FREESTANDING EAST LA INDUSTRIAL BUILDING WITH STUDIO & LIVE/WORK SPACES FOR SALE

4437 TELEGRAPH RD, LOS ANGELES, CA 90023



OFFERING MEMORANDUM

ADDRESS:	**4437 Telegraph Rd, Los Angeles, CA 90023**
APN:	5236-010-022
BUILDING SIZE:	+/- 5,400 SF
LAND SIZE:	+/- 8,712 SF
YEAR BUILT/RENOVATED:	1964/2020
LAND USE:	Manufacturing (light)
ZONING:	M1
SALE PRICE:	$1,650,000

OFFERING OVERVIEW:

Located in East Los Angeles, this thoughtfully reimagined 5,400 SF freestanding industrial property offers a versatile combination of studio, creative, warehouse, and live/work space. The property was completely renovated and updated in 2018 and has been well maintained.

The building currently features seven rented studio spaces with month-to-month leases, along with a dedicated live/work space featuring custom amenities, including a full kitchen, private bathroom with shower/tub, and In-Unit Washer/ Dryer Connections.

Additional property features include a secure gated entrance, parking for approximately 6–7 vehicles, central heating and air conditioning, and skylights that provide natural light throughout the building.

The main studio includes an Operational Spray Booth, ground-level roll-up door access, and 400-amp, 240-volt, 3-phase power, making the property well suited for a variety of creative and industrial uses.

Conveniently located just minutes from DTLA and the Arts District, with easy access to the 5 and 710 freeways, this property offers excellent connectivity within Los Angeles County.

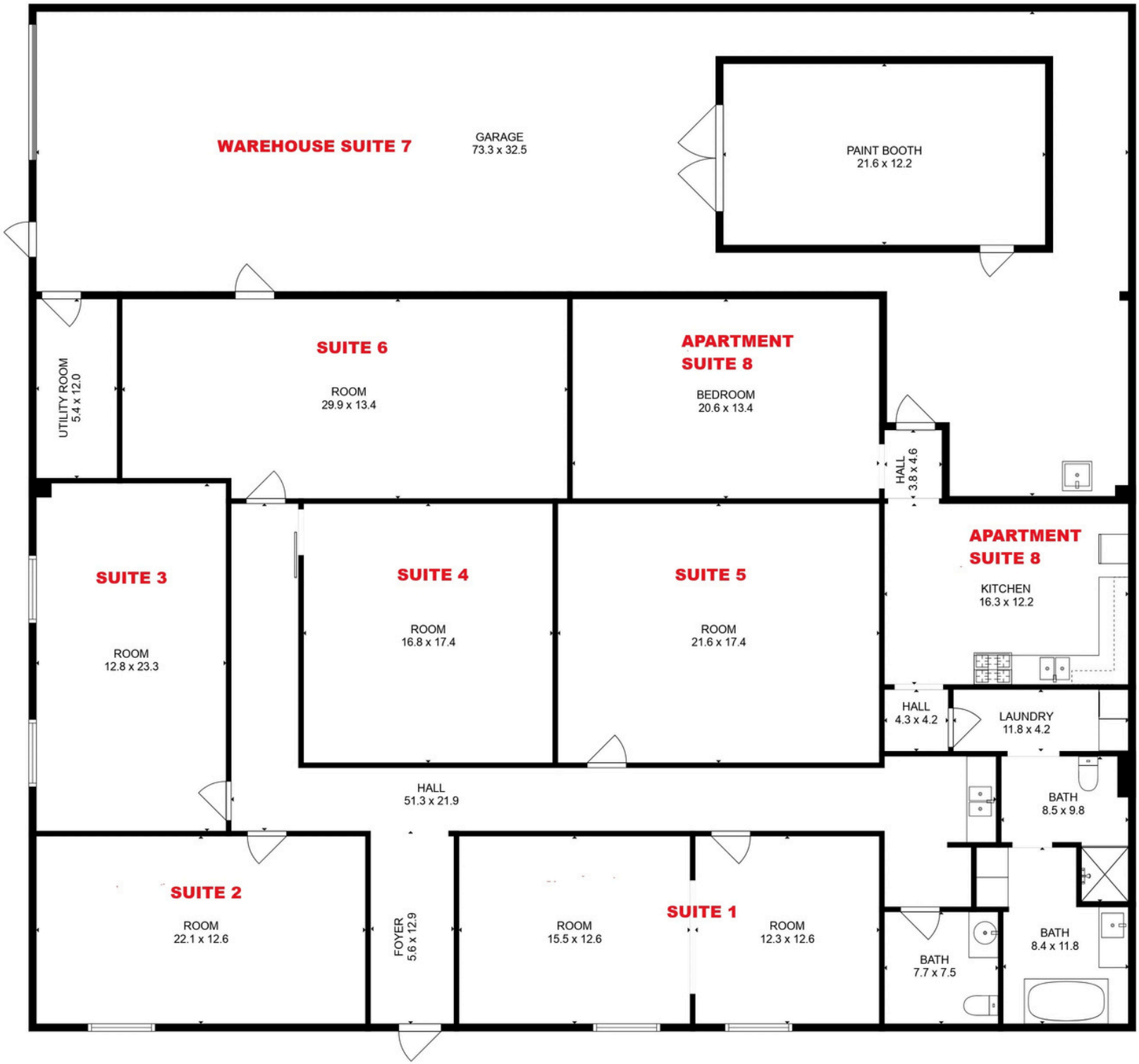
Property Highlights:

