

# 4724 S BOYLE AVE, VERNON, CA 90058

FOR LEASE

PRICE POWER USA SINCE 1989



SHOWROOM  
323-5838009  
CUSTOMER PARKING

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**REALTY ADVISORS**  
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8775 S. Francisco St., Suite 1816, Los Angeles, CA 90017

# THE SPACE

Location	4724 S Boyle Ave Vernon, CA 90058
County	Los Angeles
APN	6303-020-002
Lease Rate	<b>\$0.79 PSF Gross</b>

## HIGHLIGHTS

- Prime Vernon Location
- Northeast Corner of Leonis & Boyle Ave
- Excellent for Distribution / Manufacturing Facility
- Heavy Power
- Fenced Yard
- Lowest Priced Property in Vernon
- Part of the square footage is covered sprinklered canopy
- Adjacent parking lot (13,007.54 SF) not included in the lease but may be available for an additional fee.
- LED motion sensor lighting throughout the warehouse

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,023	328,674	1,039,242

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$74,821	\$80,521	\$84,582

### NUMBER OF HOUSEHOLDS

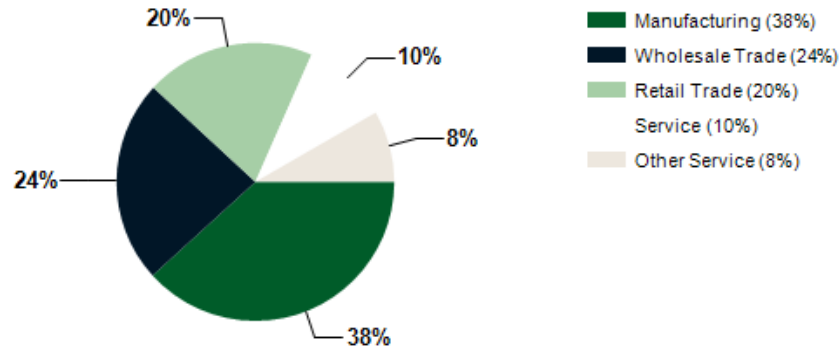
1.00 MILE	3.00 MILE	5.00 MILE
1,999	88,918	308,597

## PROPERTY FEATURES

BUILDING SF	52,375 SF
LAND SF	72,745 SF
YEAR BUILT	1941
ZONING TYPE	I
OCCUPANCY TYPE	Multi-tenant
NUMBER OF PARKING	20
POWER	2000A
CEILING HEIGHT	16'
DOCK HIGH DOORS	9
GRADE LEVEL DOORS	1
OFFICE SF	6,000 SF



