

**FOR LEASE
2313**

SOUTH ATLANTIC BLVD.

COMMERCE, CA



For more information contact:

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COLDWELL BANKER COMMERCIAL
CBC Blair
333 West Broadway, Ste. 312
Long Beach, CA 90802
Company BRE #01330395



BUILDING DESCRIPTION

Address:	2313 S. Atlantic Blvd. Commerce, CA 90040
Retail Spaces:	Unit A - 770 SF Unit B - 770 SF Unit C - 770 SF
Asking Rate:	\$2.60 PSF
Lease Type:	\$0.25 - NNN
Zoning:	C2
Building Size:	10,020 SF
Year Built:	1926
Parking Available	32 Spaces

PROPERTY HIGHLIGHTS

- Excellent street visibility with strong pedestrian activity and steady vehicle traffic
- Ample surface parking with approximately 32 spaces for tenants and customers
- Flexible layouts suitable for retail, coffee shop, service-oriented, or professional office uses
- Located in a densely populated trade area with a strong mix of residential and commercial synergy

PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to present 2313 South Atlantic Blvd., Commerce, CA 90040, located in the heart of Commerce's thriving business corridor. This versatile ground-floor retail and office opportunity offers multiple units currently available, each approximately 770 SF, with a total of 2,310 SF on a 10,020 SF lot, providing flexibility for a variety of business types including retail, coffee shop, service-oriented, or professional office uses. Each unit features prominent storefront windows, excellent street visibility, and open layouts designed to accommodate diverse tenant needs, while benefiting from strong street frontage, consistent pedestrian activity, and steady vehicle traffic. The center is currently occupied by a mini market offering beer and wine and a nail salon, which further contributes to daily foot traffic, and is surrounded by established neighborhood favorites such as Giuliano's Delicatessen, Young's Market, and Ensenada Restaurant, as well as nearby community amenities including the Bandini Library, neighborhood parks, and the highly regarded Rosewood Park STEAM Academy serving K 8 students. The property offers ample surface parking with approximately 32 spaces, excellent connectivity to the 110, 91, and 405 freeways, and is situated within a

ZONING

The purpose of the commercial (C-2) zone is to allow for the establishment and operation of retail and business uses in conveniently located areas of the city. These uses are intended to provide a variety of goods and services necessary to meet the needs of the resident and business populations. Development intensity is restricted in the commercial (C-2) zone to protect adjacent residential areas from unnecessary disruptions. Uses allowed in the C-2 zone include, but are not limited to, retail businesses, restaurants, personal services, offices, repair shops and parking. disruptions. Uses allowed in the C-2 zone include, but are not limited to, retail businesses, restaurants, personal services, offices, repair shops and parking.