- 5,400 SF freestanding industrial building
- 8,904 SF gated lot with secure parking
- 400-amp / 240-volt / 3-phase power
- One ground-level roll-up door
- Seven existing studio spaces with month-to-month leases
- Dedicated live/work space
- Full kitchen and private bathroom with shower/tub
- In-Unit Washer/ Dryer Connections
- Operational Spray Booth - requires recertification
- Central HVAC
- Skylights providing natural light
- Secure gated entry
- Convenient access to the 5 & 710 freeways
- Minutes from DTLA and the Arts District

RENT ROLL

UNIT	RENT INCOME
Suite 1	$1,000
Suite 2	$900
Suite 3	$1,350
Suite 4 & 5	$1,350
Suite 6	**VACANT**
Suite 7	$1,500
Suite 8	$1,500

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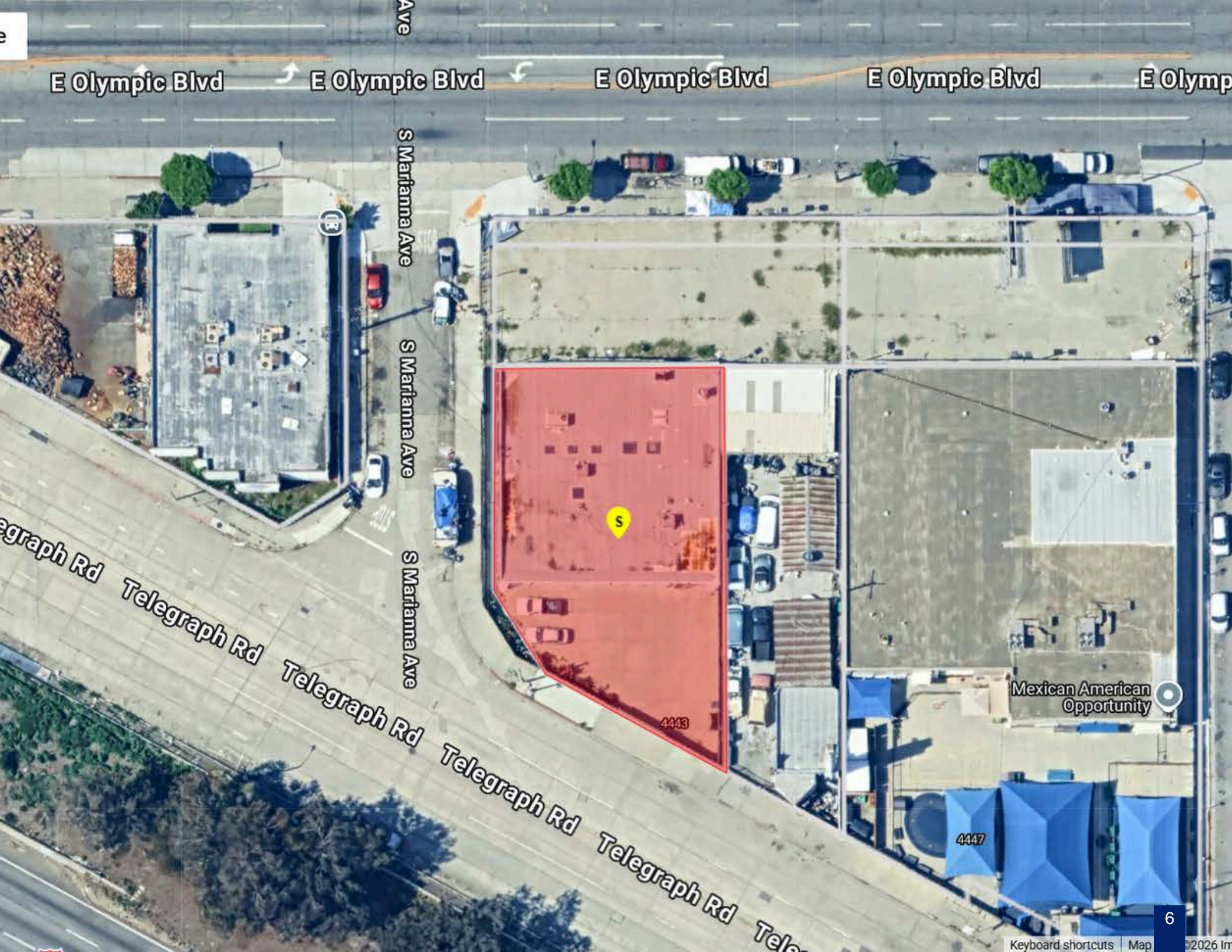


