

# FOR SUBLEASE

## ±35,103 SF

### FREE STANDING

### REFRIGERATED FOOD

### FACILITY

3268  
E VERNON AVE  
VERNON, CA 90058

#### PRICING SUMMARY:

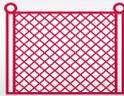
**LEASE RATE ▶**

**\$76,524.54 / MO**

**\$2.18 PSF NNN / OPEX \$0.880**



**STATE-OF-THE-ART**  
**REFRIGERATED**  
**FOOD FACILITY**



**LARGE FENCED YARD**



**10 DOCK HIGH**  
**POSITIONS W/DOCK**  
**SEALS AND LEVELERS**



**MASTER**  
**REFRIGERATION**  
**CONTROL SYSTEM**



**SUBLEASE TERM**  
**THROUGH 10/01/2026**



**CENTRAL VERNON**  
**LOCATION – HEART OF**  
**THE PRODUCE DISTRICT**

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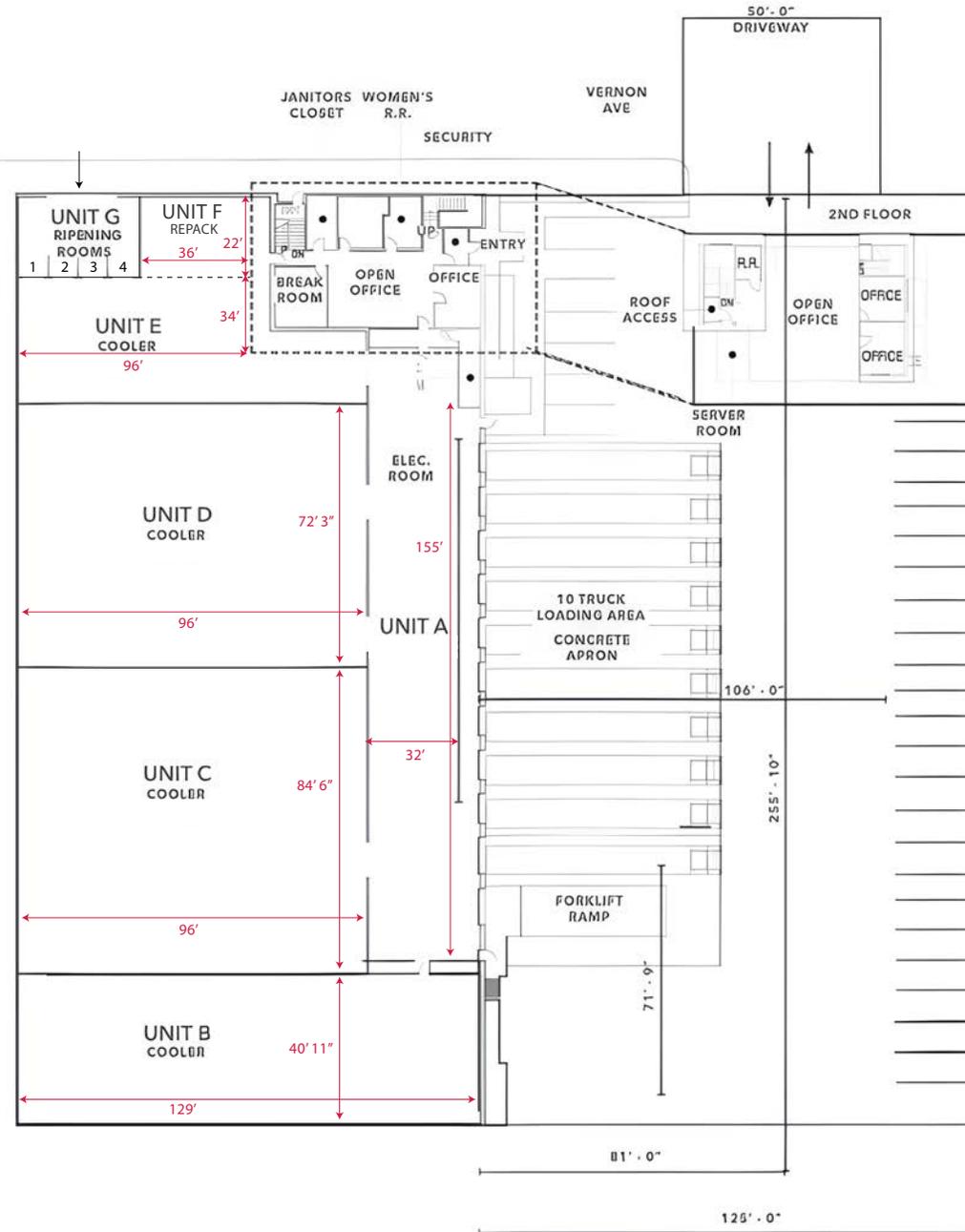
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## SITE PLAN