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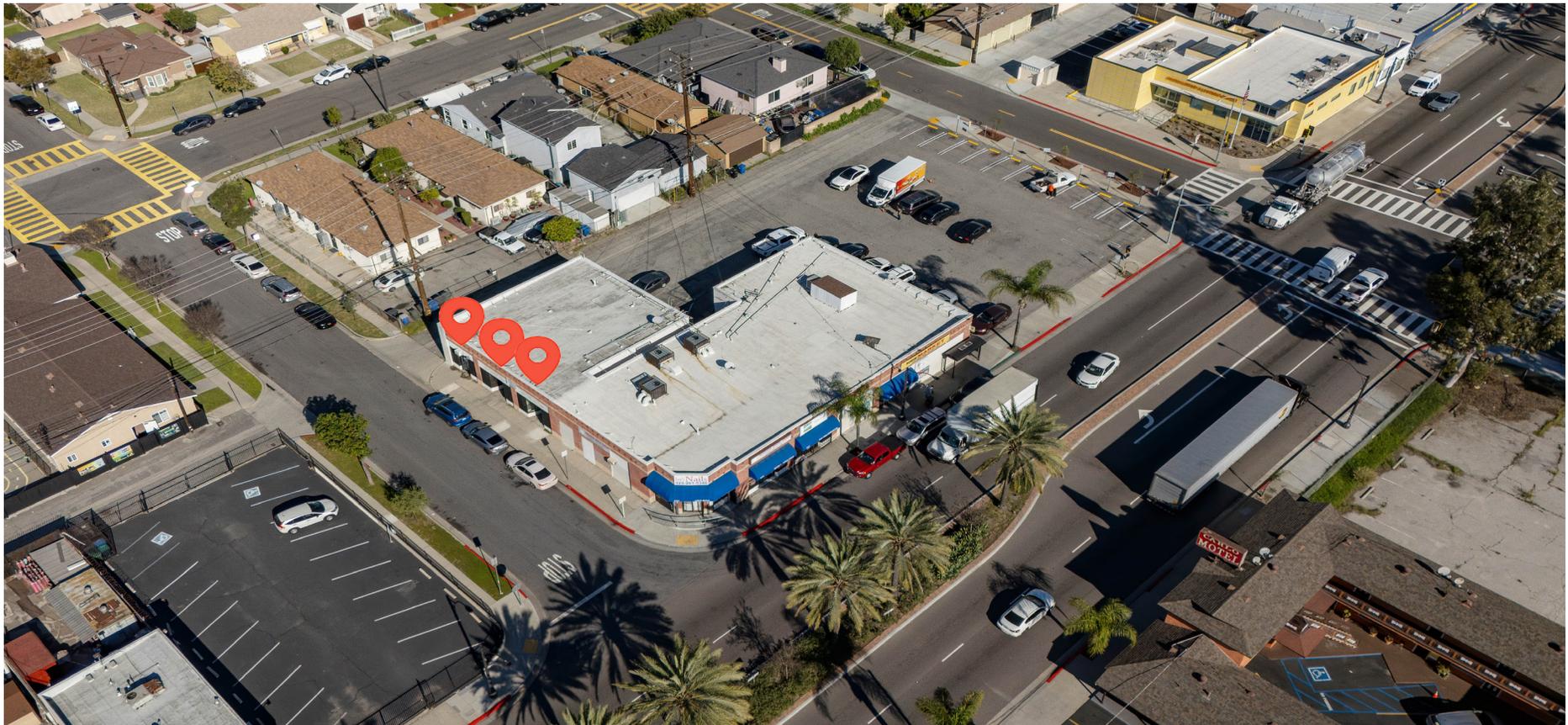
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AVAILABLE SUITE

FLOOR	SUITE	SF	RATE	TYPE	COMMENTS
1	A	770	\$2.60 PSF - NNN	Office/Retail	Open layout with sink and 1 restroom
	B	770	\$2.60 PSF - NNN	Office/Retail	Open layout with sink and 1 restroom
	C	770	\$2.60 PSF - NNN	Office/Retail	Open layout with sink and 1 restroom

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.



