

FOR SUBLEASE

6100 Wilmington Ave | Los Angeles, CA

AVAILABLE

LEASED

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HIGHLIGHTS

- Alameda corridor
- Proximate Freeway 110, 105, 10 & 710
- 23 miles from Long Beach port
- Clean Manufacturing/Warehouse
- Secured and Fenced parking
- Heavy Power

PROPERTY FEATURES

YEAR BUILT	1946
YEAR RENOVATED	2007
ZONING TYPE	M3
AVAILABLE SF	20,000 SF - 33,000 SF
NUMBER OF PARKING SPACES	TBD
CEILING HEIGHT	14'-22'
DOCK HIGH DOORS	2
GRADE LEVEL DOORS	1
FENCED YARD	YES
OFFICE SF	3,500 SF
SPRINKLERS	YES
AIR CONDITIONED	YES
WAREHOUSE HVAC	NO
POWER	High

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
48,298	427,727	1,140,125

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$79,867	\$81,933	\$86,646

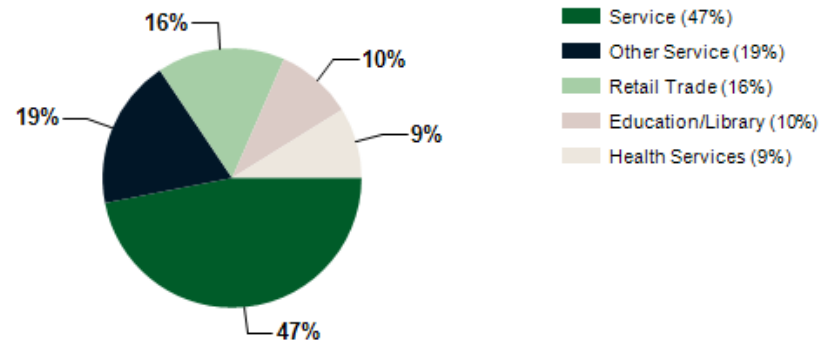
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
13,117	111,582	335,953

Space	Size	Lease Rate	Lease Type
Available	20,000 SF	\$0.95 PSF (Monthly)	Gross
Available	33,000 SF	\$0.85 PSF (Monthly)	Gross