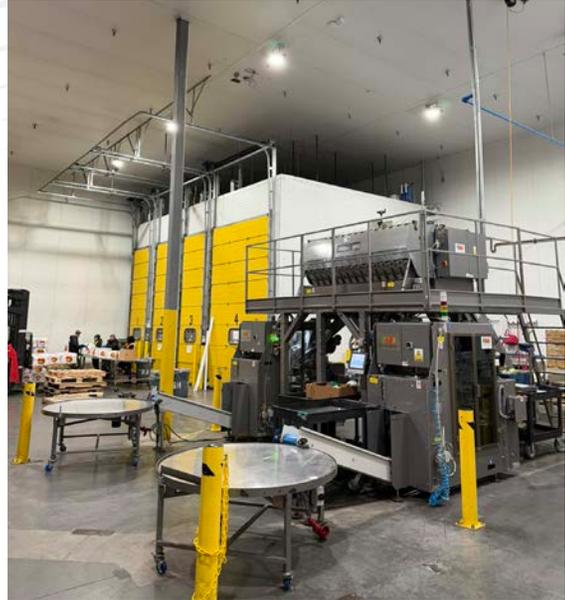
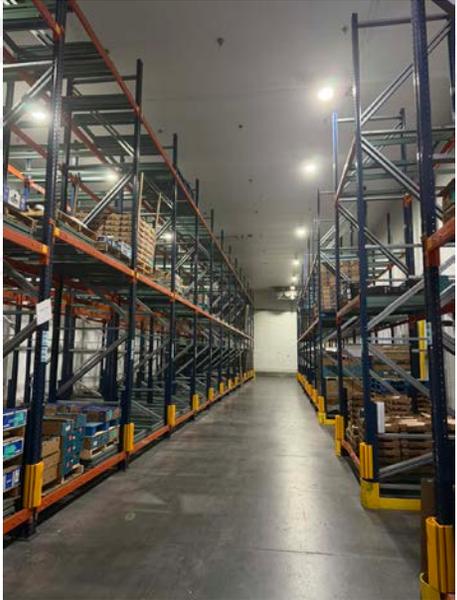


NOTE: Drawing not to scale. All measurements and sizes are approximate.