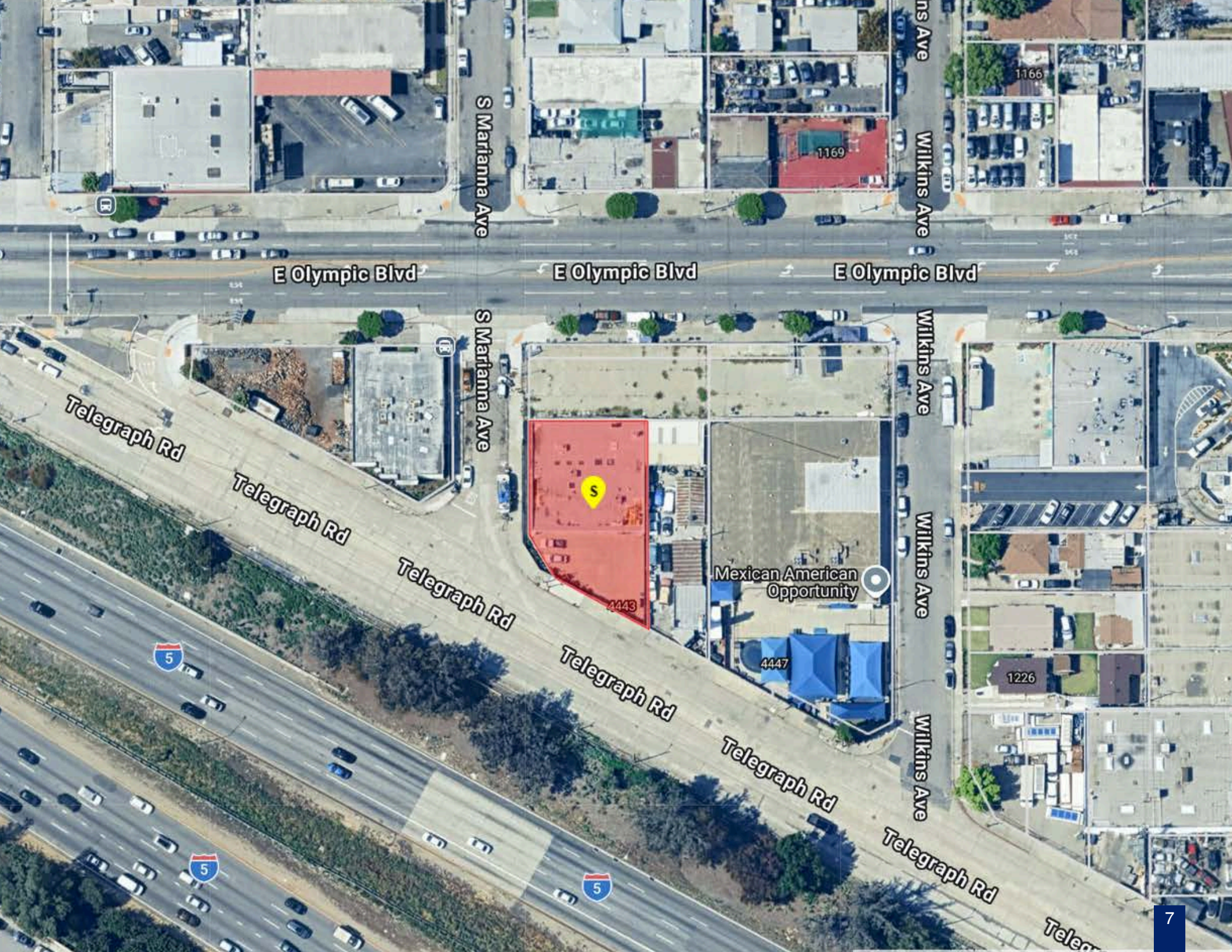


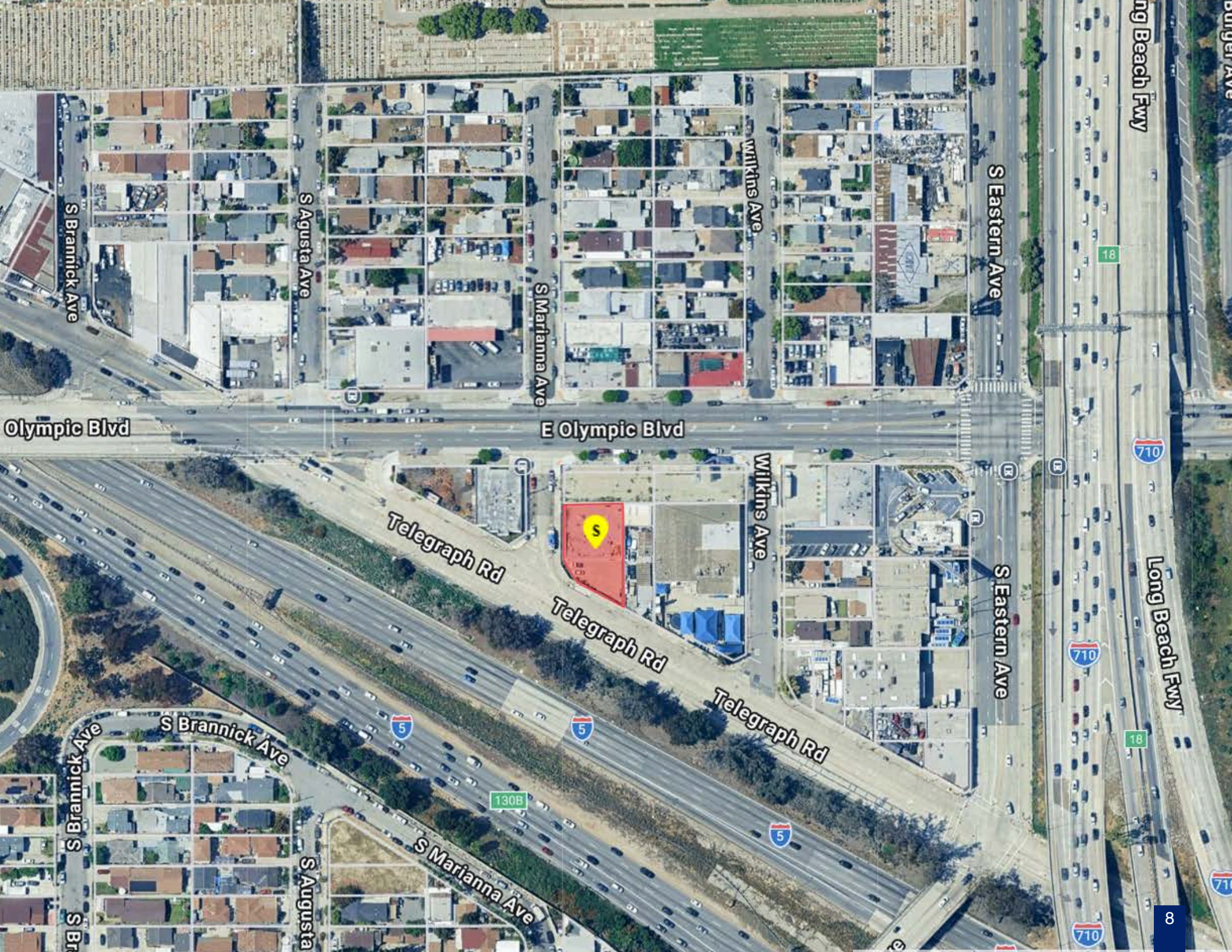


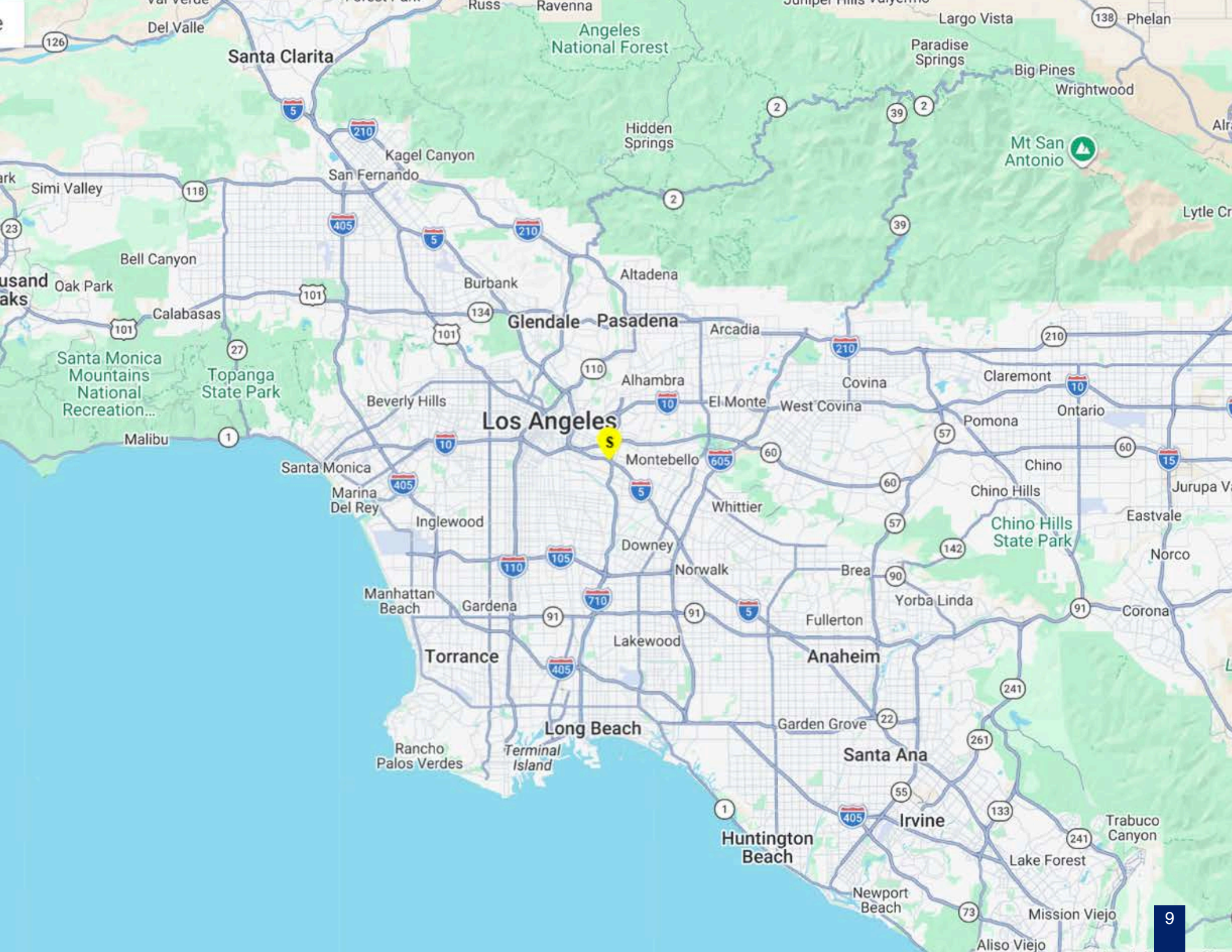


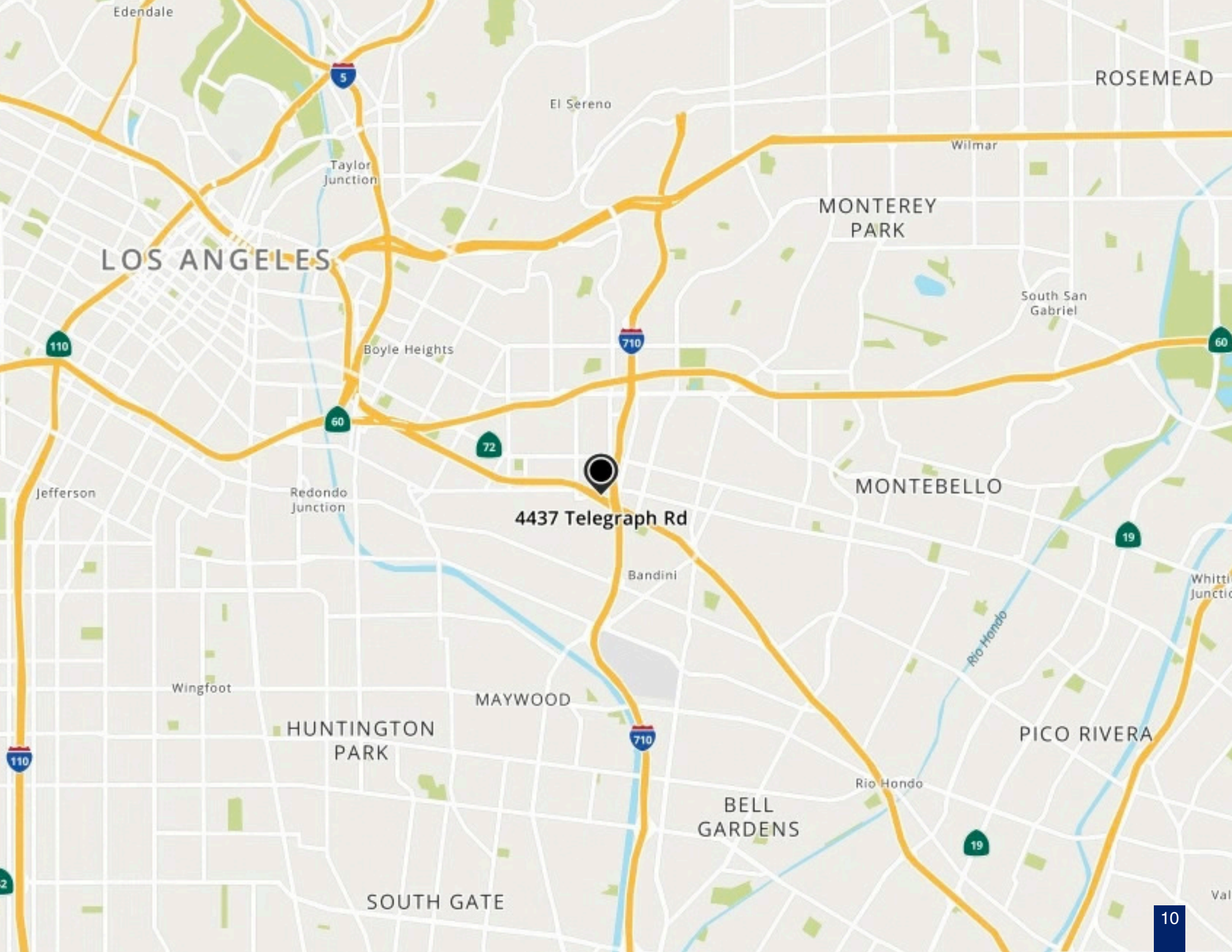



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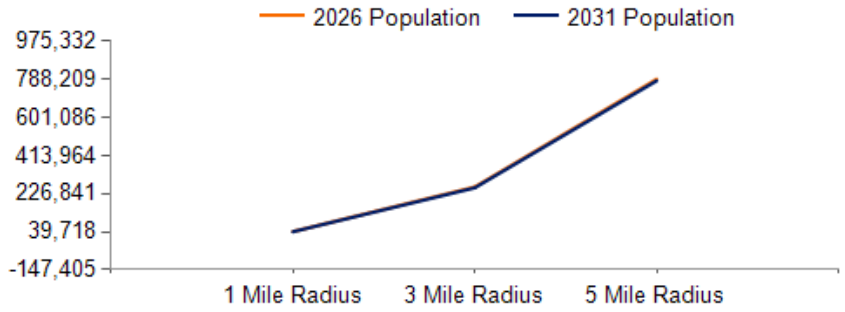

S Brannick Ave
S Agusta Ave
S Marianna Ave
Wilkins Ave
S Eastern Ave
Long Beach Fwy