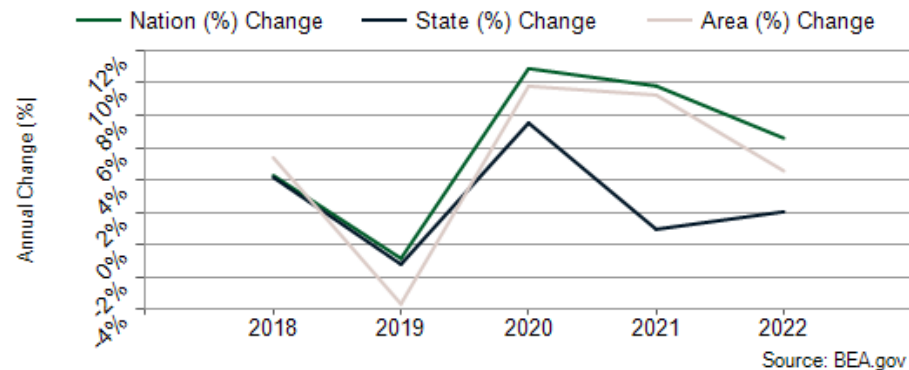
Major Industries by Employee Count

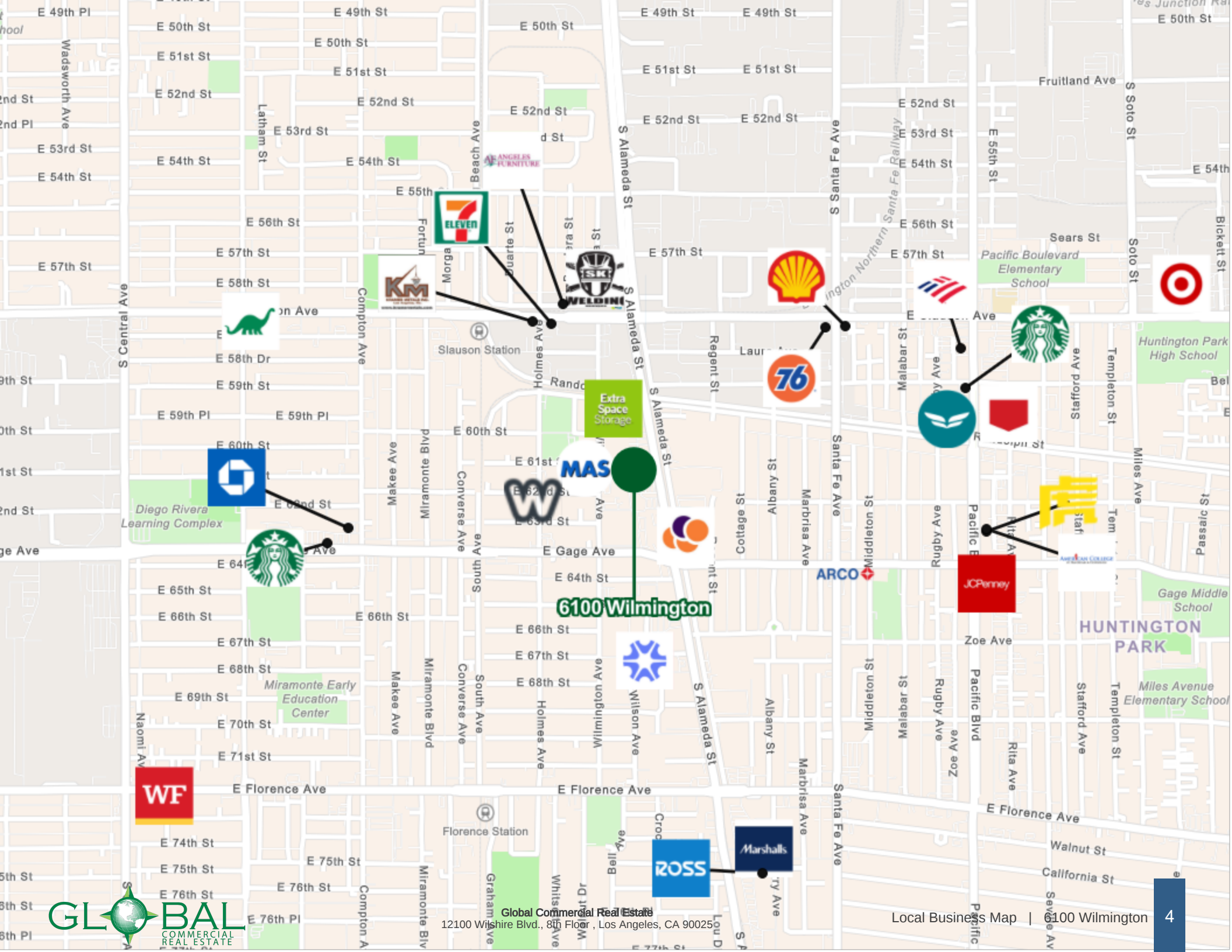


Largest Employers

Kaiser Permanente	44,769
University of Southern California	23,227
Northrop Grumman Corp.	18,000
Cedars-Sinai Medical Center	16,730
Allied Universal	15,326
Target Corp.	15,000
Providence Health & Services Southern California	14,395
Ralphs / Food 4 Less (Kroger Co. division)	14,000