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## PROPERTY PHOTOS



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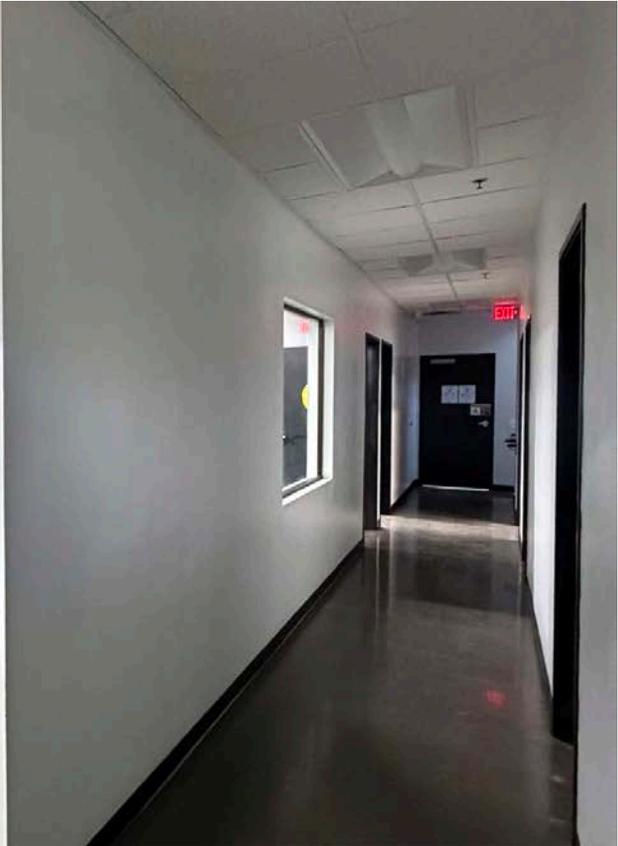
