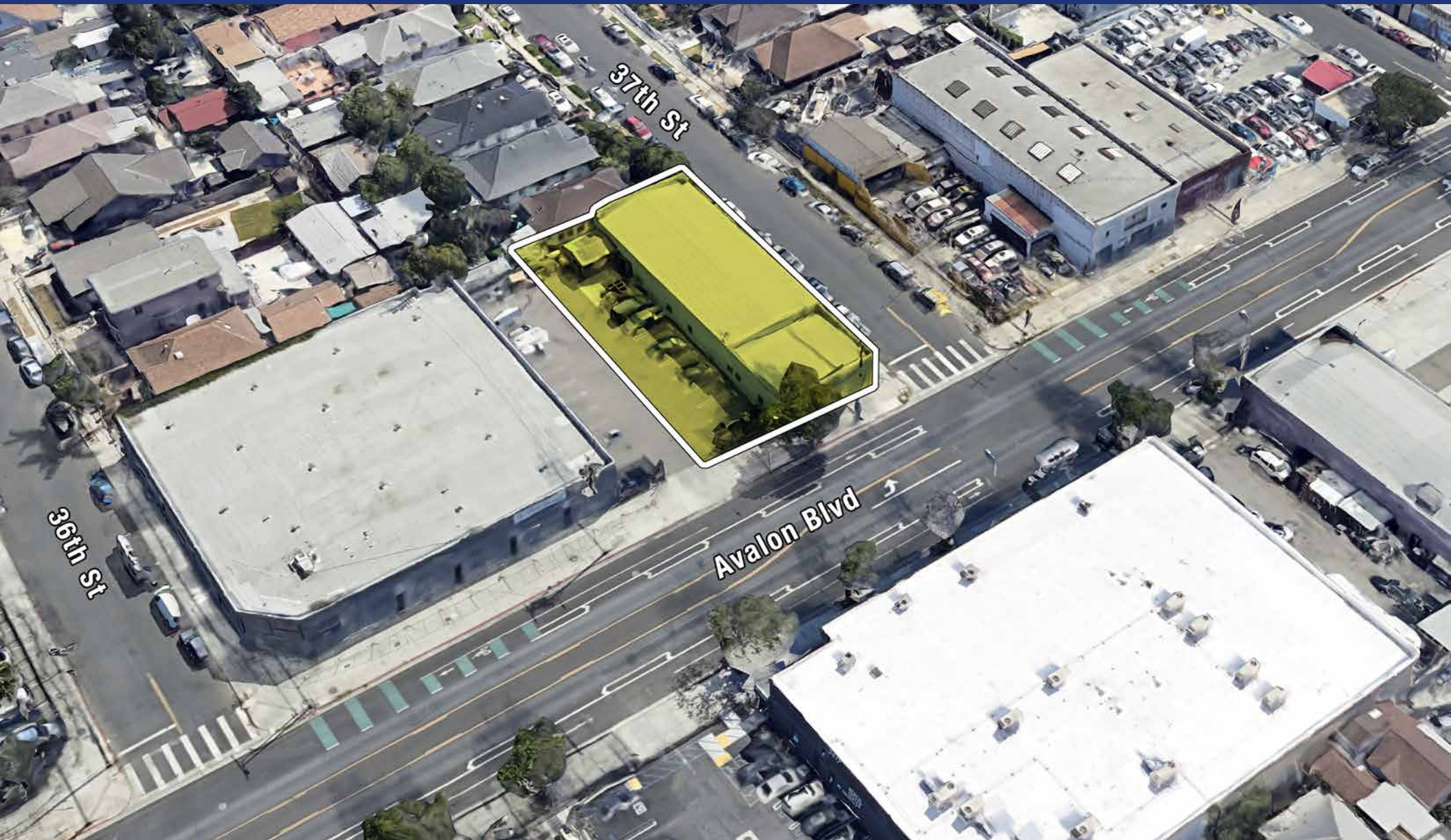


MULTI-USE INDUSTRIAL LEASE OPPORTUNITY



5,547± SF Building on 6,250± SF of Land

1-Mile East of Exposition Park, Coliseum & BMO Stadium

3620 AVALON BOULEVARD, LOS ANGELES, CA 90011



**3620 AVALON BOULEVARD
LOS ANGELES, CA 90011**

Property Details

Building Area	5,547± SF
Land Area	6,250± SF
Year Built	1923
Construction	Masonry
Ceiling Height	11-18'
Ground Level Loading Door	1: 9x12
Power	600A/120-240V/3-Ph 4w
Parking	11± Surface Spaces
Zoning	LA M1
APN	5121-004-003
Frontage	48' on Avalon Blvd and 130' on 37th St
Traffic Count (2022)	17,160 Vehicles Per Day

