

8965 Lotta Ave

South Gate, CA 90280

Industrial Property For Lease

Presented By:

Alex Matevosian

Broker

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818.482.3830



Pacific West Commercial Real Estate Services 4116 W Magnolia Blvd Burbank, CA 91505 pacificwestbrokerage.com

Pacific West Commercial Real Estate Services DRE 02211621/02047572. Information contained herein deemed reliable but not guaranteed.

Property Summary



PROPERTY CHARACTERISTICS

- ▶ FREE STANDING
- ▶ BUILT IN 2022
- ▶ 2 MOTORIZED 16X16 ROLL-UP DOORS
- ▶ POWER: 3-PHASE 600 AMPS
- ▶ PRIVATE YARD/GATED
- ▶ ZONED INDUSTRIAL FLEX
- ▶ CONCRETE BLOCK
- ▶ CLEAR HEIGHT 18 FT
- ▶ LOT DIMENSIONS: 40x124
- ▶ APN 6222-007-033

OFFERING SUMMARY

Lease Rate:	\$6,250.00 (MG)
Lease Rate Per SF:	\$2.08
Available SF:	3,000 SF
Lot Size:	4,960 SF
Building Size:	3,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	241	1,439	8,228
Total Population	719	4,884	31,484
Average HH Income	\$63,811	\$63,378	\$62,674

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Executive Summary



Pacific West Commercial Real Estate Services is proud to present a brand new industrial building located in the heart of South Gate. Built in 2022, this property totals approximately 3,000 square feet situated on just below 5,000 square feet of land zoned Industrial Flex (Tenant and or/tenants agent to verify all building information) . The property features two ground level loading doors, approximately 18 foot warehouse clearance height, 600 amps of power, and is securely gated. The structure includes a second story office area, as well as two bathrooms, one being upstairs and the other downstairs. The property is also equipped with its own entrance and exit with on site parking available as well.

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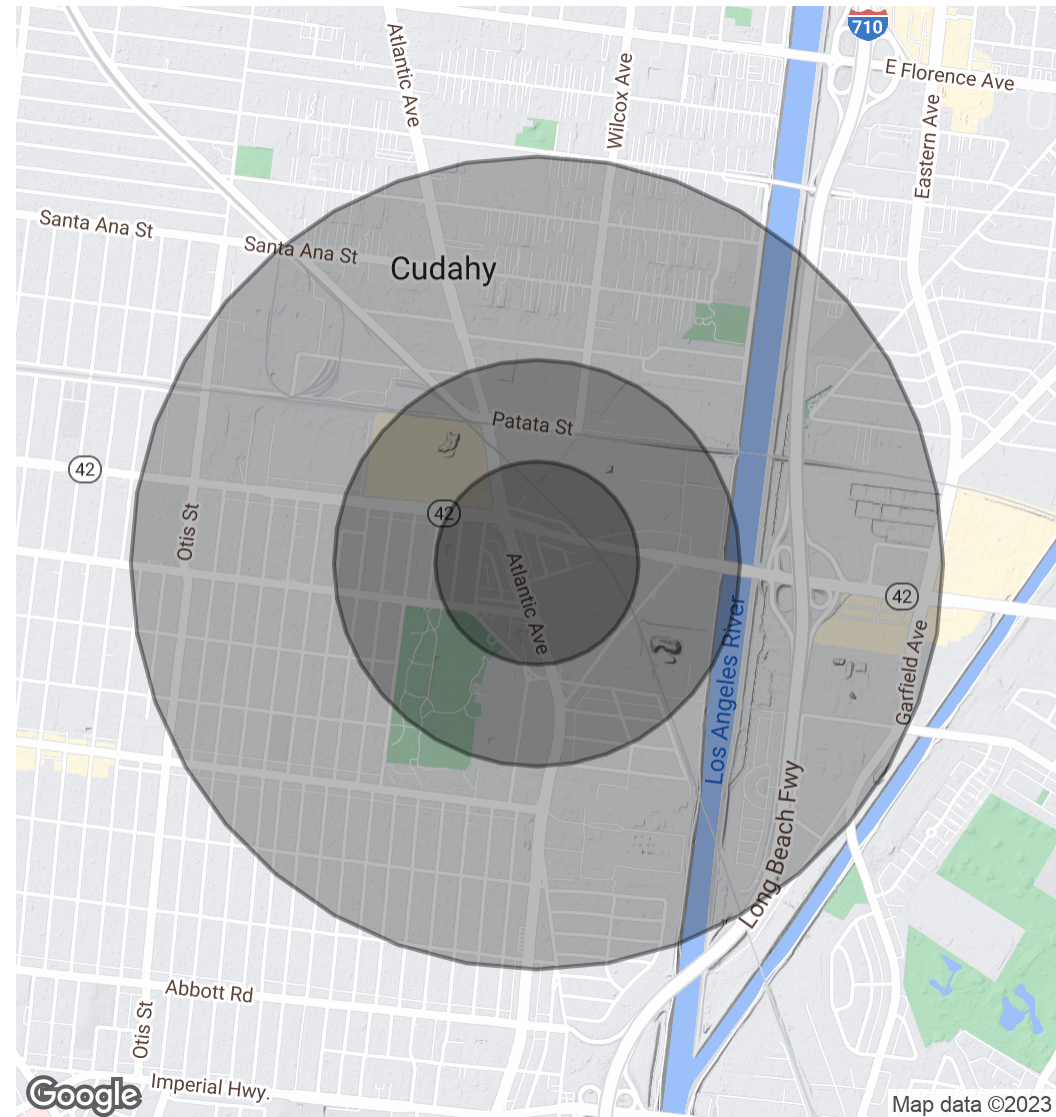
818.482.3830