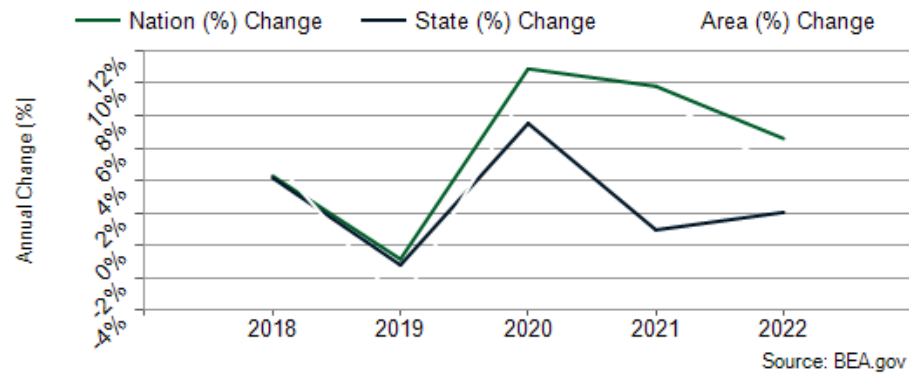
## Major Industries by Employee Count



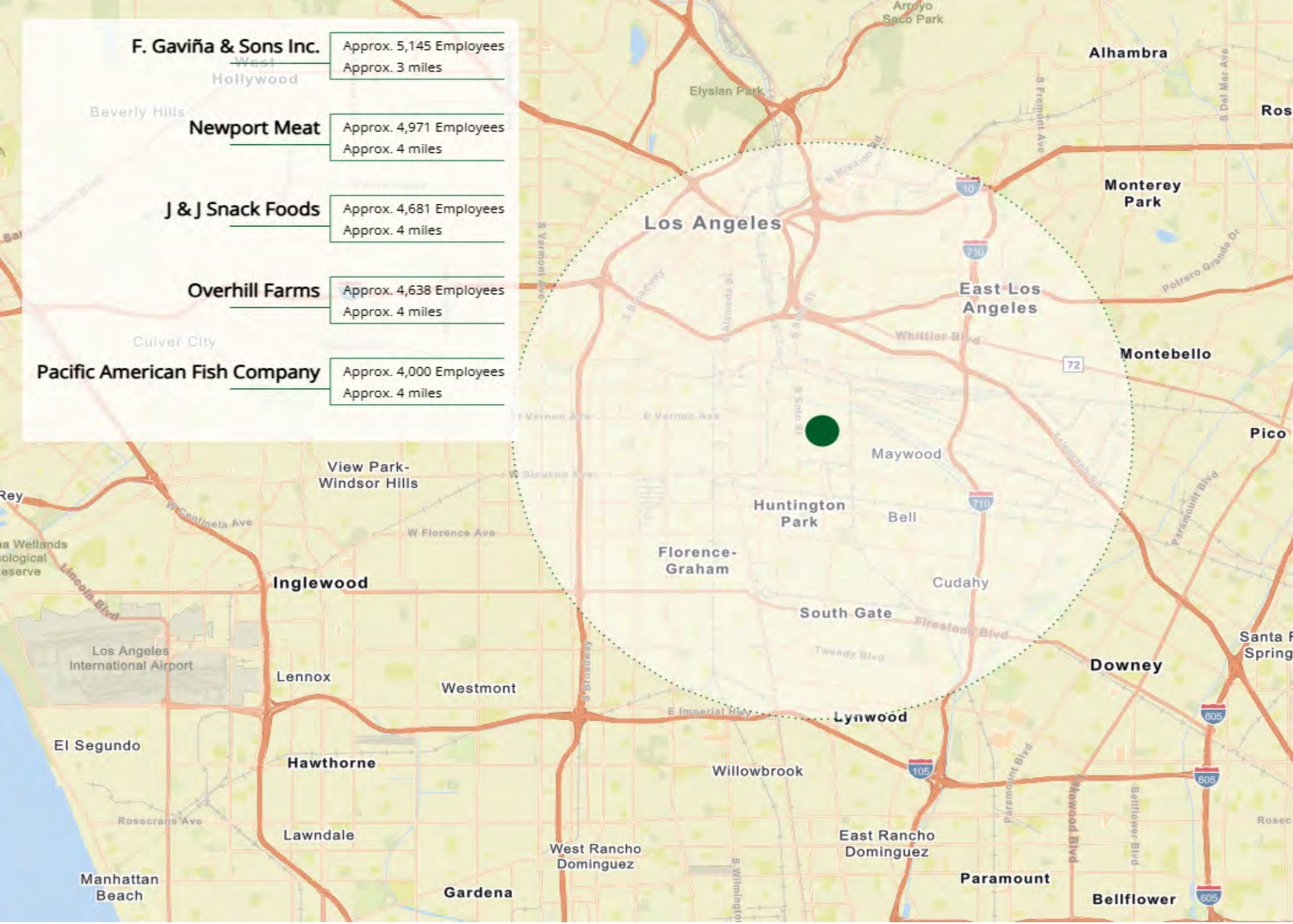
## Largest Employers

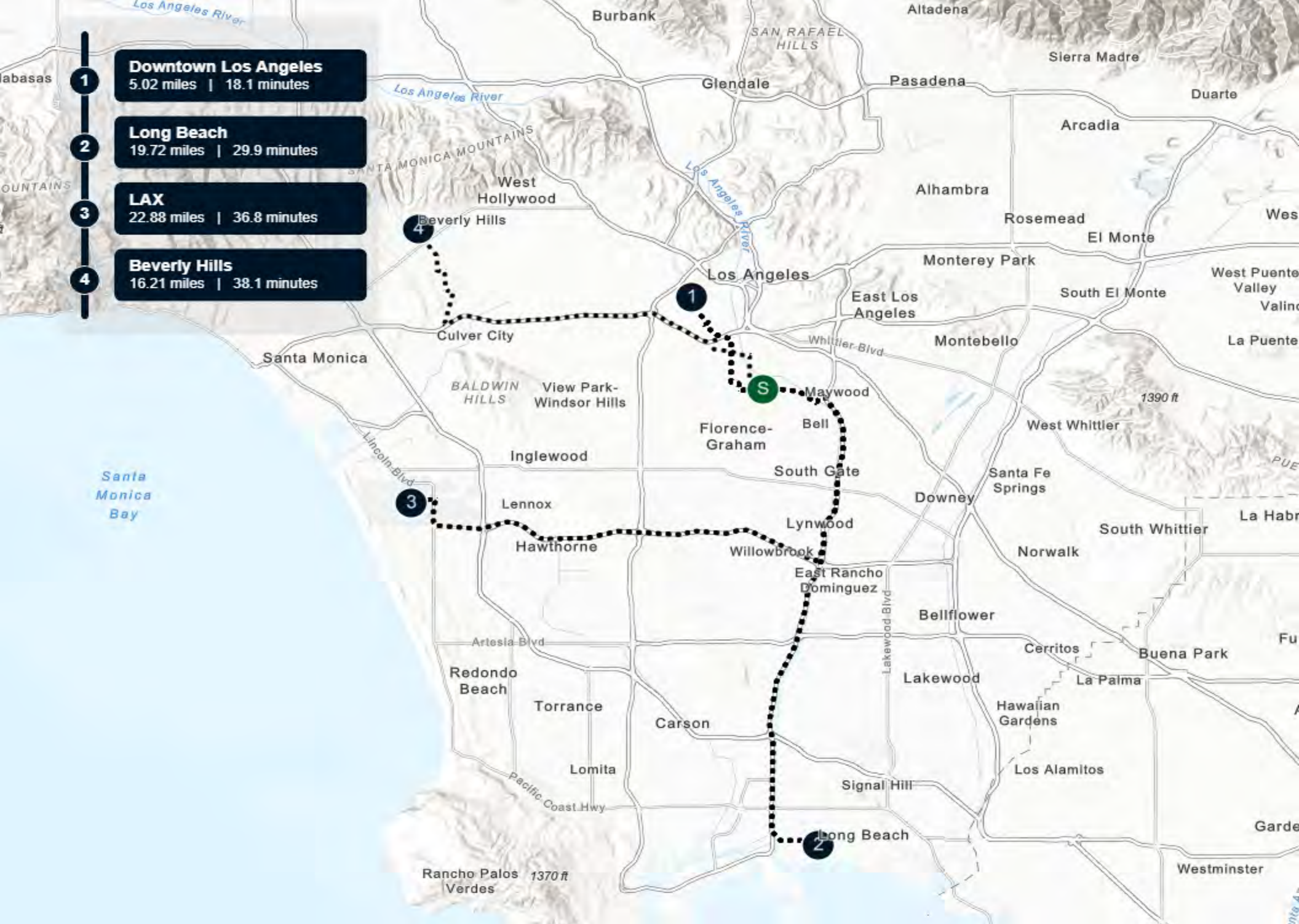
City of Vernon	4,600,054,000
Vernon Fuel Distribution Inc.	5,171
City Fibers Inc.	5,093
Air Products & Chemicals	2,899
Dunn-Edwards Corp	2,851
Price Power USA Inc.	5
Vernon Wholesale Club	
Tov Lev Enterprises	

