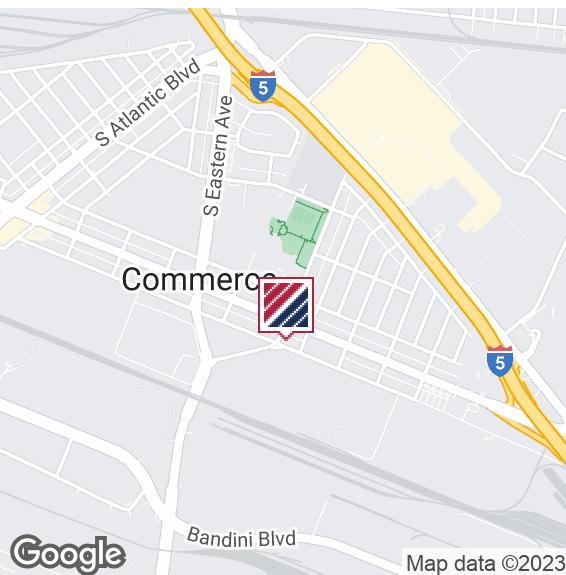




# 5711

SHEILA STREET  
COMMERCE | CA



## FOR SALE

INDUSTRIAL PROPERTY



4,154 SF  
AVAILABLE



1,500 SF  
OFFICE SPACE



13 FT  
CLEAR HEIGHT



1  
GROUND LEVEL DOOR

### PROPERTY HIGHLIGHTS

- Great Retail/Warehouse Space
- Ample Parking
- Sale Lease-Back Opportunity
- Great Location - Close Proximity to 5 and 710 Freeways
- Investment Opportunity

FOR MORE INFORMATION PLEASE CONTACT:

**SEAN HOMSY**

ASSOCIATE

P: 213.270.2237 | M: 714.475.9900

shomsy@daumcommercial.com

CADRE #02157447

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.

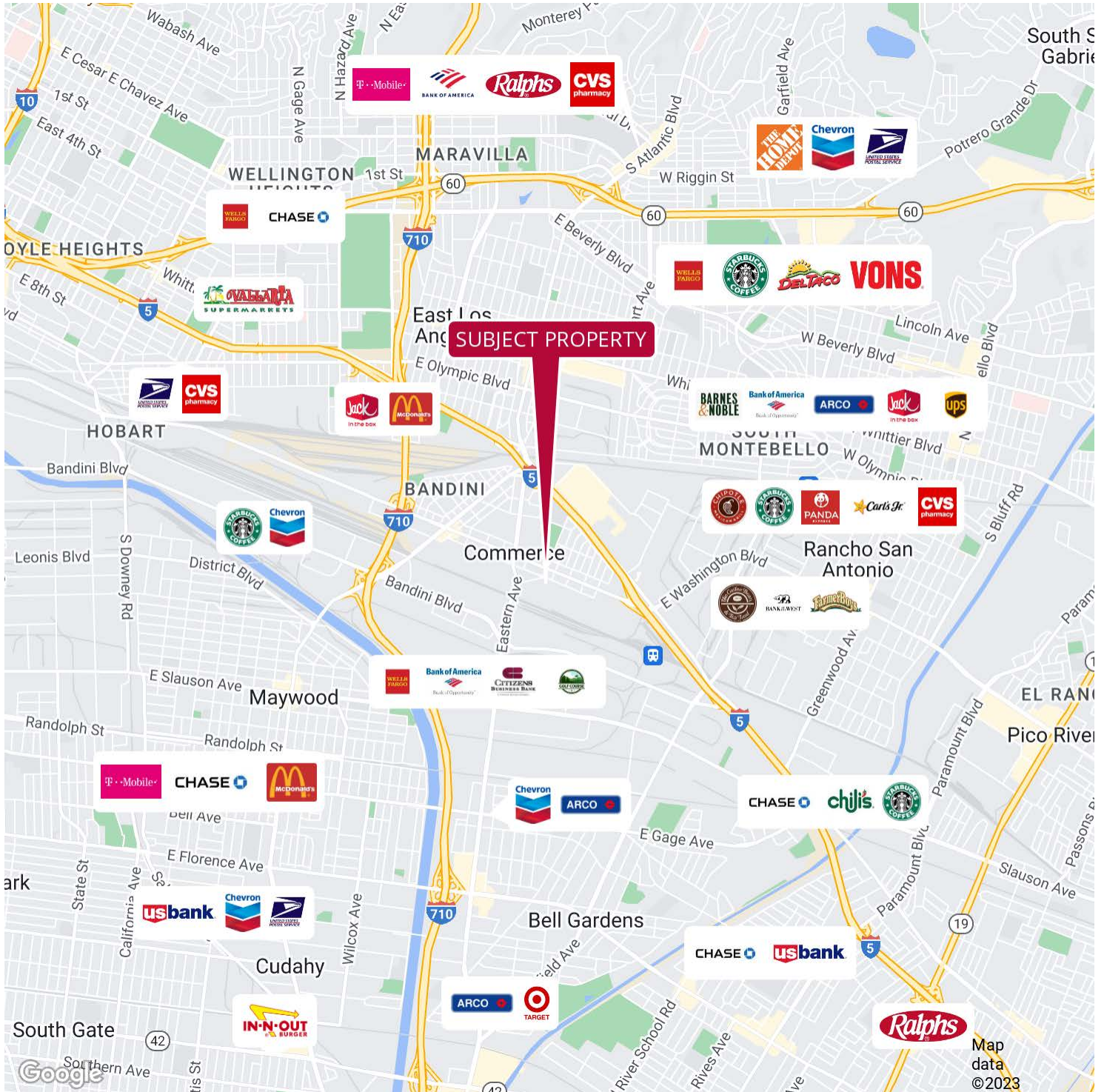
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 5711

