

# 4801 - 4815 STAUNTONAVE

LOS ANGELES I CA



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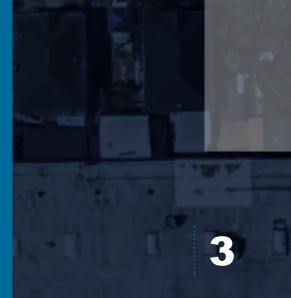
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### INVESTMENT HIGHLIGHTS

### THE OFFERING

The ±57,195 square foot industrial property with a ±6,054 square foot fully built out bonus office mezzanine with restrooms at 4801 & 4815 Staunton Ave in Los Angeles, offers a prime investment or owner user opportunity in one of Central Los Angeles' top industrial markets. With street-to-street access and a large, secured connecting both buildings, the property provides exceptional functionality for warehousing, apparel, manufacturing, and logistics. Its strategic location near major transportation routes ensures efficient distribution.

Situated on ±1.95 acres (±84,768 SF), the property consists of two freestanding buildings— ±39,008 SF at 4801 Staunton with a clear height of 20' and ±18,187 SF at 4815 Staunton Ave—with 24' clear height and durable tilt-wall concrete construction. The secured yard enhances operational efficiency, and street-to-street access allows for seamless truck flow. With modern construction, prime location, and high functionality, this asset is a rare opportunity for investors and industrial users in one of Los Angeles' most competitive submarkets.

### HIGHLIGHTS

• ±57,195 SF OF INDUSTRIAL IMPROVEMENTS

Two freestanding industrial buildings totaling approximately 57,195 square feet. Both 4801 and 4815 are equipped with fire sprinklers.

 LARGE SECURED YARD WITH STREET-TO-STREET ACCESS

Full site circulation and truck flow enabled by a gated yard connecting Long Beach Ave and Staunton Ave.

• DESIRABLE ±1.95 AC LOT (±84,768 SF)

Expansive site with excellent loading, maneuverability, and parking.

- POWER
- 4815 Staunton Ave:
   400 amps single phase 120/240v 3 wire
- 4801 Staunton: 400 amps 480v 3 phase 3 wire
- (Buyer to confirm)
- · CLEAR HEIGHTS: 20'-24'

Accommodates racking, light manufacturing, and logistics operations.

 HIGHLY FUNCTIONAL SITE Ideal for warehousing, apparel,

distribution, light manufacturing, and lastmile logistics.

 STRONG INDUSTRIAL MARKET FUNDAMENTALS

Located in the heart of Central Los Angeles—one of the region's most indemand industrial submarkets.

STRATEGIC CONNECTIVITY

Immediate access to I-10, I-5, I-710, and I-110 freeways allows efficient regional and national distribution.

• INVESTMENT-GRADE ASSET

Rare opportunity for investors and ownerusers to acquire a high-functionality asset with long-term upside in a landconstrained market.



### PROPERTY HIGHLIGHTS

TOTALING	±57,195 SF w/ ±6,054 SF of fully built out bonus office mezzanine with restrooms			
LOT SIZE	±84,768 SF   ±1.95 AC			
CLEAR HEIGHT	20'0" - 24'0"			
FRONTAGE	Long Beach Ave and Staunton Ave			
GROUND LEVEL DOORS	4			
YARD	Fully Fenced Lot			
ZONING	Los Angeles M2			
ASKING PRICE	\$15,835,000			
EXISTING IN PLACE MONTH TO MONTH INCOME:	\$64,680 Gross Per Month			
	Industrial Hub: Centrally located in the Vernon submarket			
LOCATION FEATURES	<ul> <li>Proximity: 3 miles to Downtown LA, Easy access to I-10, I-5, and I-710 freeways</li> </ul>			
	Ideal Use Cases: Manufacturing,			

distribution, food production, import/export







### Los Angeles is the second-largest city in the United States,

with a metro area population exceeding 13 million people. As a global economic engine, L.A. boasts a diverse and resilient economy, driven by international trade, technology, manufacturing, media, apparel, and logistics.

### **LOCATION ADVANTAGE:**

The Vernon Submarket's central position in the LA basin offers unmatched access to urban consumption zones, regional trucking routes, and coastal ports

LAST-MILE OPPORTUNITY: Close proximity to dense population centers like DTLA, Boyle Heights, Commerce, and South LA makes The Vernon Submarket's ideal for last-mile fulfillment