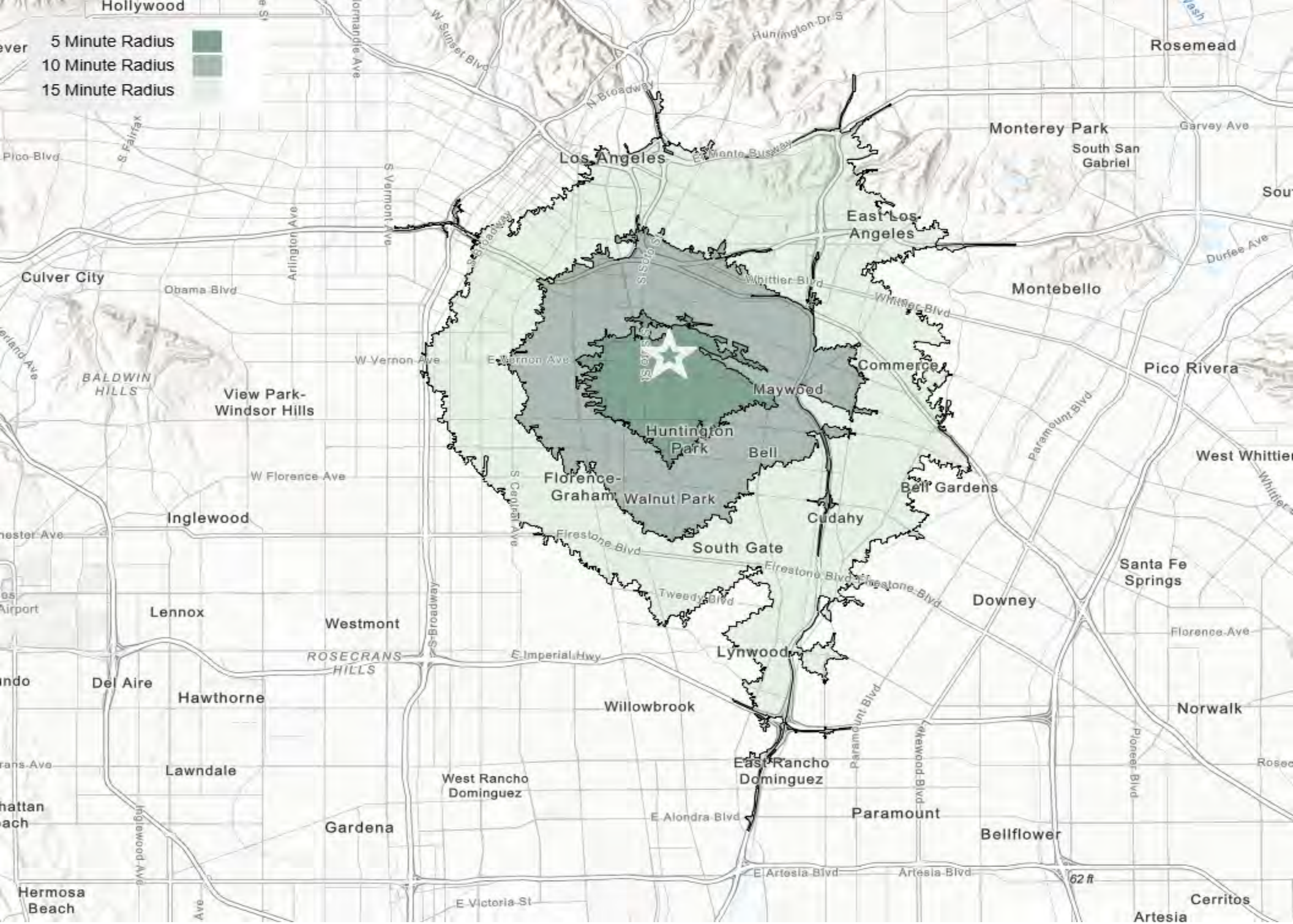
## Los Angeles County GDP Trend



<b>F. Gaviña &amp; Sons Inc.</b>	Approx. 5,145 Employees Approx. 3 miles
<b>Newport Meat</b>	Approx. 4,971 Employees Approx. 4 miles
<b>J &amp; J Snack Foods</b>	Approx. 4,681 Employees Approx. 4 miles
<b>Overhill Farms</b>	Approx. 4,638 Employees Approx. 4 miles
<b>Pacific American Fish Company</b>	Approx. 4,000 Employees Approx. 4 miles









