




# 4890

S ALAMEDA ST  
VERNON | CA



## FOR LEASE

INDUSTRIAL PROPERTY



28,100 SF  
AVAILABLE



2,500 SF  
OFFICE SPACE



14'  
CLEAR HEIGHT



4  
DOCK HIGH DOORS

### PROPERTY HIGHLIGHTS

- 28,100 SF (Part of Larger Property)
- Office: 2,500 SF
- Warehouse: Approximately 25,600 SF
- 14' Clear Height
- 4 DH Doors
- Heavy Power: 4,000 AMP 480v 3p
- Use: Industrial Warehouse

FOR MORE INFORMATION PLEASE CONTACT:

**MOON LIM**

EXECUTIVE VICE PRESIDENT

P: 213.270.2256 | M: 213.308.2056

mlim@daumcommercial.com

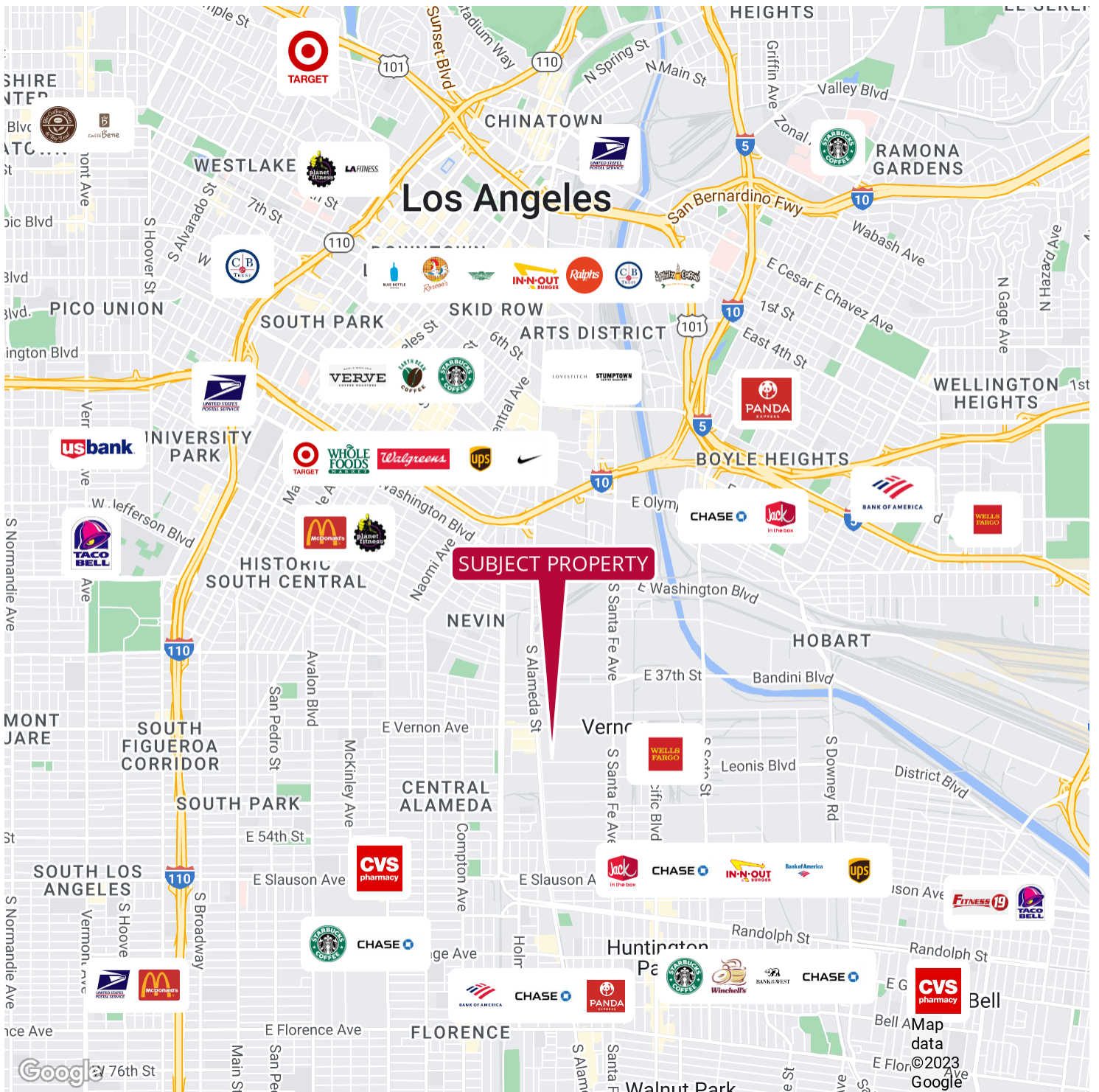
CADRE #01903050

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



4890 S ALAMEDA ST  
VERNON | CA

FOR LEASE  
TOGETHER OR SEPARATELY

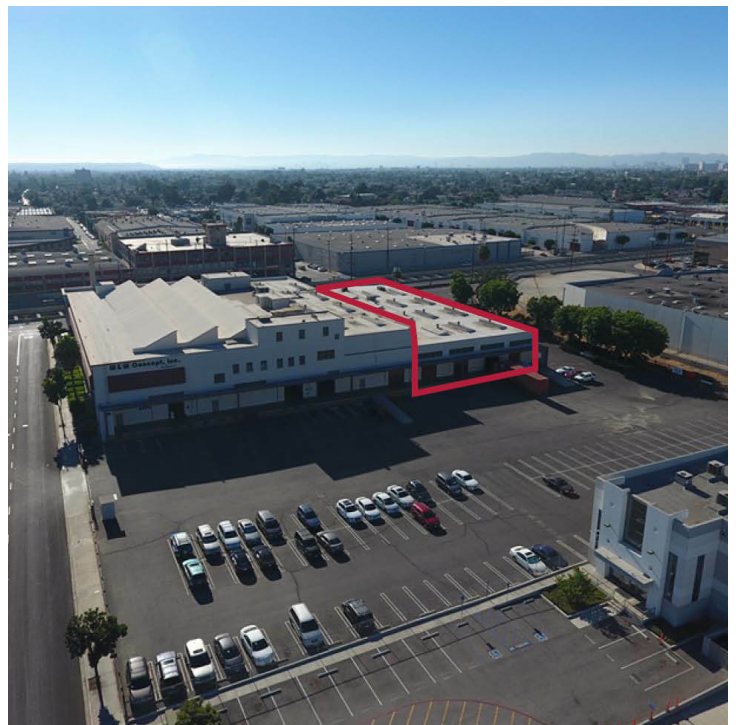
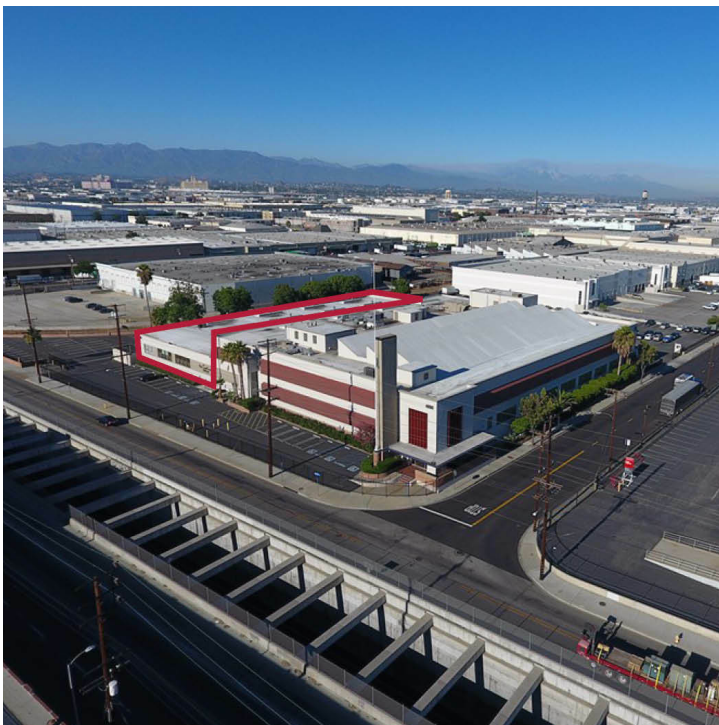


Although all information is furnished regarding sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



