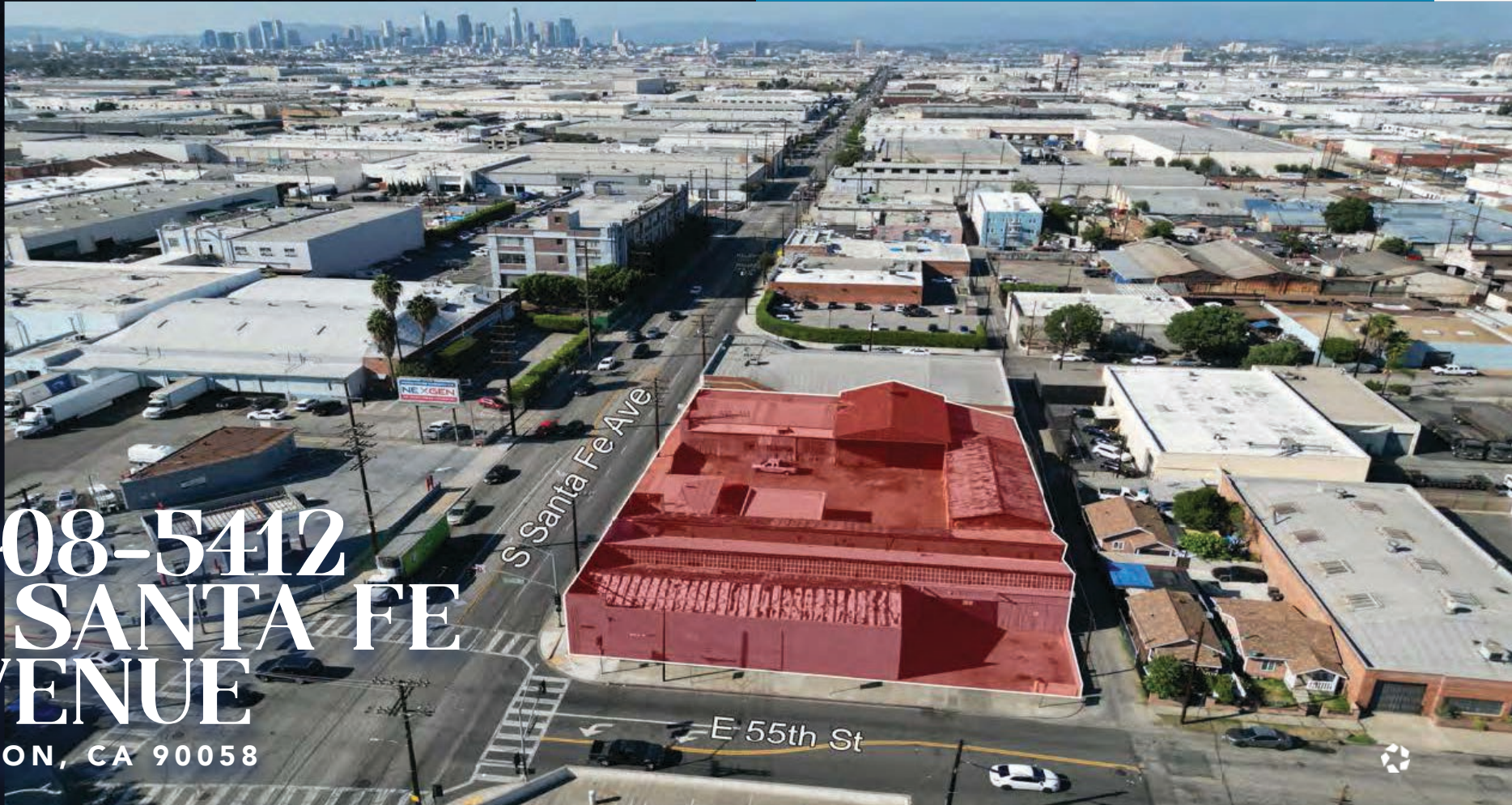


OWNER-USER SALE / LEASE



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

PROPERTY HIGHLIGHTS

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

SUMMARY

Type	Industrial Warehouse
Asking Price	\$4,200,000 (\$155.69 / SF of Land)
Lease Rate	\$0.90 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
Construction	Metal
Yard	Fenced and Paved
Zoning	M2
Parcel	6309-004-009, 010



