

# 2828 Leonis Blvd

VERNON, CA



±10,143 Sq. Ft. LA Central Industrial Building for Lease



COMMERCIAL REAL ESTATE SERVICES  
OFFERING MEMORANDUM

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- Rare Clean Span Building
- Excellent Vernon Location - Leonis Blvd Frontage
- Secure Private Yard
- Dock High Loading

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

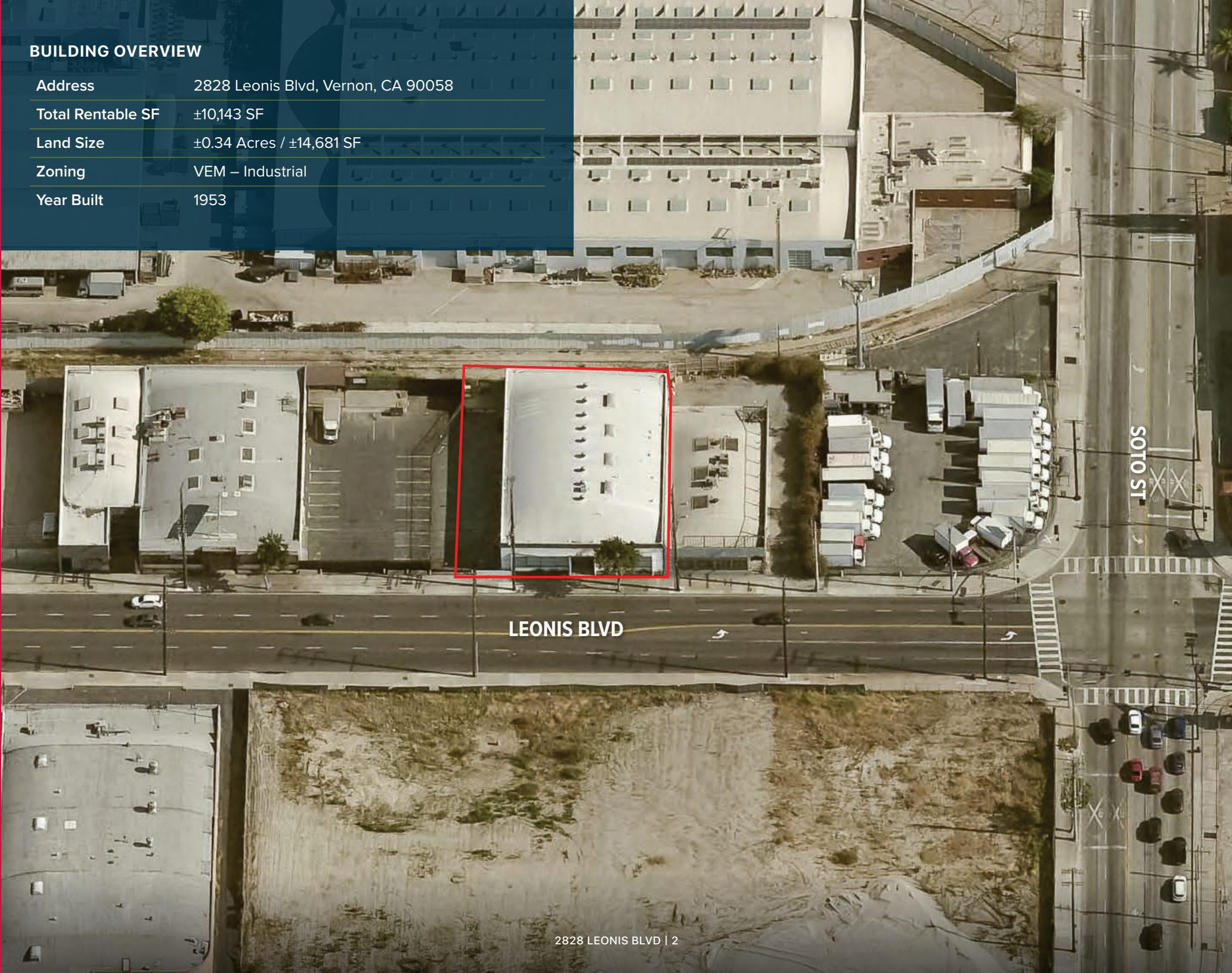
Lee & Associates - Los Angeles Central  
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