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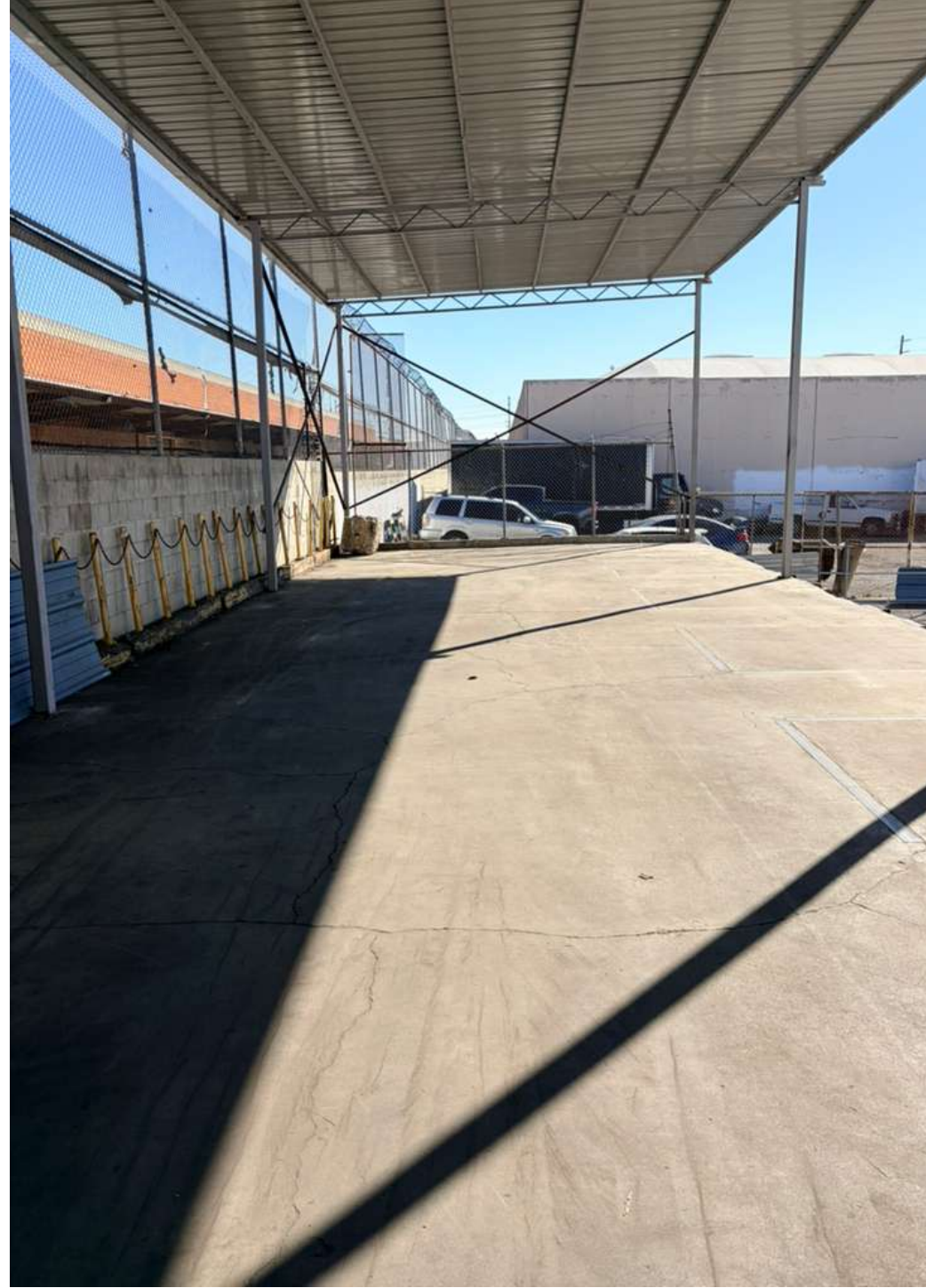








