

5260 W 104th St

Los Angeles, CA 90045

For Lease
Industrial Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY HIGHLIGHTS

\$1.95 IG

Price Per SF

±13,340 SF

Building Size

±0.43 AC

Lot AC

71.22%

Lot Coverage

5

Drive-ins

13'

Clear Height

400a/220v

Power

M2-1

Zoning





 **Los Angeles International Airport**
±2.3 Miles Away

American Airlines
Cargo

DHL

FedEx
Ship Center

INTERSTATE
105
± 226,000 VPD

BOEING

L'ORÉAL

L3Networks

NORTHROP GRUMMAN

EQUINIX

AIR FORCE RESERVE

Raytheon Technologies

RIVIAN

CANVAS WORLDWIDE

Google Earth

Southlake Blvd ± 43,000 VPD

INTERSTATE
405
± 326,000 VPD

Hertz

SoFi
YouTube Theater

Subject Property

cosm

NORTHGATE MARKET

PROLOGIS

Ralphs
CVS pharmacy
Walgreens

COSTCO WHOLESALE
Warehouse

UNITED STATES POSTAL SERVICE

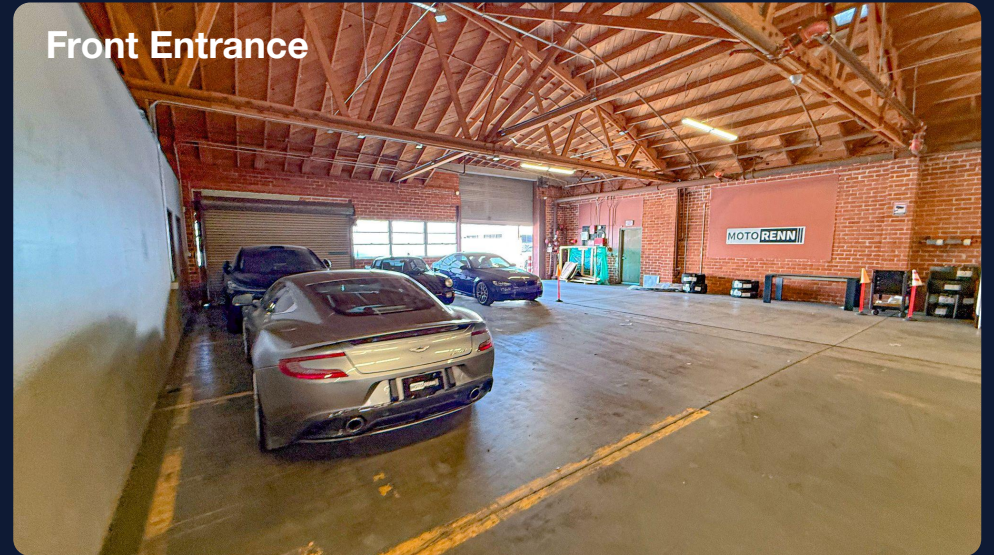
FedEx
Ship Center

INTERIOR PHOTOS

Main Area



Front Entrance



Back Room



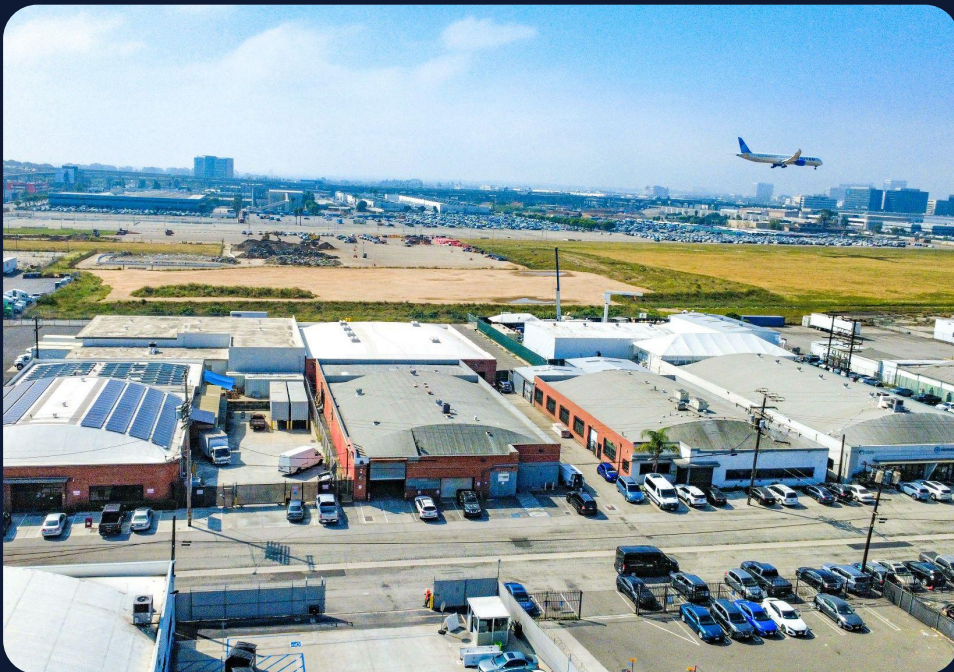
Main Area



Back Room



PROPERTY PHOTOS



MARKET OVERVIEW

5260 W 104th St
Los Angeles, CA 90045



LOS ANGELES, CA

Situated within the Westside submarket of Los Angeles, the area surrounding Los Angeles International Airport (LAX) represents one of Southern California’s most strategic industrial corridors. The region benefits from dense population concentrations, significant consumer spending power, and proximity to major transportation infrastructure. Los Angeles County remains the most populous county in the United States, with steady household formation and strong demand for logistics and distribution space driven by e-commerce and international trade. The immediate area is characterized by a mix of industrial, aerospace, and logistics users, supported by access to major arterials including Interstate 405 and State Route 105.

The surrounding submarket has evolved into a critical last-mile distribution hub due to its proximity to affluent coastal communities and dense urban neighborhoods. High barriers to entry, limited land availability, and stringent zoning regulations continue to constrain new industrial development, reinforcing long-term asset value. Additionally, the presence of LAX and the Ports of Los Angeles and Long Beach within regional reach supports sustained demand from freight forwarders, air cargo operators, and third-party logistics providers, positioning the area as a premier infill industrial location.



Greater Los Angeles Industrial Market Overview

Greater Los Angeles remains one of the most strategically positioned industrial markets in the U.S., supported by a diverse economic base and a logistics system that connects Southern California to global supply chains. The region’s industrial fundamentals are closely tied to international trade, population-driven consumption, and the demand for fast, efficient distribution across a large and dense metro area.