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	719	4,884	31,484
Average Age	34.7	33.5	32.4
Average Age (Male)	35.4	32.9	31.8
Average Age (Female)	31.3	33.3	32.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	241	1,439	8,228
# of Persons per HH	3.0	3.4	3.8
Average HH Income	\$63,811	\$63,378	\$62,674
Average House Value	\$451,903	\$448,025	\$411,138

* Demographic data derived from 2020 ACS - US Census



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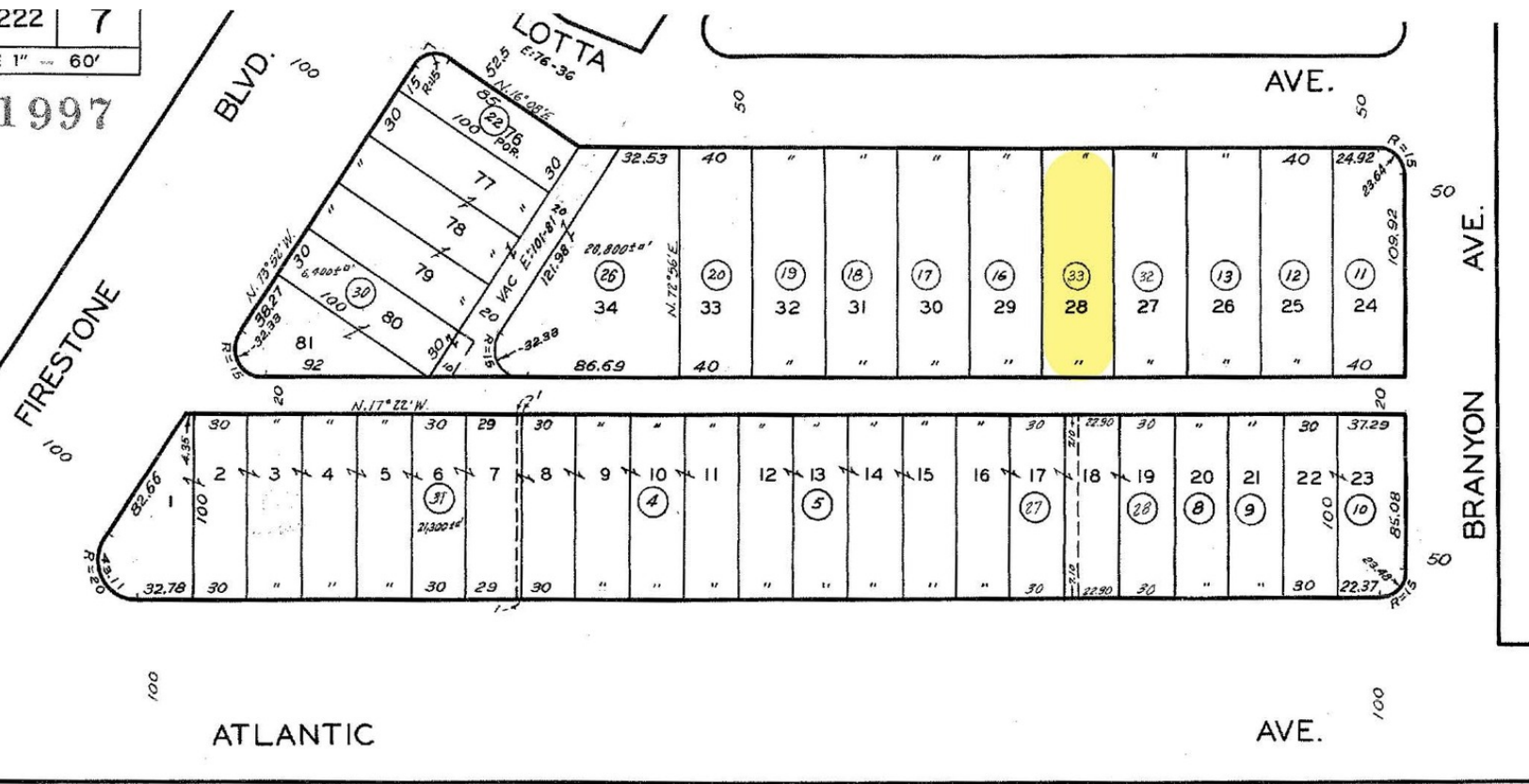
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Parcel Map

