



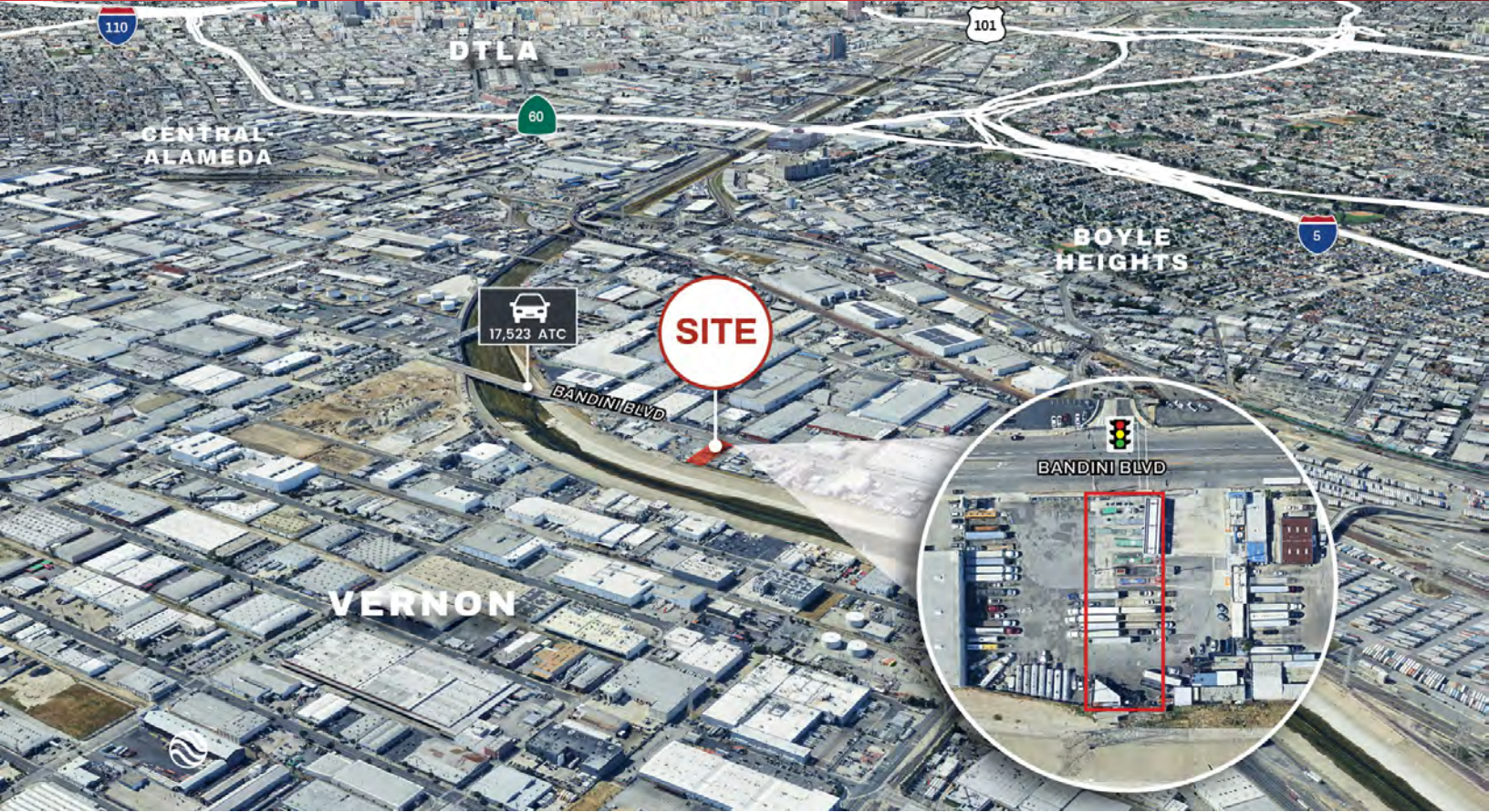
FOR SALE



LAND



30,459 SF\*\*\*



## 3152 Bandini Blvd

Vernon, California 90023

### Property Highlights

- ±1.5 Acres of Industrial Land – Total of ±65,507 SF across two parcels (APNs: 6303-007-021 & 023) (\*\*\*) Approximately ±30,459 Square Feet is usable.)
- Prime Vernon Location – Excellent Bandini Blvd frontage in the heart of the Vernon industrial district
- Industrial Zoning (I) – Suitable for manufacturing, logistics, warehousing, or cold storage redevelopment
- Exceptional Access to Transit – Minutes to I-710, I-5, and SR-60
- Low Utility Costs – Benefit from Vernon's municipally owned utility with the lowest power rates in LA County
- Strategic Port & Market Proximity – Easy reach to Downtown LA and the Ports of Los Angeles & Long Beach
- Great Investment Opportunity – Rare infill site with flexible potential in a high-demand submarket

### OFFERING SUMMARY

Sale Price:	\$2,550,000
Lot Size:	30,459 SF