Los Angeles County GDP Trend





Los Angeles County Sheriff's Department

Approx. 18,000 Employees
Approx. 5 mile

Los Angeles Police Department

Approx. 12,000 Employees
Approx. 7 mile

Los Angeles Unified School District

Approx. 65,500 Employees
Approx. 8 mile

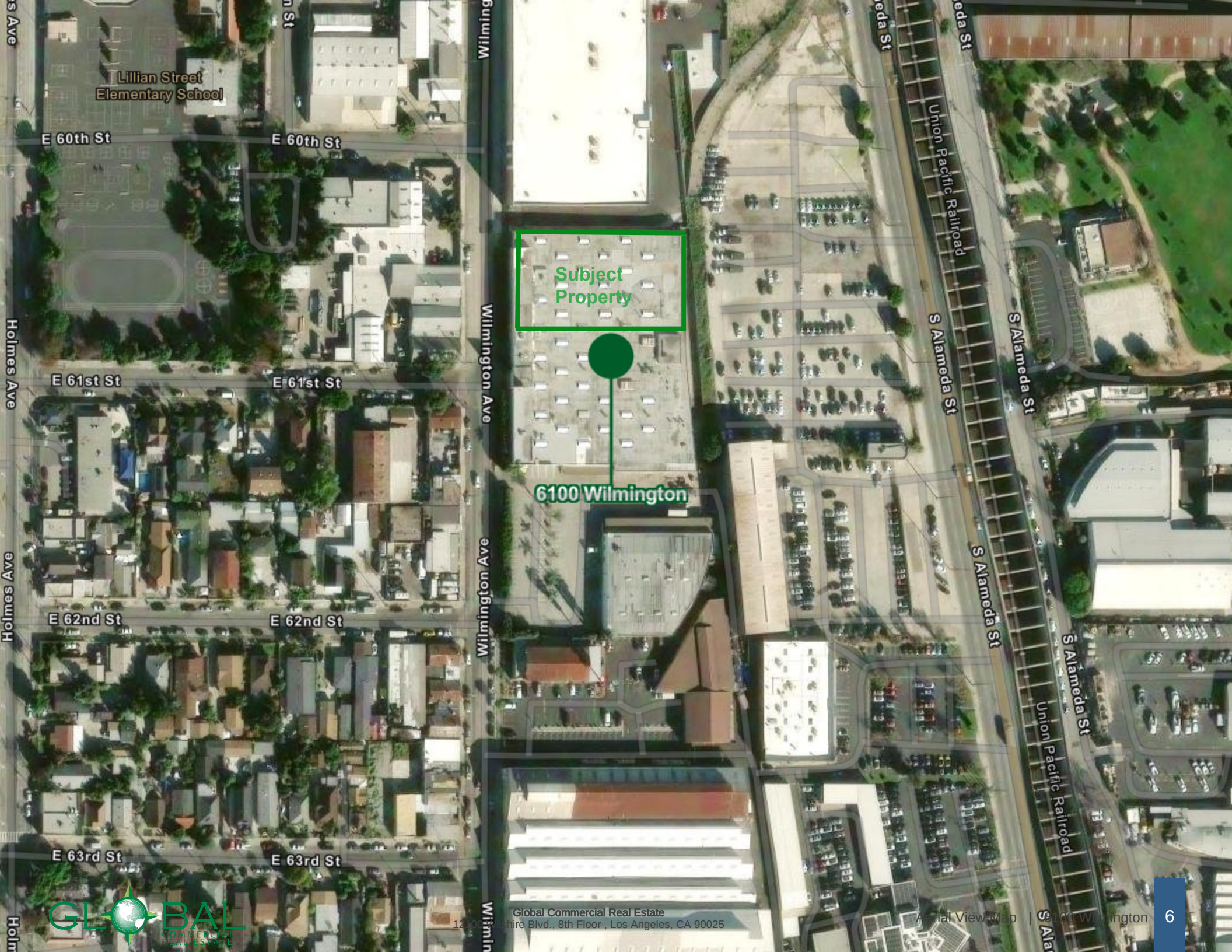
Longshore Dispatch

Approx. 7,500 Employees
Approx. 2 mile

Los Angeles International Airport (LAX)