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INTERIORS



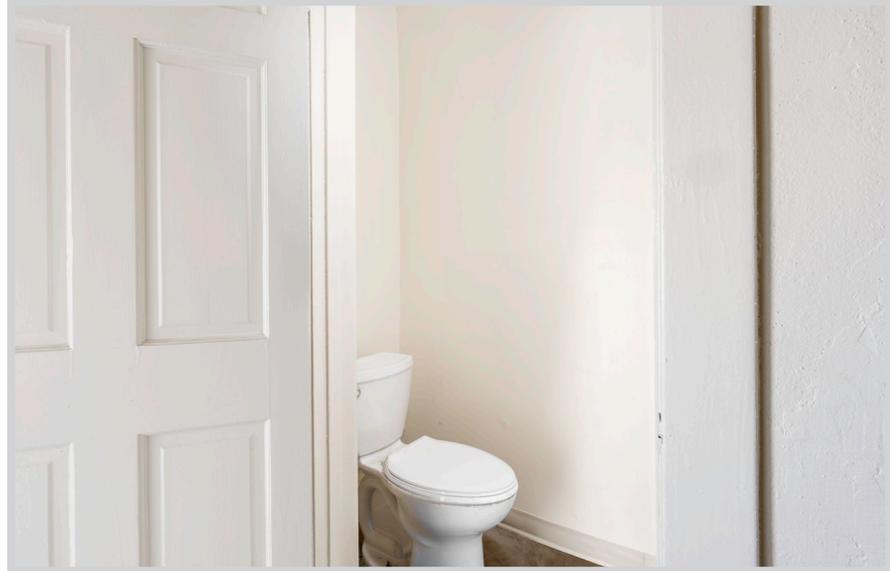
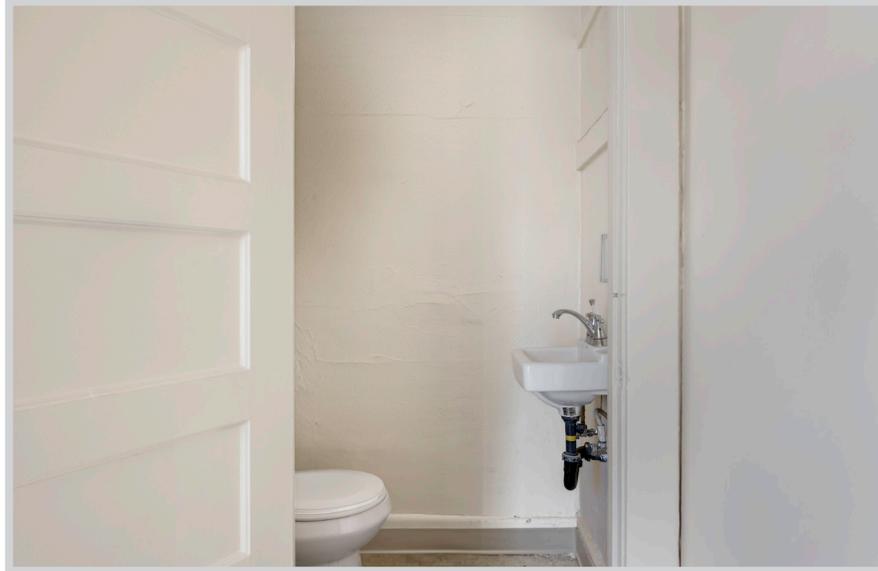
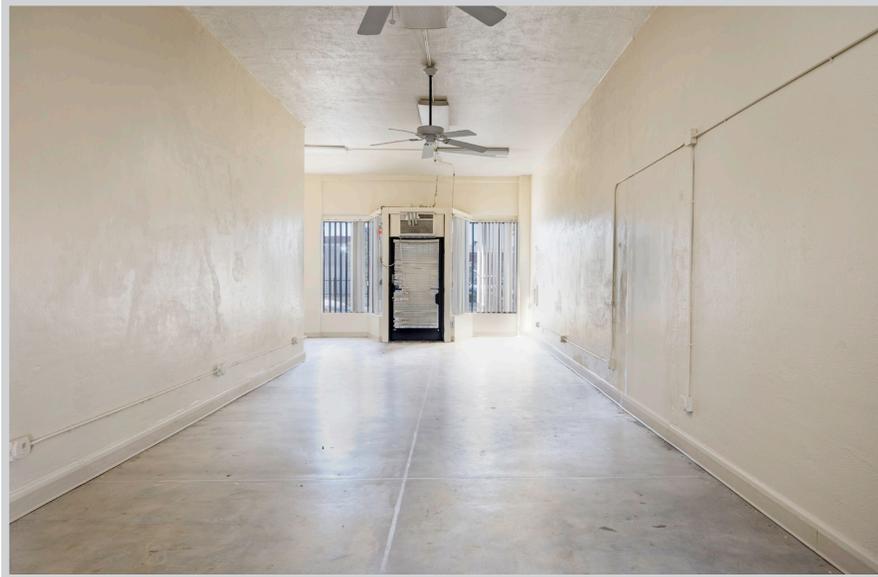
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INTERIOR PHOTOS