#### **VALUE RETENTION:**

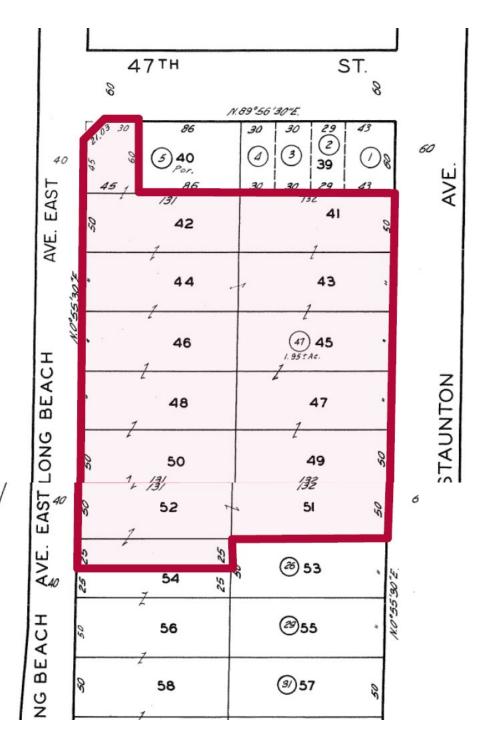
Due to its limited land supply and zoning exclusivity, The Vernon Submarket's maintains strong long-term value appreciation

### **INSTITUTIONAL INTEREST:**

Many REITs and institutional players are actively pursuing industrial assets in Vernon due to its stable cash flow potential



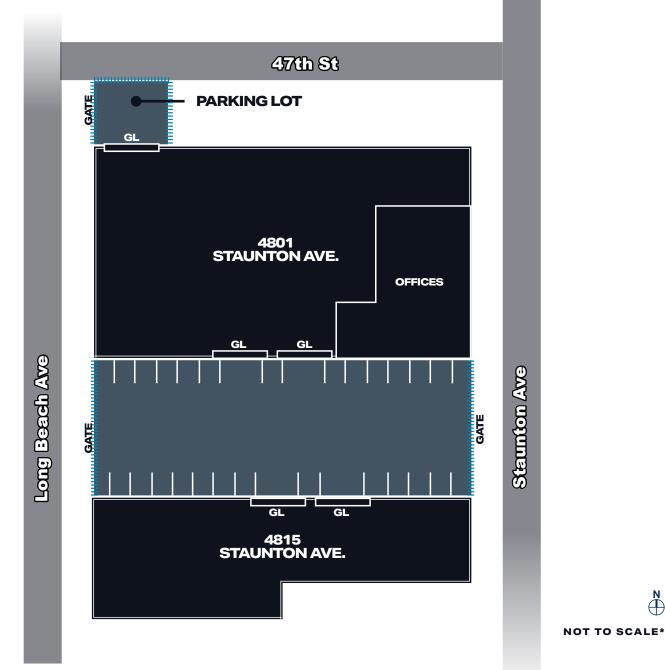
### **PARCEL**





### SITE PLAN

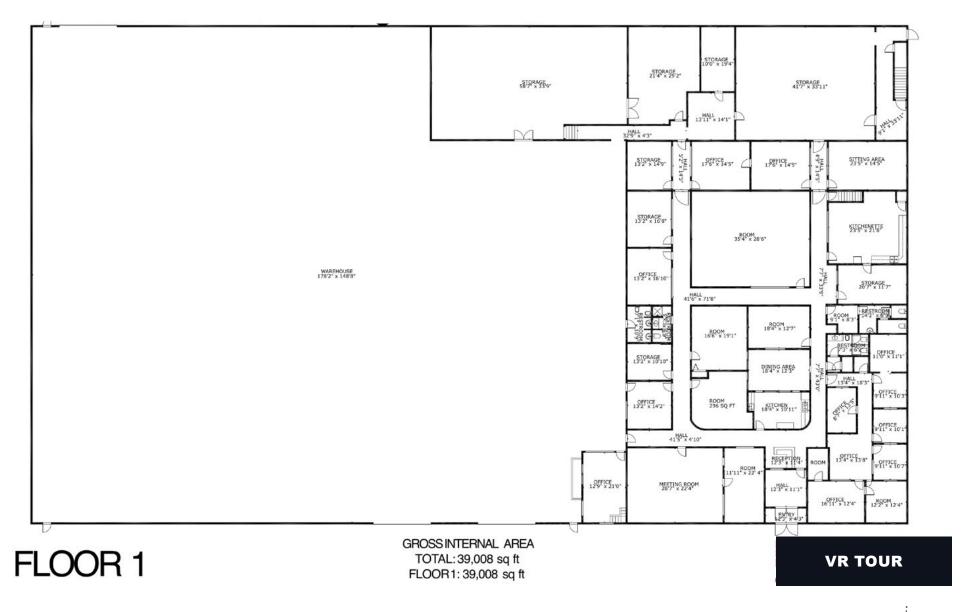
RENT ROLL					
GUILBERT TEX, INC.	3,500 SF	\$5,854			
SELECTRONICS	10,000 SF	\$10,000			
82 SOCIETY LLC	1,800 SF	\$1,900			
AVNS ELECTRIC	650 SF	\$1,200			
PARMAK LOGISTICS	32,000 SF	\$39,726			
TRUCK PARKING		\$6,000			
TOTAL	47,950 SF	\$64,680			