Approx. 50,000 Employees
Approx. 12 mile





Lillian Street
Elementary School

E 60th St

E 60th St

Wilmington Ave

Subject
Property

E 61st St

E 61st St

6100 Wilmington

E 62nd St

E 62nd St

Wilmington Ave

E 63rd St

E 63rd St

Wilmington Ave

S Alameda St

S Alameda St

Union Pacific Railroad

S Alameda St

S Alameda St

S Alameda St

S Alameda St

Union Pacific Railroad

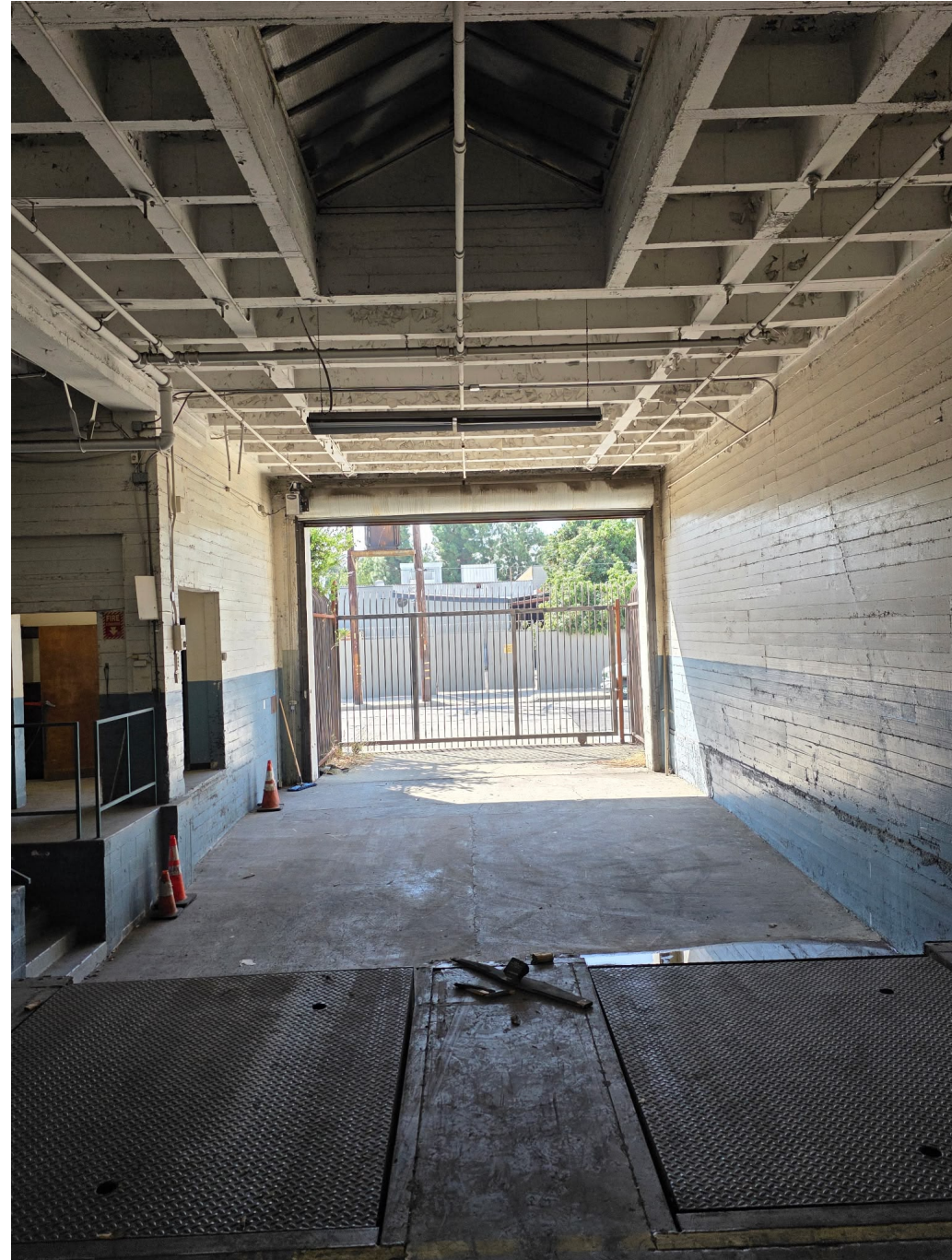
S Alameda St











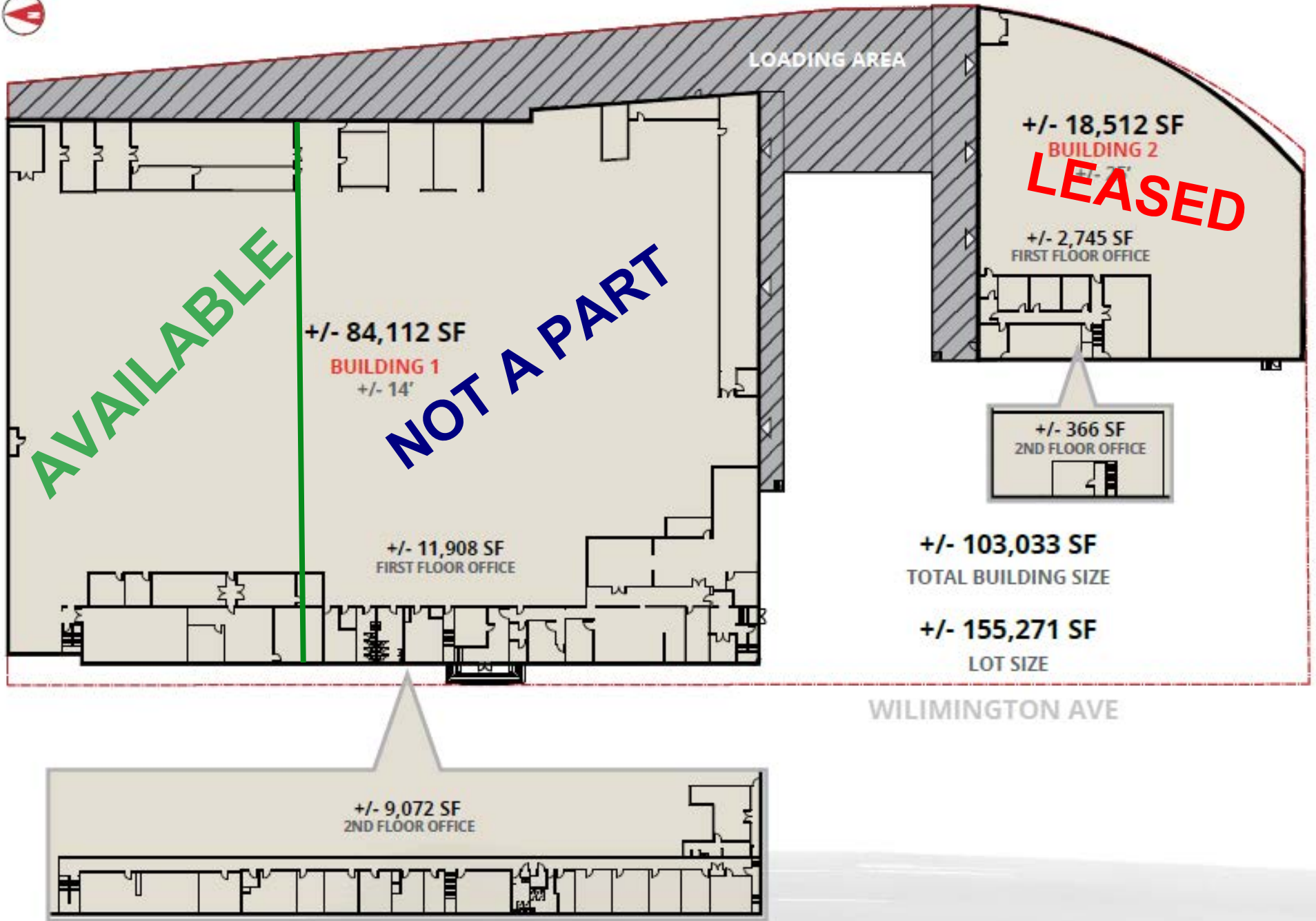






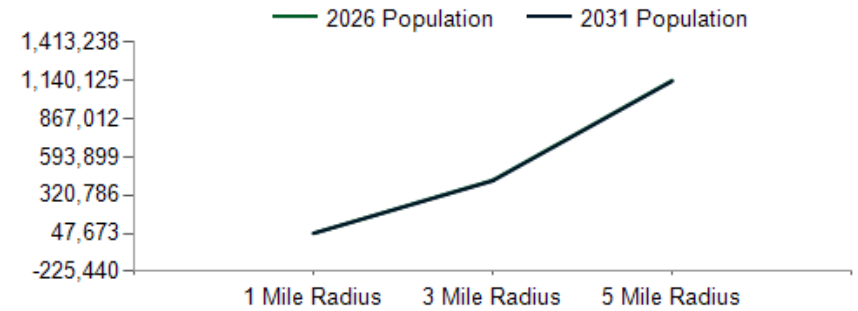




