





# FOR SUBLEASE

4715 EAST WASHINGTON BLVD  
COMMERCE | CA 90040



4,800 SF  
AVAILABLE



222 SF  
OFFICE



14 ft  
CLEAR HEIGHT



3  
GL DOORS

FOR MORE INFORMATION PLEASE CONTACT:

**CARLOS CASTILLO**

**ASSOCIATE VICE PRESIDENT**

P: 213.270.2263 | M: 213.842.5877

carlos.castillo@daumcommercial.com

CADRE #01451618

**DANIELA YEROVI**

**ASSOCIATE**

P: 213.270.2264 | M: 213.926.0662

dyerovi@daumcommercial.com

CADRE #02206447

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.



4,800 SF INDUSTRIAL FOR SUBLEASE

4,800 SF  
INDUSTRIAL

4715 EAST WASHINGTON BOULEVARD  
COMMERCE | CA 90040

FOR SUBLEASE



### PROPERTY FEATURES

- Sublease Through 6/30/2026
- Clean Industrial Unit on Washington Right Off 710 Fwy
- Corner Unit with 3 Ground-Level Loading Doors
- 3 Restrooms / 100 Amps 240 Volts
- 14' Clear Height
- CM-1 Zoning
- \$1.10 / SF / Month / Gross
- No CAM Charge