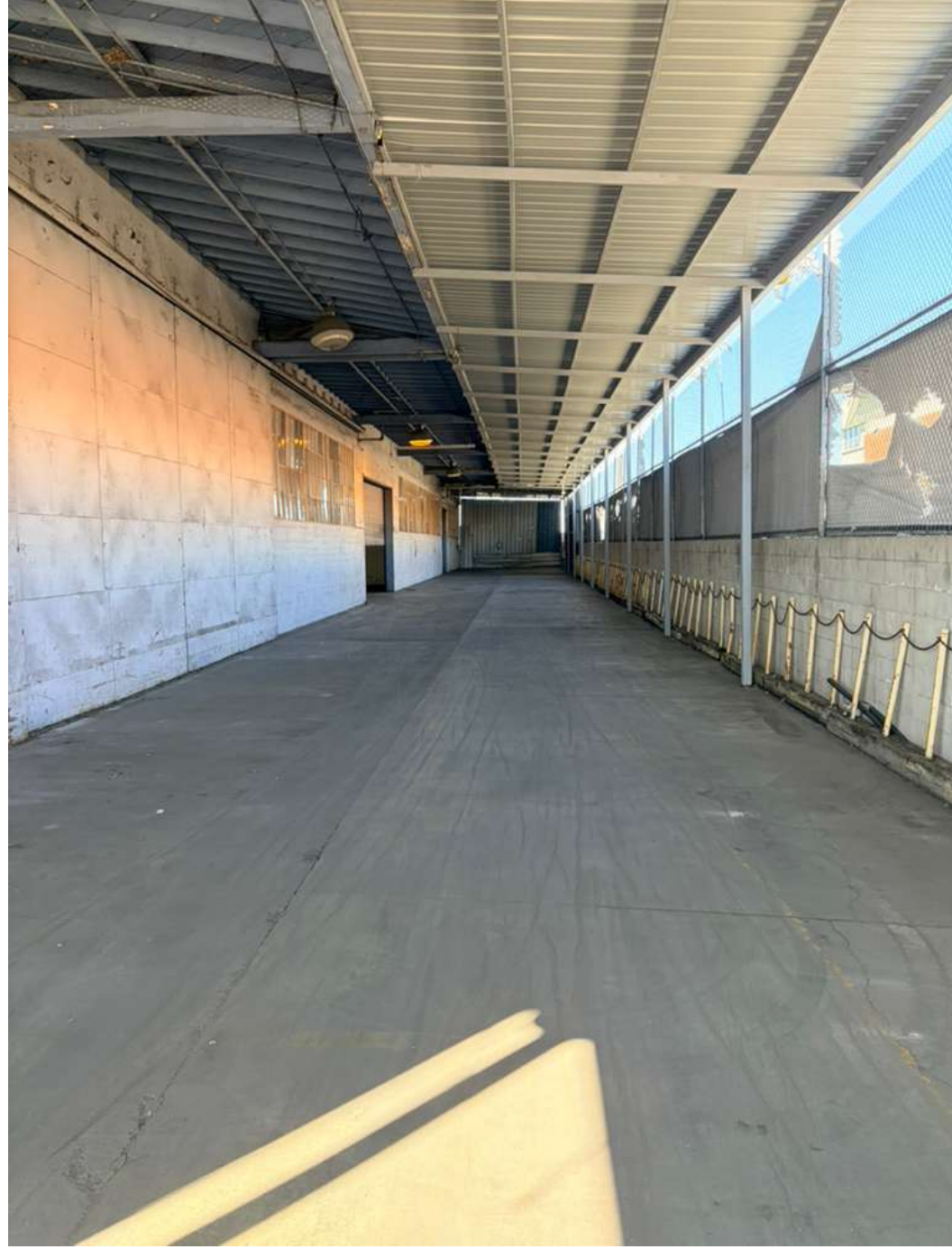








Front Yard













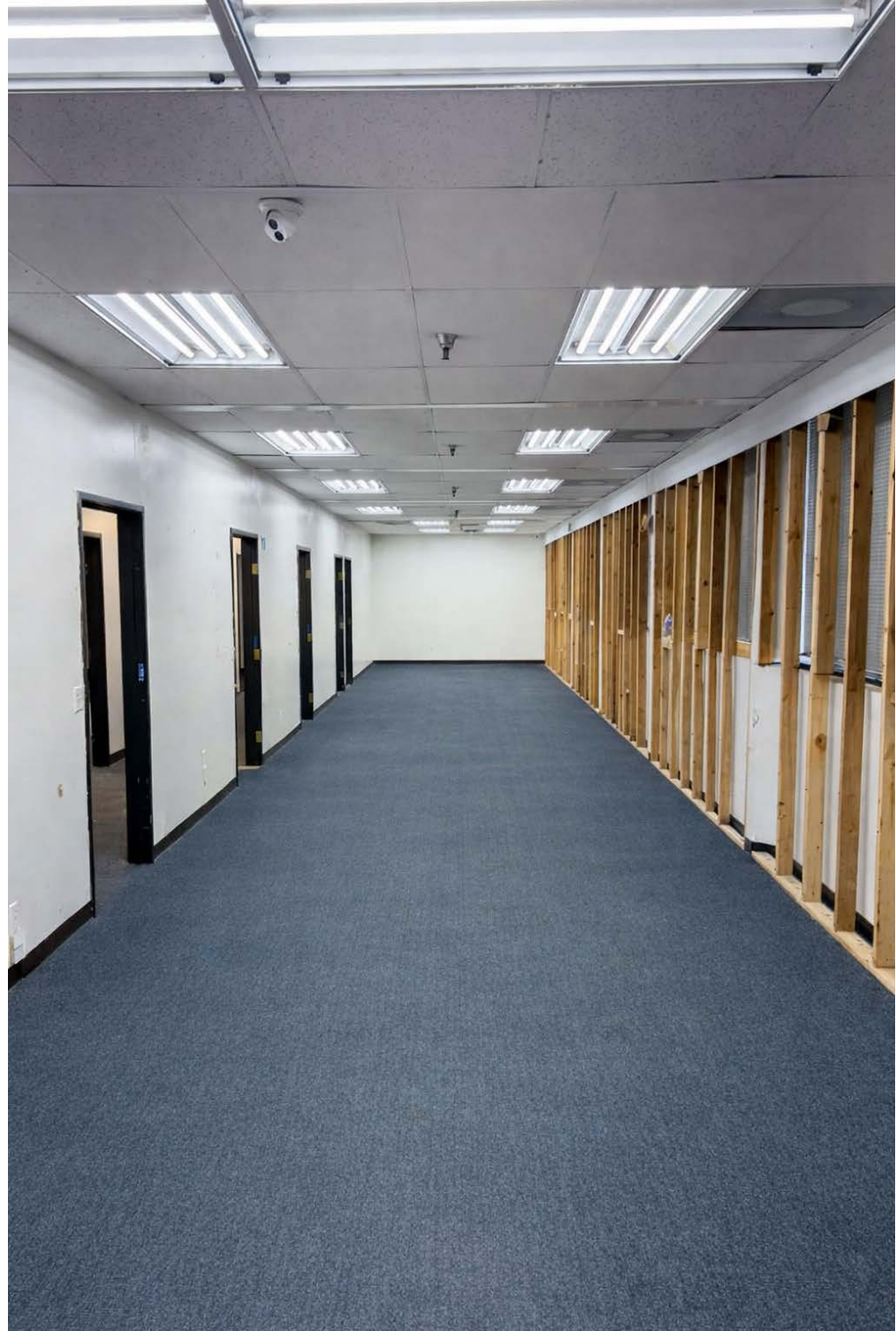






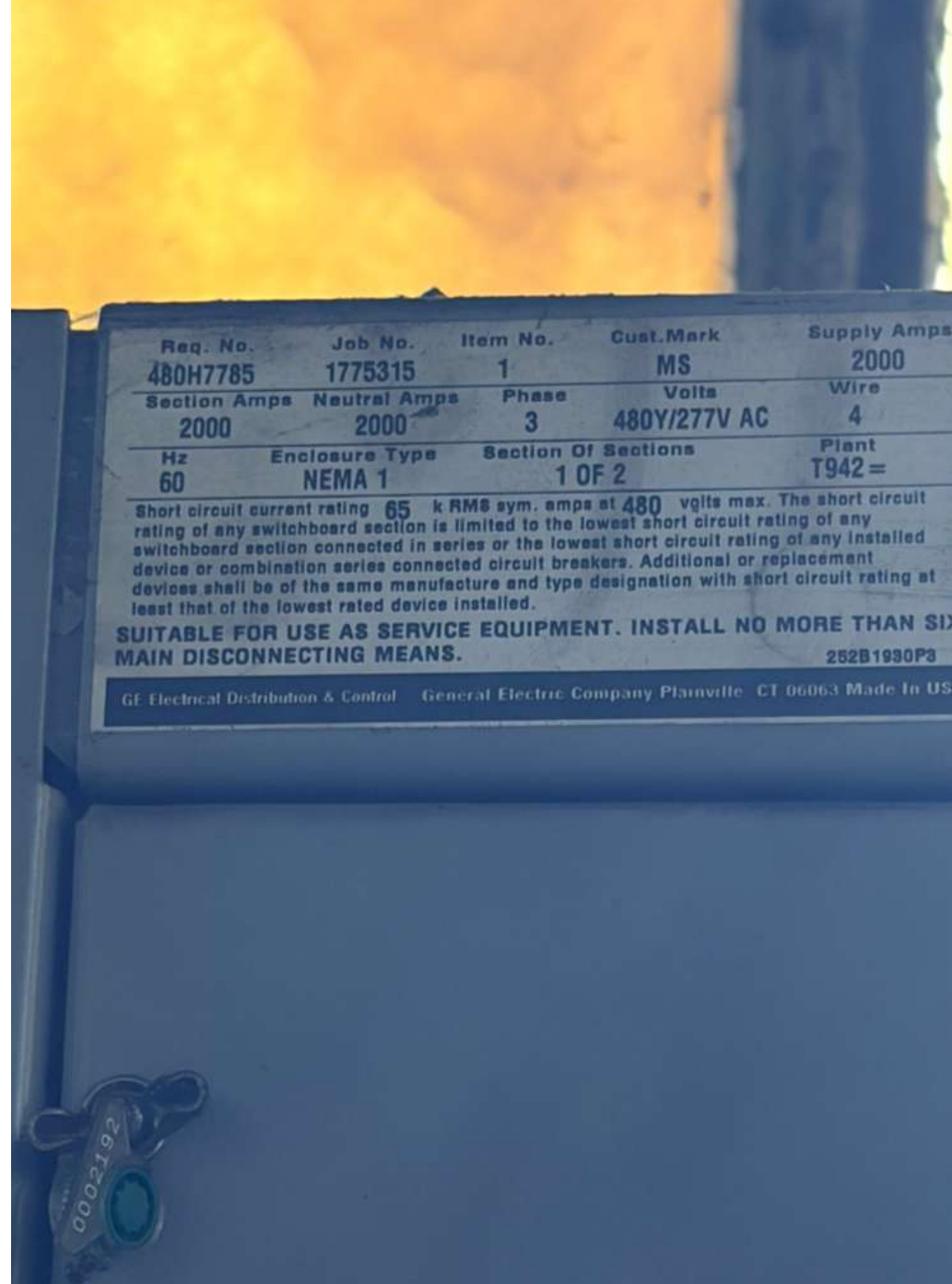










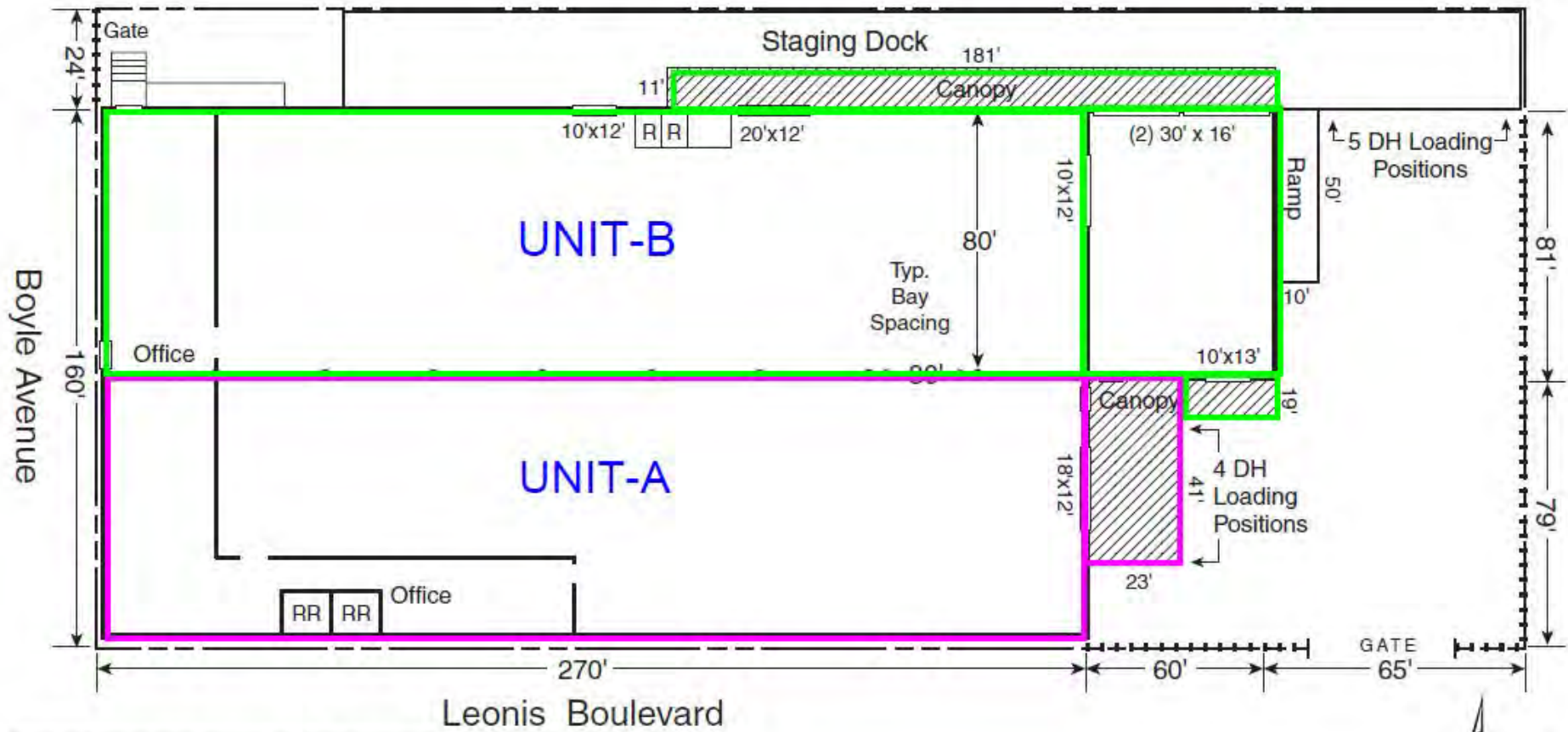








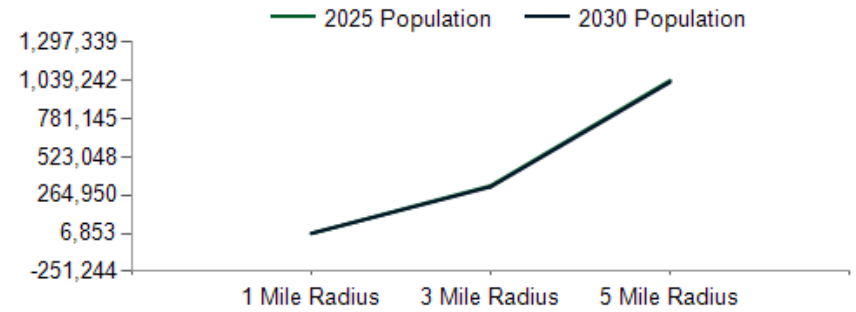
# 4724 Boyle Avenue, Vernon, CA



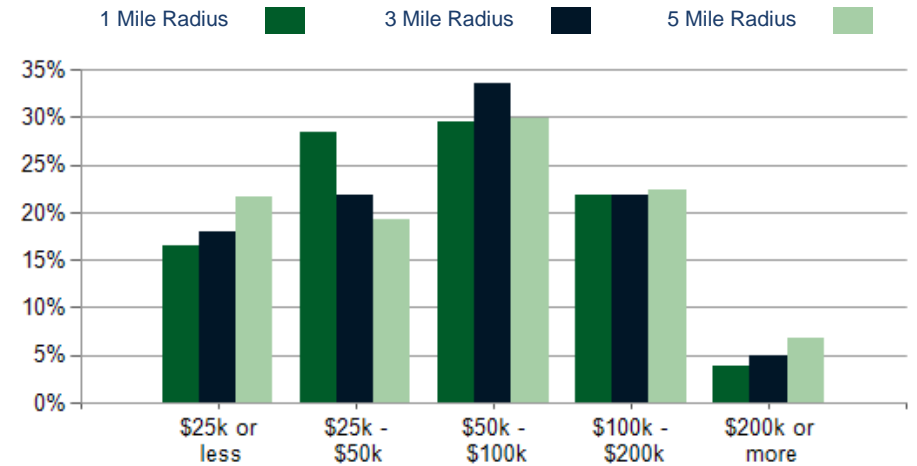
The information contained herein is from sources we believe to be reliable but, we do not guarantee its accuracy. All measurements & dimensions are approximations and are not to scale. Clients are encouraged to verify their accuracy.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,270	358,681	1,034,716