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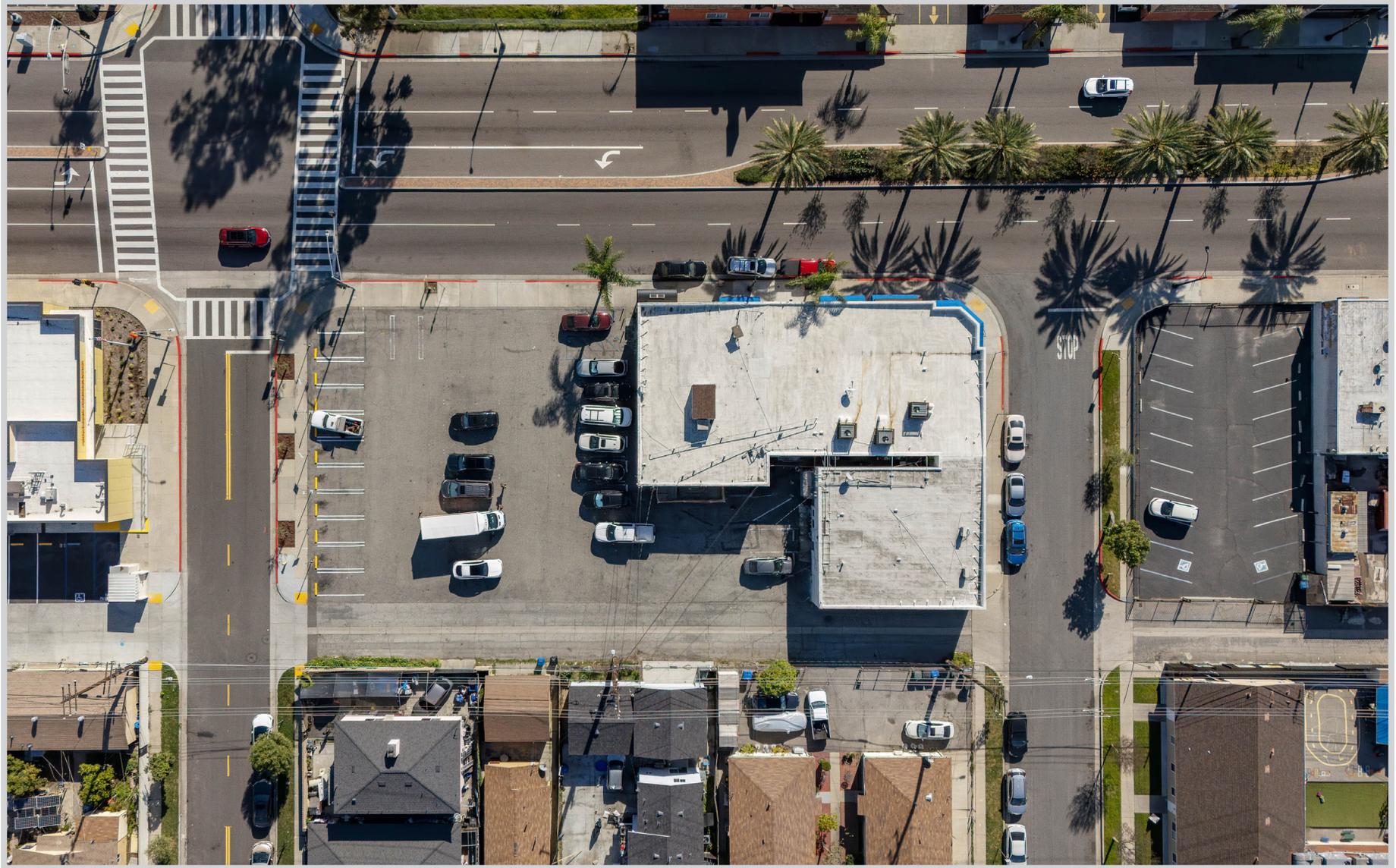
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PARKING LOT



