

8860
S BROADWAY
LOS ANGELES • CA 90003

W 88TH PL



S BROADWAY

**±7,811 SF (±0.18 AC) OF
INDUSTRIAL LAND FOR SALE**

For More Information, Please Contact

Miles Solomon

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM



Positioned along a high-visibility stretch of S Broadway, 8860 S Broadway offers $\pm 7,811$ SF (± 0.18 AC) of flat, usable industrial land with versatile C2 zoning. Located just 0.33 miles from the 110 Freeway, the site benefits from strong traffic exposure, excellent regional access, and close proximity to Downtown LA, LAX, and the ports. This corner parcel presents a compelling opportunity for commercial development, contractor yard, or long-term investment in a rapidly evolving South LA submarket.



Freeway
Adjacent



Highly Visible
Commercial Location



Great Value
on Pricing



Versatile
C2 Zoning

Prop Lot Size ±7,811 SF / ±0.18 Ac

APN 6040-026-019 & 020

Zoning C2-1 VL CPIO

Yard Yes

Market/Submarket LA Central

PROPERTY INFORMATION

MAPPING AND GIS
SERVICES
SCALE 1" = 60'

PG
25

89TH
ST

PG
30

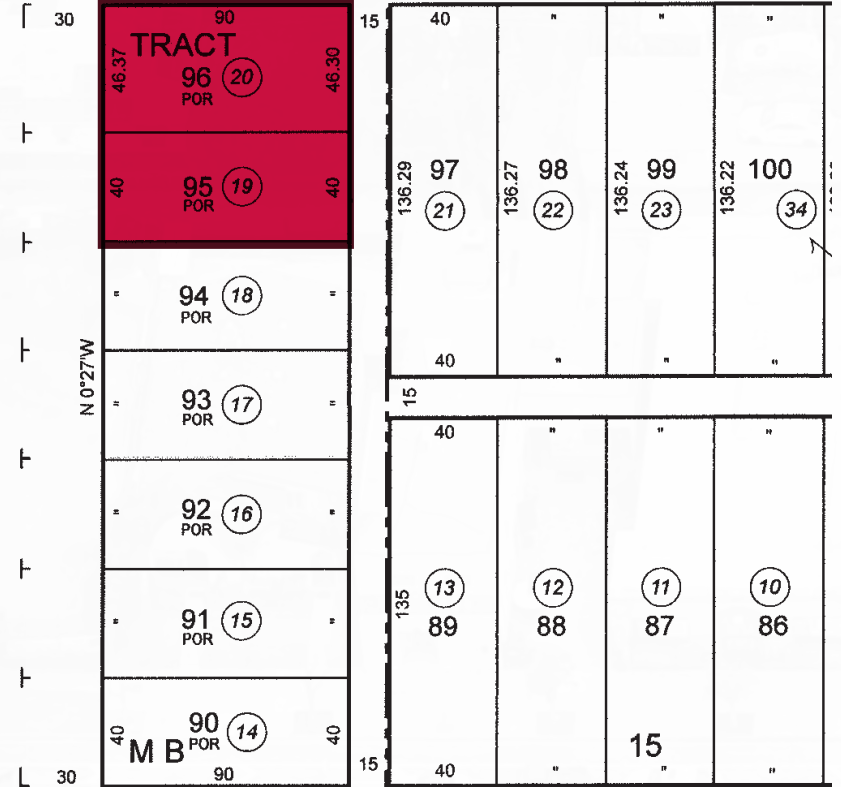


C S 8079

BROADWAY

120

120



50 88TH

50 89TH

8832 7

PARCEL MAP



W 88TH PL

S BROADWAY

110 Freeway
0.33 MILES

105 Freeway
1.90 MILES

Downtown Los Angeles
7.01 MILES

Los Angeles Int'l Airport
6.78 MILES

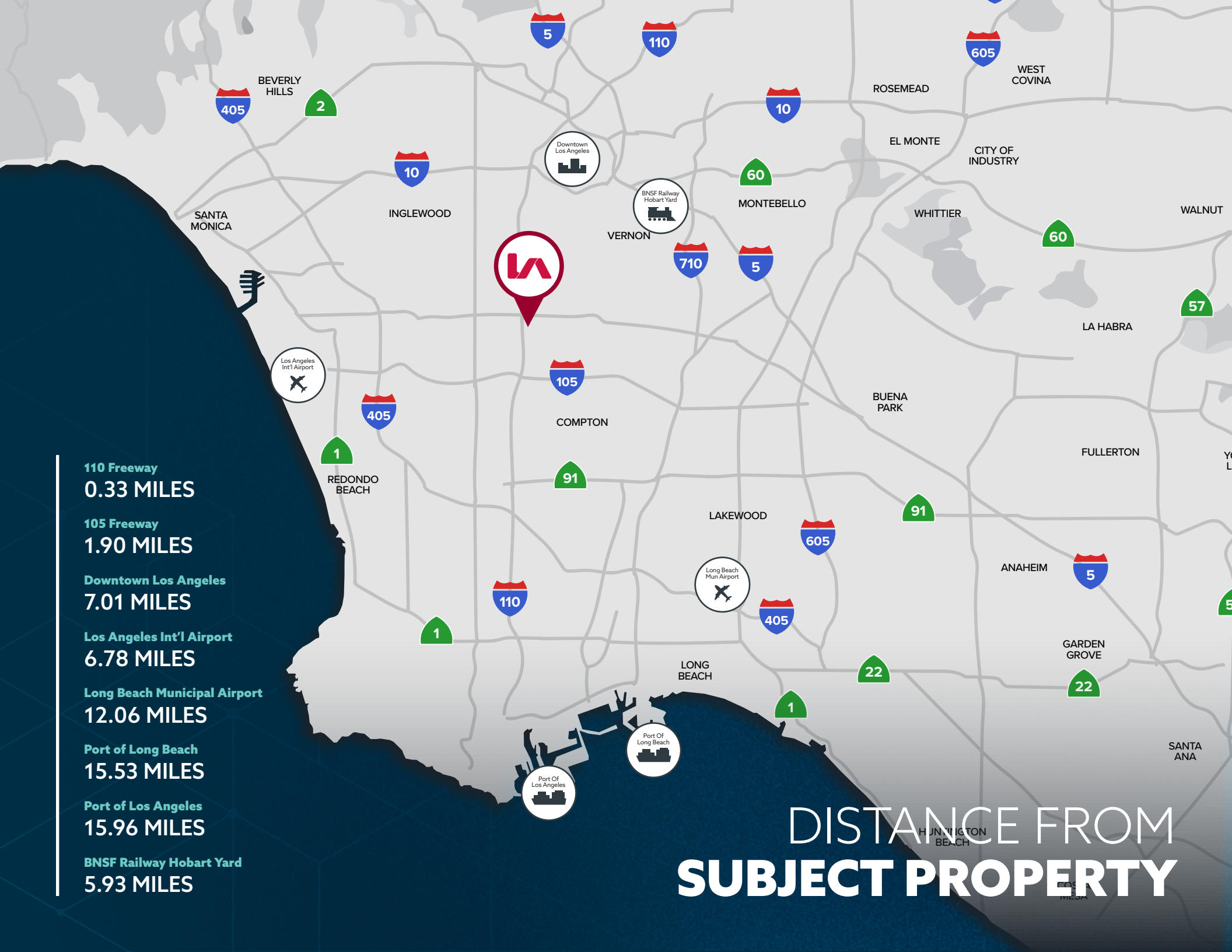
Long Beach Municipal Airport
12.06 MILES

