

FOR SALE

2119 S ATLANTIC BLVD

COMMERCE, CA 90040

STANDALONE OWNER-USER BUILDING ON CORNER LOT

COMMERCIAL & LIGHT INDUSTRIAL USES



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2119 S ATLANTIC BLVD | COMMERCE, CA

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2119 S ATLANTIC BLVD | COMMERCE, CA

EXECUTIVE SUMMARY

Compass is pleased to present the opportunity to acquire 2119 S Atlantic Blvd, a standalone commercial building on a corner lot in Commerce, CA. The building comprises 7,438 SF, featuring ground floor and mezzanine space, and includes one ground-level door, 6-8 office spaces, four restrooms, and two showers. Zoned C/M-1, this property provides a flexible layout ideal for a wide variety of commercial uses and limited, compatible light industrial uses, providing an exceptional opportunity for an owner-user to establish their business in a prominent location.

Positioned on Atlantic Blvd, the property benefits from excellent exposure and convenient access to major thoroughfares, including the I-5 and I-710 freeways. This property is ideal for investors seeking a value-add opportunity or business owners looking for a well-located space in a highly desirable and dynamic submarket.

2119 S Atlantic Blvd presents a unique opportunity to acquire a strategically located property in a robust commercial area, benefiting from Commerce's central location within the Greater Los Angeles area. The seller is motivated, demonstrating the potential to secure a versatile asset in a thriving market.



2119 S ATLANTIC BLVD | COMMERCE, CA

PROPERTY SUMMARY

PROPERTY DATA

±7,438 SF

BUILDING SIZE

±5,082 SF

LAND AREA

C/M-1

ZONING

5244-013-037

APN

INVESTMENT DATA

\$1,699,000

ASKING PRICE

\$228

BUILDING PRICE / SF

1959 | 2024

YEAR BUILT | RENOVATED



*BUYER TO VERIFY ANY AND ALL ACCURACY OF INFORMATION

2119 S ATLANTIC BLVD | COMMERCE, CA

INVESTMENT HIGHLIGHTS

Standalone Commercial Building on Corner Lot
in Commerce, CA

Owner-User or Value-Add Investment
Opportunity

Flexible C/M-1 Zoning | Commercial & Light
Industrial Uses

Ground Floor & Mezzanine Space | Features
One GL Door, 800 Amps & 6-8 Office Spaces

Excellent Accessibility | Convenient Access to
I-5 & I-710 Freeways

Motivated Seller | Strong Opportunity to
Secure a Well-Positioned Asset



AREA & MARKET OVERVIEW

The City of Commerce is a key commercial and industrial hub strategically located in Southeast Los Angeles County. Renowned for its strong commercial environment, the city is home to a diverse range of industries, including manufacturing, logistics, and retail. Commerce's central location provides unparalleled access to the Los Angeles, Long Beach, and Orange County markets, supported by major freeway networks and nearby rail infrastructure.

The surrounding area boasts a blend of established businesses and newer developments, drawing both local and regional consumers. The city's proximity to popular shopping destinations, such as the Citadel Outlets, and its robust industrial base contribute to sustained economic growth and tenant demand.

2119 S Atlantic Blvd is well-positioned to capitalize on Commerce's dynamic commercial environment, offering excellent exposure and connectivity to both local and regional markets. Investors and end-users alike will appreciate the city's stable economic fundamentals and strategic significance within Southern California's economy.



DEMOGRAPHICS

| | 1 MILE | 2 MILES | 3 MILES |
|--|--------|---------|---------|
|--|--------|---------|---------|

POPULATION

| | | | |
|----------------------------|--------|--------|---------|
| 2020 Population | 20,296 | 97,771 | 270,108 |
| 2024 Population | 17,056 | 83,179 | 235,211 |
| 2029 Population Projection | 16,005 | 78,298 | 222,662 |
| Annual Growth 2020-2024 | -4.0% | -3.7% | -3.2% |
| Annual Growth 2024-2029 | -1.2% | -1.2% | -1.1% |

HOUSEHOLDS

| | | | |
|--------------------------|-------|--------|--------|
| 2020 Households | 5,510 | 26,205 | 74,449 |
| 2024 Households | 4,565 | 22,022 | 64,246 |
| 2029 Household Proection | 4,267 | 20,657 | 60,655 |
| Annual Growth 2020-2024 | -0.2% | -1.1% | -0.7% |
| Annual Growth 2024-2029 | -1.3% | -1.2% | -1.1% |
| Avg. Household Size | 3.6 | 3.7 | 3.6 |
| Avg. Household Vehicles | 2 | 2 | 2 |

HOUSING INCOME

| | | | |
|-------------------------|----------|----------|----------|
| Avg. Household Income | \$70,374 | \$71,920 | \$73,786 |
| Median Household Income | \$58,124 | \$59,319 | \$58,783 |
| \$25,000 - \$50,000 | 688 | 4,452 | 14,779 |
| \$75,000 - \$100,000 | 614 | 3,074 | 9,108 |
| \$125,000 - \$150,000 | 193 | 1,167 | 3,516 |
| \$200,000+ | 95 | 560 | 25,242 |

| | 1 MILE | 2 MILES | 3 MILES |
|--|--------|---------|---------|
|--|--------|---------|---------|

PLACE OF WORK

| | | | |
|-----------------|--------|--------|--------|
| 2023 Businesses | 1,509 | 4,567 | 9,665 |
| 2023 Employees | 14,669 | 41,383 | 84,957 |





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NO TRUCKS
OVER 3 TONS

dolls

















FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:



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This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 2119 S Atlantic Blvd, Commerce, CA 90040, (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

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The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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