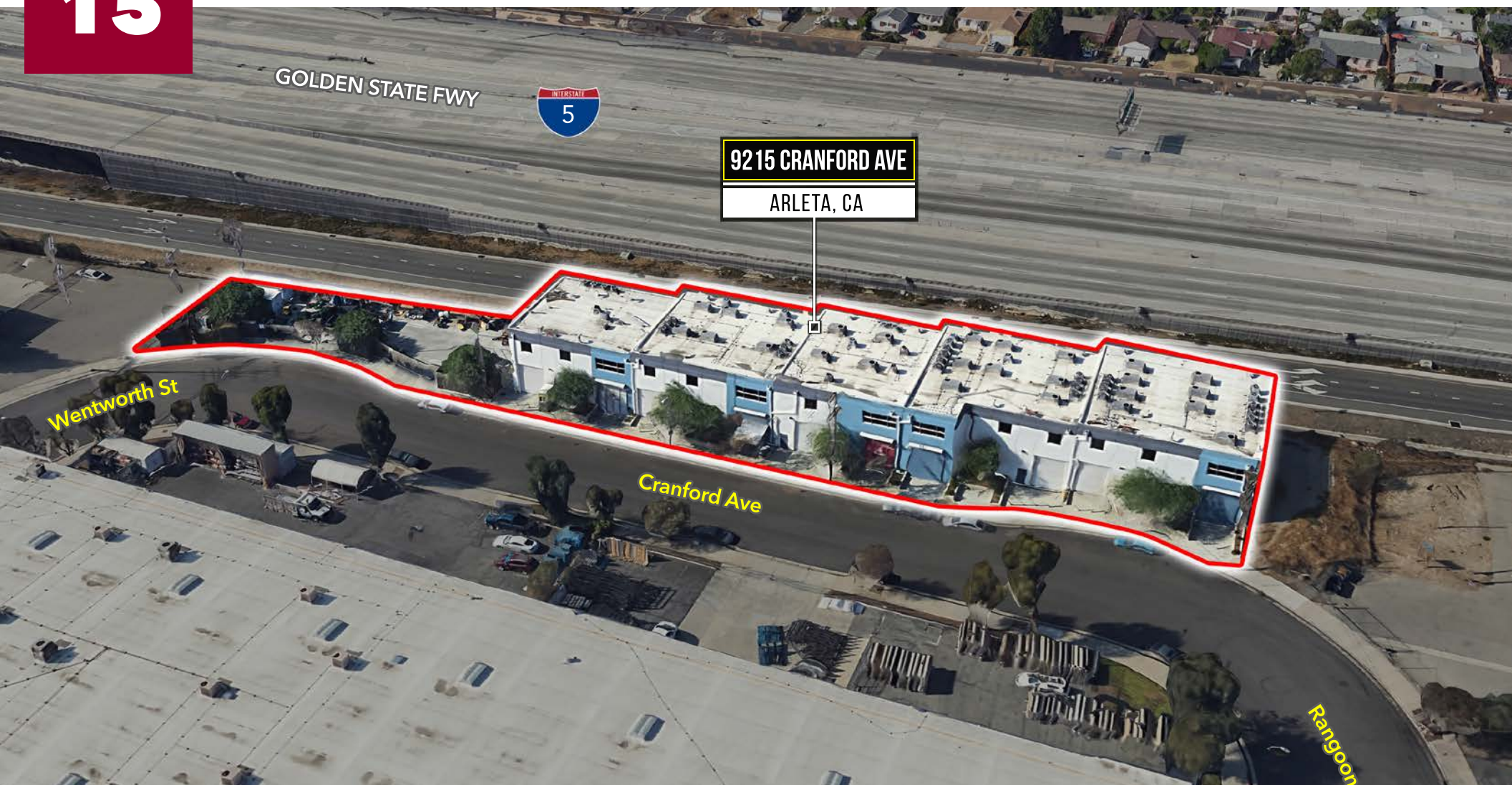


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15

CRANFORD AVE., ARLETA, CA



FOR SALE OR LEASE | 30,978 SQ FT. | INDUSTRIAL

Patrick Reddy
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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For Sale: \$5,500,000

