

1370 Esperanza St, Los Angeles, CA 90023



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FOR LEASE

1370 ESPERANZA ST, LOS ANGELES, CA 90023

EXECUTIVE SUMMARY

Arthur Yoon Group at Redpoint Realty offers a leasing opportunity at 1370 Esperanza St in Los Angeles. This property includes 45,495 sq ft, in three units including 17,238 sq ft of basement space. It features a 16 to 20 ft clearance height, four dock-high loading positions, and a fully paved, gated yard, ideal for various industrial uses.

By Q1 2025, the Vernon submarket is a key industrial hub in Los Angeles, with 84.7 million square feet of space. The vacancy rate has risen to 8.8% due to market shifts, yet it still attracts diverse industrial users. Tenants now have more size options to meet their needs. Despite changes in market rents, demand drivers remain strong, and prime locations offer strategic leasing opportunities.



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PROPERTY HIGHLIGHTS

Lease Rate

\$36,396

Rate Per SF

\$0.80MG

Building SF

45,495

Land Area SF

66,984

Lot Size (Acres)

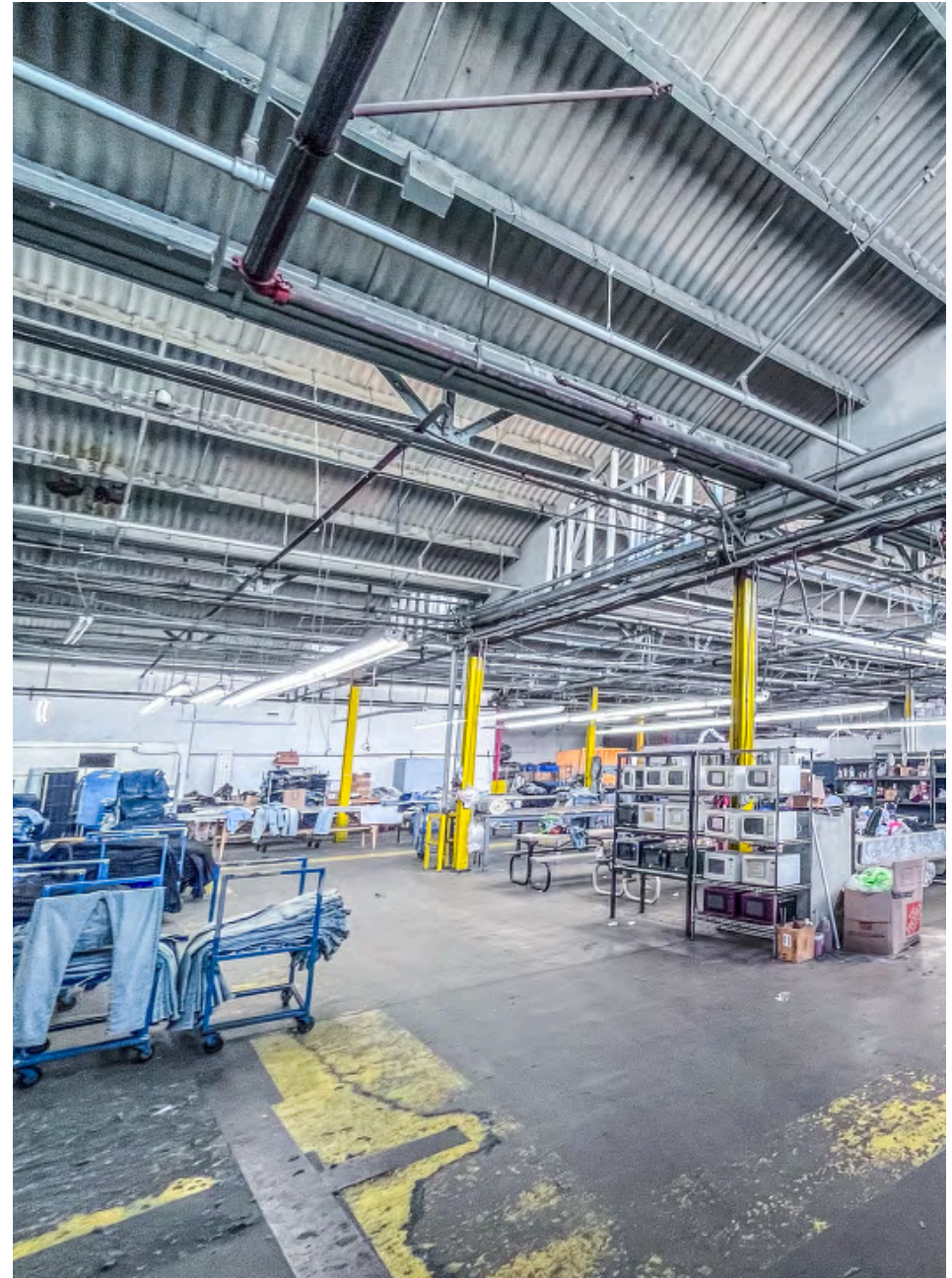
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ABOUT THE PROPERTY