Port of Long Beach
15.53 MILES

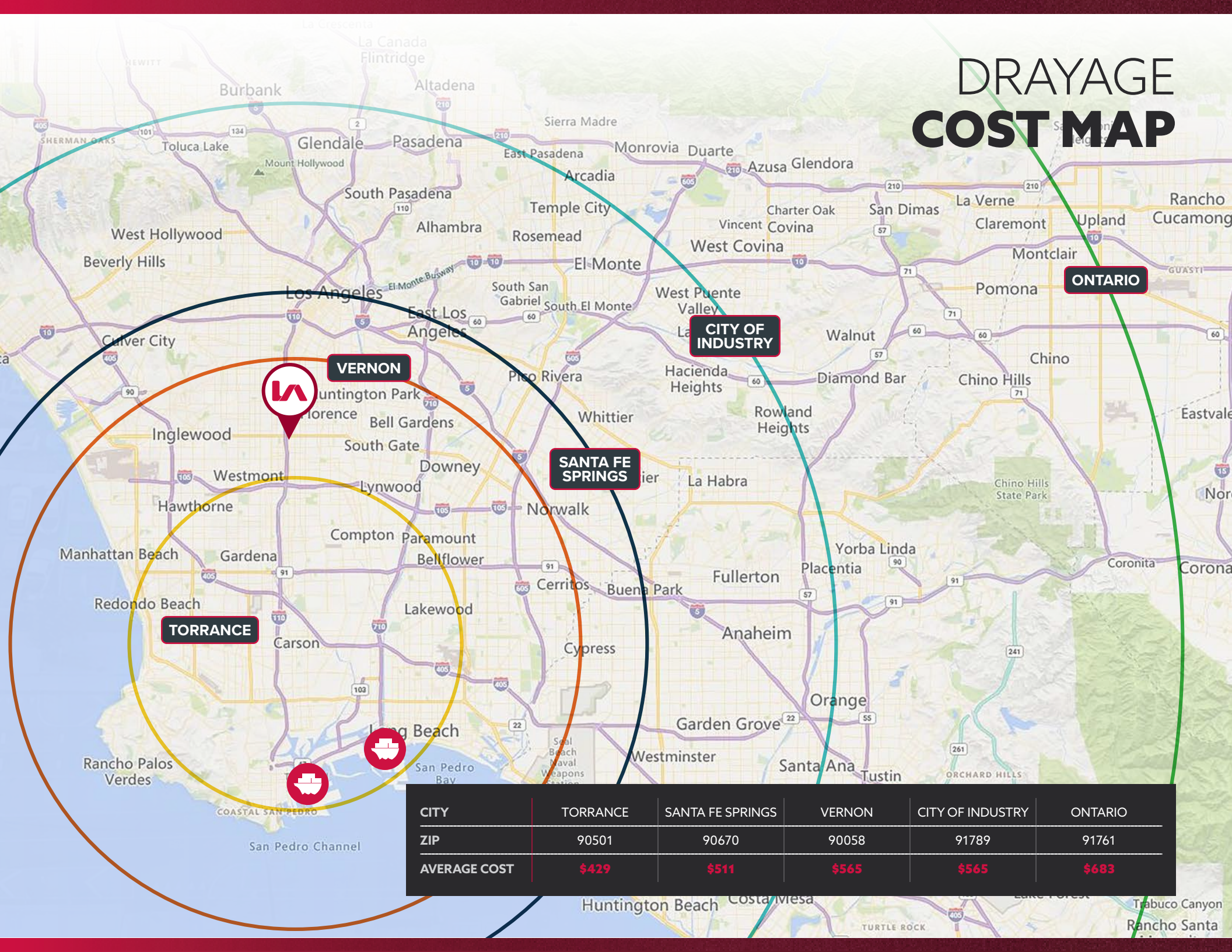
Port of Los Angeles
15.96 MILES

BNSF Railway Hobart Yard
5.93 MILES

DISTANCE FROM
SUBJECT PROPERTY



DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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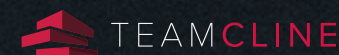


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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.