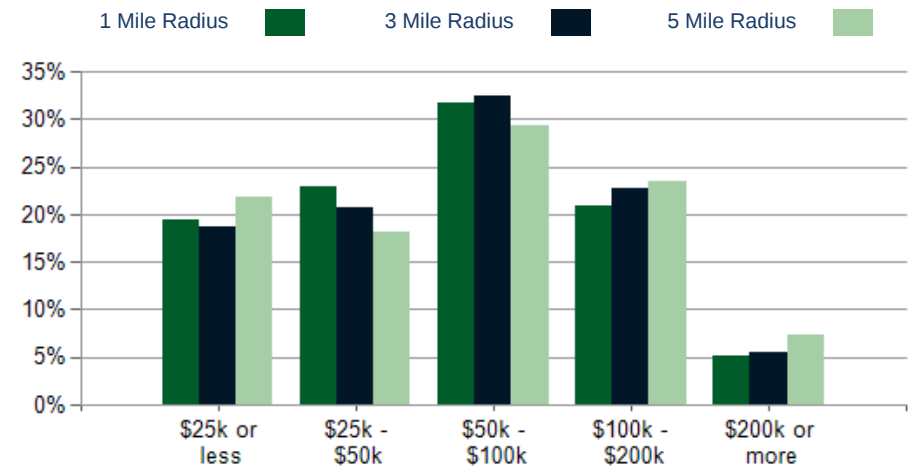


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	52,089	431,307	1,103,834
2010 Population	52,130	444,876	1,147,235
2026 Population	48,298	427,727	1,140,125
2031 Population	47,673	423,207	1,134,109
2026 African American	1,977	36,782	148,486
2026 American Indian	1,238	12,219	29,835
2026 Asian	373	2,705	38,689
2026 Hispanic	45,115	379,068	889,287
2026 Other Race	30,553	259,496	601,590
2026 White	6,232	46,609	145,487
2026 Multiracial	7,892	69,561	174,637
2026-2031: Population: Growth Rate	-1.30%	-1.05%	-0.55%