- » 45,495 Square-Feet Including Three Separate Units
- » Features an Additional 17,238 Square Feet of Basement Space for Expanded Functionality
- » Metal Construction Featuring 16'- 20' Clearance Height, Four (4) Dock High Loading Doors and a Fully Paved and Gated Lot
- » Zoned M2 with Approximately 0.43 Acres of Usable Lot, Allowing for a Wide Range of Commercial and Industrial Uses to Suit Various Business Needs

ABOUT THE LOCATION

- » Great Industrial Pocket of Los Angeles within the Vernon Submarket that Features Over 84.7 Million Square Feet of Industrial Space
- » Strategically Located Approximately Three Miles from Downtown Los Angeles, 18 Miles from the Ports of Los Angeles and Long Beach, and 15 Miles from Los Angeles International Airport
- » Easy Access to 5, 10, 101 & 60 Freeways
- » Located One Block South of Olympic Blvd



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PROPERTY FACTS

PROPERTY ADDRESS

1370 Esperanza Street
Los Angeles CA 90023
APN: 5191-023-001

SITE DESCRIPTION

Type of Ownership	Fee Simple
Square Feet	45,495
Basement Square Feet	17,238
Lot Size Square Feet	66,984
Floor Area Ratio (FAR)	0.68
Street Frontage	200' on Esperanza Street
Zoning	LAM2

CONSTRUCTION/MECHANICAL

Year Built/Renovated	1941/1955/1972
Construction Type	Metal
Number of Floors	1
Clear Height	16'-20'
Loading	(4) Dock High Loading
Power	200a/480v 3 Phase