PROPERTY PHOTOS



AMENITIES

S ALAMEDA STREET

E SOTO STREET

CITADEL OUTLETS



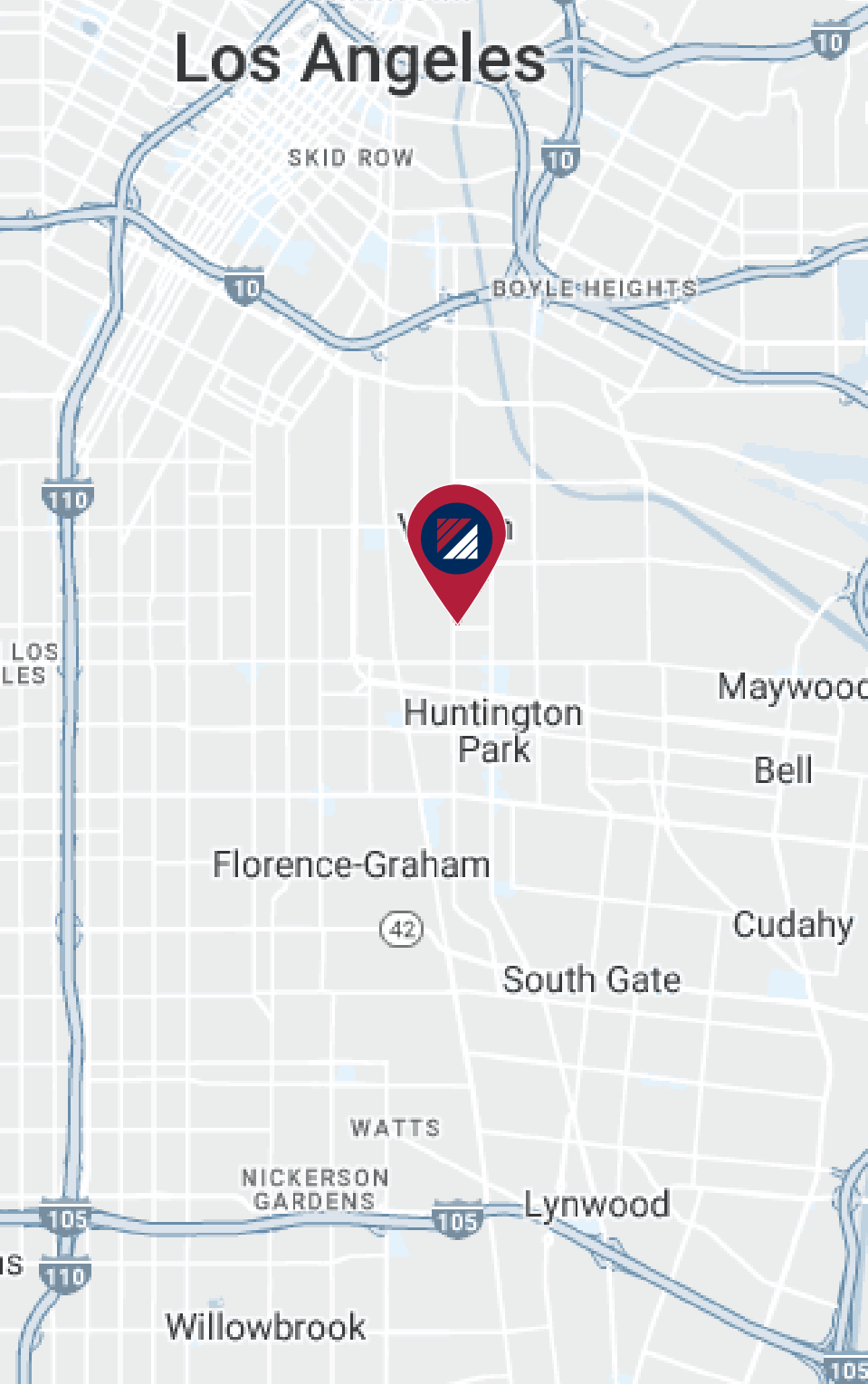
E SLAUSON AVE

E SLAUSON AVE

BELGRAVE AVE

S ATLANTIC BLVD

Los Angeles



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 Subject
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

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