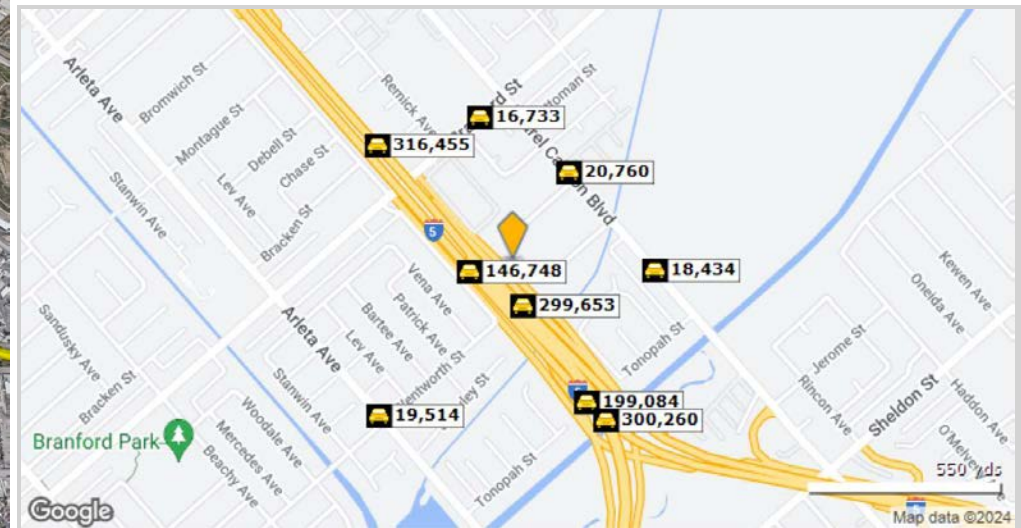
For Lease: \$0.80 PSF/MO NNN (\$24,782.00/MO)

PROPERTY FEATURES | 30,978 SQ FT.

- | | |
|---|--|
| <ul style="list-style-type: none"> Over 280' of Outstanding Frontage on 5 Freeway 3,000 Amps of 277/480 Volt, 3 Phase Power High Density HVAC Throughout Potential Data Center Location | <ul style="list-style-type: none"> Owner Will Consider Carrying the Note on Property New Construction (2018) Divisible to 5 Units (Industrial Zoned MR1-1) Power May Be Expanded to 5,000 Amps |
|---|--|



2020-2022 Traffic Count *



* Further Traffic Count Information Available

Contact us to schedule a viewing or for more information:

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Demographics**9215 Cranford Ave, Arleta, CA 91331**

Building Type:	Industrial	Warehse Avail:	30,978 SF
RBA:	30,978 SF	Office Avail:	-
Land Area:	.46 AC	% Leased:	100%
Total Available:	30,978 SF	Rent/SF/Mo:	Negotiable