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PARCEL MAP

1370 Esperanza St, Los Angeles, CA 90023

5191

23
SHEET

CA
148-23

1314
1314

RECYCLED
0.09 (3)
FLOORING

201812170003001 07
201812170003001 07
201812170003001 07

201812170003001 07
201812170003001 07

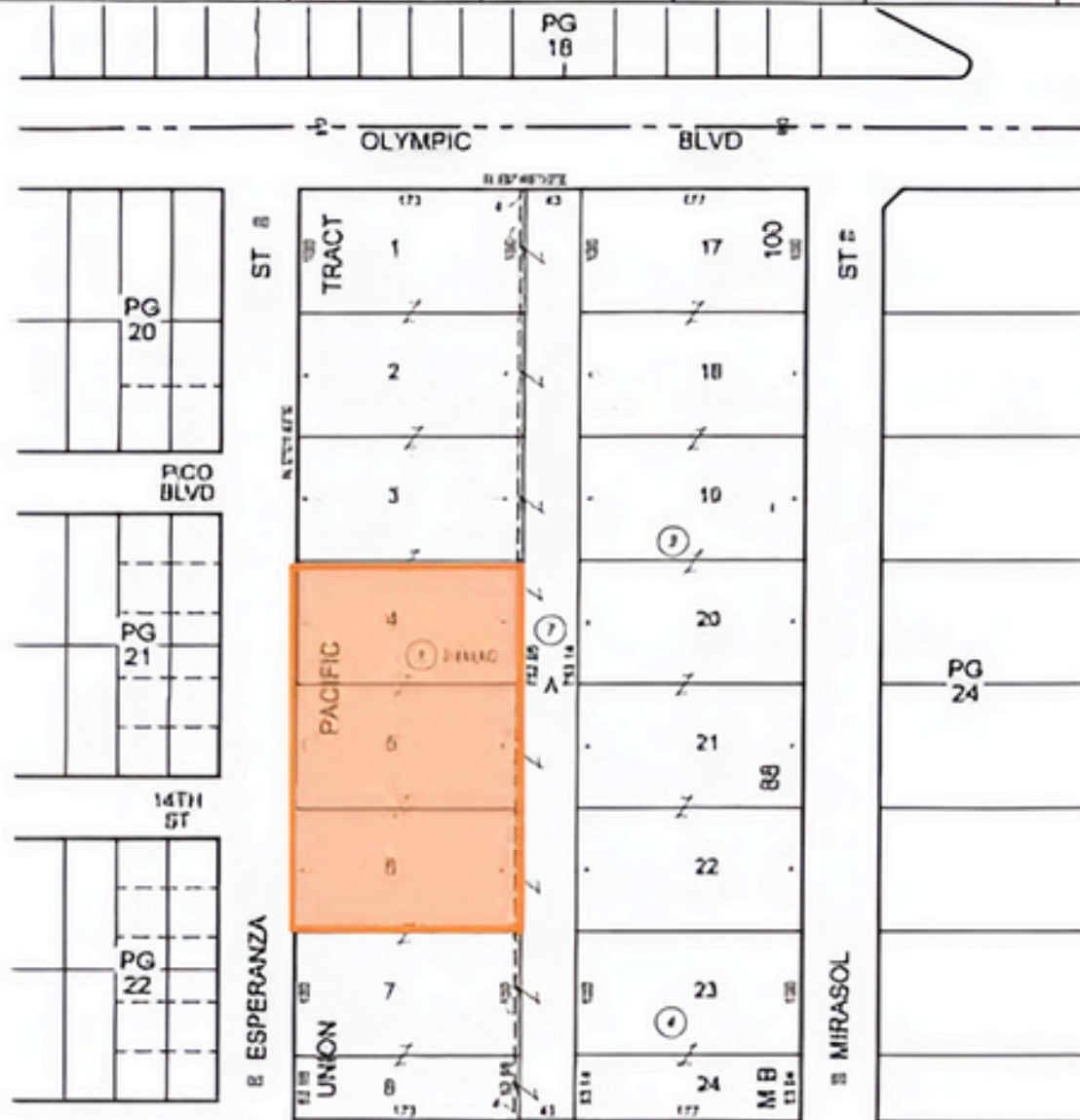
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PG
18

2019



PLANNING AREA 023
SURVEY 23
SCALE 1" = 100'