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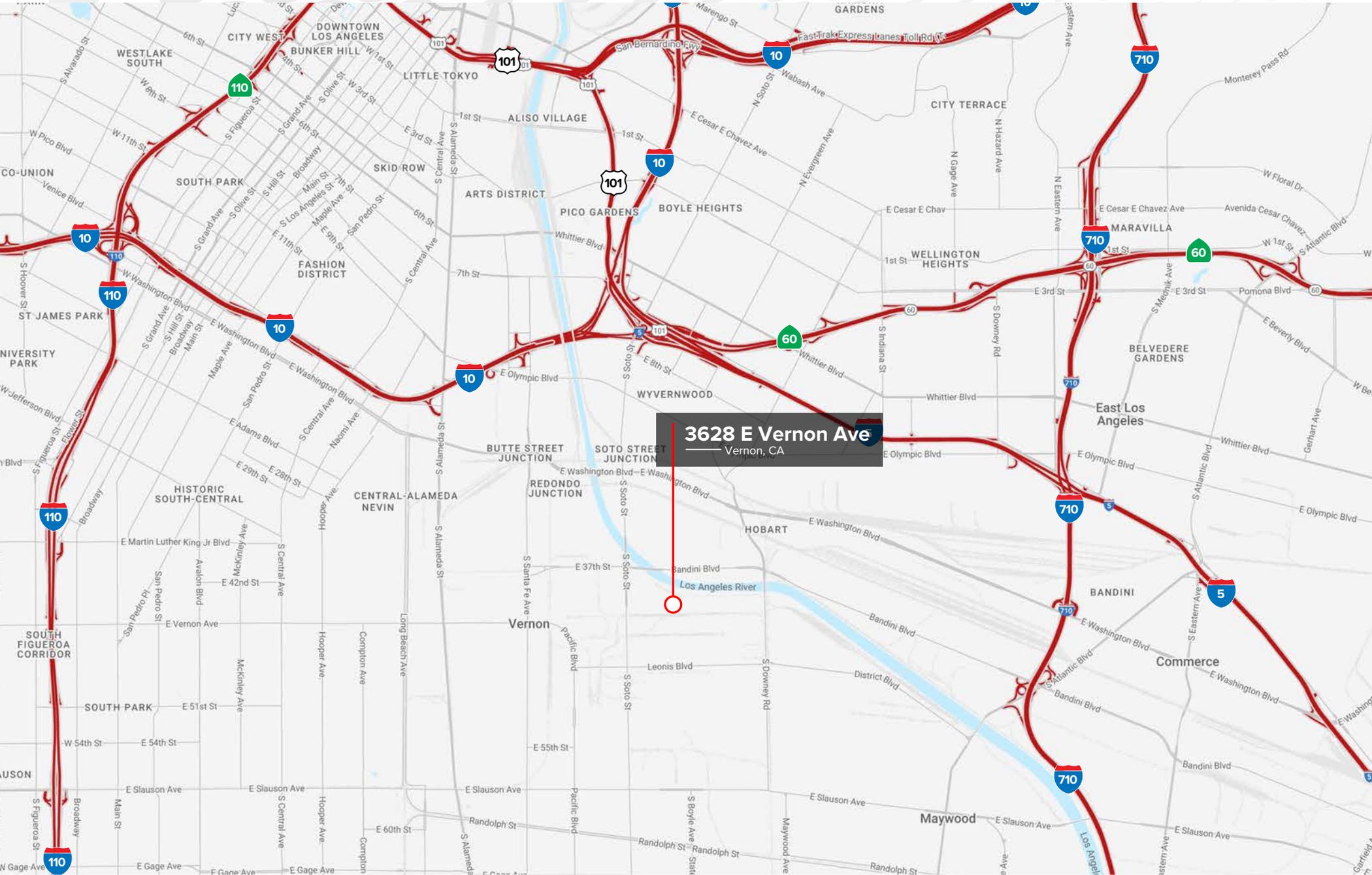
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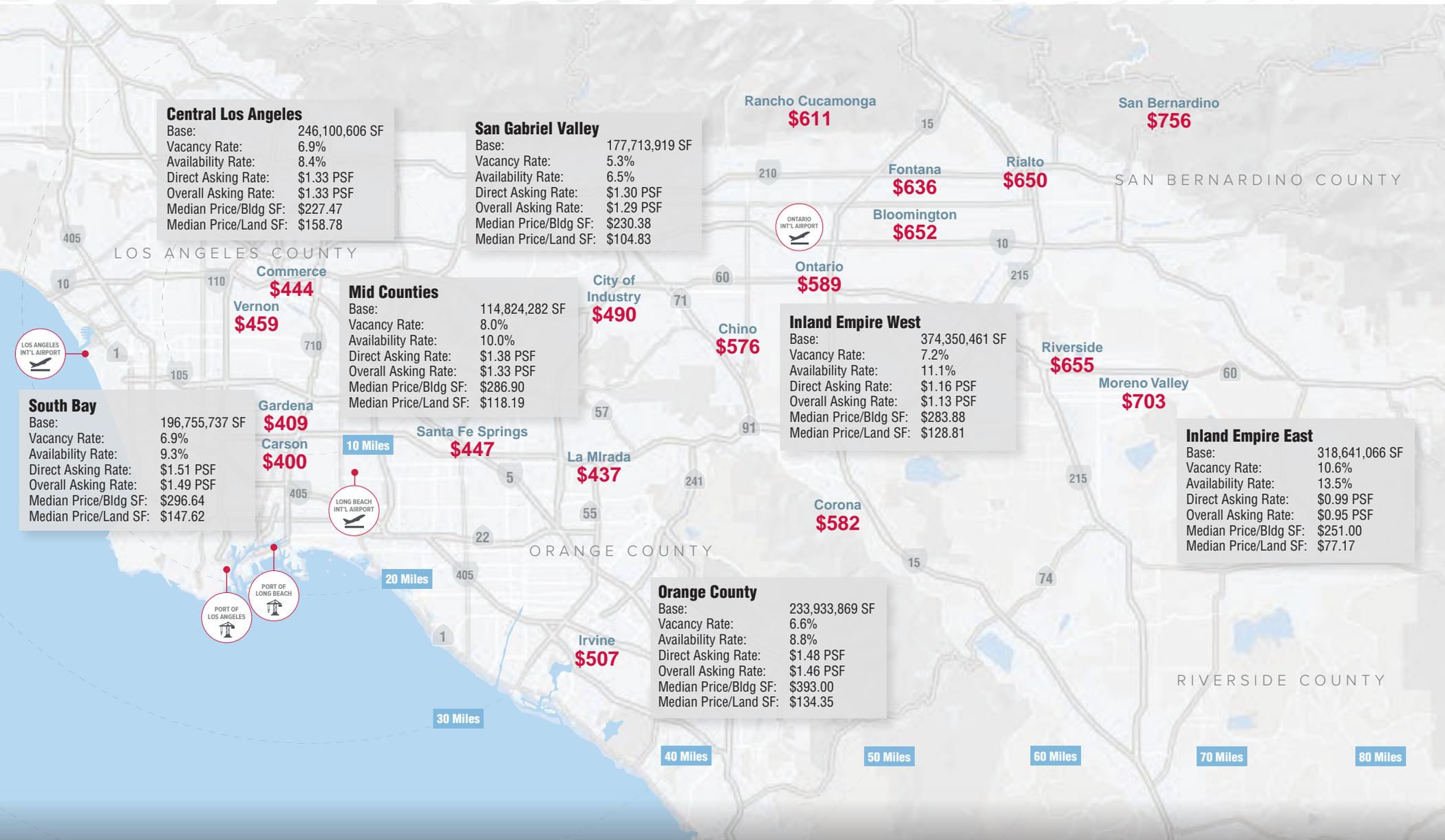
## LOCATION MAP