LEE-ASSOCIATES.COM  
CORP ID 01125429



**BUILDING OVERVIEW**

Address	2828 Leonis Blvd, Vernon, CA 90058
Total Rentable SF	±10,143 SF
Land Size	±0.34 Acres / ±14,681 SF
Zoning	VEM – Industrial
Year Built	1953



LEONIS BLVD

SOTO ST



# Property Highlights



Rare Clear Span Building



Excellent Vernon Location



Leonis Blvd Frontage



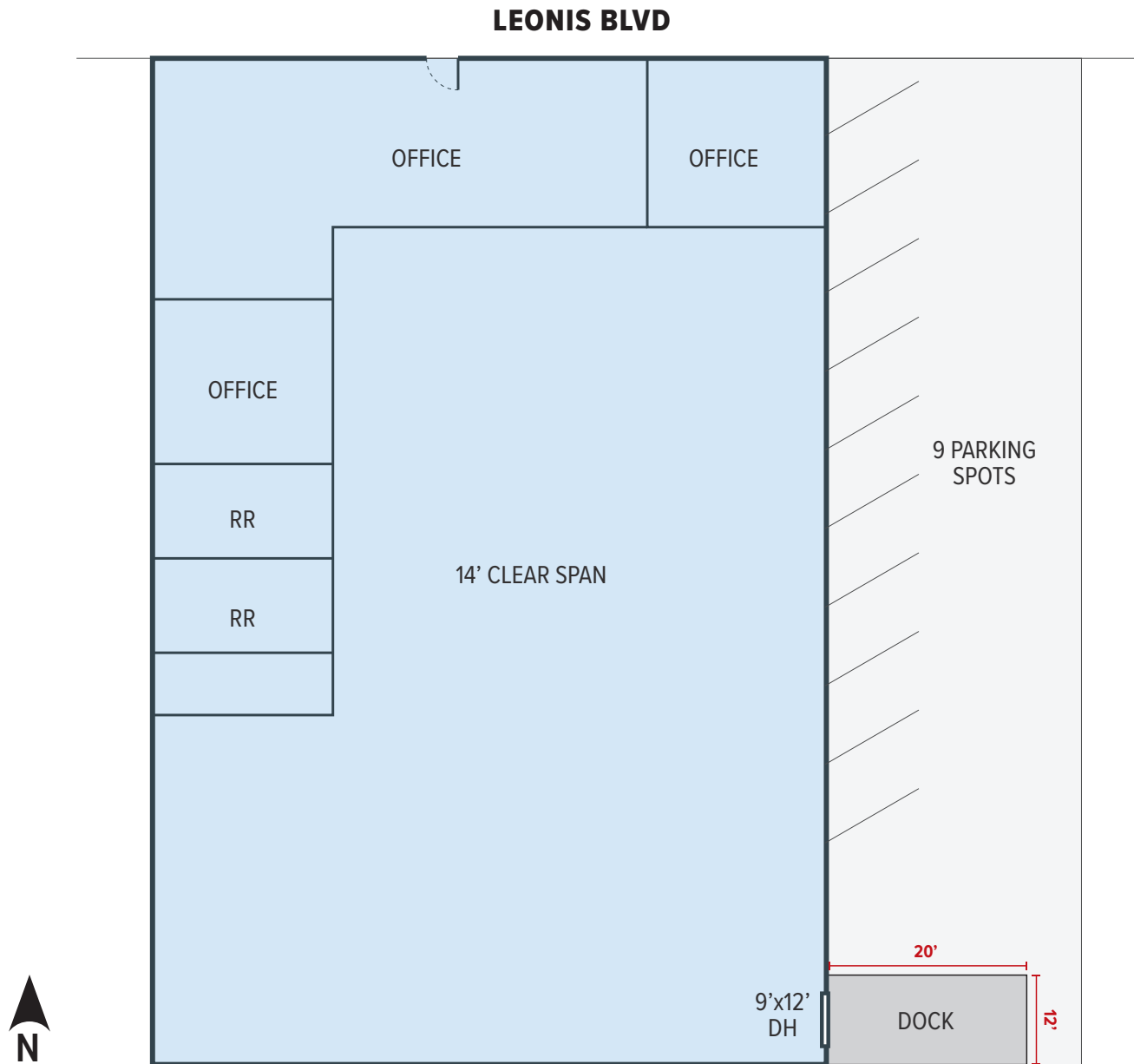
Secure Private Yard with Electrical Gate