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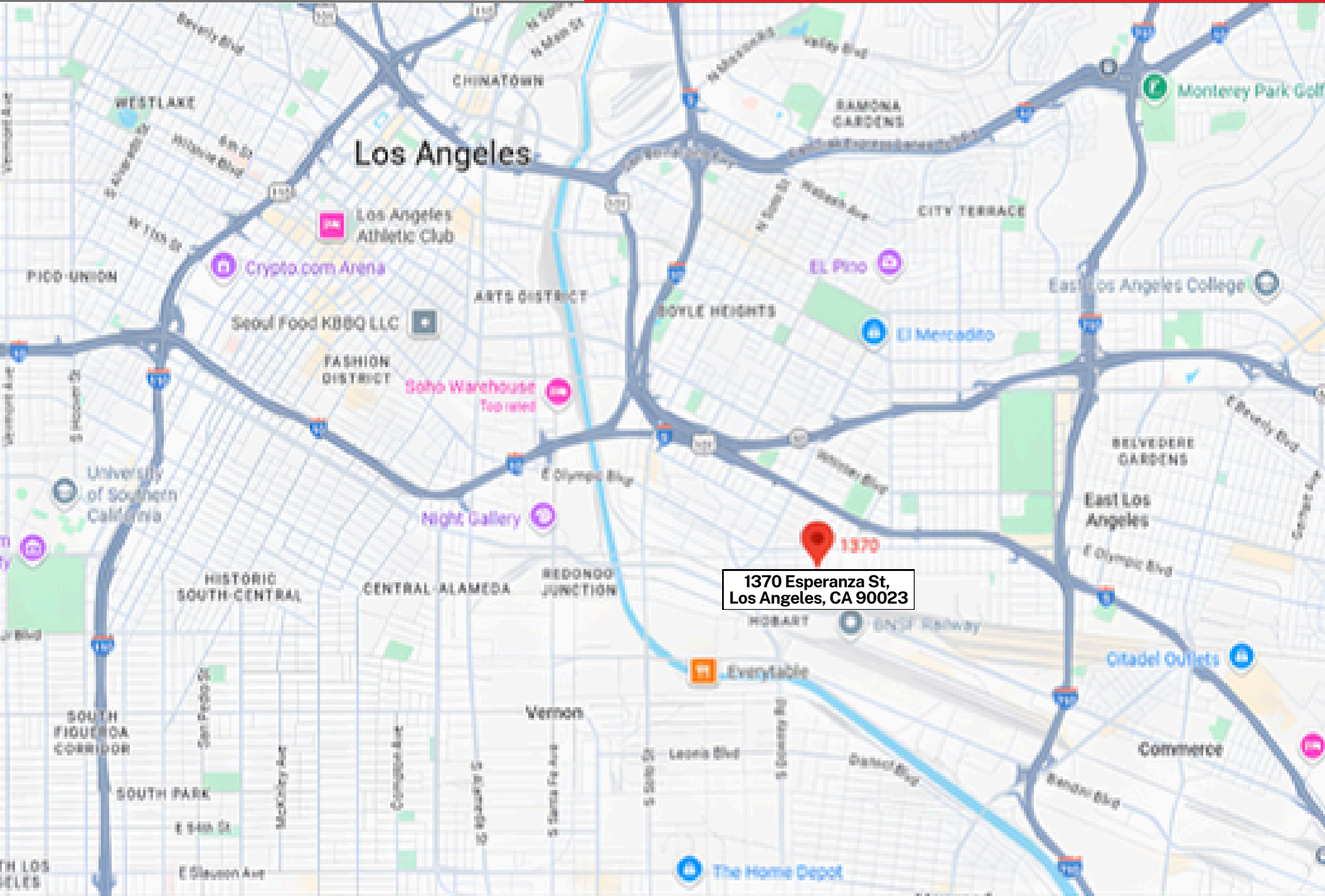
GROUP

