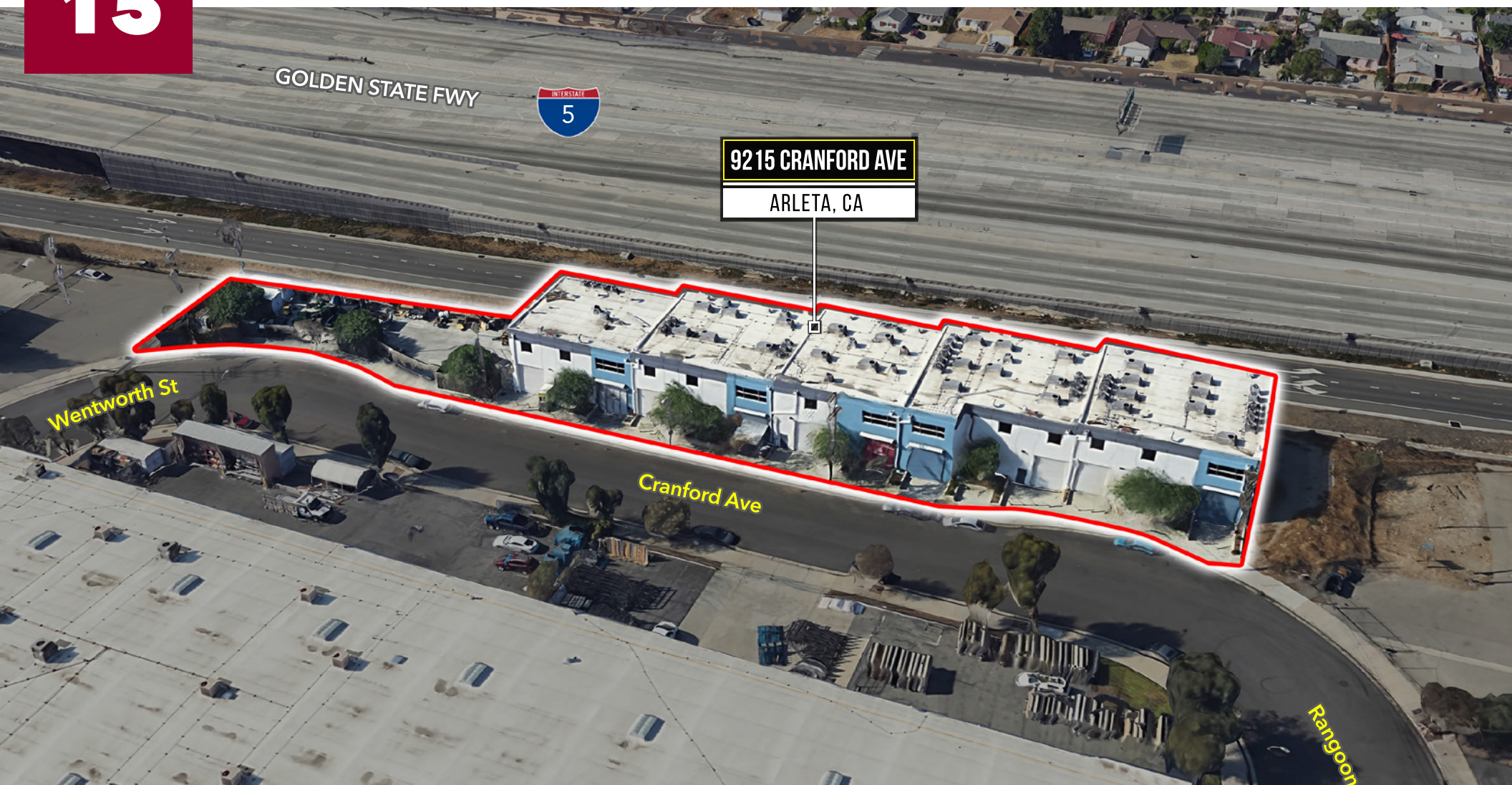


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CRANFORD AVE., ARLETA, CA



FOR SALE | 30,978 SQ FT.

Scott Caswell, SIOR
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COMMERCIAL REAL ESTATE SERVICES

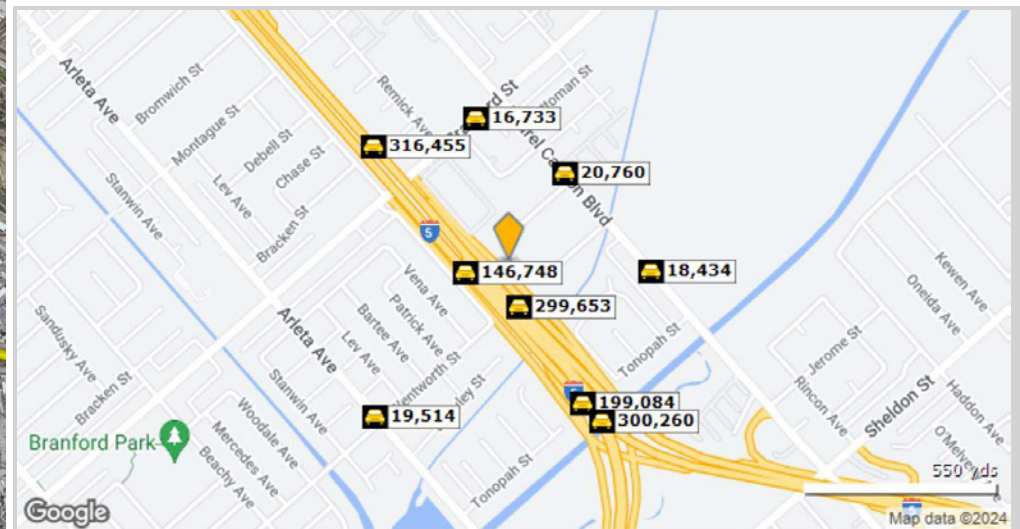
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY FEATURES | 30,978 SQ FT.