6222 7
SCALE 1" = 60'

1997



4-5-58
7-26-60
1-12-61
8203108074
830419402-83
850612403-86
860310417-85 L
960812

being furnished as an aid in locating the herein described Land in relation to adjoining streets, es and other land, and is not a survey of the land depicted. Except to the extent a policy of expressly modified by endorsement, if any, the Company does not insure dimensions, distances, nents, acreage or other matters shown thereon.

TRACT NO. 8134

M.B. 91-94

CODE
1307

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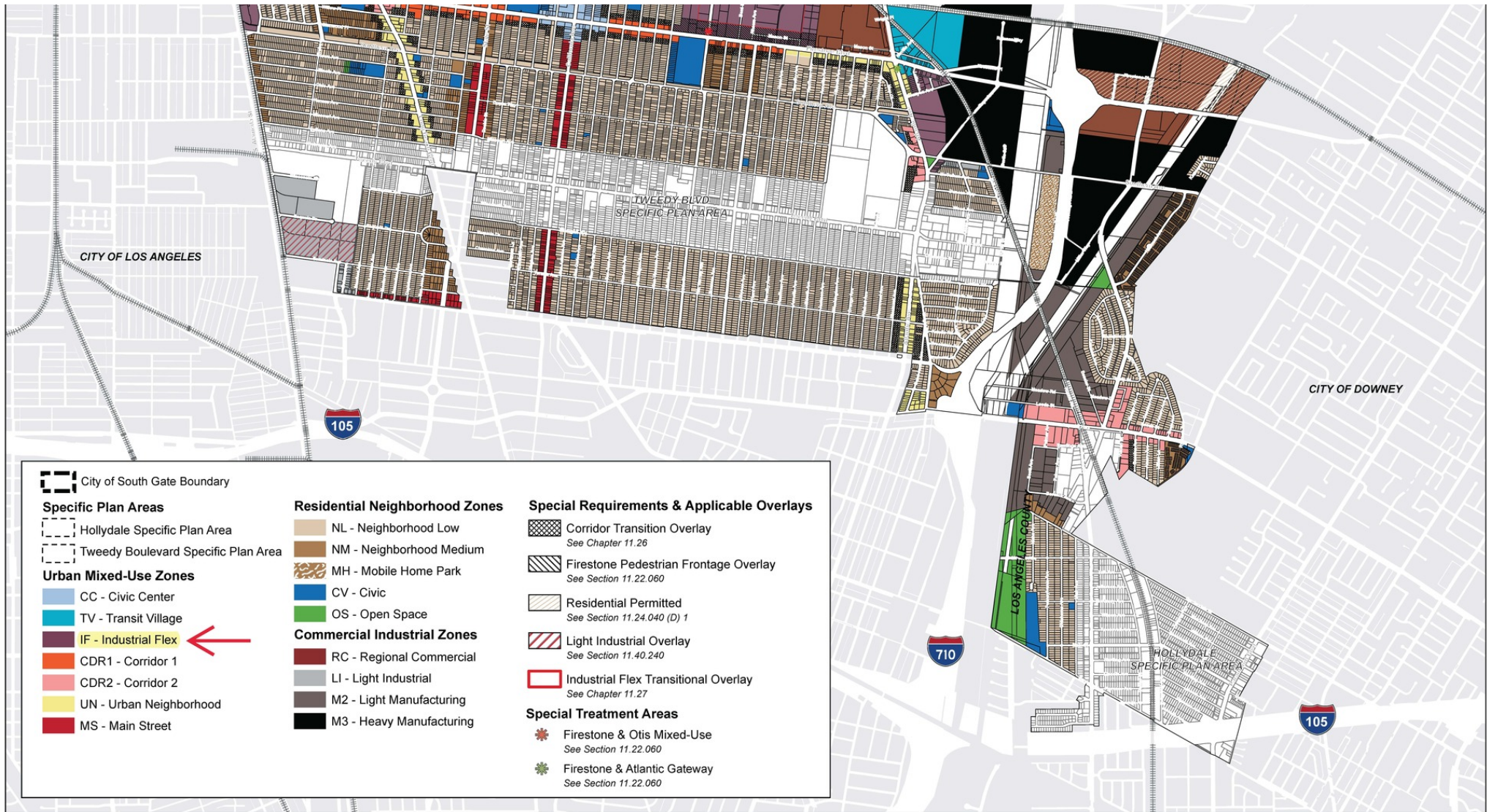
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Zoning Map



