

OFFERING MEMORANDUM



Industrial | For Sale/Lease

6820-6830 E. WASHINGTON BLVD.

COMMERCE | CA

EXCLUSIVE LISTING AGENT:

MOON LIM

P: 213.308.2056

MLIM@DAUMCRE.COM

CADRE #01903050

LINDSAY PARK

P: 213.270.2223

LPARK@DAUMCRE.COM

CADRE #02178941

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. 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.

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THE OFFERING

28,957 SQUARE FOOT BUILDING ON 59,677 SF OF LAND IN COMMERCE, CALIFORNIA

CURRENT ZONING

M2 (General Industrial Zoning). The subject's zoning designation allows for a wide variety of industrial users found in the immediate area.

LEGALLY CONFORMING

Yes

USES PERMITTED

The general (M2) zone district is established to provide for the continued use and expansion and new development of a wide variety of industrial uses, along with a variety of commercial uses

ZONING CHANGE

Unlikely

Address	6820-6830 E Washington Blvd. Commerce, CA	Clear Heights	16 ft
Building Size	28,957 SF	Dock High	4
Lot Size	59,677 SF	Ground Level	2
Office Size	6,660 SF	Parking	20
Power	600a/480v 3p 4w	APN	6336-004-018
Built/Renovation	1962/2007	New Cooler/Freezer	14,757 SF

6820 E. Washington Blvd. Commerce, CA	Freezer A	2,866 SF
	Freezer B	3,939 SF
	Cooler A	536 SF
	TOTAL	7,341 SF

6830 E. Washington Blvd. Commerce, CA	Cooler C	4,248 SF
	Cooler D	3,168 SF
	TOTAL	7,416 SF

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14,757 SF
COLD STORAGE
SET UP