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Q3 2025 | LA BASIN MARKET SUMMARY & DRAYAGE MAP



### Central Los Angeles

Base: 246,100,606 SF  
 Vacancy Rate: 6.9%  
 Availability Rate: 8.4%  
 Direct Asking Rate: \$1.33 PSF  
 Overall Asking Rate: \$1.33 PSF  
 Median Price/Bldg SF: \$227.47  
 Median Price/Land SF: \$158.78

### San Gabriel Valley

Base: 177,713,919 SF  
 Vacancy Rate: 5.3%  
 Availability Rate: 6.5%  
 Direct Asking Rate: \$1.30 PSF  
 Overall Asking Rate: \$1.29 PSF  
 Median Price/Bldg SF: \$230.38  
 Median Price/Land SF: \$104.83

Rancho Cucamonga  
**\$611**

San Bernardino  
**\$756**

Fontana  
**\$636**

Rialto  
**\$650**

Bloomington  
**\$652**

Ontario  
**\$589**

Chino  
**\$576**

### Inland Empire West

Base: 374,350,461 SF  
 Vacancy Rate: 7.2%  
 Availability Rate: 11.1%  
 Direct Asking Rate: \$1.16 PSF  
 Overall Asking Rate: \$1.13 PSF  
 Median Price/Bldg SF: \$283.88  
 Median Price/Land SF: \$128.81

Riverside  
**\$655**

Moreno Valley  
**\$703**

### Inland Empire East

Base: 318,641,066 SF  
 Vacancy Rate: 10.6%  
 Availability Rate: 13.5%  
 Direct Asking Rate: \$0.99 PSF  
 Overall Asking Rate: \$0.95 PSF  
 Median Price/Bldg SF: \$251.00  
 Median Price/Land SF: \$77.17

### South Bay

Base: 196,755,737 SF  
 Vacancy Rate: 6.9%  
 Availability Rate: 9.3%  
 Direct Asking Rate: \$1.51 PSF  
 Overall Asking Rate: \$1.49 PSF  
 Median Price/Bldg SF: \$296.64  
 Median Price/Land SF: \$147.62

Gardena  
**\$409**

Carson  
**\$400**

### Mid Counties

Base: 114,824,282 SF  
 Vacancy Rate: 8.0%  
 Availability Rate: 10.0%  
 Direct Asking Rate: \$1.38 PSF  
 Overall Asking Rate: \$1.33 PSF  
 Median Price/Bldg SF: \$286.90  
 Median Price/Land SF: \$118.19

Commercer  
**\$444**

Vernon  
**\$459**

City of Industry  
**\$490**

Santa Fe Springs  
**\$447**

La Mirada  
**\$437**

Corona  
**\$582**

### Orange County

Base: 233,933,869 SF  
 Vacancy Rate: 6.6%  
 Availability Rate: 8.8%  
 Direct Asking Rate: \$1.48 PSF  
 Overall Asking Rate: \$1.46 PSF  
 Median Price/Bldg SF: \$393.00  
 Median Price/Land SF: \$134.35