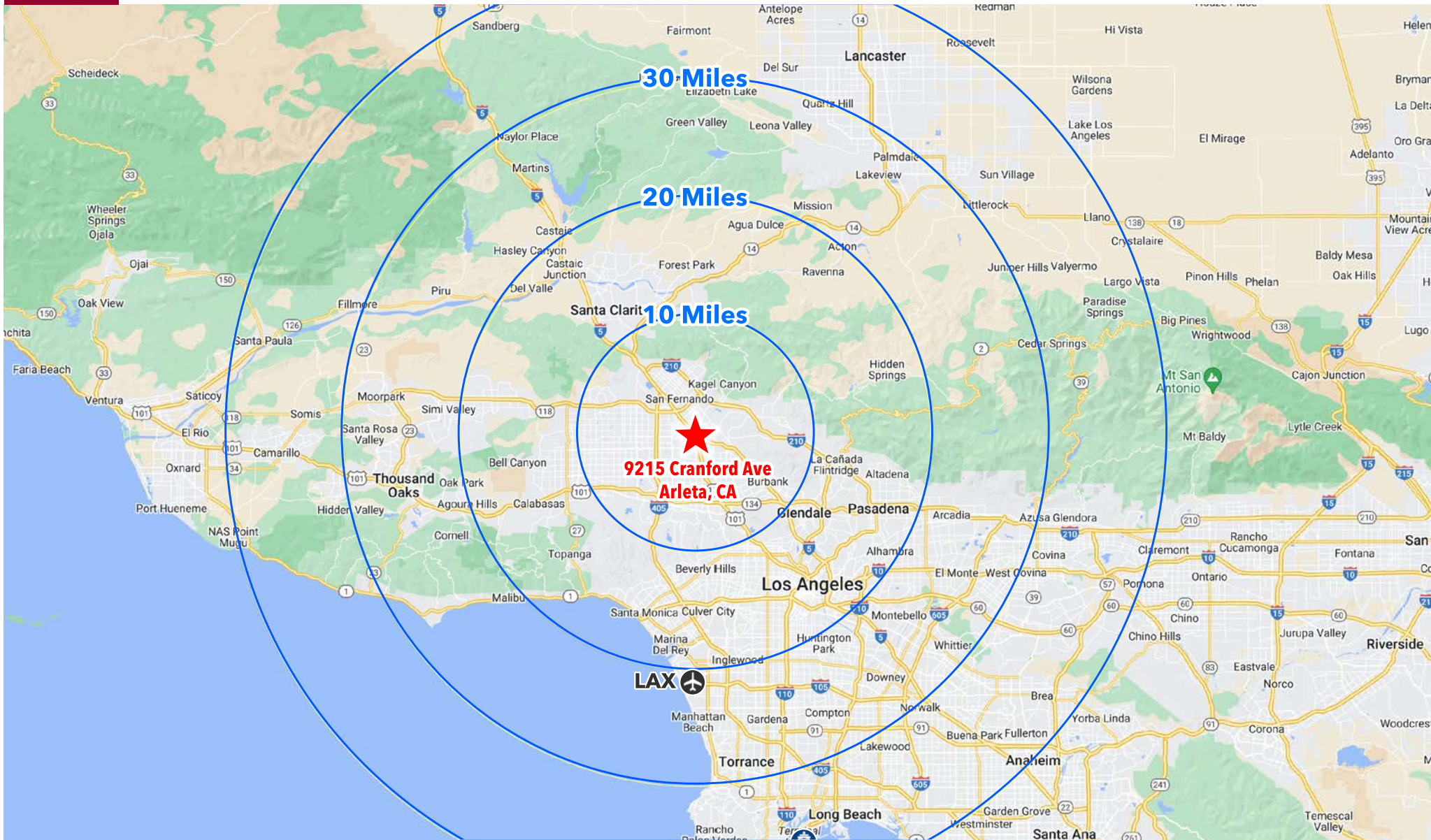
Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	20,909		269,166		631,516	
2023 Estimate	21,760		276,407		646,378	
2010 Census	23,917		285,175		656,086	
Growth 2023 - 2028	-3.91%		-2.62%		-2.30%	
Growth 2010-2023	-9.02%		-3.07%		-1.48%	
2023 Population by Hispanic Origin	17,675		210,670		442,147	
2023 Population	21,760		276,407		646,378	
White	17,949	82.49%	225,414	81.55%	527,736	81.65%
Black	417	1.92%	10,392	3.76%	28,173	4.36%
Am. Indian & Alaskan	342	1.57%	4,708	1.70%	10,836	1.68%
Asian	2,497	11.48%	28,598	10.35%	60,281	9.33
Hawaiian & Pacific Island	62	0.28%	664	0.24%	1,590	0.25%
Other	493	2.27%	6,633	2.40%	17,763	2.75
U.S. Armed Forces		6		14		100

Households

2028 Projection	4,680		66,791		176,936	
2023 Estimate	4,892		68,761		181,575	
2010 Census	5,467		71,459		185,736	
Growth 2023 - 2028	-4.33%		-2.86%		-2.55%	
Growth 2010 - 2023	10.52%		-3.78%		-2.24%	
Owner Occupied	3,156	64.51%	31,154	45.31%	79,120	43.57%
Renter Occupied	1,736	35.49%	37,608	54.69%	102,455	56.43%
2023 Households by HH Income	4,892		68,762		181,575	
Income: <\$25,000	677	13.84%	13,453	19.56%	33,945	18.69%
Income: \$25,000 - \$50,000	786	16.07%	15,194	22.10%	38,488	21.20%
Income: \$50,000 - \$75,000	846	17.29%	12,872	18.72%	32,142	17.70%
Income: \$75,000 - \$100,000	886	18.11%	8,968	13.04%	21,883	12.05%
Income: \$100,000 - \$125,000	608	12.43%	6,788	9.87%	18,510	10.19%
Income: \$125,000 - \$150,000	320	6.54%	3,493	5.08%	11,254	6.20%
Income: \$150,000 - \$200,000	493	10.08%	4,365	6.35%	12,891	7.10%
Income: \$200,000+	276	5.64%	3,629	5.28%	12,462	6.86%
2023 Avg Household Income	\$92,961		\$79,538		\$85,746	
2023 Med Household Income	\$78,866		\$59,583		\$63,379	

9215

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