- 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
- Owner Will Consider Carrying the Note on Property
- New Construction (2018)
- Divisible to 5 Units
- 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

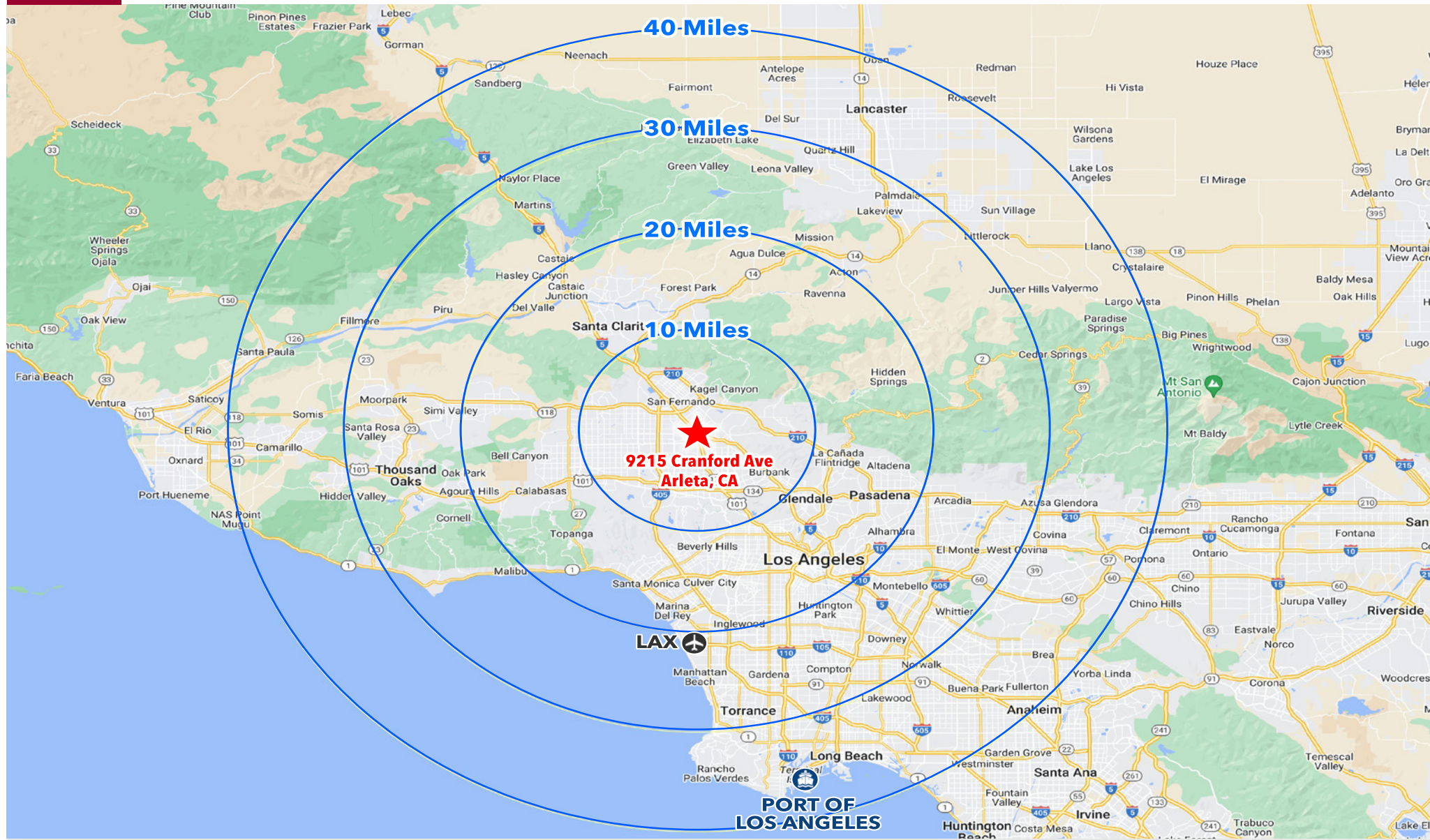
Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	20,909		269,166		631,516	
2023 Estimate	21,760		276,407		646,378	
2010 Census	23,917		285,175		656,086	
Growth 2023 - 2028	-3.91%		-2.62%		-2.30%	
Growth 2010-2023	-9.02%		-3.07%		-1.48%	
2023 Population by Hispanic Origin	17,675		210,670		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	

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