Irvine  
**\$507**

PREPARED BY:  
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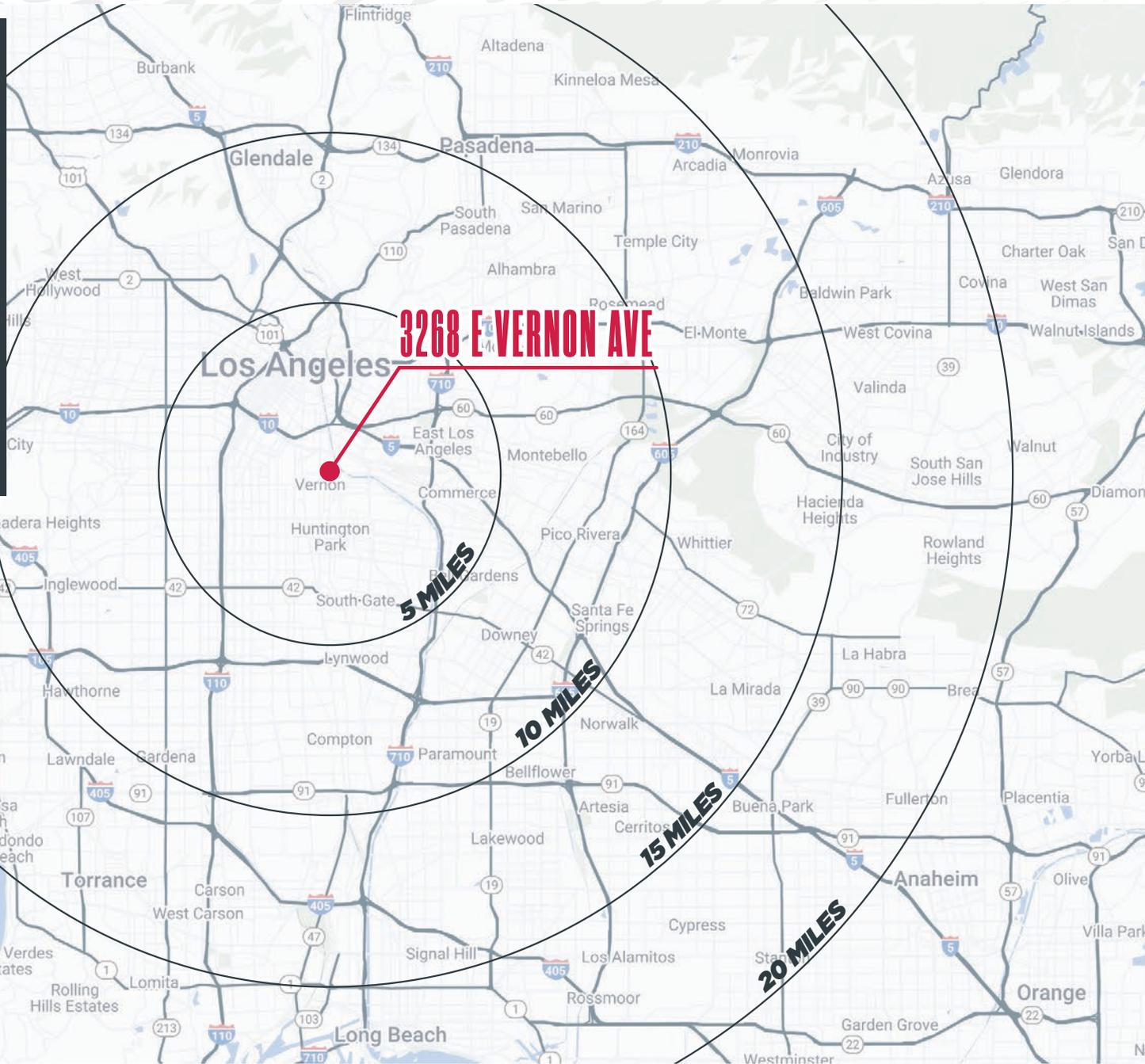
Sources: LAC-I Research, CoStar, Drayage Directory  
 Drayage Rates reflect base and fuel costs only  
 Based on a survey and sale comps of industrial properties 5,000 SF+

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## DEMOGRAPHIC MAP

	<b>POPULATION</b>			
5 Miles	10 Miles	15 Miles	20 Miles	
1,073,668	3,569,738	6,165,840	8,242,938	
	<b>AVERAGE HH INCOME</b>			
5 Miles	10 Miles	15 Miles	20 Miles	
\$86,926	\$109,367	\$133,930	\$137,703	
	<b>EMPLOYEES</b>			
5 Miles	10 Miles	15 Miles	20 Miles	
517,098	1,294,977	2,699,988	3,533,32	



## DRIVING DISTANCE FROM PROPERTY

 DTLA  
**5 Miles**

 LAX  
**17 Miles**

 LA & LB PORTS  
**24 Miles**