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Regional Map



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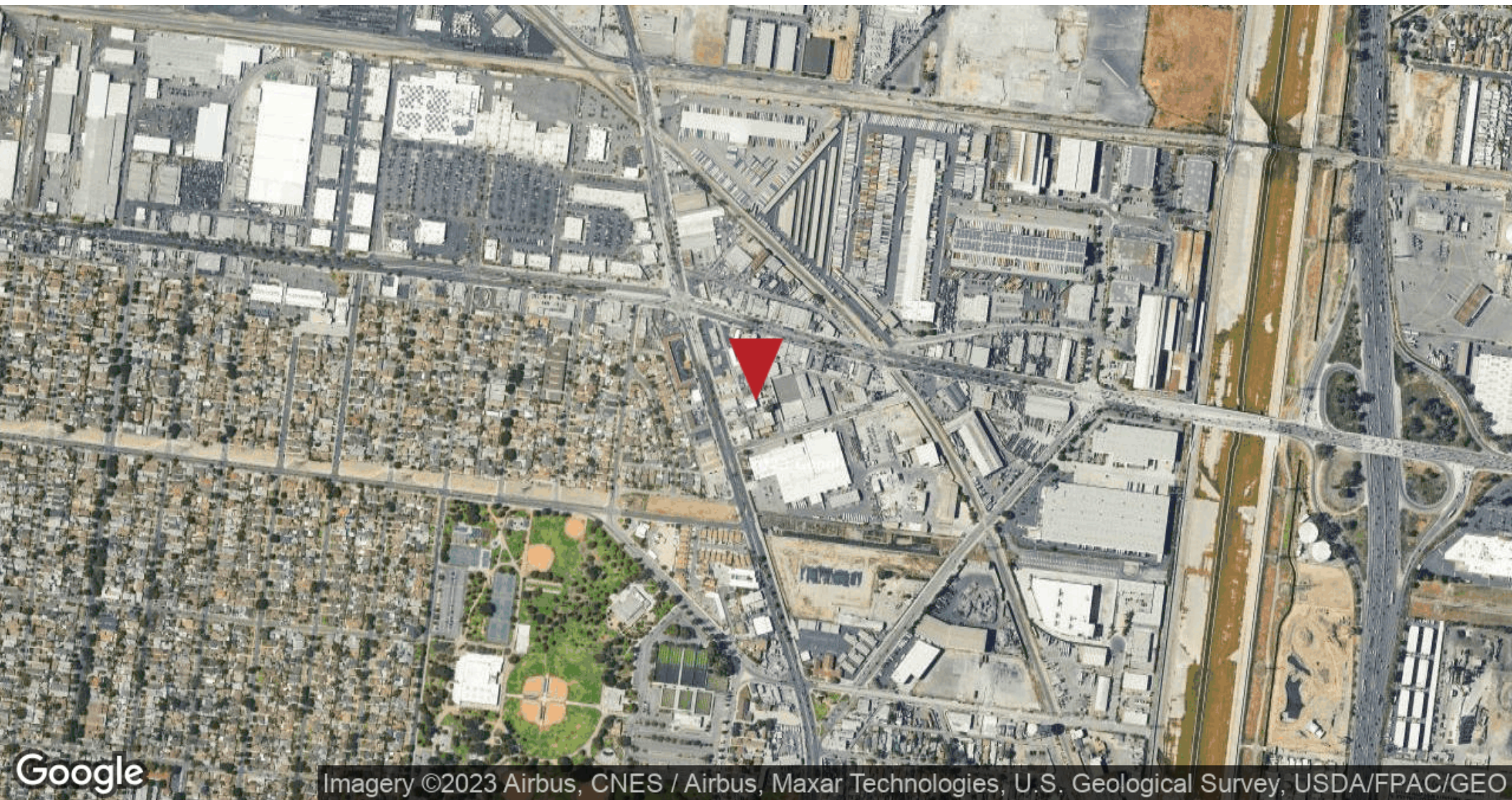
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Aerial Map



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Additional Photos



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