4890 S ALAMEDA ST  
VERNON | CA

**FOR LEASE**  
TOGETHER OR SEPARATELY



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



4890 S ALAMEDA ST  
VERNON | CA

**FOR LEASE**  
TOGETHER OR SEPARATELY



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

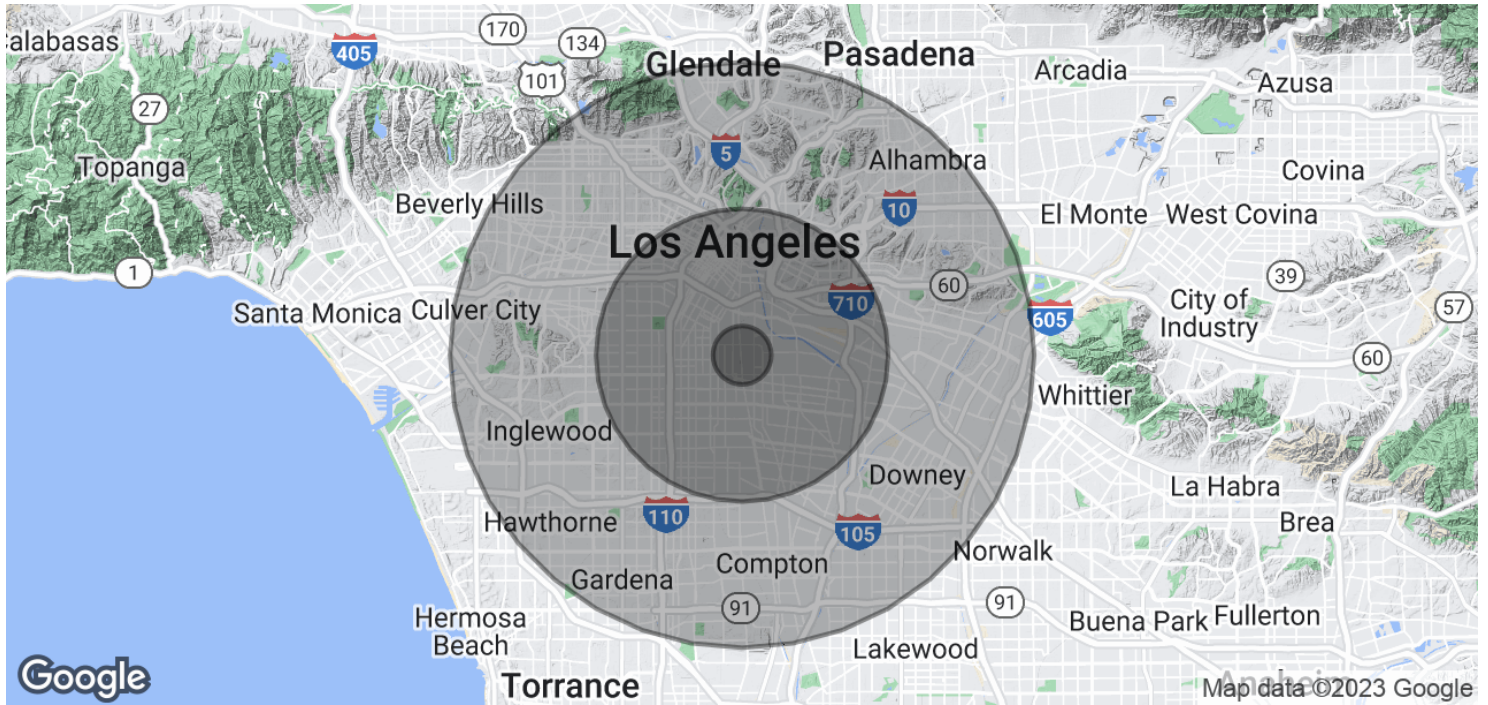
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 4890

S ALAMEDA ST  
VERNON | CA

# FOR LEASE

TOGETHER OR SEPARATELY



## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	32,349	1,281,154	3,770,199
Median age	29.1	31.9	35.4
Median age (Male)	28.5	30.9	34.3
Median age (Female)	30.5	33.1	36.6

\* Demographic data derived from 2020 ACS - US Census

## TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	LAST MEASURED	DISTANCE FROM PROPERTY
Alameda St	E 49th St S	2,457	2022	0.05 mi
S Alameda St	E 50th St N	10,489	2022	0.09 mi
S Alameda St	E 48th Pl S	10,632	2022	0.09 mi
Alameda St	E 51st St S	2,336	2022	0.10 mi

\* Traffic Count data derived from CoStar

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