Olympic Blvd
E Olympic Blvd
Telegraph Rd
Telegraph Rd
Telegraph Rd
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S Brannick Ave
S Brannick Ave
S Marianna Ave
S Agusta
130B
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5
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710
710
710
18
18


Santa Clarita
Angeles National Forest
Largo Vista
Phelan
Paradise Springs
Big Pines
Wrightwood
Hidden Springs
Mt San Antonio
Kagel Canyon
San Fernando
Simi Valley
Bell Canyon
Oak Park
Calabasas
Burbank
Altadena
Glendale
Pasadena
Arcadia
Santa Monica Mountains National Recreation...
Topanga State Park
Beverly Hills
Alhambra
El Monte
West Covina
Covina
Claremont
Ontario
Pomona
Los Angeles
Malibu
Santa Monica
Montebello
Chino
Chino Hills
Marina Del Rey
Whittier
Inglewood
Chino Hills State Park
Eastvale
Norco
Downey
Norwalk
Brea
Yorba Linda
Corona
Manhattan Beach
Gardena
Fullerton
Lakewood
Torrance
Anaheim
Garden Grove
Long Beach
Rancho Palos Verdes
Terminal Island
Santa Ana
Irvine
Trabuco Canyon
Huntington Beach
Lake Forest
Newport Beach
Mission Viejo
Aliso Viejo