Property Highlights

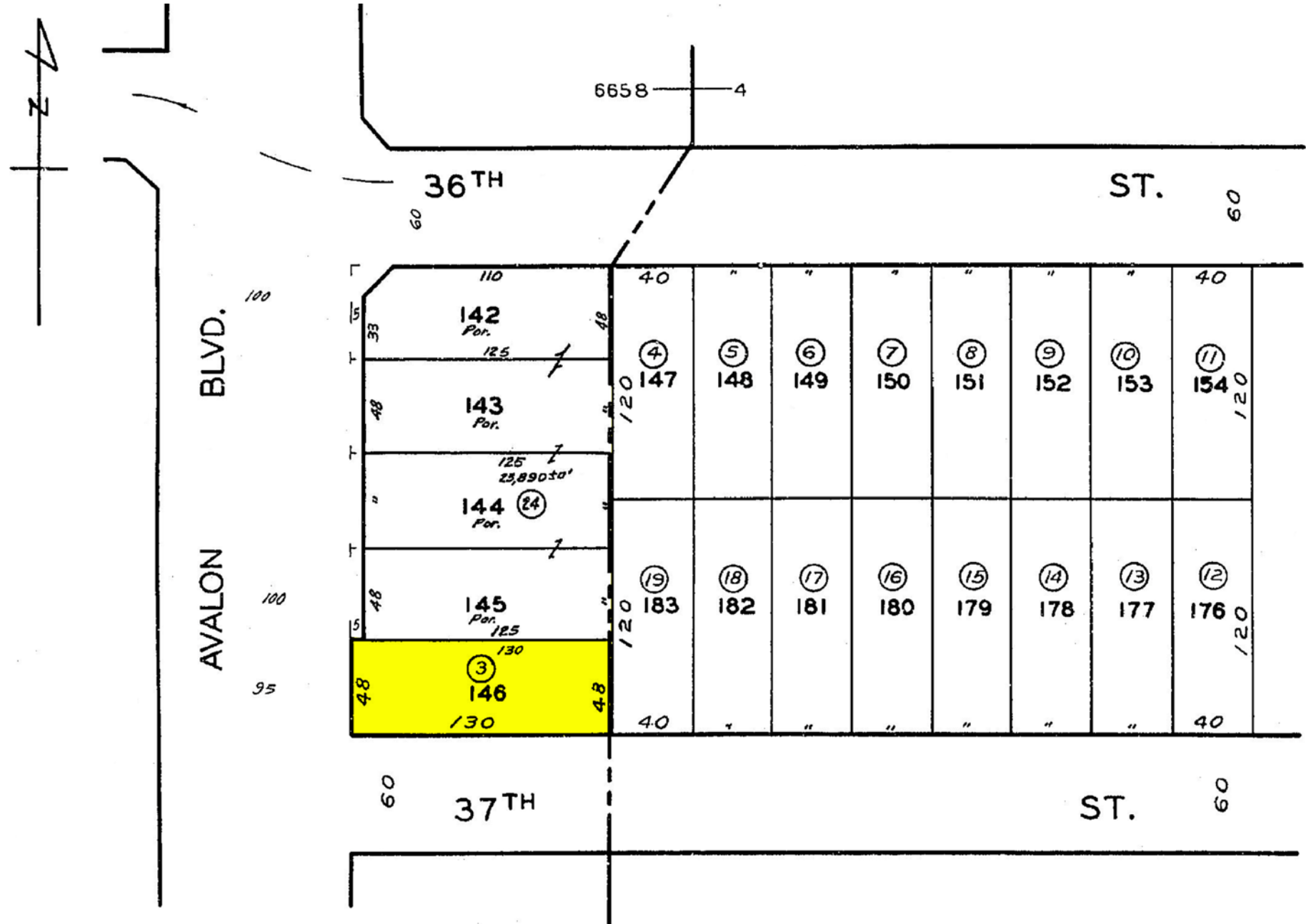
- Multi-use lease opportunity
- Bow truss freestanding building
- Clean facility: Must see!
- Ideal for light manufacturing, warehouse, flex uses
- High ceiling clearance
- Heavy power service
- Ground level loading door
- Includes abundant gated onsite parking
- Located 1-mile east of Exposition Park, Coliseum and BMO stadium
- 1-½ miles south of Santa Monica (I-10) Freeway and Downtown Los Angeles

Lease Rental: \$7,766 Per Month (\$1.40 Per SF MG)