## SHEILA STREET COMMERCE | CA

# FOR SALE

INDUSTRIAL PROPERTY



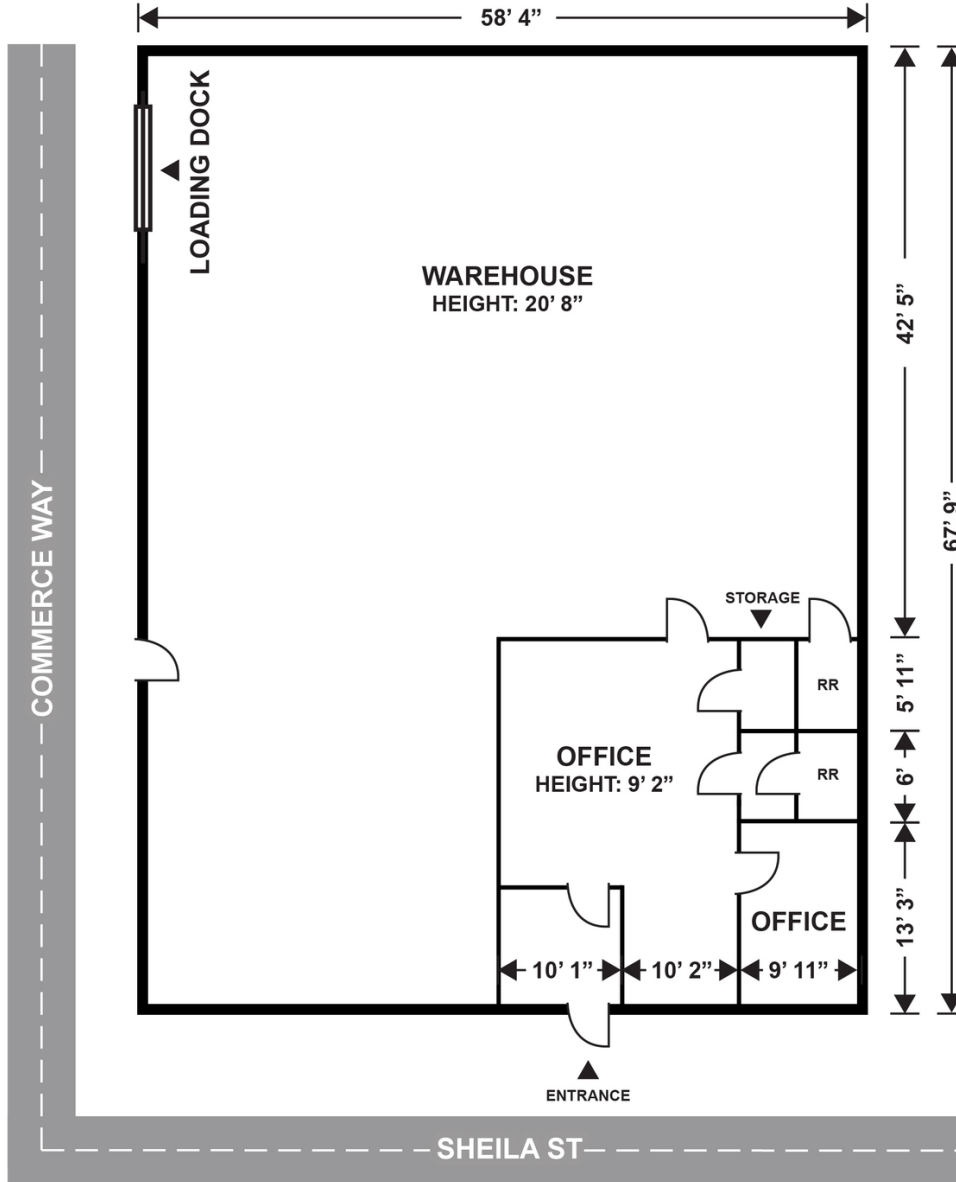
Although all information is furnished regarding sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price,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



