

# 8631 S AVALON BOULEVARD

8631 South Avalon Boulevard, Los Angeles, CA 90003

INDUSTRIAL  
LAM1 FOR  
LEASE



## PROPERTY DESCRIPTION

10,080 SF industrial space available for lease at 8631 S Avalon Blvd, located in LAM1 zoning. Offered at only \$1 Per SF Gross, the property features high ceilings, a roll-up door, and excellent street frontage, providing strong visibility and functional access for a variety of industrial or warehouse users.

## PROPERTY HIGHLIGHTS

- Strong Zoning (LAM1): Permits a wide range of light-industrial, manufacturing, and commercial uses.
- Secure and Functional Site: Multiple roll-up doors, gated yard, and ample on-site parking for tenants or owner operations.
- Excellent Accessibility: Quick access to major freeways and employment hubs across Los Angeles County.
- Growing Submarket: Located in an emerging corridor experiencing consistent rent growth and limited new supply.

## OFFERING SUMMARY

Lease Rate:	\$10,080 / Monthly (MG)
Available SF:	10,080 SF
Lot Size:	25,218 SF
Building Zone:	LAM1

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	15,663	59,570	129,202
Total Population	63,134	234,323	489,725
Average HH Income	\$69,900	\$71,442	\$74,015

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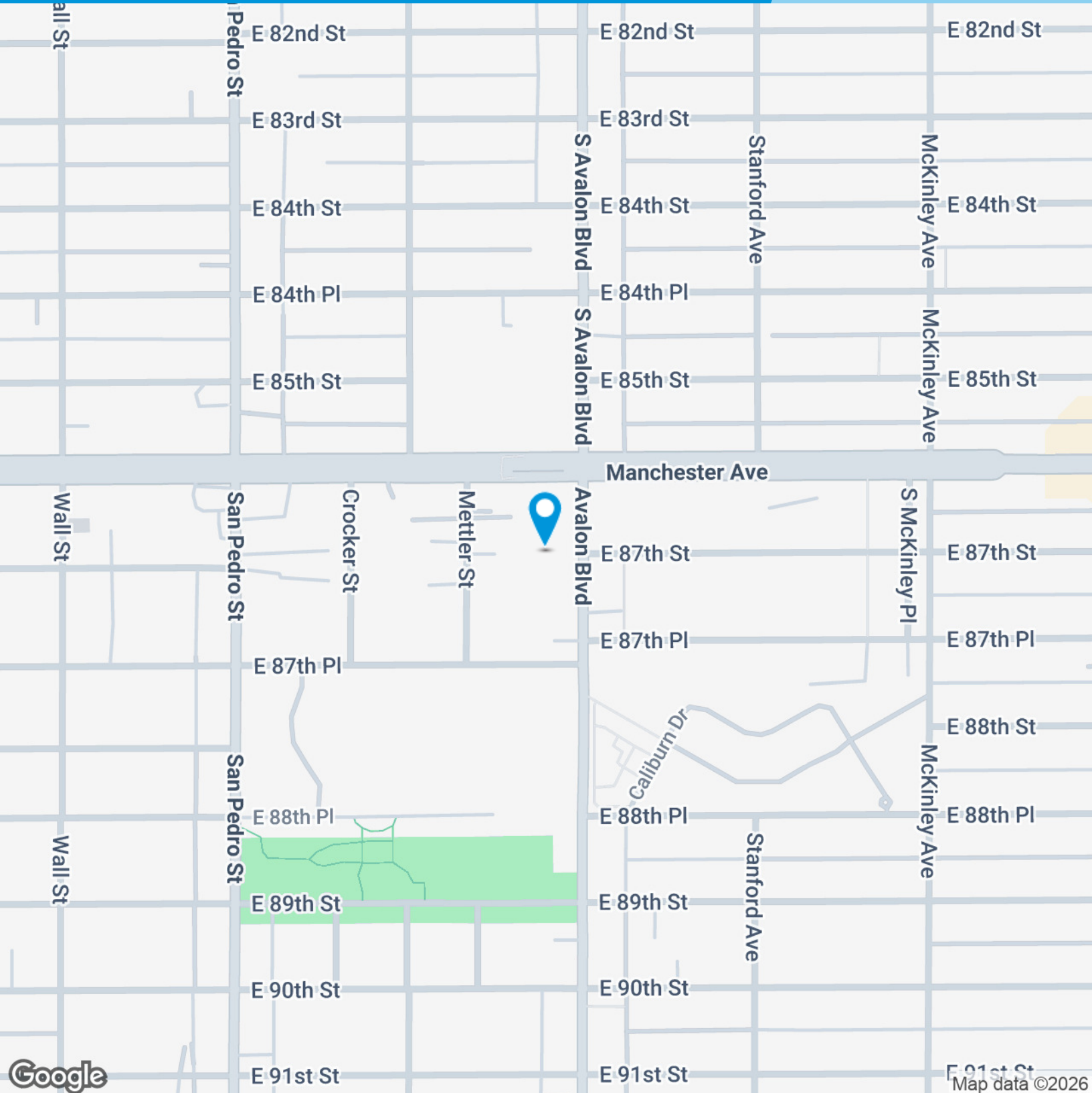
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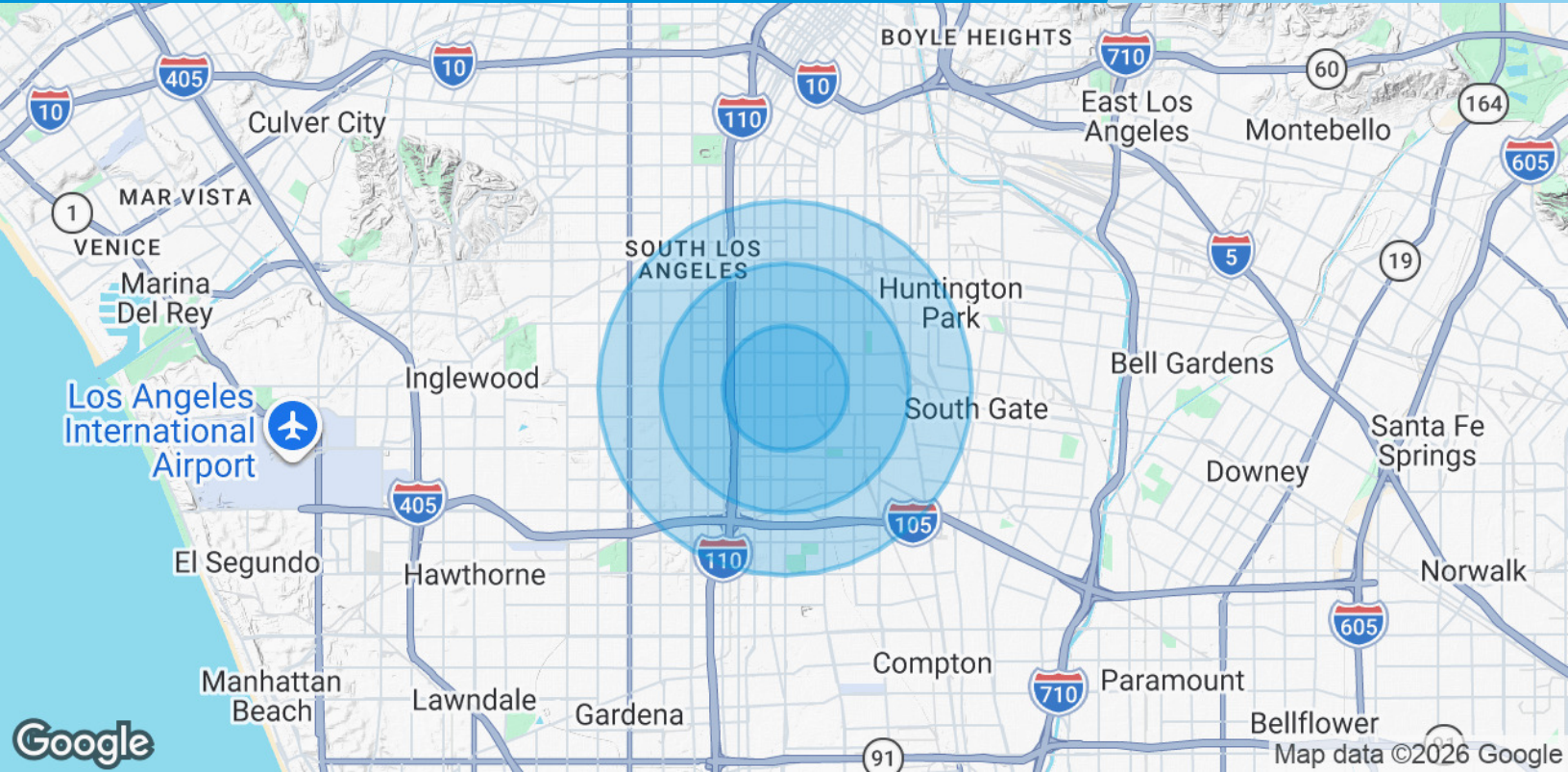
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	63,134	234,323	489,725
Average Age	30.9	31.3	32.5
Average Age (Male)	29.2	30.2	31.1
Average Age (Female)	32.4	32.5	33.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	15,663	59,570	129,202
# of Persons per HH	4.0	3.9	3.8
Average HH Income	\$69,900	\$71,442	\$74,015
Average House Value	\$521,871	\$529,873	\$566,068

2023 American Community Survey (ACS)

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