RESIDENTIAL | INDUSTRIAL | DEVELOPMENT

REDPOINT REALTY

LOCAL MAP

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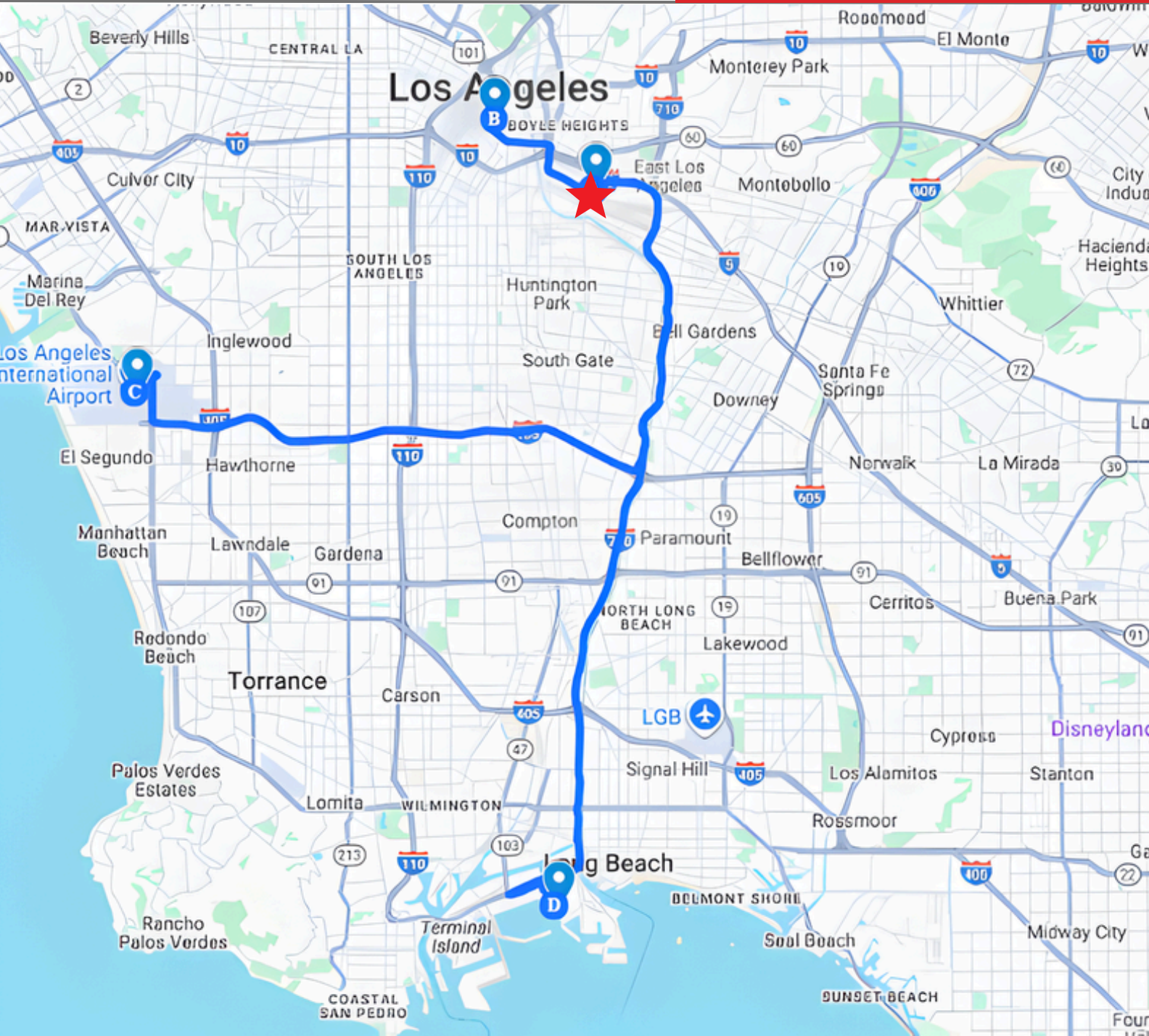
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REGIONAL MAP