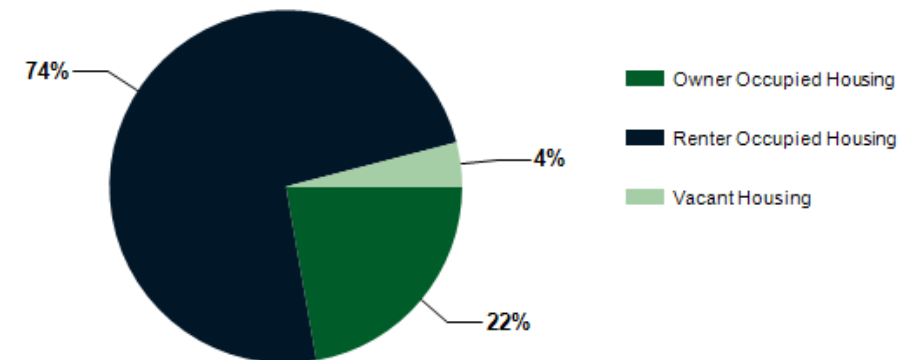
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,442	12,131	48,171
\$15,000-\$24,999	1,098	8,736	24,899
\$25,000-\$34,999	1,222	9,529	25,232
\$35,000-\$49,999	1,792	13,518	35,428
\$50,000-\$74,999	2,450	20,385	55,280
\$75,000-\$99,999	1,709	15,880	43,250
\$100,000-\$149,999	1,841	17,208	52,212
\$150,000-\$199,999	901	8,179	26,681
\$200,000 or greater	663	6,018	24,800
Median HH Income	\$59,346	\$63,764	\$64,698
Average HH Income	\$79,867	\$81,933	\$86,646



