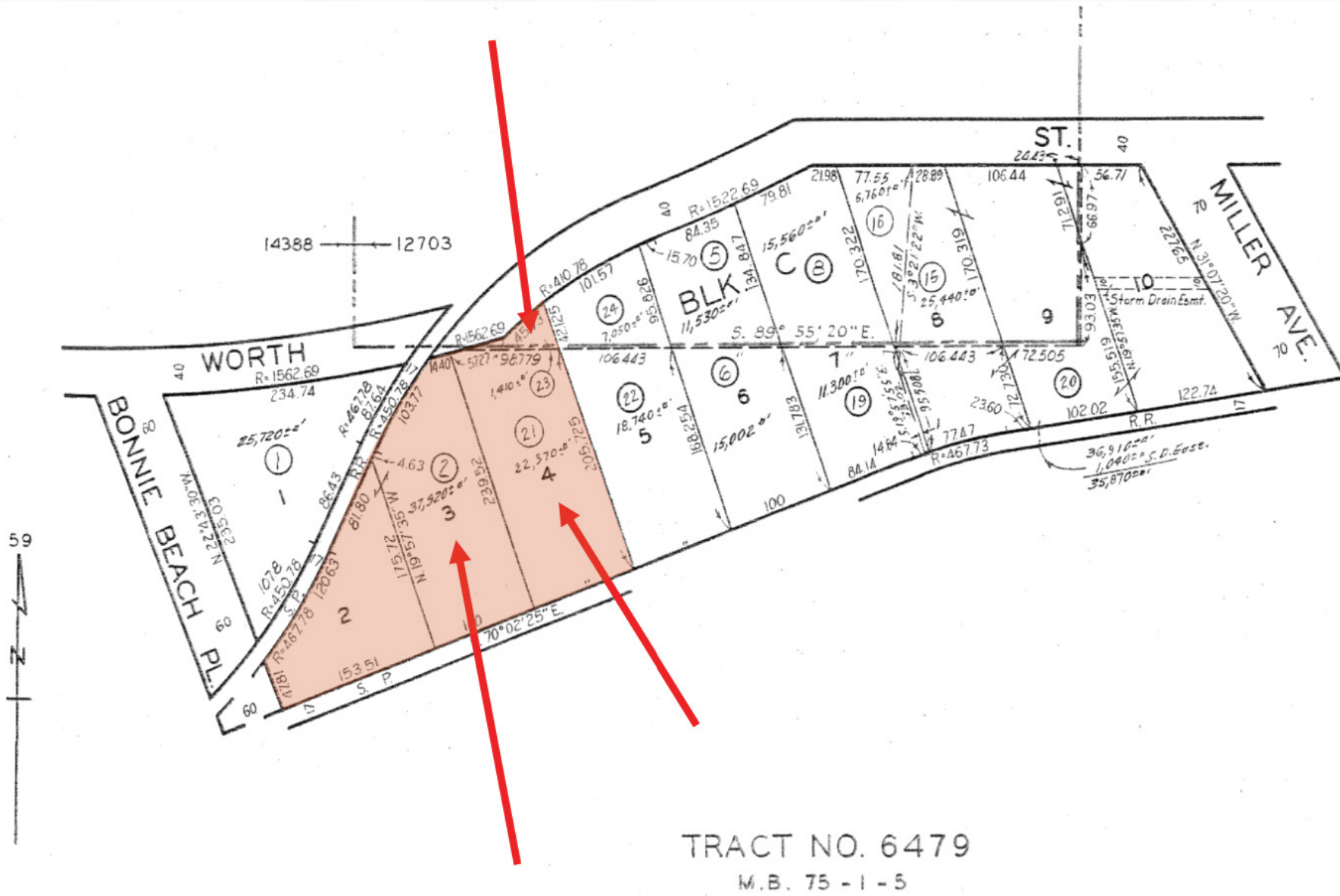
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# PARCEL MAP