1370 Esperanza St, Los Angeles, CA 90023



A

Subject Property

1370 Esperanza St, Los Angeles, CA 90023

B

Subject Property to Downtown Los Angeles

5 Miles Driving Distance

C

Subject Property to LAX

24 Miles Driving Distance

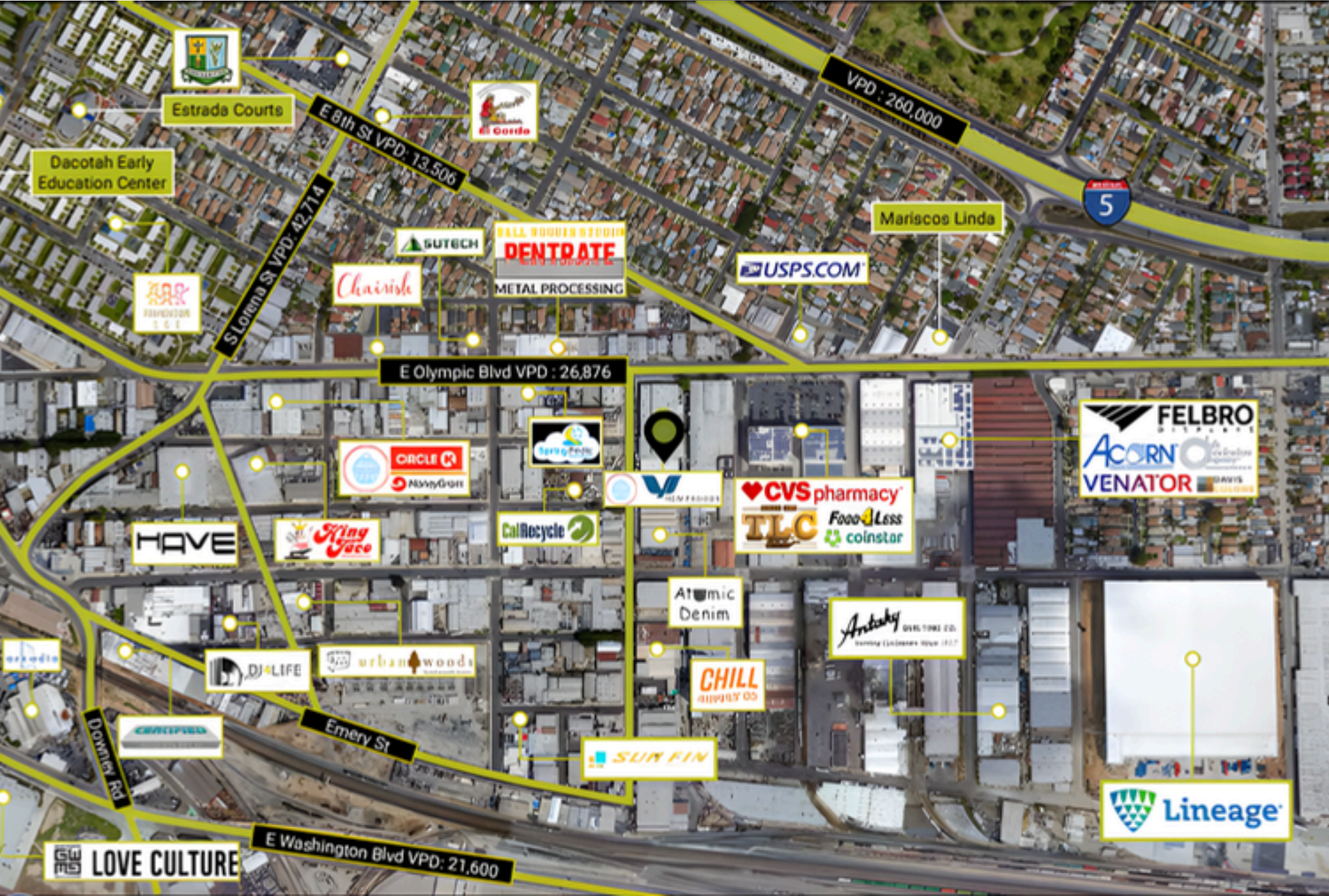
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Subject Property to Port of Long Beach

