

OWNER-USER SALE / LEASE

5408-5412
S. SANTA FE
AVENUE

VERNON, CA 90058

FOR MORE INFORMATION, CONTACT:

MOON LIM
EXECUTIVE VICE PRESIDENT
P: 213.270.2256 | M: 213.308.2056
mlim@daumcommercial.com
DRE License: #01903050

DAUM
COMMERCIAL REAL ESTATE SERVICES

Although all information is furnished regarding for sale, rental or financing 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. D/AQ Corp. # 01129558

PROPERTY HIGHLIGHTS

5408-5412
S. SANTA FE
AVENUE
VERNON, CA 90058

SUMMARY

Type	Industrial Warehouse
Asking Price	\$3,650,000.00 (\$135.30 / SF of Land)
Lease Rate	\$0.75 PSF of Building
Stories	1
GBA	17,792 SF
Land SF	26,977 SF / 0.62 AC (2 Parcel Combined Lot Size)
Year Built	1923
Yard	Fenced and Paved
Zoning	M2
Parcel	6309-004-009, 010



PROPERTY PHOTOS



5408-5412
S. SANTA FE
AVENUE
VERNON, CA 90058

E. 55TH ST

S SANTA FE AVE

PROPERTY PHOTOS



PROPERTY PHOTOS

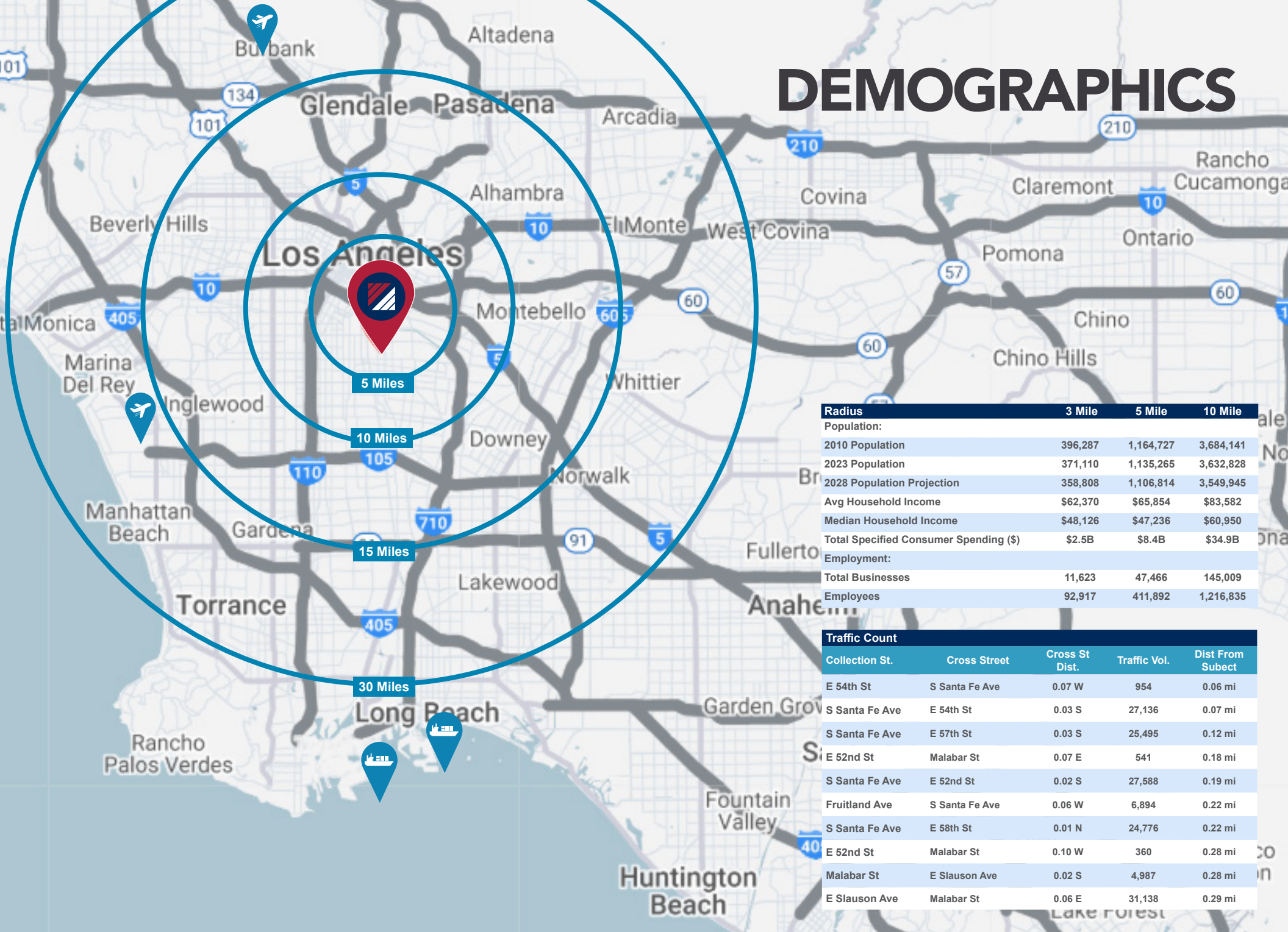


5408-5412 S. SANTA FE AVENUE

VERNON, CA 90058



DEMOGRAPHICS



Radius	3 Mile	5 Mile	10 Mile
Population:			
2010 Population	396,287	1,164,727	3,684,141
2023 Population	371,110	1,135,265	3,632,828
2028 Population Projection	358,808	1,106,814	3,549,945
Avg Household Income	\$62,370	\$65,854	\$83,582
Median Household Income	\$48,126	\$47,236	\$60,950
Total Specified Consumer Spending (\$)	\$2.5B	\$8.4B	\$34.9B
Employment:			
Total Businesses	11,623	47,466	145,009
Employees	92,917	411,892	1,216,835

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subect
E 54th St	S Santa Fe Ave	0.07 W	954	0.06 mi
S Santa Fe Ave	E 54th St	0.03 S	27,136	0.07 mi
S Santa Fe Ave	E 57th St	0.03 S	25,495	0.12 mi
E 52nd St	Malabar St	0.07 E	541	0.18 mi
S Santa Fe Ave	E 52nd St	0.02 S	27,588	0.19 mi
Fruitland Ave	S Santa Fe Ave	0.06 W	6,894	0.22 mi
S Santa Fe Ave	E 58th St	0.01 N	24,776	0.22 mi
E 52nd St	Malabar St	0.10 W	360	0.28 mi
Malabar St	E Slauson Ave	0.02 S	4,987	0.28 mi
E Slauson Ave	Malabar St	0.06 E	31,138	0.29 mi

OWNER-USER SALE / LEASE

**5408-5412
S. SANTA FE
AVENUE**

VERNON, CA 90058

FOR MORE INFORMATION, CONTACT:

**MOON LIM
EXECUTIVE VICE PRESIDENT**

P: 213.270.2256 | M: 213.308.2056

mlim@daumcommercial.com

DRE License: #01903050

Although all information is furnished regarding for sale, rental or financing 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. D/AQ Corp. # 01129558

 **DAUM**
COMMERCIAL REAL ESTATE SERVICES