



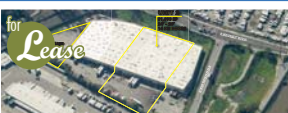








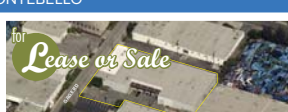
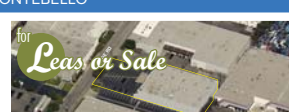

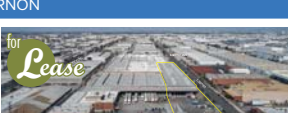

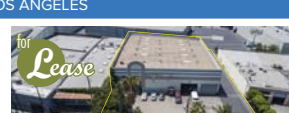



**MARKET UPDATE REPORT**

**LA INDUSTRIAL GROUP'S NEW LISTINGS FOR LEASE/SALE**

<p><b>4701 S SANTA FE AVE</b> VERNON</p>  <p>Central Vernon Location; Perfect for Garment/Sewing/Manufacturing Large</p> <p><b>260,540 SF</b> SALE: \$30,000,000   LEASE: \$125,000 NNN</p>	<p><b>4633 DOWNEY RD</b> VERNON</p>  <p>17 Dock High Loading Positions; Large Paved Yard; 24' Clear Height; 27454 SF Office</p> <p><b>190,359 SF</b> Call for Details</p>	<p><b>9935 BEVERLY BLVD, UNITS 2 &amp; 3</b> PICO RIVERA</p>  <p>Large Yard for Trucks/Trailers; 22 Truck High Positions - Up to 200' Turning Radius</p> <p><b>174,000 SF</b> LEASE: \$149,640/Mo (\$0.86 PSF/Mo) GRS</p>	<p><b>16525 S. AVALON BLVD</b> DOWNEY</p>  <p>Great Warehouse or Manufacturing Building for Lease, Good Trucking Loading, Heavy Power</p> <p><b>103,594 SF</b> SALE: \$15,500,000   LEASE: \$69,408 GRS</p>
<p><b>9935 BEVERLY BLVD, UNIT 2</b> PICO RIVERA</p>  <p>Large Yard for Trucks/Trailers; 14 Truck High Positions - Up to 200' Turning Radius</p> <p><b>91,990 SF</b> LEASE: \$79,111/Mo (\$0.86 PSF/Mo) GRS</p>	<p><b>3383 E GAGE AVE</b> HUNTINGTON PARK</p>  <p>Excellent Manufacturing Facility; Ample Parking for Employees</p> <p><b>83,000 SF</b> LEASE: TBD</p>	<p><b>9935 BEVERLY BLVD, UNIT 3</b> PICO RIVERA</p>  <p>Large Yard for Trucks/Trailers ;8 Truck High Positions - Up to 200' Turning Radius</p> <p><b>82,010 SF</b> LEASE: \$70,529/Mo (\$0.86 PSF/Mo) GRS</p>	<p><b>16170-16180 ORNELAS ST</b> IRWINDALE</p>  <p>.45/3,000 Calculated Sprinkler System, Immaculate Office Space, Entire Property Fenced</p> <p><b>115,327 SF</b> LEASE: \$96,875/Mo (\$0.84 PSF/Mo) Gross</p>
<p><b>7355 E SLAUSON AVE</b> COMMERCE</p>  <p>19' Clearance-Sprinklered, Quick Truck Access to Santa Ana (5) Freeway</p> <p><b>97,960 SF</b> LEASE: \$50,939/Mo. (\$0.52 PSF/Mo)</p>	<p><b>1100 W OLYMPIC BLVD</b> MONTEBELLO</p>  <p>Unique USDA Facility, Main Street Exposure, Food Processing, Large Fenced Yard</p> <p><b>4,973 SF</b> SALE: \$1,118,925 (\$225 PSF)</p>	<p><b>5367 AYON AVE</b> IRWINDALE</p>  <p>Manufacturing/Distribution Facility; Large Warehouse Bays/Dock High &amp; Ground Level Loading</p> <p><b>38,270 SF</b> LEASE: \$33,677/Mo. (\$0.88 PSF/Mo) GRS</p>	<p><b>2707, 2711, 2761 FRUITLAND AVE</b> VERNON</p>  <p>Former BCBG Headquarters, Elegant Creative Industrial Office Complex, Excellent Warehouse</p> <p><b>268,049 SF</b> LEASE: \$160,829/Mo. (\$0.60 PSF/Mo) NN</p>
<p><b>2525 FRUITLAND AVE</b> VERNON</p>  <p>Corner Location in Vernon; Excellent Warehouse or Manufacturing Facility</p> <p><b>43,758 SF</b> Call for Details</p>	<p><b>1724 AEROS WAY (GAGE ROAD)</b> MONTEBELLO</p>  <p>Zoned for Cannabis Cultivation, Multiple CCTV Cameras, Card Key Access to Office(s)</p> <p><b>43,245 SF</b> Call for Details</p>	<p><b>1734 AEROS WAY (GAGE ROAD)</b> MONTEBELLO</p>  <p>Zoned for Cannabis Cultivation, Multiple CCTV Cameras, Card Key Access to Office(s)</p> <p><b>32,441 SF</b> Call for Details</p>	<p><b>2030 E 15<sup>TH</sup> ST</b> LOS ANGELES</p>  <p>Great Warehouse or Manufacturing Building for Lease, Creative Offices</p> <p><b>28,765 SF</b> LEASE: \$25,313/Mo. (\$0.88 PSF/Mo) GRS</p>
<p><b>4615 ALCOA AVE, UNIT B</b> VERNON</p>  <p>Best Value in Vernon, Fantastic Dock High Loading, Large Yard for Truck &amp; Trailer Storage</p> <p><b>51,173 SF</b> LEASE: \$38,380/Mo (\$0.75 PSF/Mo) GRS</p>	<p><b>1625-1633 BLUFF ROAD</b> MONTEBELLO</p>  <p>1.45 Acres Available - Land Lease Opportunity, 10,000 SF Total Buildings on Both Bluff &amp; Chapin Rd</p> <p><b>62,606 SF</b> LEASE: \$22,000/Mo (\$0.35 PSF/Mo) GRS</p>	<p><b>1910 E 15<sup>TH</sup> ST</b> LOS ANGELES</p>  <p>Beautiful Dock High &amp; Ground Level Loading, Building Across the Street from Guess Facility</p> <p><b>27,066 SF</b> LEASE: \$29,772/Mo (\$1.10 PSF/Mo) GRS</p>	<p><b>6727 MILTON AVE</b> WHITTIER</p>  <p>Free Standing Building Located in the Heart of Historical Uptown Whittier</p> <p><b>6,984 SF</b> SALE: \$798,080 (\$114.26 PSF)</p>