DOCK HIGH: 4
GROUND LEVEL: 2



ZONED M2



6,660 SF OF
OFFICE SPACE

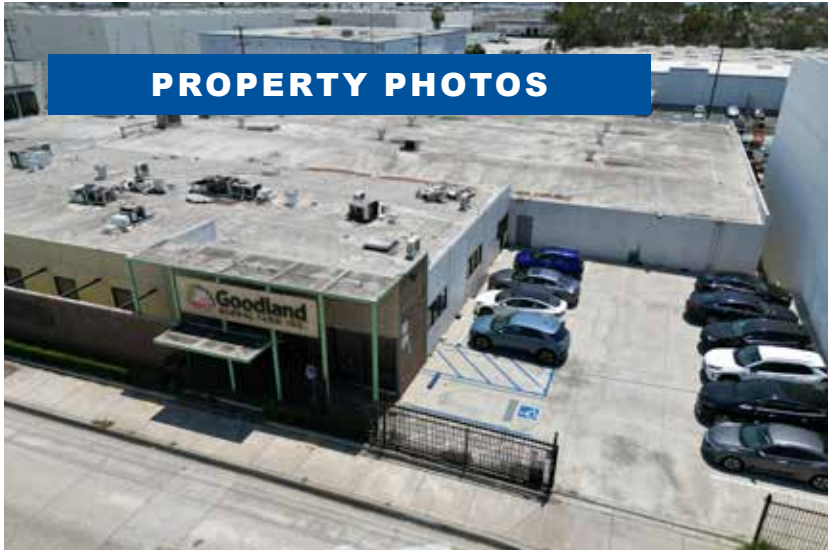


16'
CLEAR HEIGHT



600A/480V 3P 4W
POWER

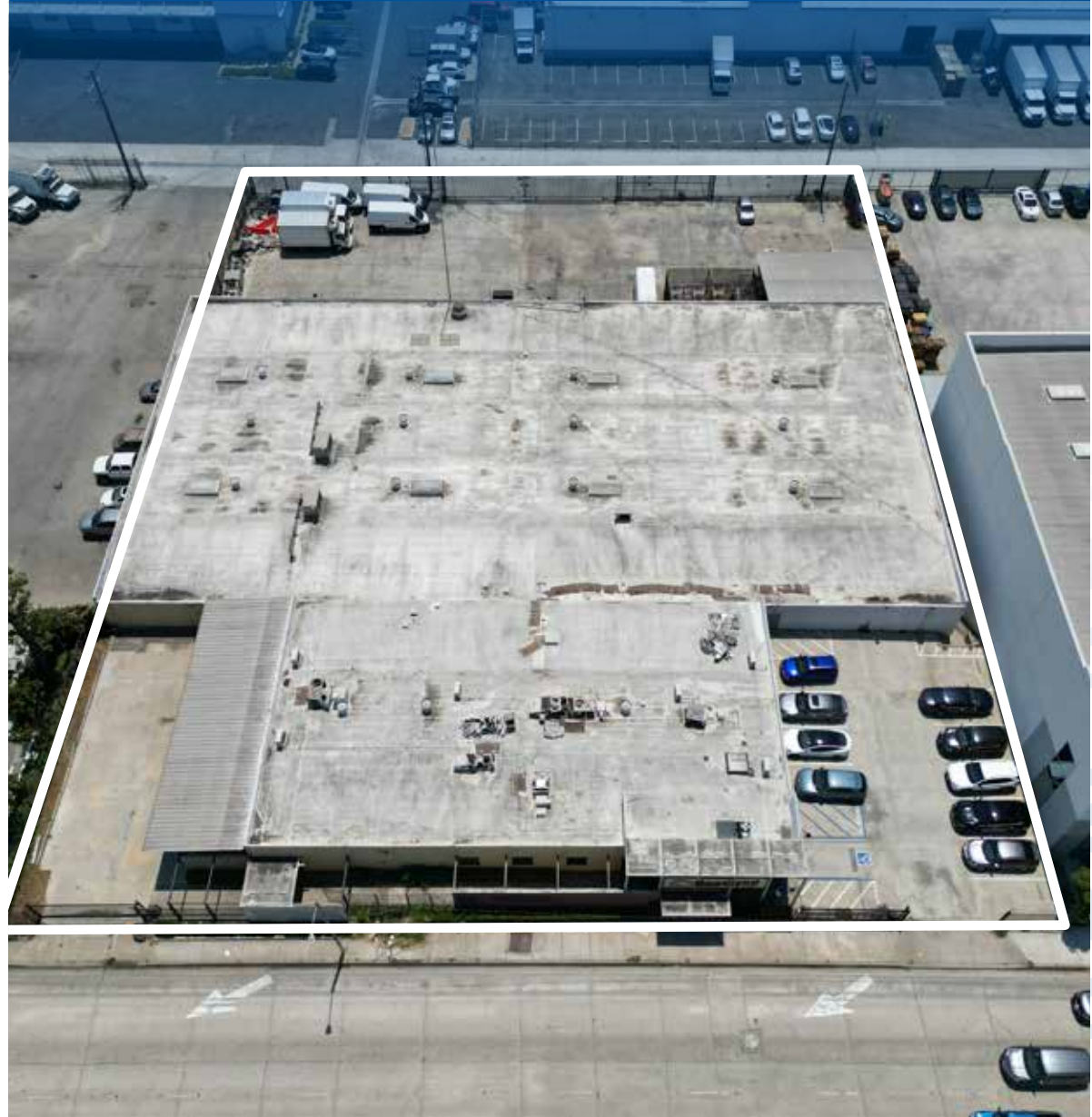
PROPERTY PHOTOS



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LOCATION

DISTANCE TO LOCATIONS

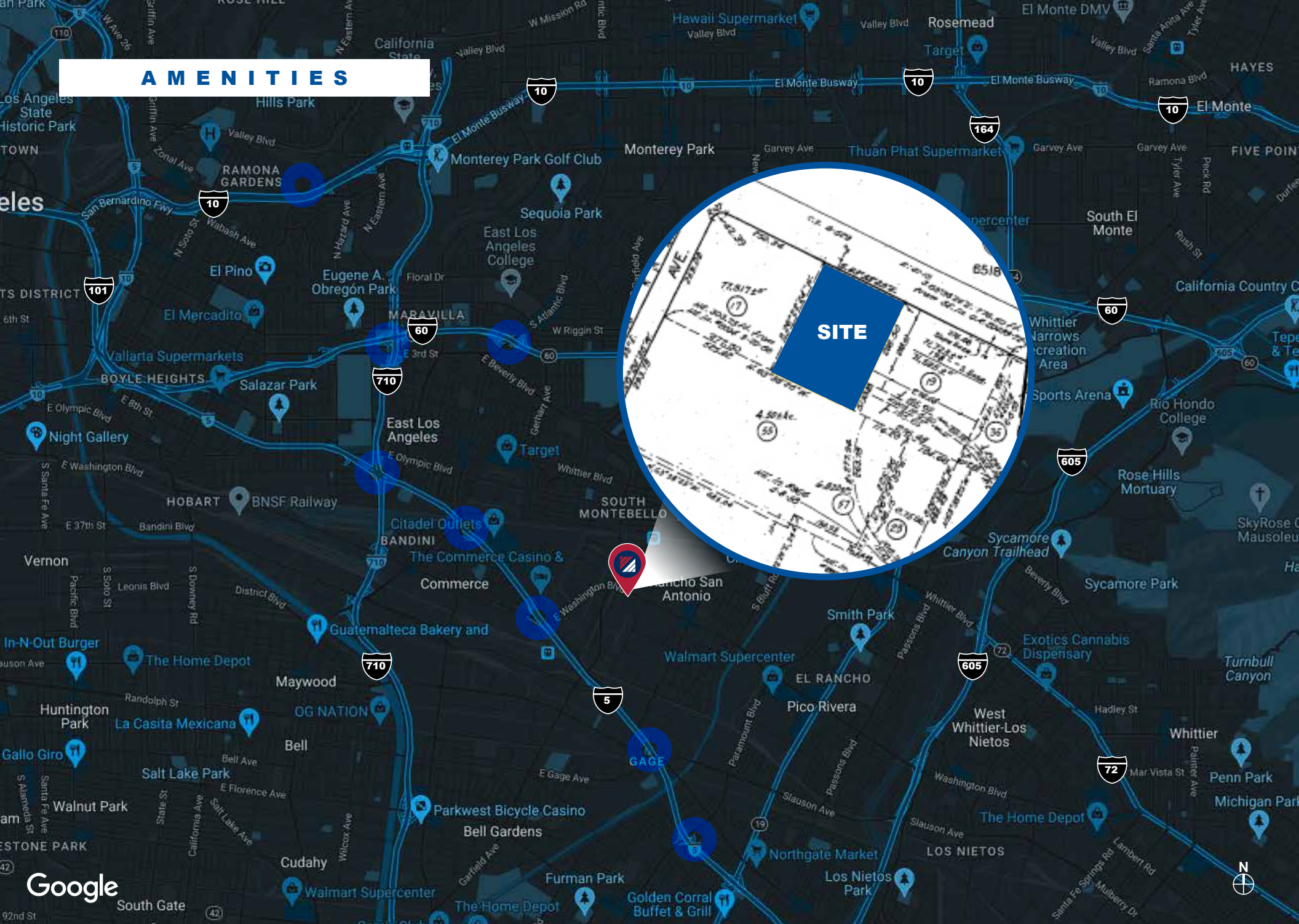
LA Port	24.6 Miles
Long Beach Port	26 Miles
5 Freeway	1.1 Miles
DTLA	9.6 Miles
LAX	23.9 Miles
Hollywood	14.6 Miles
Culver City	17.2 Miles
Beverly Hills	19.4 Miles
Santa Monica	22.3 Miles
Buena Park	13.2 Miles

DEMOGRAPHICS	3 mile	5 mile	10 mile
2010 Population	233,845	686,513	3,108,533
2023 Population	218,517	646,576	3,017,031
2028 Population Projection	211,181	625,902	2,938,836
Avg Household Income	\$82,824	\$83,910	\$84,875
Median Household Income	\$64,267	\$64,811	\$63,493
Total Specified Consumer Spending (\$)	\$2B	\$5.9B	\$28.1B



Google

AMENITIES



Google

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