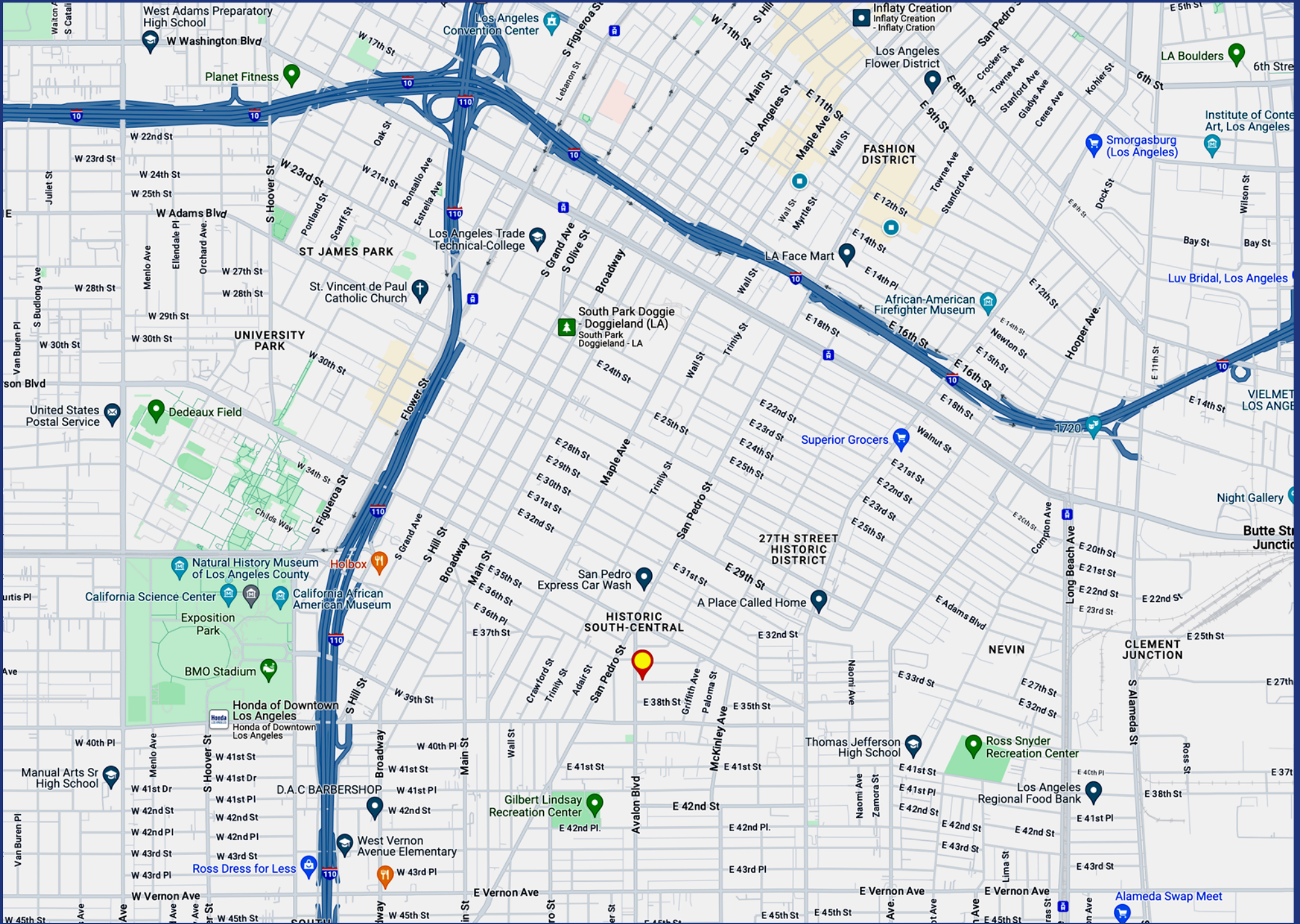
Term: 3-5 Years with Annual Increases



Plat Map



Area Map



Downtown Los Angeles Demographics

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average Household Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work 3-5 days in DTLA



79%

Expect to be in the office at least half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion retail sales per year

745

Retail+F&B Businesses per Square Mile



171

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average Household Income



26% All new residential in the City of LA since 2010



24% Less Income Spent on Housing + Transportation than LA Average

41% Population Growth 2010 - 2022



61%

25 - 54 Years Old



67%

Postsecondary Education

90%

Residential Occupancy

46%

Walk/Bike/Transit or Work from Home

3620 Avalon Boulevard
Los Angeles, CA 90011

5,547± SF Building
6,250± SF of Land

Manufacturing/Warehouse/Flex Facility

Great Location Just East of USC



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