5711

SHEILA STREET  
COMMERCE | CA

**FOR SALE**  
INDUSTRIAL PROPERTY



\*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

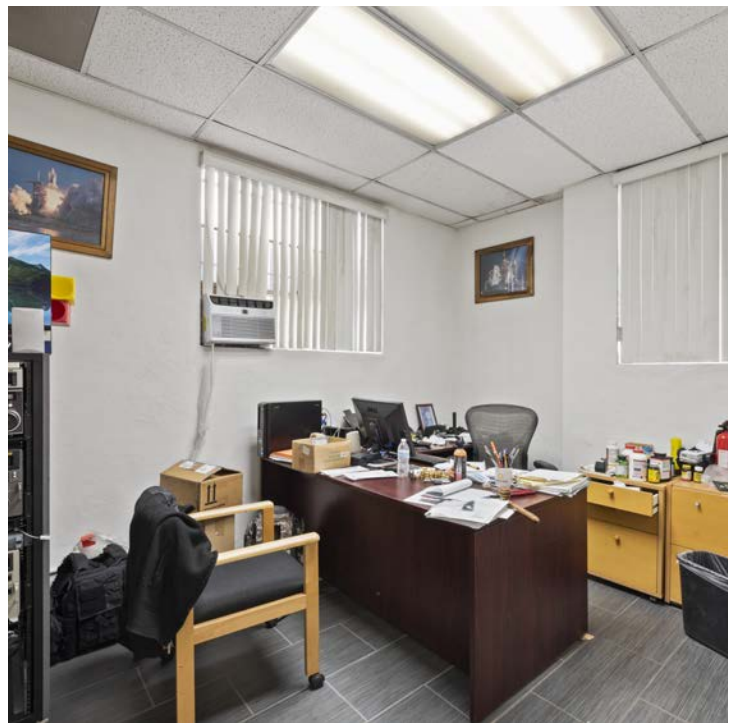
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of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

