

± 7,800 SQUARE FEET OF WAREHOUSE SPACE

**FOR SUBLEASE**

**5420**

WEST 83RD

LOS ANGELES

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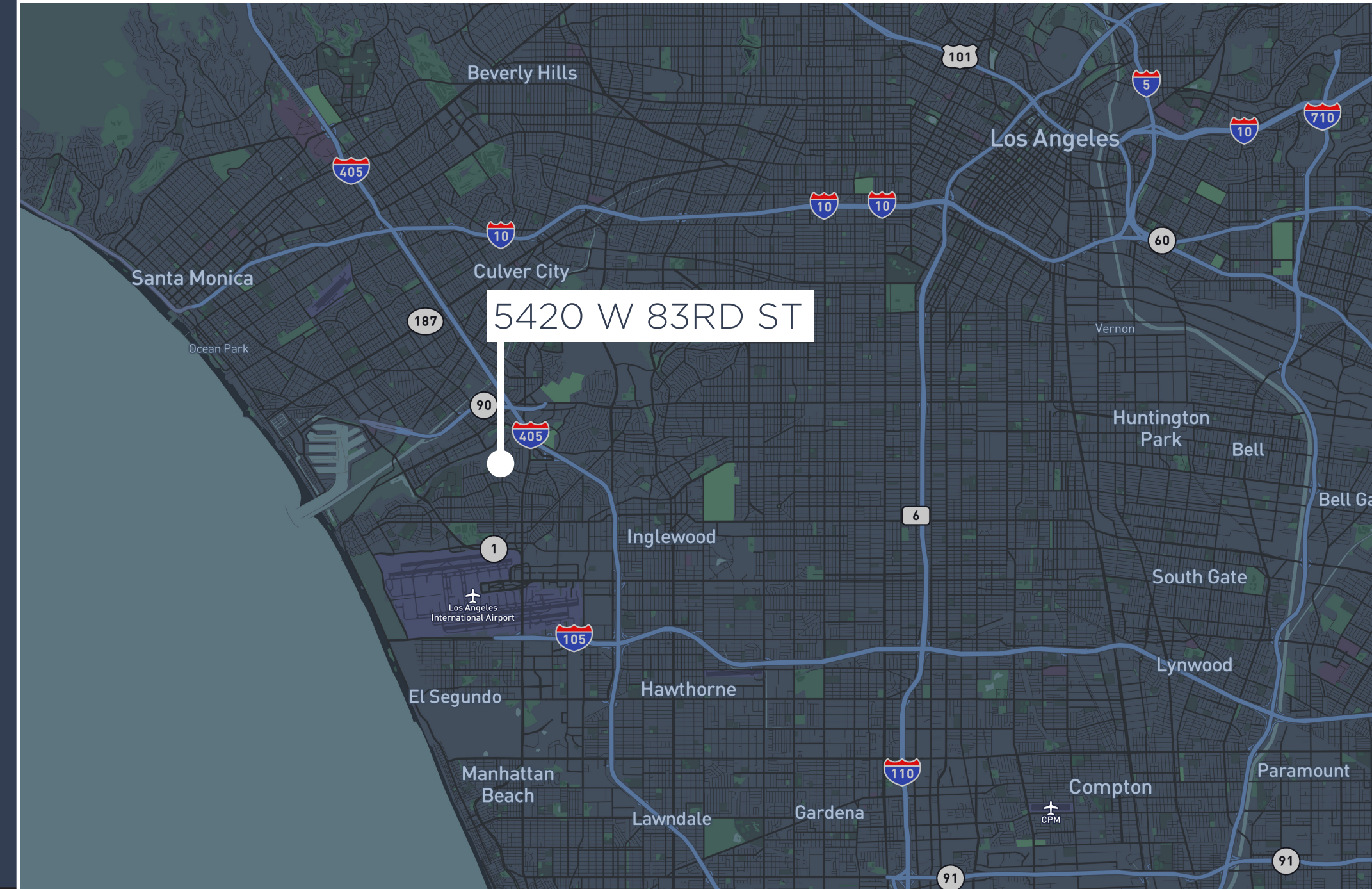
Prime industrial building located at 5420 W 83rd Street and 8307 Hindry Street in the bustling city of Los Angeles. This clean and spacious warehouse space is an ideal opportunity for industrial users in search of a level open buildout. The property offers ample room for various industrial operations and provides a flexible environment to accommodate diverse business needs. The warehouse boasts a well-maintained and pristine interior, setting the stage for a seamless workflow.

Equipped with a 400 amp 3-phase 3-wire system, as well as a 200 amp 1-phase supply, this facility ensures an efficient power supply to support heavy-duty machinery and equipment, enabling businesses to operate at their full potential.

Located in Los Angeles, a city renowned for its thriving industrial sector, this building offers excellent accessibility to major transportation routes, making it convenient for both inbound and outbound logistics. Situated in a strategic location, it provides easy access to major highways, airports, and seaports, facilitating efficient distribution and transportation operations.

<b>ADDRESS:</b>	5420 W. 83rd Street & 8307 Hindry Street Los Angeles, CA 90045
<b>SUBMARKET:</b>	Westside Industrial
<b>SF AVAILABLE:</b>	± 7,803 RSF 5420 W. 83rd - ± 6,460 RSF 8307 Hindry - ± 1,343 RSF
<b>ZONING:</b>	M2-1 (Light Industrial)
<b>YEAR BUILT:</b>	1948
<b>LOADING DOORS:</b>	3 Roll up Doors
<b>POWER:</b>	400 amp 3-phase 3-wire system 200 amp 1-phase supply
<b>PARKING:</b>	10 Parking Spaces
<b>SUBLEASE RATE:</b>	\$2.25 PER RSF, NNN
<b>SUBLEASE TERM:</b>	Through March 31, 2028

## LOCATION MAP





# ABOUT THE MARKET

**229K**

POPULATION

**\$104K**

AVERAGE HH INCOME

**38.3**

MEDIAN AGE

**2.7**

AVERAGE HH SIZE

**108K**

JOBS

**\$2.7B**

CONSUMER SPENDING

The Westchester-Playa Del Rey community has history rooted in the aerospace industry and WWII-era suburban development. Today, it is known for its proximity to LAX, academic institutions, major job centers, large industrial sites, growing transit access, and natural ecological resources such as the Ballona Wetlands, Coastal Bluffs, and beaches. Looking ahead, the community envisions a thriving, equitable, and sustainable Westchester-Playa Del Rey for residents, workers, and visitors.

The Westchester/Veterans TOD Plan area covers approximately 432 acres near the Westchester/Veterans Metro station, currently under construction as part of the Crenshaw/LAX Line. The TOD Plan aims to implement the City's vision for improving the station area through thoughtful planning and design. It seeks to create a vibrant, well-connected, and transit-friendly environment, promoting mixed-use development, pedestrian and bicycle infrastructure, public spaces, and a sense of community.

The TOD Plan will contribute to the ongoing revitalization of Westchester-Playa Del Rey, embracing sustainable practices, equitable access, and transit-oriented development. With its rich history, strategic location, and forward-looking vision, the community is poised for economic prosperity, social equity, and environmental resilience.

*Demographics are within 3-mile radius of Subject Property.*

## NOTABLE NEIGHBORS

**Raytheon**

**BOEING**

**DIRECTV**

**Google**

**BEYOND MEAT**

**LOS ANGELES RAMS**



**NORTHROP GRUMMAN**