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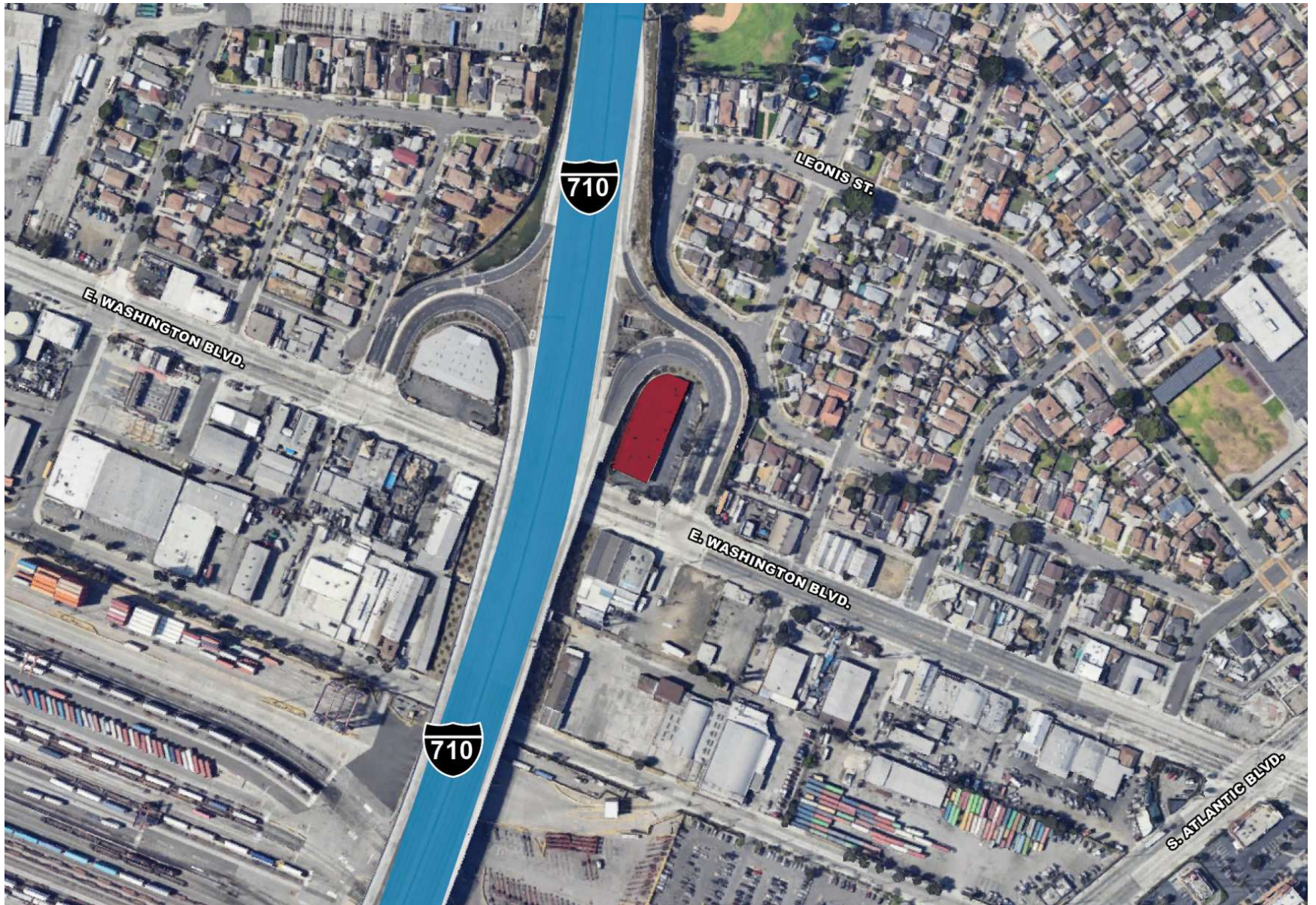
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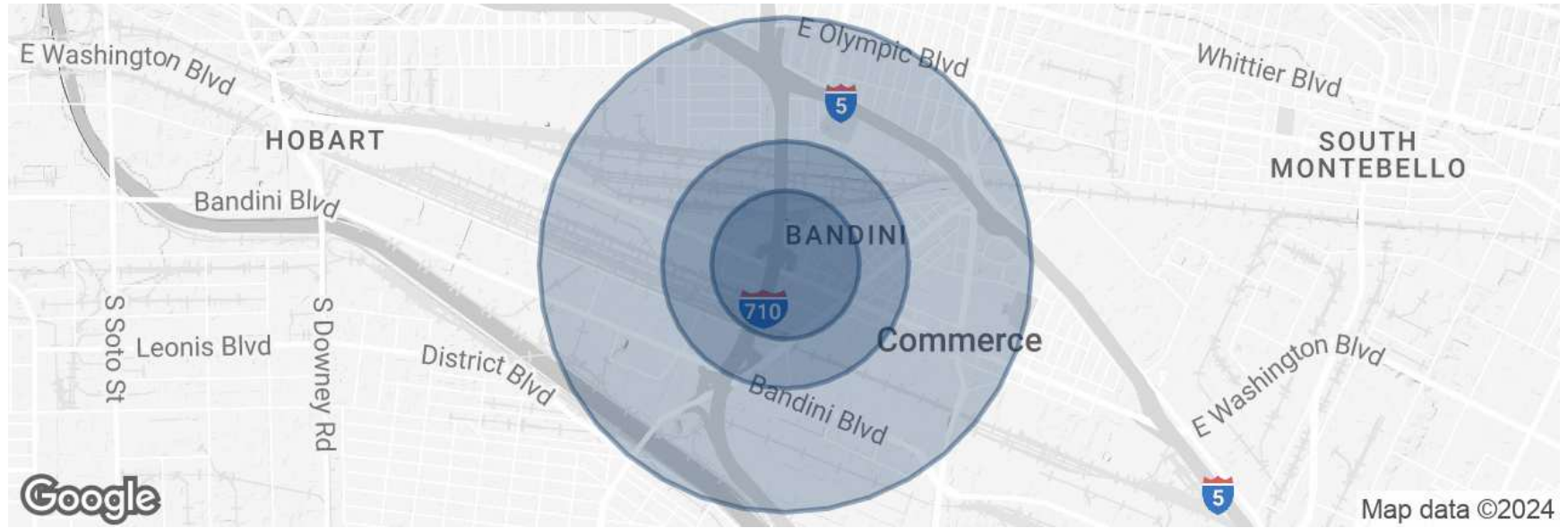
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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

**4,800 SF**  
**INDUSTRIAL**

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COMMERCE | CA 90040

**FOR SUBLEASE**



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	878	2,383	13,237
Average Age	38	38	37
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	236	639	3,491
# of Persons per HH	3.7	3.7	3.8
Average HH Income	\$89,179	\$86,296	\$74,787
Average House Value	\$540,436	\$557,098	\$629,021

*Demographics data derived from AlphaMap*

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