Dock High Loading

# Property Site Plan

2828 LEONIS BLVD, VERNON, CA 90058



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

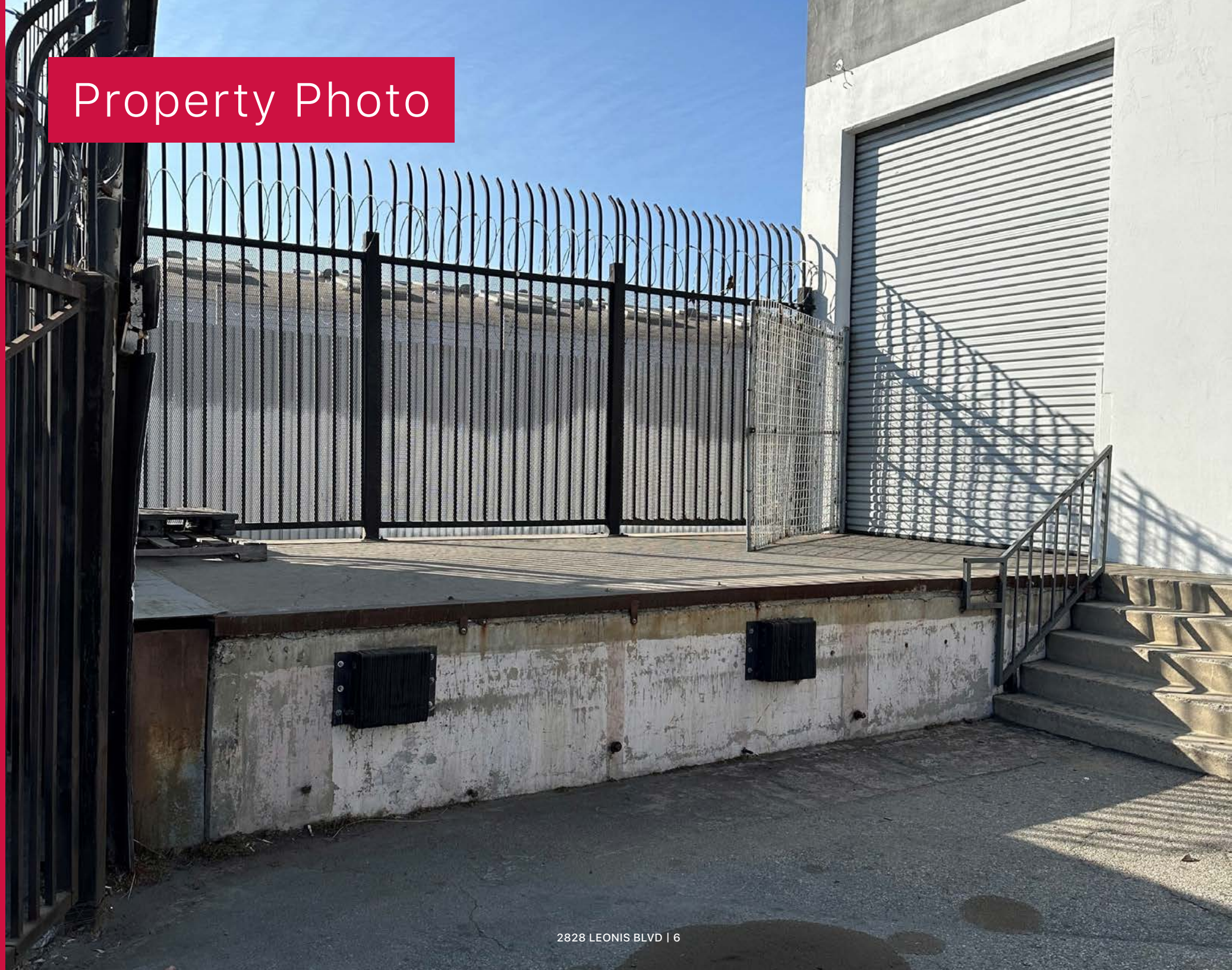