At the center of this activity is the Port of Los Angeles, the busiest container port in the country, which—alongside the Port of Long Beach—functions as the primary gateway for goods entering the U.S. from Asia and beyond. These ports feed a wide-reaching network of freight corridors, including major interstate highways and Class I rail infrastructure, enabling high-volume movement of cargo throughout the Inland Empire, the broader Southwest, and national distribution channels. This connectivity has cemented Los Angeles as a critical hub for import/export activity, as well as a key market for regional and last-mile logistics.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	17,895	227,764	618,268
Current Year Estimate	18,692	238,769	650,041
2020 Census	19,994	246,072	660,938
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,395	85,797	234,009
Current Year Estimate	5,583	87,468	240,069
2020 Census	5,725	88,153	242,295
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$100,615	\$127,423	\$144,047

LOS ANGELES, CA

Greater Los Angeles stands as a dynamic economic and cultural hub, with an estimated 2024 population of over 9,757,000—up more than 26,000 from 2023—driven by international migration and a recovering job market attracting younger, urban-oriented professionals. Los Angeles' continued draw as a global gateway underscores its appeal for long-term residence and investment.

The metro shows significant economic scale, with a 2024 median household income of about \$91,000, rising steadily on the strength of high-wage industries like tech, healthcare, and entertainment. While housing affordability is a challenge, high incomes and wealth concentration sustain consumer spending and housing demand, making the diverse market resilient for developers and investors.

Total Population
3,770,958

Annual Visitors
50 Million

Tourism Economic Impact
\$157.3 Billion

GDP
\$1.29+ Trillion



TRANSPORTATION

The Ports of Los Angeles and Long Beach form the largest container port complex in the Western Hemisphere, processing over 10 million TEUs in 2024, including 743,417 containers in the latest monthly count. Serving as the main entry point for goods from Asia—especially China, at about 40% of total volume—the ports anchor one of the nation’s largest logistics and warehousing hubs, supporting over 1 million regional jobs.

Once goods arrive, they move quickly across North America via extensive air, rail, and road networks. Los Angeles International Airport, one of the world’s busiest, handled over 75 million passengers and 2.7 million metric tons of cargo in 2023, ranking among the top five U.S. freight airports.



Port Cargo Volume
10.3 million TEUs



Airport Economic Impact
\$126.6 Billion



Logistics Employment
205,700



Annual Ridership
76.59 million

The freeway system—including I-5, I-10, I-405, and US-101—links Southern California to major West Coast and national corridors, supporting both commuting and long-haul trucking. Public transit is expanding, with the Los Angeles Metro operating over 100 miles of rail lines and upcoming projects like the D Line Extension and Inglewood Transit Connector, while Metrolink connects the city to surrounding counties, boosting regional workforce mobility.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 5260 W 104th St, Los Angeles, CA, 90045 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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