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

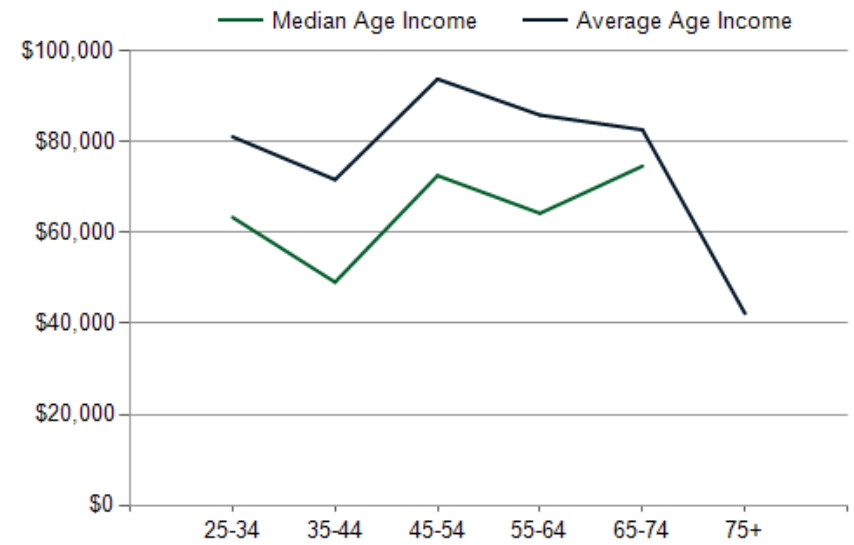
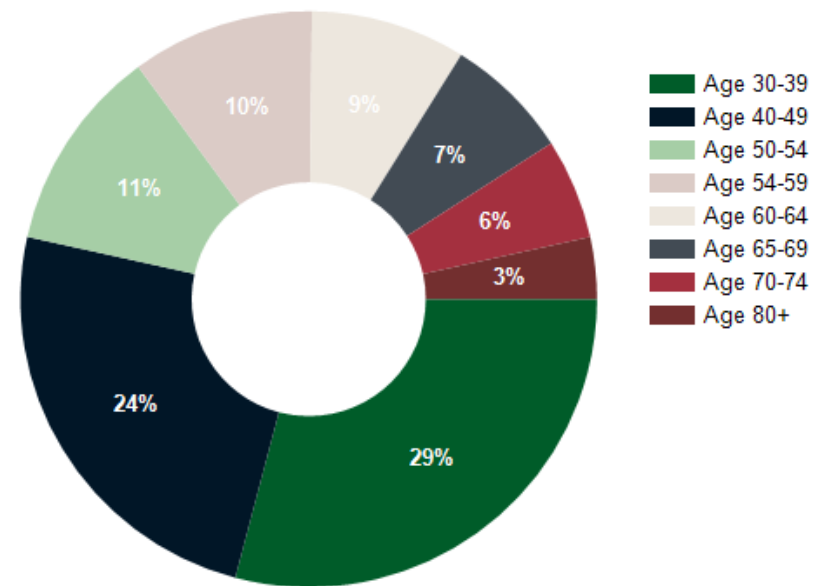