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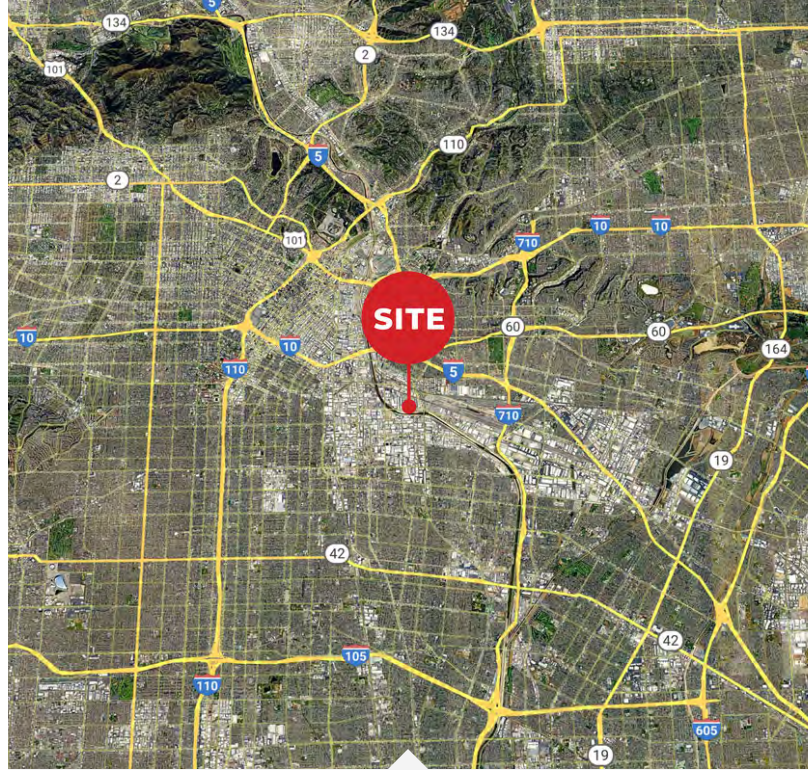
Property Type	Land
Property Subtype	Industrial
APN	6303-007-021
Building Size	120 SF
Lot Size	30,455 SF
Year Built	1971
Number of Floors	1
Number of Buildings	1

NAI Capital is pleased to present the rare opportunity to acquire a ±1.5-acre\*\*\* industrial site in the highly sought-after City of Vernon. Located at 3152 Bandini Blvd, this property consists of two contiguous parcels (APNs: 6303-007-021 & 023), offering approximately ±65,507\*\*\* square feet of prime industrial land in one of Southern California's most supply-constrained markets.

This site is zoned Industrial (I) and features direct street frontage along Bandini Blvd, with excellent access to major transportation corridors including the I-710, I-5, SR-60, and nearby rail lines (Union Pacific & BNSF). Its central location provides quick connectivity to Downtown LA, the Ports of Los Angeles and Long Beach, and the entire LA Basin.