2010 Population	7,866	355,982	1,065,203
2025 Population	7,023	328,674	1,039,242
2030 Population	6,853	321,335	1,027,899
2025 African American	58	9,400	75,717
2025 American Indian	213	9,718	28,688
2025 Asian	55	3,205	55,183
2025 Hispanic	6,776	307,624	847,581
2025 Other Race	4,543	200,037	555,921
2025 White	838	45,380	150,282
2025 Multiracial	1,315	60,681	172,381
2025-2030: Population: Growth Rate	-2.45%	-2.25%	-1.10%

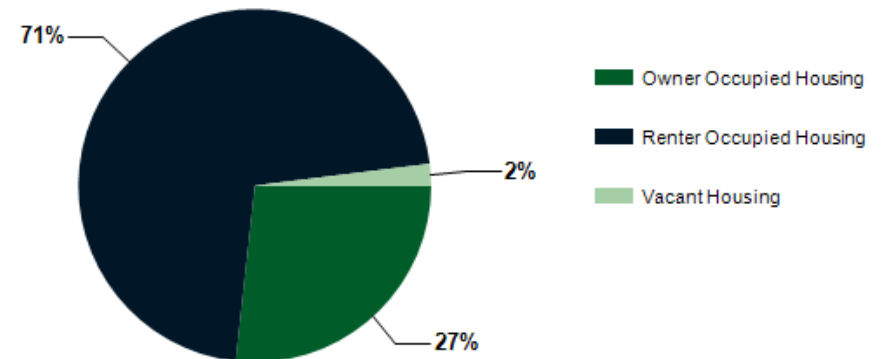