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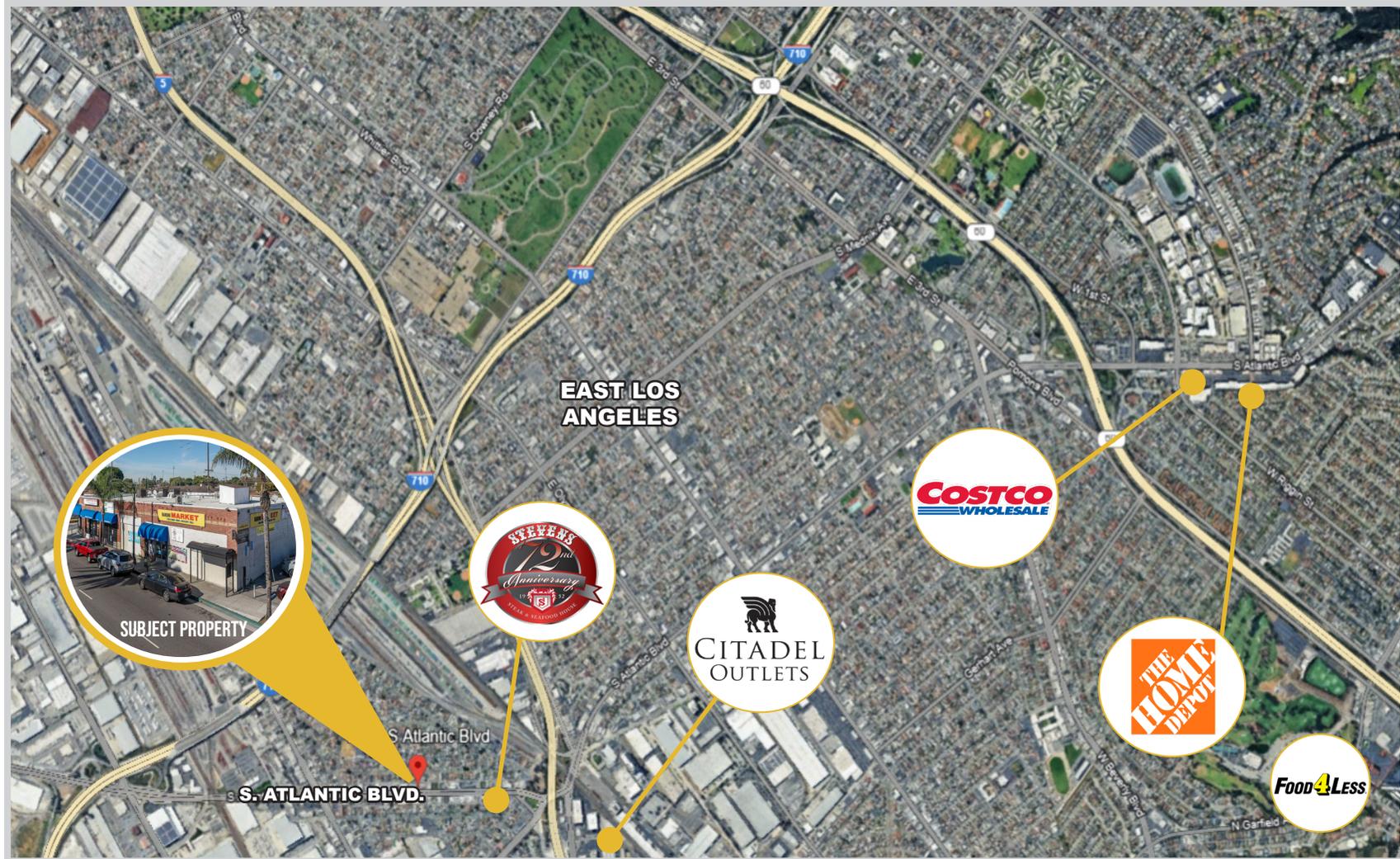
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RETAILERS / AMENITIES



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