Whether for logistics, manufacturing, cold storage, or specialized industrial operations, 3152 Bandini Blvd is a strategic and future-ready site in one of LA County's most business-friendly cities.

\*\*\*Approximately ±30,459 Square Feet is usable.



This property offers a stable and secure income stream with a strong tenant in place. The tenant is currently paying \$9,405.20 per month, with annual rental increases of 2.5%, providing consistent year-over-year growth. The current term expires on 09/30/2033.

Additionally, the tenant holds three (3) five (5)-year options to renew, each at fair market value, with continued 2.5% annual rent escalations, ensuring the asset remains aligned with market conditions while maintaining built-in income appreciation.



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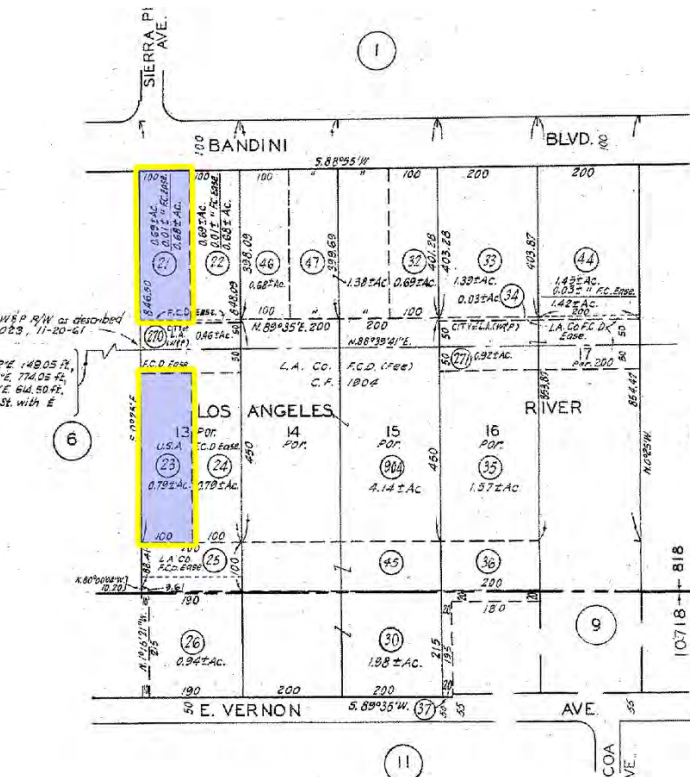
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Rent Roll						
Year	Start Date	End Date	Monthly Rent	Monthly Rent/SF*	Annual Rent	Increases
8	10/1/2025	9/30/2026	\$9,405.20	\$0.31	\$112,862.34	2.50%
9	10/1/2026	9/30/2027	\$9,640.32	\$0.32	\$115,683.90	2.50%
10	10/1/2027	9/30/2028	\$9,881.33	\$0.32	\$118,576.00	2.50%
11	10/1/2028	9/30/2029	\$10,128.00	\$0.33	\$121,536.00	2.50%
12	10/1/2029	9/30/2030	\$10,381.20	\$0.34	\$124,574.40	2.50%
13	10/1/2030	9/30/2031	\$10,640.73	\$0.35	\$127,688.76	2.50%
14	10/1/2031	9/30/2032	\$10,906.75	\$0.36	\$130,880.98	2.50%
15	10/1/2032	9/30/2033	\$11,179.42	\$0.37	\$134,153.00	2.50%
Option 1	10/1/2033	9/30/2038	FMV	FMV	FMV	2.50%
Option 2	10/1/2038	9/30/2043	FMV	FMV	FMV	2.50%
Option 3	10/1/2043	9/30/2048	FMV	FMV	FMV	2.50%

\*PSF Rate is based off of 30,431 SF used in Lease Document



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