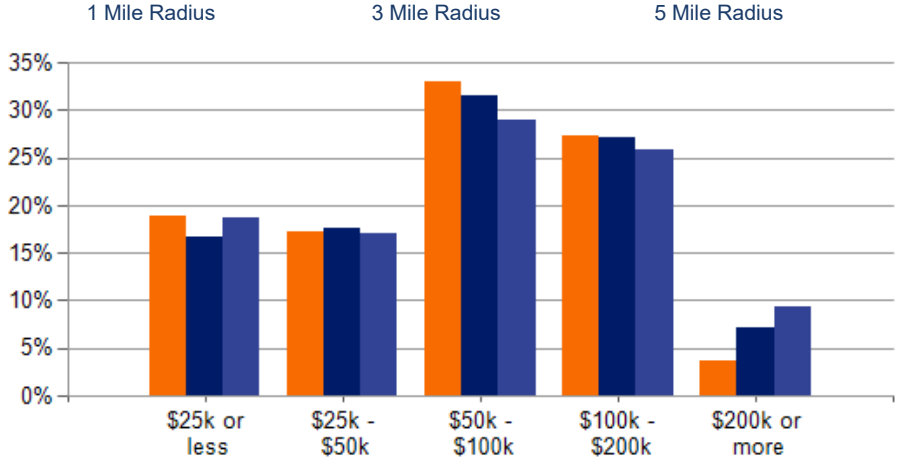

Edendale
ROSEMEAD
El Sereno
Wilmar
Taylor Junction
MONTEREY PARK
LOS ANGELES
South San Gabriel
Boyle Heights
Jefferson
Redondo Junction
4437 Telegraph Rd
MONTEBELLO
Bandini
Rio Hondo
Wingfoot
MAYWOOD
HUNTINGTON PARK
PICO RIVERA
Rio Hondo
BELL GARDENS
SOUTH GATE
5
110
60
710
72
19

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	44,935	289,629	830,312
2010 Population	44,869	285,555	831,996
2026 Population	40,482	259,227	788,209
2031 Population	39,718	255,244	780,295
2026 African American	256	2,202	23,142
2026 American Indian	1,208	7,536	20,266
2026 Asian	199	12,180	95,029
2026 Hispanic	39,324	237,518	624,276
2026 Other Race	25,078	147,215	383,941
2026 White	6,144	38,783	123,169
2026 Multiracial	7,587	51,105	141,833
2026-2031: Population: Growth Rate	-1.90%	-1.55%	-1.00%

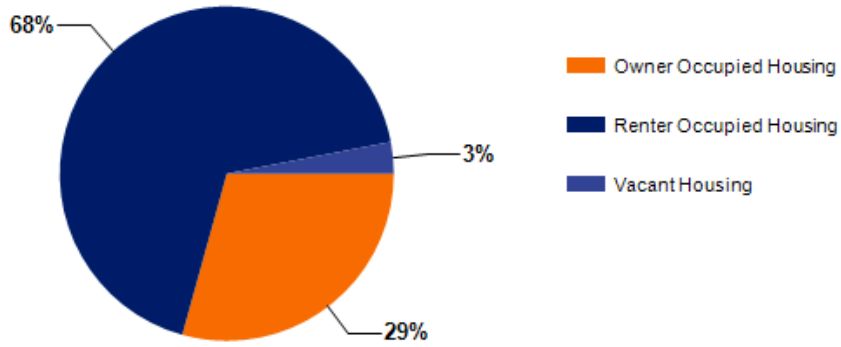
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	1,199	7,195	27,858
$15,000-$24,999	850	5,293	17,288
$25,000-$34,999	745	5,386	16,762
$35,000-$49,999	1,116	7,762	24,538
$50,000-$74,999	2,032	12,532	38,285
$75,000-$99,999	1,556	11,126	31,480
$100,000-$149,999	2,045	13,620	40,931
$150,000-$199,999	932	6,693	21,634
$200,000 or greater	387	5,320	22,693
Median HH Income	$67,792	$73,375	$71,938
Average HH Income	$81,881	$91,955	$96,447