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	162	9,089	41,968
\$15,000-\$24,999	167	6,943	24,999
\$25,000-\$34,999	286	8,544	26,069
\$35,000-\$49,999	282	10,860	33,284
\$50,000-\$74,999	374	16,831	52,258
\$75,000-\$99,999	215	13,026	40,114
\$100,000-\$149,999	298	13,132	45,683
\$150,000-\$199,999	138	6,197	23,173
\$200,000 or greater	77	4,297	21,047
Median HH Income	\$55,751	\$62,898	\$62,846
Average HH Income	\$74,821	\$80,521	\$84,582



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius

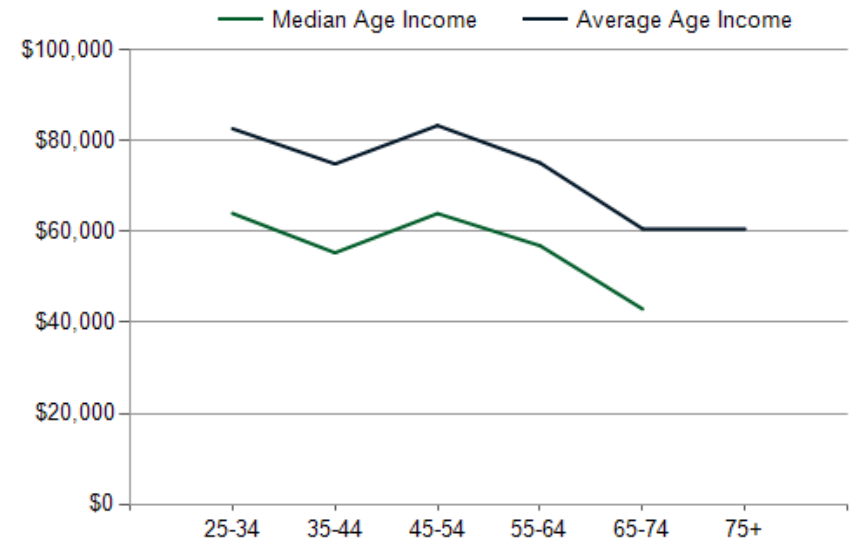
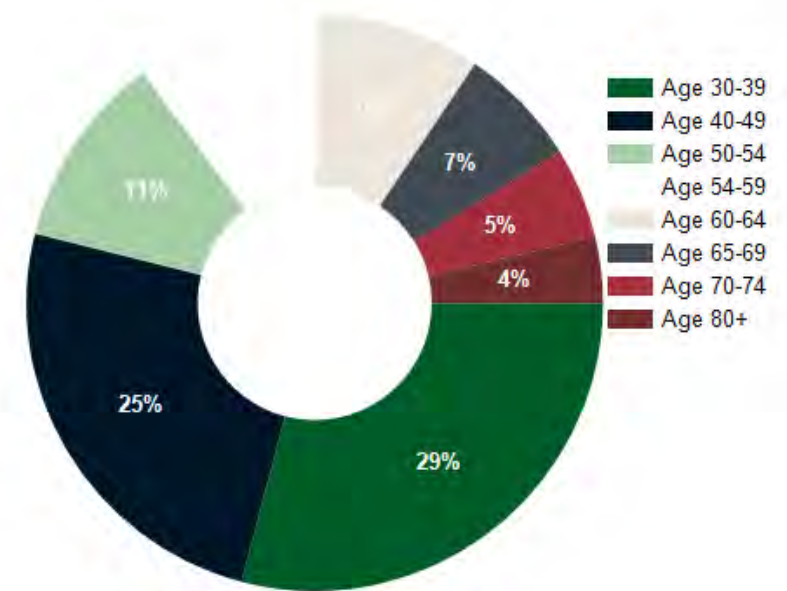


