

2515

YATES AVENUE
COMMERCE | CA

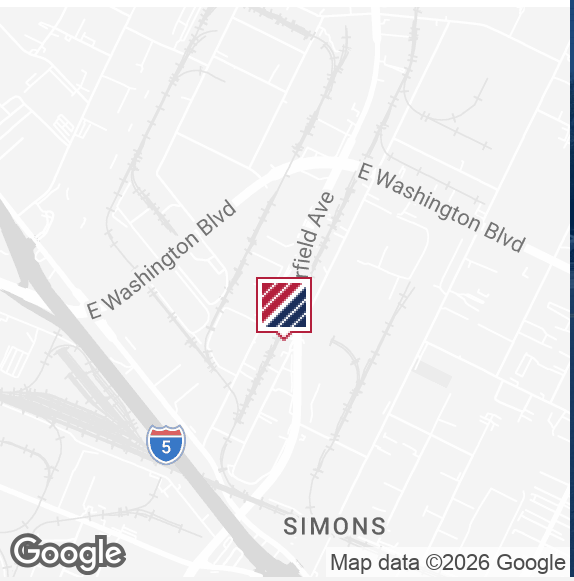
FOR LEASE

INDUSTRIAL PROPERTY

±20,000 SF	±2,560	20'	2
AVAILABLE	OFFICE SPACE	CLEAR HEIGHT	DOCK HIGH DOORS

PROPERTY HIGHLIGHTS

- Large Private/Fenced Yard
- Free Standing Building
- Dock-High Loading
- Bow Truss Roof
- Showroom Space
- Great Street Exposure



FOR MORE INFORMATION PLEASE CONTACT:

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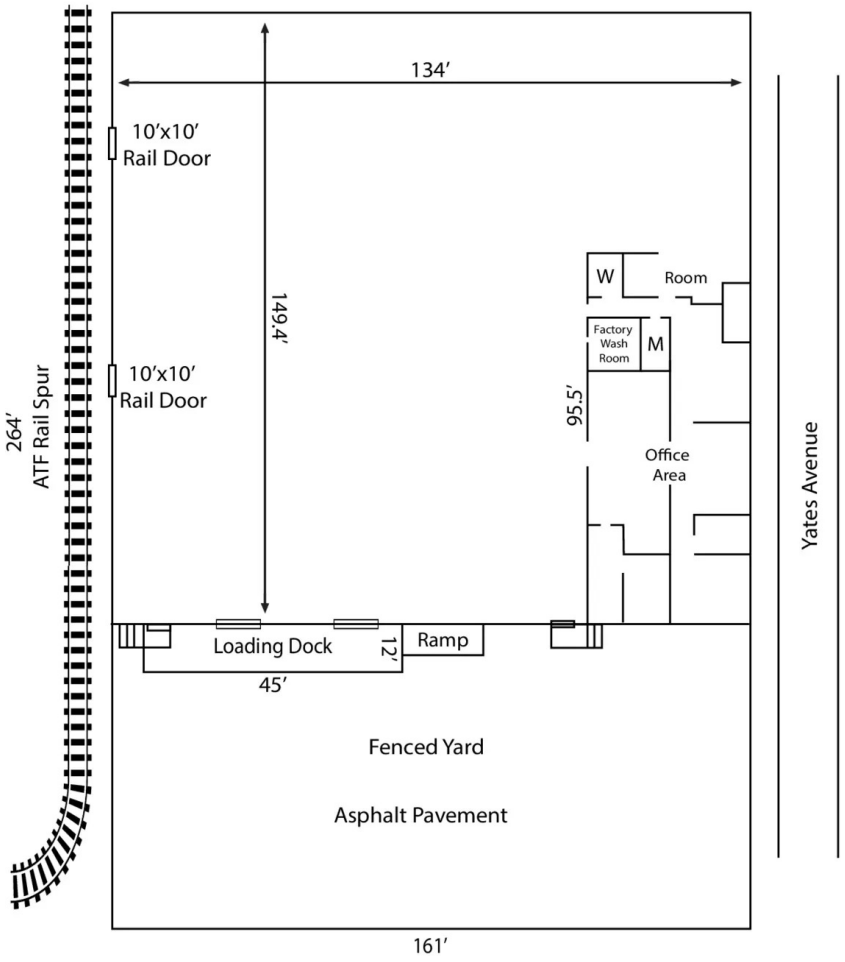
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*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS. FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