**FOR MORE INFORMATION, PLEASE CONTACT**

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**YOUR INDUSTRIAL REAL ESTATE TEAM SPECIALIZING IN SALES, LEASING AND INVESTMENTS**

# MARKET UPDATE REPORT

## FEATURED PROPERTY

### 51,173 SF INDUSTRIAL BUILDING FOR LEASE

#### 2010 E 15<sup>th</sup> Street

Los Angeles, California, 90021

Lease Rate: \$75,029 (\$0.86 PSF/Mo) Gross

- Beautiful Two Story Building
- Freeway Close
- High Image DTLA Industrial Facility



### ECONOMIC INDICATORS

#### INDUSTRIAL AVAILABILITY & VACANCY RATES

	AVAILABLE	VACANT
Central Region	5.15%	2.76%
South East Region	5.93%	2.53%
East Region	4.22%	2.20%

#### LEASE & SALE ACTIVITY

	2017	2018*
<b>DOWNTOWN LA</b>		
Lease	2,539,640 SF	800,639 SF
Sale	1,799,316 SF	814,118 SF
<b>COMMERCE AREA</b>		
Lease	3,284,097 SF	705,429 SF
Sale	1,100,761 SF	1,046,508 SF
<b>VERNON AREA</b>		
Lease	2,537,393 SF	1,603,397 SF
Sale	2,054,510 SF	195,069 SF

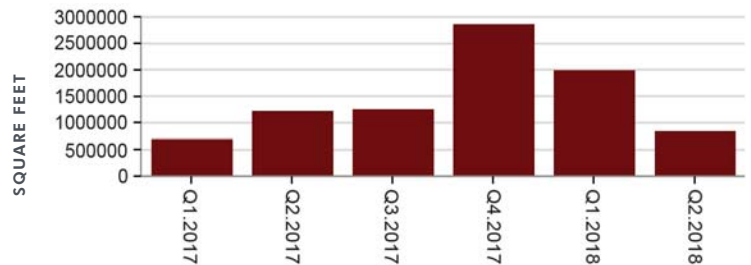
\*YTD

#### EQUITY MARKETS

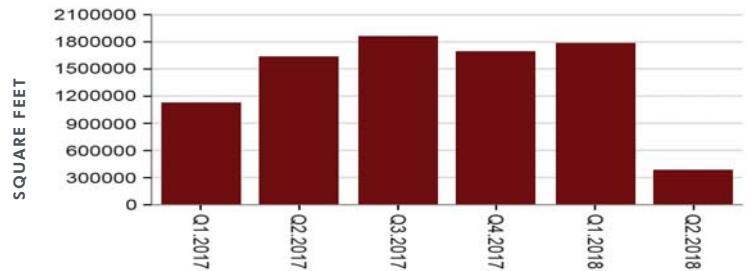
S & P 500	2,724.44
Dow Jones Industrial Average	24,834.41
NASDAQ	7,378.46

Source: Google, Dow Jones, Nasdaq 5-22-2018

#### TOTAL SALE ACTIVITY



#### TOTAL LEASE ACTIVITY



#### QUOTATIONS

"To Swear off marketing mistakes is very easy. All you have to do is swear off having ideas."

~ Leo Burnett

"If I had asked people what they wanted, they would have said 'a faster horse!'"

~ Henry Ford

"You don't learn to walk following rules. You learn by doing, and by falling over."

~ Sir Richard Branson

#### HELPFUL WEBSITES

**wsj.com** ▶ The Wall Street Journal Wall Street Journal online coverage of breaking news and current headlines from the US and around the world.

**businessinsider.com** ▶ Business Insider is a fast-growing business site with deep financial, media, tech, and other industry verticals.

**thestreet.com** ▶ TheStreet is a leading digital financial media company whose network of digital services provides users, subscribers and advertisers with a variety of content and tools through a range of online, social media, tablet and mobile channels. Our mission is to provide the most actionable ideas from the world of investing, finance and business in order to break down information barriers, level the playing field and help all individuals and organizations grow their wealth.

Please contact us for additional information or for a free Broker Opinion of Value, property inspection, market statistics or referrals to general contractors, real estate attorneys, etc.



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