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	584	27,704	94,170
2025 Population Age 35-39	514	22,394	76,466
2025 Population Age 40-44	472	21,213	68,002
2025 Population Age 45-49	464	20,526	63,505
2025 Population Age 50-54	412	20,507	62,072
2025 Population Age 55-59	390	18,442	56,113
2025 Population Age 60-64	349	15,178	48,207
2025 Population Age 65-69	256	12,411	39,862
2025 Population Age 70-74	193	9,793	30,554
2025 Population Age 75-79	140	6,343	20,364
2025 Population Age 80-84	76	3,844	12,437
2025 Population Age 85+	53	3,331	11,183
2025 Population Age 18+	5,280	249,001	807,937
2025 Median Age	33	33	33
2030 Median Age	34	34	35

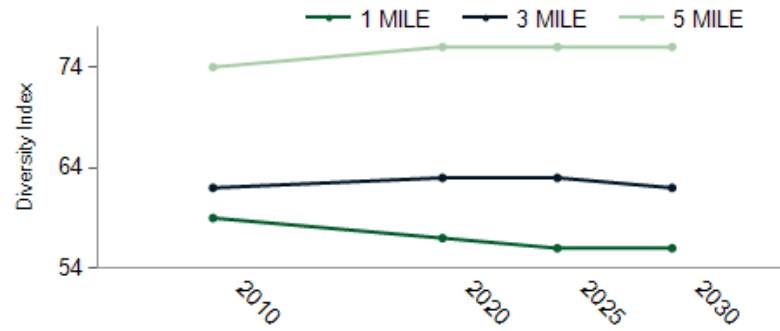
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,031	\$73,951	\$75,342
Average Household Income 25-34	\$82,683	\$87,097	\$91,939
Median Household Income 35-44	\$55,371	\$67,211	\$70,941
Average Household Income 35-44	\$74,930	\$89,608	\$98,629
Median Household Income 45-54	\$64,011	\$68,094	\$69,815
Average Household Income 45-54	\$83,394	\$87,095	\$92,756
Median Household Income 55-64	\$56,932	\$58,151	\$57,171
Average Household Income 55-64	\$75,173	\$78,123	\$80,595
Median Household Income 65-74	\$42,988	\$44,463	\$43,570
Average Household Income 65-74	\$60,659	\$68,278	\$70,216
Average Household Income 75+	\$60,631	\$57,842	\$57,679

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	56	62	76
Diversity Index (current year)	56	63	76
Diversity Index (2020)	57	63	76
Diversity Index (2010)	59	62	74

### POPULATION DIVERSITY



### POPULATION BY RACE

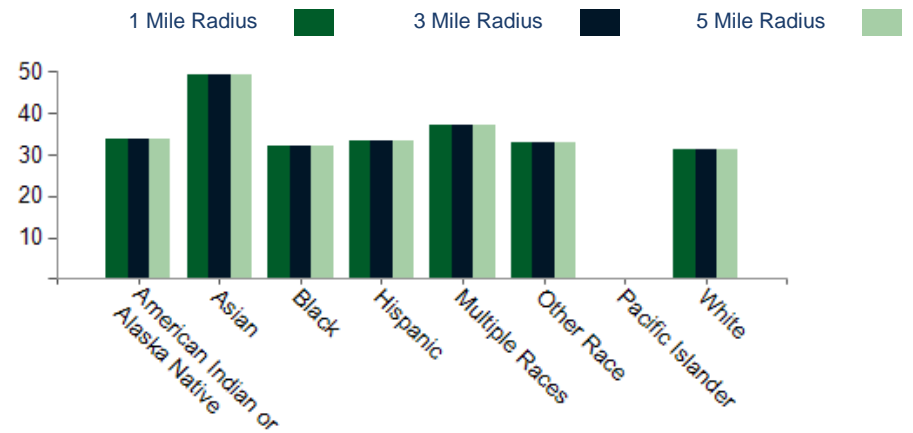


### 2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	35	35
Median Asian Age	49	47	37
Median Black Age	32	36	36
Median Hispanic Age	33	33	33
Median Multiple Races Age	37	36	35
Median Other Race Age	33	32	32
Median Pacific Islander Age	0	31	33
Median White Age	31	32	32

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	0%	1%	4%
American Indian	2%	2%	2%
Asian	0%	1%	3%
Hispanic	49%	48%	45%
Multiracial	10%	10%	9%
Other Race	33%	31%	29%
White	6%	7%	8%

### 2025 MEDIAN AGE BY RACE



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