



1705 N Indiana St,
Los Angeles, CA 90063



real

POWERED BY



PROPERTY AERIAL MAP



 **USC** University of Southern California

Los Angeles General Medical Center

Keck Hospital of USC

INTERSTATE
5

INTERSTATE
10

HAZARD PARK
Recreation Center





SUBJECT

MEDFORD ST
N INDIANA ST

MEDFORD ST
N INDIANA ST

W 112TH ST

PROPERTY OVERVIEW



TYPE

Industrial



SIZES

Factory - 17,649 SF (Built 1945)
Office - 442 SF (Built 1982)
Warehouse - 2,300 SF (Built 1971)
Warehouse - 4,560 SF (Built 1959)
Paint Shop - 2,480 SF (Built 1961)



PRICE

\$1.30 PSF + tenant
to pay Property
Tax bill and
insurance bill.



AMPS

Spray booth - **400 AMP**
Mill warehouse - **600 AMP**



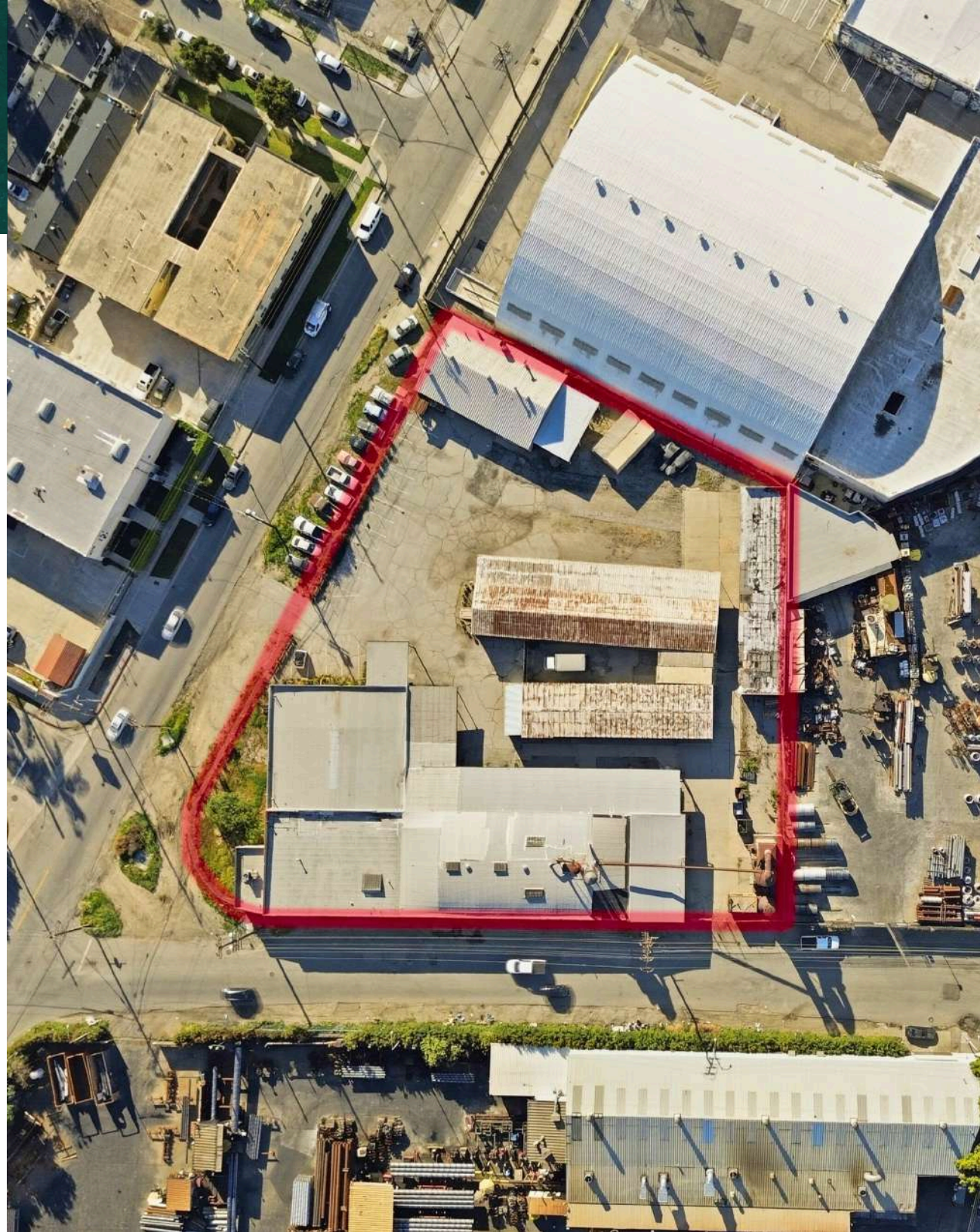
PARKING

Ample Parking

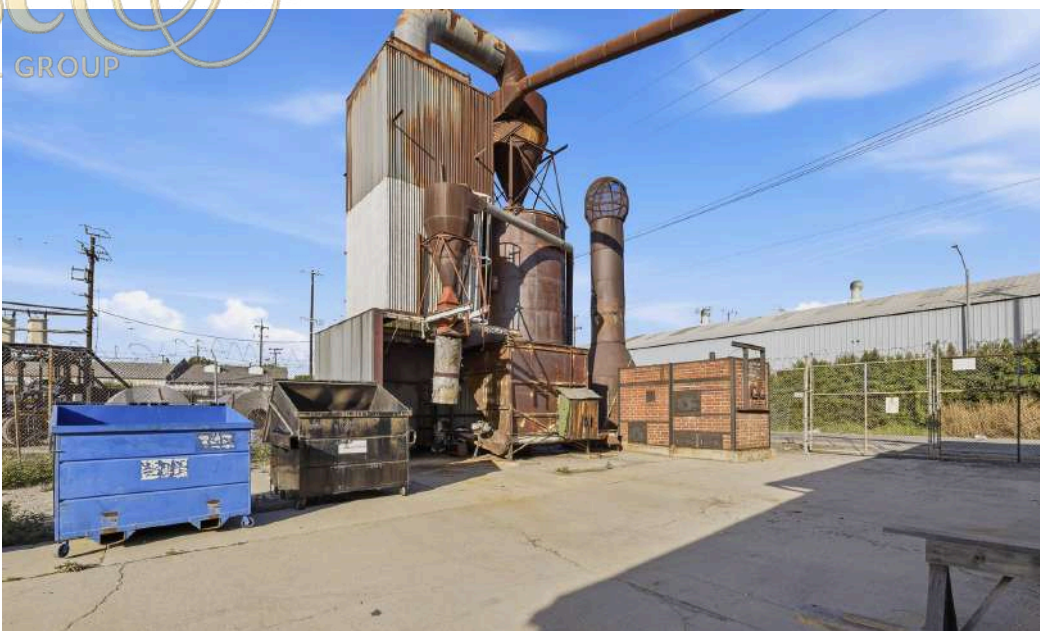
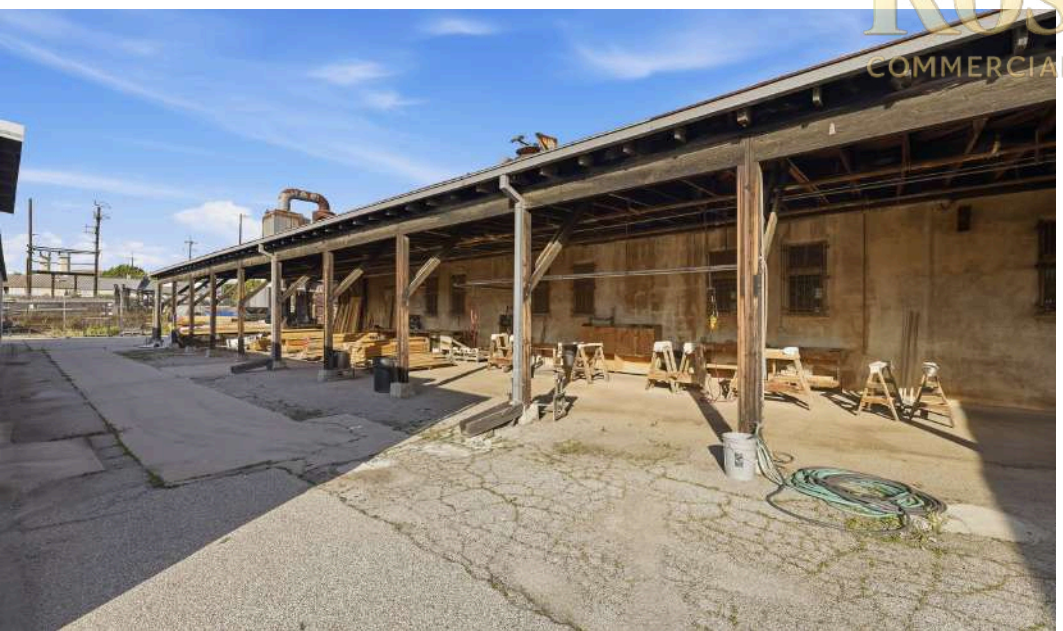