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

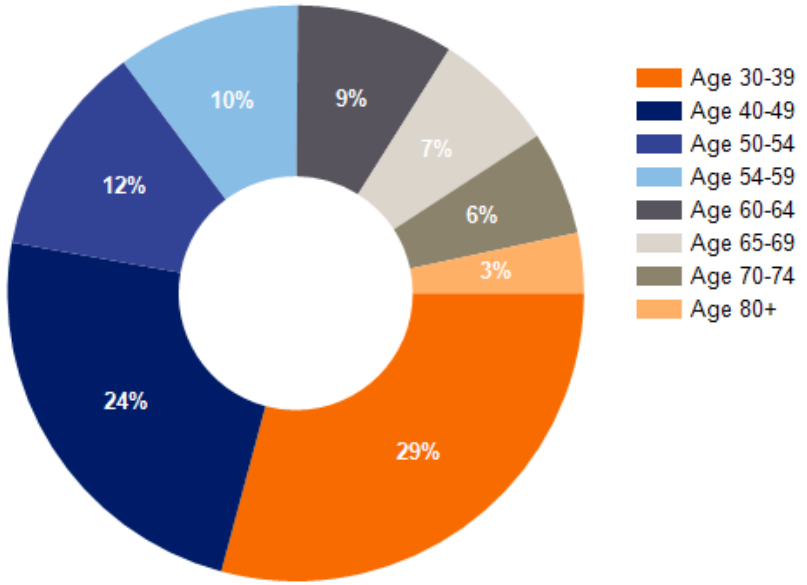
COLDWELL BANKER COMMERCIAL REALTY

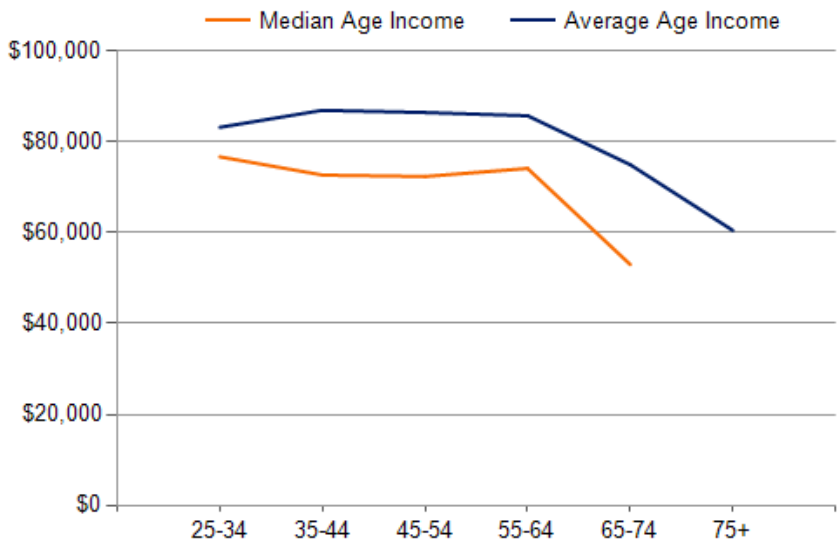
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,539	22,656	70,483
2026 Population Age 35-39	2,716	18,243	58,325
2026 Population Age 40-44	2,463	16,423	51,399
2026 Population Age 45-49	2,609	16,295	49,175
2026 Population Age 50-54	2,572	16,212	50,433
2026 Population Age 55-59	2,209	14,978	46,916
2026 Population Age 60-64	1,892	12,381	40,242
2026 Population Age 65-69	1,472	10,737	34,127
2026 Population Age 70-74	1,249	8,773	28,616
2026 Population Age 75-79	724	6,077	20,429
2026 Population Age 80-84	486	3,685	12,585
2026 Population Age 85+	432	3,698	12,825
2026 Population Age 18+	30,709	201,186	626,810
2026 Median Age	33	35	36
2031 Median Age	34	36	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$76,728	$76,352	$78,685
Average Household Income 25-34	$83,213	$89,482	$100,573
Median Household Income 35-44	$72,710	$77,288	$78,133
Average Household Income 35-44	$86,974	$101,706	$107,731
Median Household Income 45-54	$72,382	$84,856	$84,228
Average Household Income 45-54	$86,493	$106,510	$110,605
Median Household Income 55-64	$74,159	$80,266	$80,702
Average Household Income 55-64	$85,774	$97,726	$103,356
Median Household Income 65-74	$53,011	$57,906	$58,188
Average Household Income 65-74	$74,998	$79,659	$82,334
Average Household Income 75+	$60,510	$58,304	$56,940

Population By Age





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