# 5711

SHEILA STREET  
COMMERCE | CA

# FOR SALE

INDUSTRIAL PROPERTY



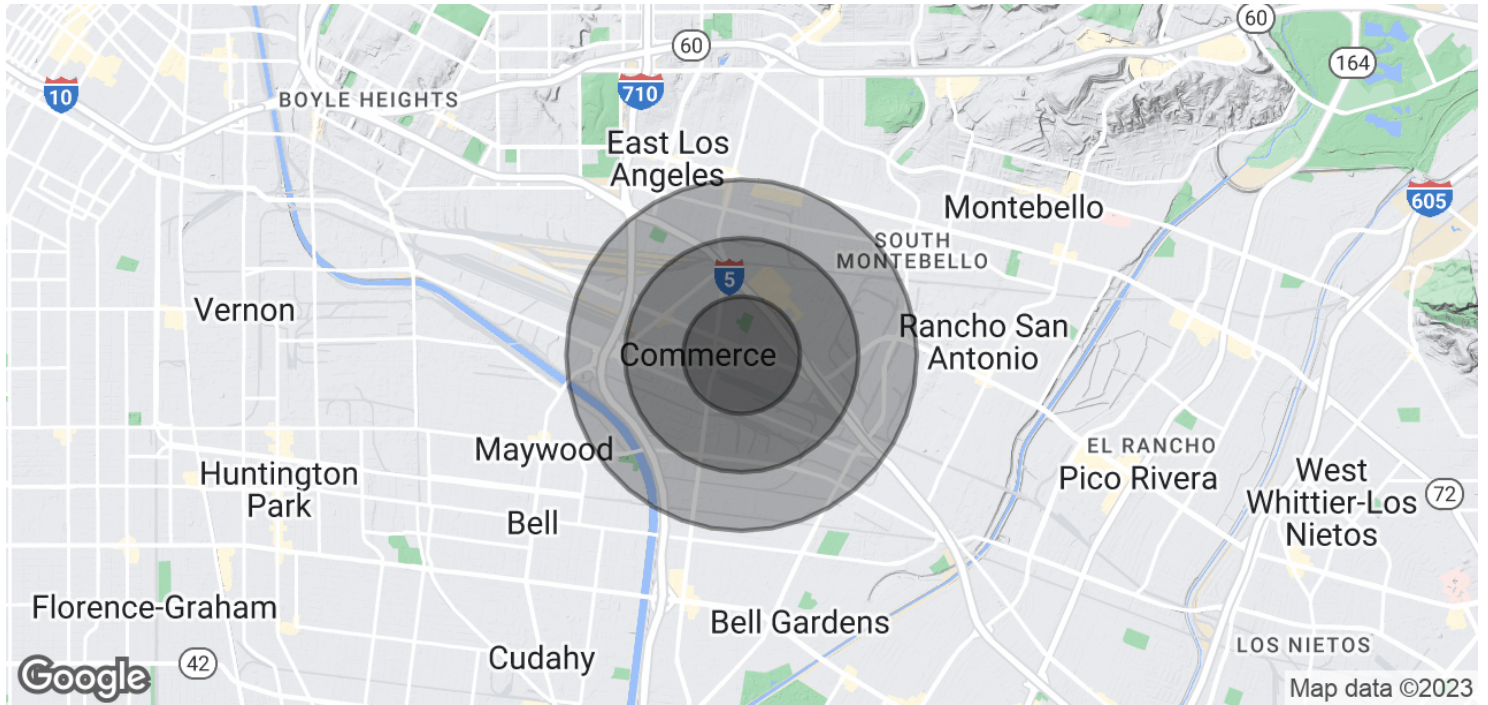
Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of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

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 5711

**SHEILA STREET  
COMMERCE | CA**

**FOR SALE**  
INDUSTRIAL PROPERTY



**DEMOGRAPHICS**

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	2,352	7,449	27,728
Median age	46.2	40.2	35.7
Median age (Male)	42.2	38.3	35.0
Median age (Female)	49.3	41.4	36.5

*\* Demographic data derived from 2020 ACS - US Census*

**TRAFFIC COUNT**

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
E Washington Blvd	Commerce Way NW	27,116	2022	0.04 mi
Sheila St	Commerce Way SE	2,071	2022	0.07 mi
Commerce Way	Sheila St E	4,014	2022	0.11 mi
Sheila St	Elkgrove Ave NW	4,095	2022	0.17 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.