ZONING

M2



PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP

PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP

PROPERTY PHOTOS



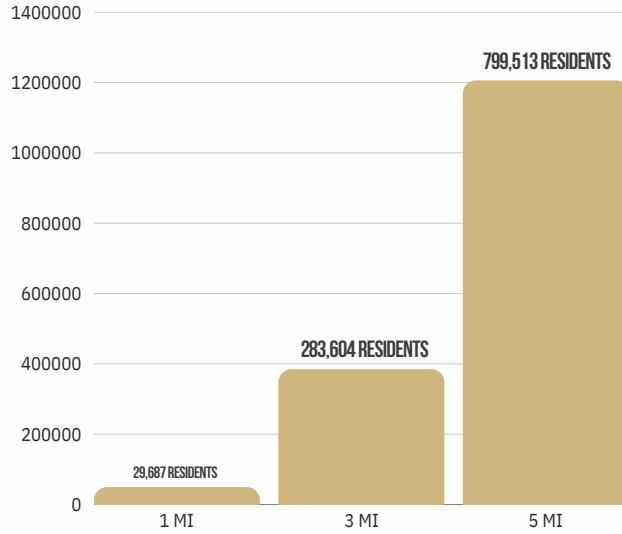
Rose & Co.
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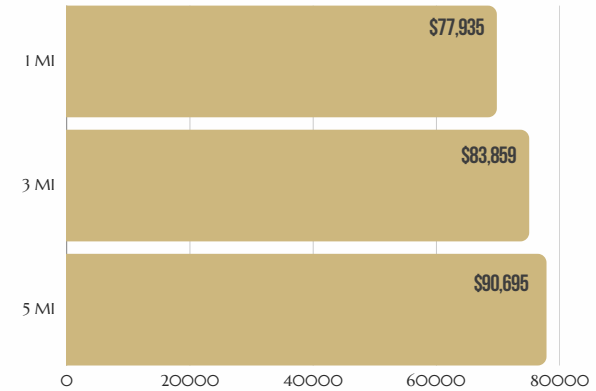
- Standalone Structures
- Low Site Coverage Ratio
- Well-Suited for Warehouse or Industrial Manufacturing Use
- Heavy Industrial Zoning Designation
- Secure, Privately Fenced and Paved Yard Area

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Medford St	N Indiana St	4,097 vehicles/day	.09miles
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Valley Blvd	Vineburn Ave	22,748 vehicles/day	.14miles
Valley Blvd	Vineburn Ave	23,079 vehicles/day	.14miles
Valley Blvd	N Soto St	22,615 vehicles/day	.17miles
Valley Blvd	N Soto St	22,899 vehicles/day	.17miles
Fishburn Ave	Medford St	1,502 vehicles/day	.18miles
Medford St	N Ditman Ave	2,616 vehicles/day	.21miles
Medford St	N Ditman Ave	2,625 vehicles/day	.21miles
Valley Blvd	Vineburn Ave	24,606 vehicles/day	.21miles



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