### 4801 STAUNTON AVE.

### **BUILDING 1 FLOOR PLAN**





### **4801 STAUNTON AVE.**

### **BUILDING 1 FLOOR PLAN**



FLOOR 2

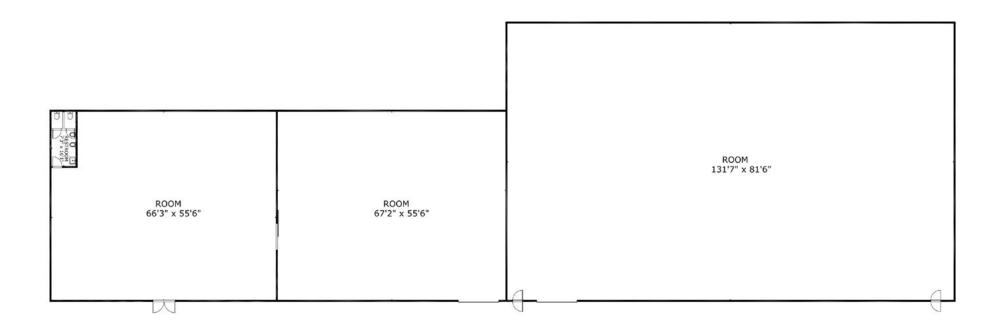
GROSS INTERNAL AREA TOTAL: 45,062 sq ft FLOOR1: 39,008 sq ft, FLOOR2: 6,054 sq ft





### 4801 STAUNTON AVE.

### **BUILDING 2 FLOOR PLAN**



FLOOR 1

GROSS INTERNAL AREA TOTAL: 18,187 sq.ft FLOOR1: 18,187 sq.ft

**VR TOUR** 



## SALE COMPS

	Address	Building SF	Land SF	Sale Price	Price PSF	Year Built	Date Sold	
1	4520 Maywood Ave. Vernon, CA 90058	47,000	77,537	\$10,250,000	\$218.09	1929	10/29/2024	
2	3870 Seville Ave. Vernon, CA 90058	52,929	112,293	\$15,750,000	\$297.57	1991	6/28/2024	
3	4101 Whiteside St. Los Angeles, CA 90063	43,681	33,782	\$9,600,000	\$219.78	1955	5/23/2024	
4	3300 E 50th St. Vernon, CA 90058	66,381	104,108	\$16,000,000	\$241.03	1956	5/21/2024	
5	2435 N Loma Ave. South El Monte, CA 91733	48,850	66,094	\$14,310,000	\$292.94	1974	1/18/2024	District in the second
6	2640 E 26th St. Vernon, CA 90058	40,129	84,071	\$13,750,000	\$342.64	1964	1/5/2024	Arts a s
7	2315 S Santa Fe Ave. Los Angeles, CA 90058	42,825	62,726	\$14,122,000	\$329.76	1991	6/28/2023	
	Totals	341,795						
	Averages	48,828	77,230		\$277.40	1966		



# LOCATION HIGHLIGHT





#### **PUBLIC TRANSPORTATION Commuter Rail**

Los Angeles (Coast Starlight - Amtrak, Pacific Surfliner - Amtrak, Southwest Chief - Amtrak, Texas Eagle - Amtrak)

9 min | 4.1 mi

L. A. Union Station Metrolink Station (Metrolink 91-Perris Valley Line - - Metrolink Trains, Metrolink Orange County Line - -Metrolink Trains, Metrolink Riversids Line - - Metrolink Trains, Metrolink San Bernard Line - - Metrolink Trains, Metrolink Ventura County Line - - Metrolink Trains,

9 min | 4.6 mi

#### Transit/Subway

Vernon Station (Metro A Line - - Metro - Los Angeles)

