

7230

MAIE AVE, LOS ANGELES CA 90001

INDUSTRIAL SPACE FOR LEASE





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PROPERTY DETAILS:

Premises:	Building ±12,100 SF Land ±38,335 SF
Rent:	\$1.15/SF, MG
Occupancy:	Immediate
Term:	Negotiable
Zoning:	LCM2*
Parking:	Large excess lot allowing for ample parking and/or outdoor storage

FEATURES:

- High ceiling industrial building with large excess yard
- Within walking distance to the Metro A Line
- New fencing around the property and recently paved and striped 30k SF parking lot
- Proximity to LAX and Downtown LA
- Dock high loading
- ±20 Miles to the Ports of LA & Long Beach
- Immediate access to major fwy (I-110, I-710, I-150)



INTERIOR PHOTOS



EXTERIOR PHOTOS



NEARBY AMENITIES

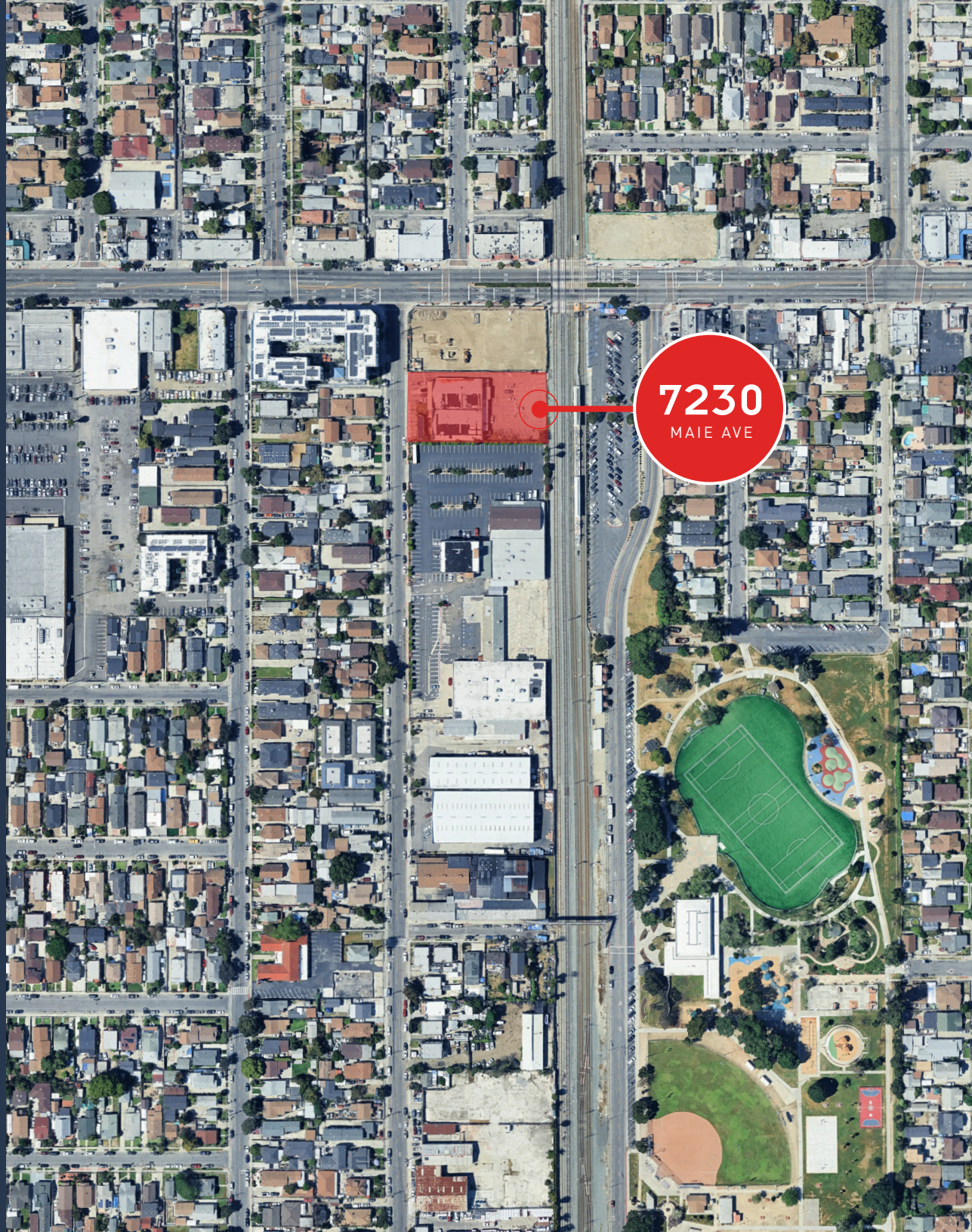


AREA OVERVIEW

SOUTH LOS ANGELES

Located in the heart of South Los Angeles, the 90001 submarket is one of the region's most strategically positioned and supply-constrained industrial corridors. Known for its centrality, strong labor pool, and unmatched connectivity, the area continues to attract logistics, manufacturing, and last-mile distribution users seeking proximity to Greater Los Angeles' dense consumer base.

The property benefits from immediate access to major transportation arteries including the Interstate 110 (Harbor Freeway), Interstate 710 (Long Beach Freeway), and Interstate 105, providing efficient connectivity to the Ports of Los Angeles and Long Beach, Downtown Los Angeles, and key population centers throughout Southern California. This infill location significantly reduces delivery times and transportation costs, making it highly desirable for last-mile and e-commerce operations.



DEMOGRAPHICS

2025 POPULATION

204,877
2 MILES

1,049,880
5 MILES

3,469,328
10 MILES

AVERAGE HOUSEHOLD INCOME

\$75,336
2 MILES

\$79,787
5 MILES

\$98,970
10 MILES

2030 PROJECTION

199,874
2 MILES

1,030,806
5 MILES

3,431,249
10 MILES

INCOME OVER \$200k

1,895
2 MILES

16,186
5 MILES

123,678
10 MILES

MEDIAN AGE

33.4
2 MILES

34.8
5 MILES

37.8
10 MILES

MEDIAN HOME VALUE

\$635,151
2 MILES

\$687,812
5 MILES

782,239
10 MILES



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