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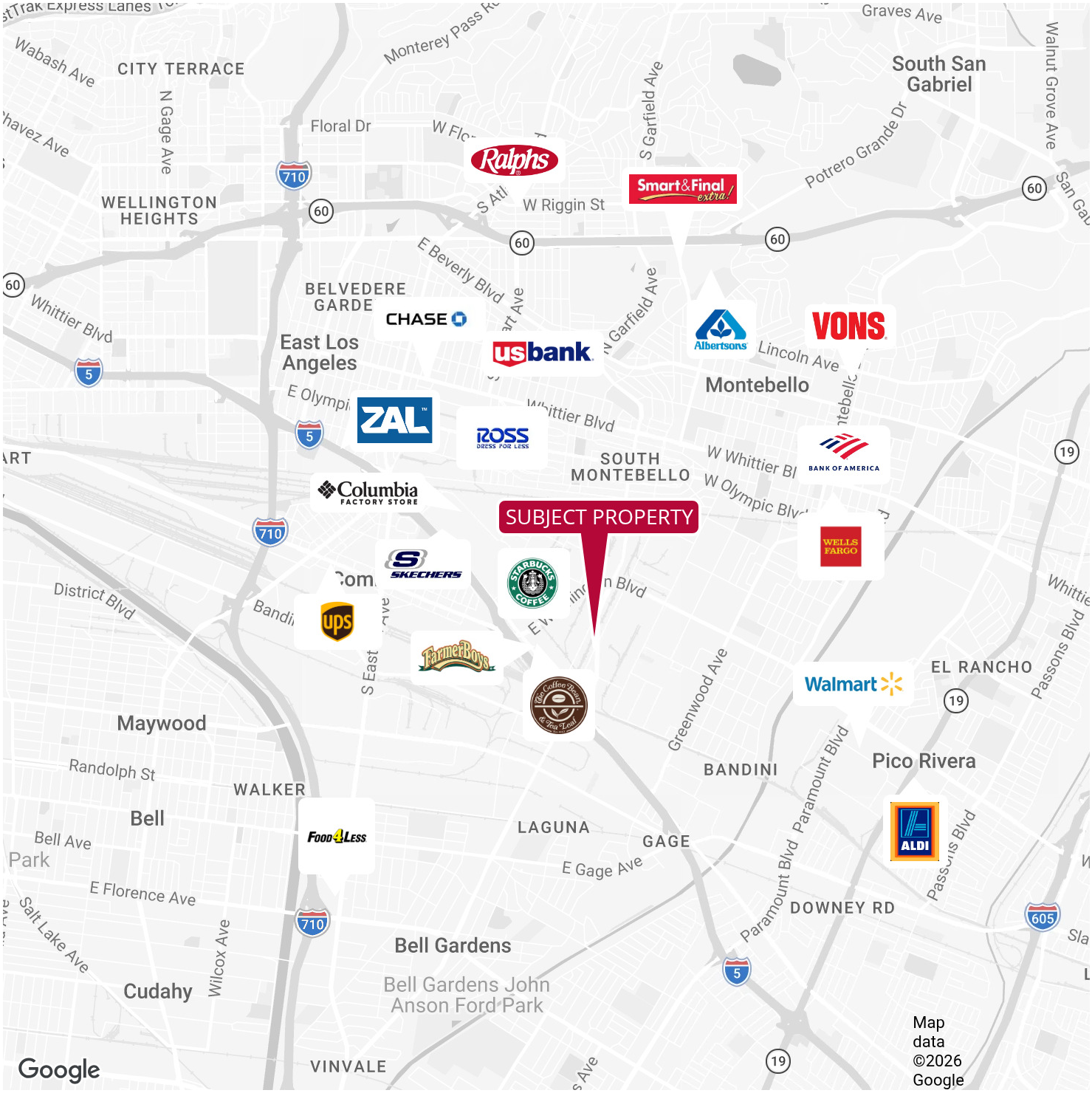
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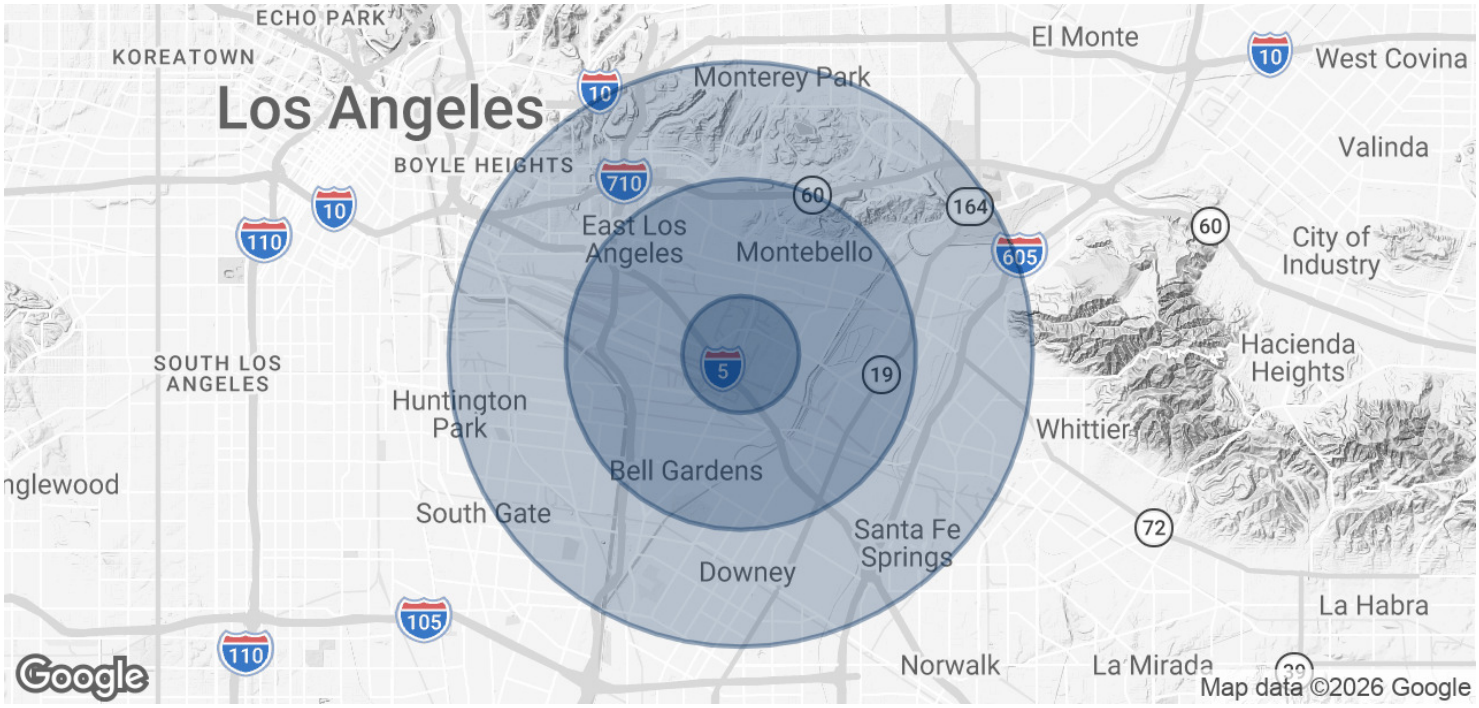
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,797	232,356	673,086

	1 MILE	3 MILES	5 MILES
Average HH income	$86,915	$92,068	$94,923

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

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	LAST MEASURED	DISTANCE
Garfield Ave.	Elm St. S.	22,004	2025	0.15 mi
S. Malt Ave.	Garfield Ave. NE	1,219	2025	0.17 mi
S. Malt Ave.	Telegraph Rd. SW	1,513	2025	0.23 mi
Garfield Ave.	S. Malt Ave. S.	17,605	2025	0.24 mi

**Traffic Count data derived from CoStar*

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