5 min | 0.3 mi

Slauson Station (Metro A Line - - Metro - Los Angeles) 3 min | 18 min | 1.0 m



#### **AIRPORT**

Los Angeles International 24 min | 13.0 mi

Long Beach (Daugherty Field) 28 min | 15.8 mi

**PORTS** 

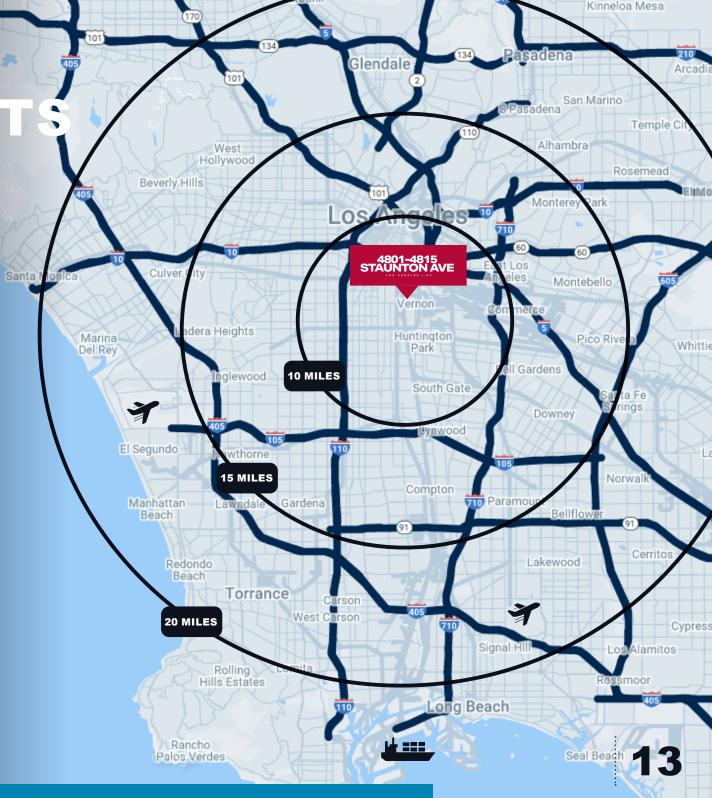


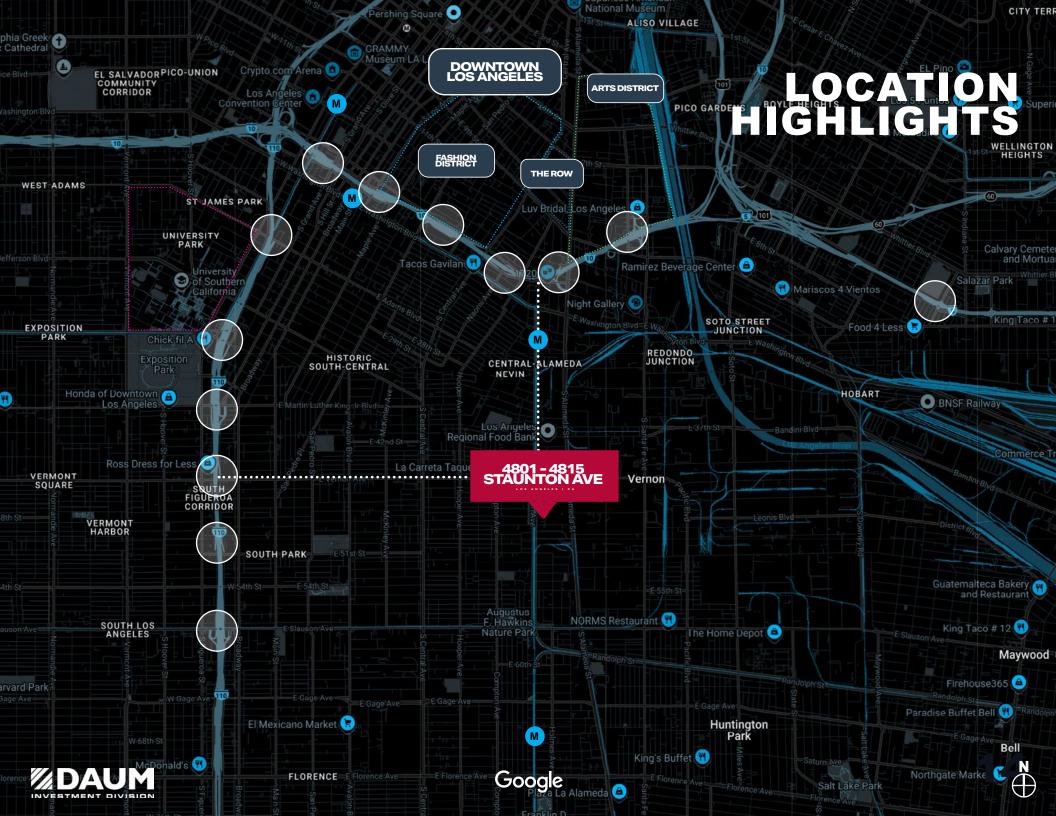
Port of Los Angeles 39 min | 23 mi

Port of Long Beach 42 min | 25 mi

Zip	90058
Submarket	South LA
Submarket Cluster	Central Los Angeles
Location Type	Urban
Market	Los Angeles (CA)
County	Los Angeles
State	California
CBSA	Los Angeles-
	Long Beach-Glendale, CA
	Los Angeles, CA-NV
Country	United States







± 57, 195 SF INDUSTRIAL INVESTMENT

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