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	4,142	36,301	102,097
2026 Population Age 35-39	3,148	29,186	82,610
2026 Population Age 40-44	3,080	26,908	73,538
2026 Population Age 45-49	3,027	26,630	69,825
2026 Population Age 50-54	2,870	25,333	66,353
2026 Population Age 55-59	2,566	23,339	63,271
2026 Population Age 60-64	2,178	19,502	54,366
2026 Population Age 65-69	1,760	16,214	45,845
2026 Population Age 70-74	1,411	12,146	35,338
2026 Population Age 75-79	869	7,458	22,273
2026 Population Age 80-84	512	4,199	13,293
2026 Population Age 85+	416	3,224	11,551
2026 Population Age 18+	36,039	319,498	882,564
2026 Median Age	32	32	33
2031 Median Age	33	34	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,395	\$66,544	\$71,443
Average Household Income 25-34	\$81,125	\$83,738	\$94,050
Median Household Income 35-44	\$49,111	\$58,761	\$67,503
Average Household Income 35-44	\$71,694	\$76,560	\$93,177
Median Household Income 45-54	\$72,589	\$75,031	\$75,196
Average Household Income 45-54	\$93,844	\$93,487	\$96,500
Median Household Income 55-64	\$64,285	\$75,419	\$73,507
Average Household Income 55-64	\$85,905	\$91,084	\$91,755
Median Household Income 65-74	\$74,676	\$59,484	\$53,069
Average Household Income 65-74	\$82,673	\$76,691	\$74,536
Average Household Income 75+	\$42,203	\$50,942	\$54,183

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	60	66	77
Diversity Index (current year)	61	67	78
Diversity Index (2020)	62	68	78
Diversity Index (2010)	64	71	79

POPULATION BY RACE



1 MILE



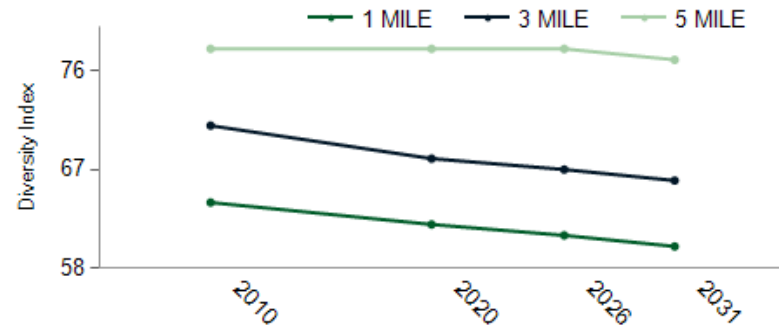
3 MILE



5 MILE

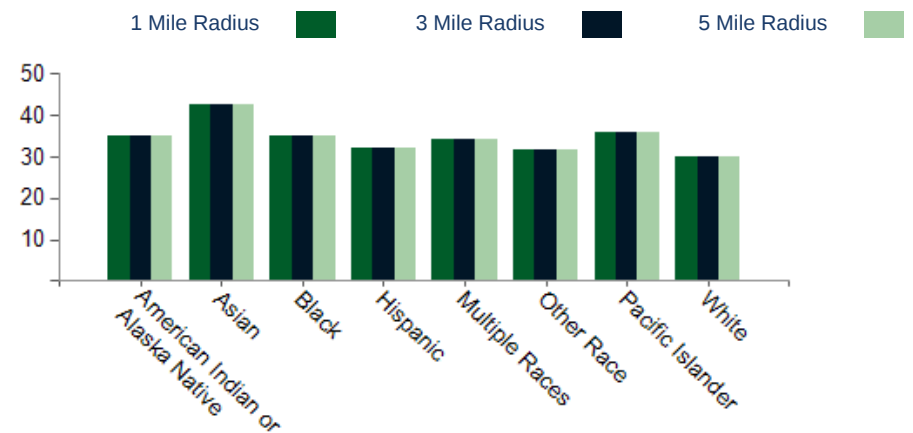
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	5%	7%
American Indian	1%	2%	1%
Asian	0%	0%	2%
Hispanic	48%	47%	44%
Multiracial	8%	9%	9%
Other Race	33%	32%	30%
White	7%	6%	7%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	34	35
Median Asian Age	43	42	35
Median Black Age	35	36	40
Median Hispanic Age	32	32	32
Median Multiple Races Age	34	35	35
Median Other Race Age	32	31	32
Median Pacific Islander Age	36	32	33
Median White Age	30	30	32

2026 MEDIAN AGE BY RACE



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Exclusively Marketed by:

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