23 Miles Driving Distance

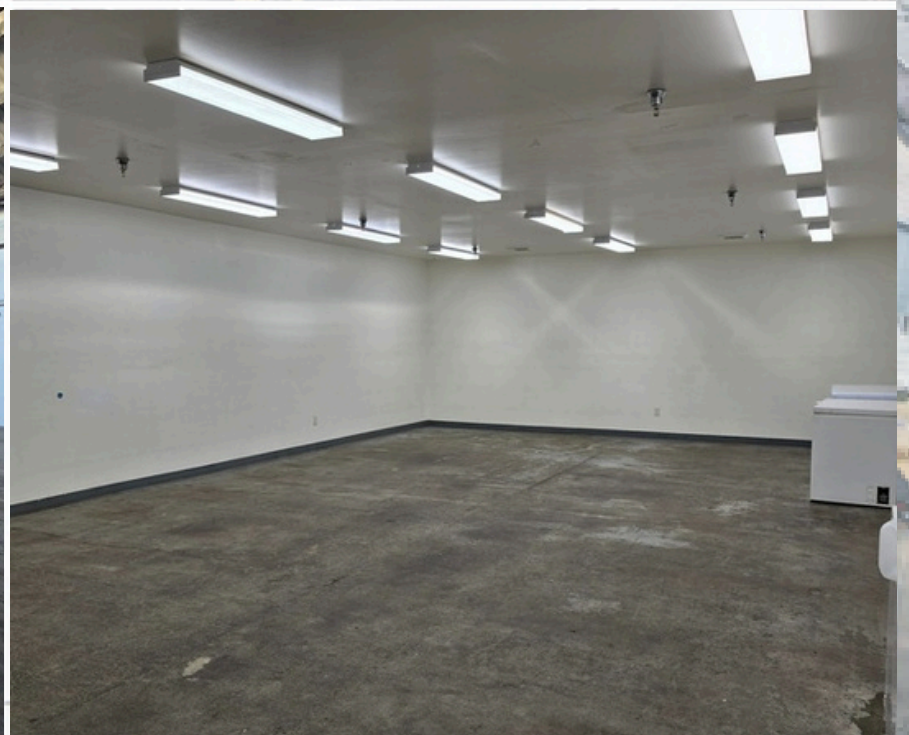
STREET/SATELLITE MAP

1370 Esperanza St, Los Angeles, CA 90023



INTERIOR VIEW

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AERIAL VIEW

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LOS ANGELES

CALIFORNIA

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County.

The area is home to 10.1 million residents. The city of Los Angeles accounts for more than 4 million people. The Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.



ECONOMIC
CENTER



PROMINENT
PORT ACTIVITY



JOB &
POPULATION
GROWTH

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DEMOGRAPHICS

1370 Esperanza St, Los Angeles, CA 90023



904,839

Total population
within 5 miles.



Gender



48.4%



51.6%



\$75,336

Average Household
income within 5 miles.



372,453

Employees within
1 mile.



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EDUCATION

- Bachelor of Science in Civil Engineering, Concentration in Structures in North Carolina State University

MEMBERSHIP

- EIT - Engineer in Training
- SRS - Seller Representative Specialist

PROFESSIONAL BACKGROUND

Arthur Yoon is a distinguished Vice President at Redpoint Realty and head of the esteemed Arthur Yoon RE Group. He is a seasoned professional specializing in the representation of property owners and users engaged in the acquisition and disposition of Industrial, Retail, Flex, and Multi-Family properties across the dynamic real estate markets in Greater Los Angeles.

With a Bachelor of Science degree in Civil Engineering, with a concentration in structures from North Carolina State University, Arthur brings a unique perspective to the real estate realm. As a Licensed Civil Engineer for over a decade, he applies his technical expertise to enhance the understanding and management of real estate assets. This academic and professional background positions him as a valuable asset to clients seeking a comprehensive and analytical approach to real estate transactions.

Beyond a decade of experience in luxury residential and commercial, Arthur possesses adept transactional skills and an intricate knowledge of market complexities. His commitment to excellence is underscored by his consistent recognition as a top-performing agent, having received the esteemed platinum award for five consecutive years. Additionally, Arthur's achievements have been showcased on the Zillow TV series, further cementing his reputation as a standout professional in the real estate arena.

CAREER HISTORY

Arthur commenced his real estate journey in 2012, focusing on specialized areas including Investment Sales, Full-Service Landlord Representation, Industrial Landlord Representation, Retail Landlord Representation, Full-Service Tenant Representation, Industrial Tenant Representation, Retail Tenant Representation, and Single-tenant Net Lease Representation.

With a decade-long background, he has proficiently executed over a hundred transactions, skillfully advocating for a diverse clientele encompassing tenants, landlords, and investors. Arthur's extensive experience underscores his adept navigation of intricate real estate transactions, consistently delivering successful outcomes.