# Property Photo



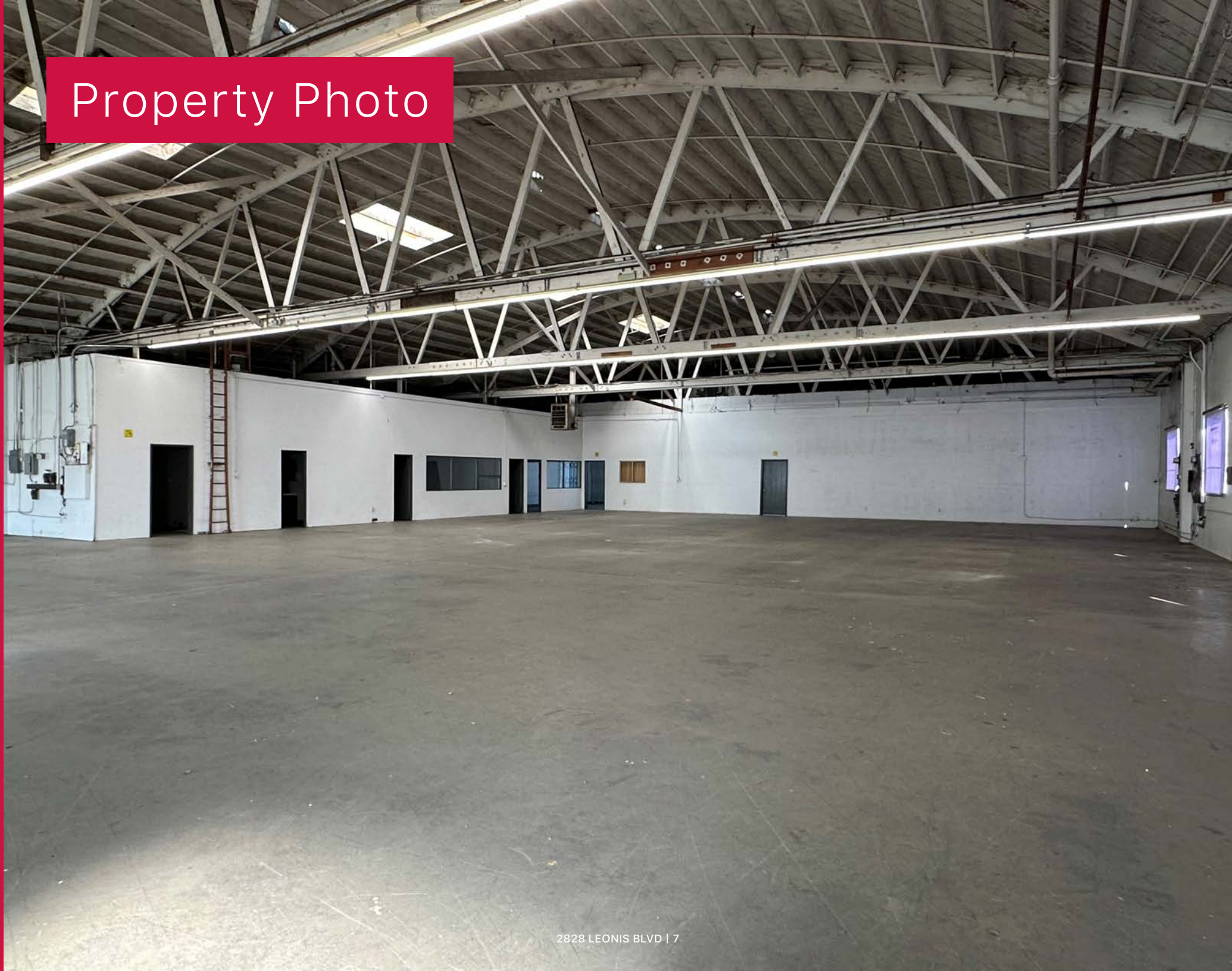


# Property Photo





# Property Photo





# Property Photo





# Property Photo





# Property Photo



# Property Photo





# Property Photo





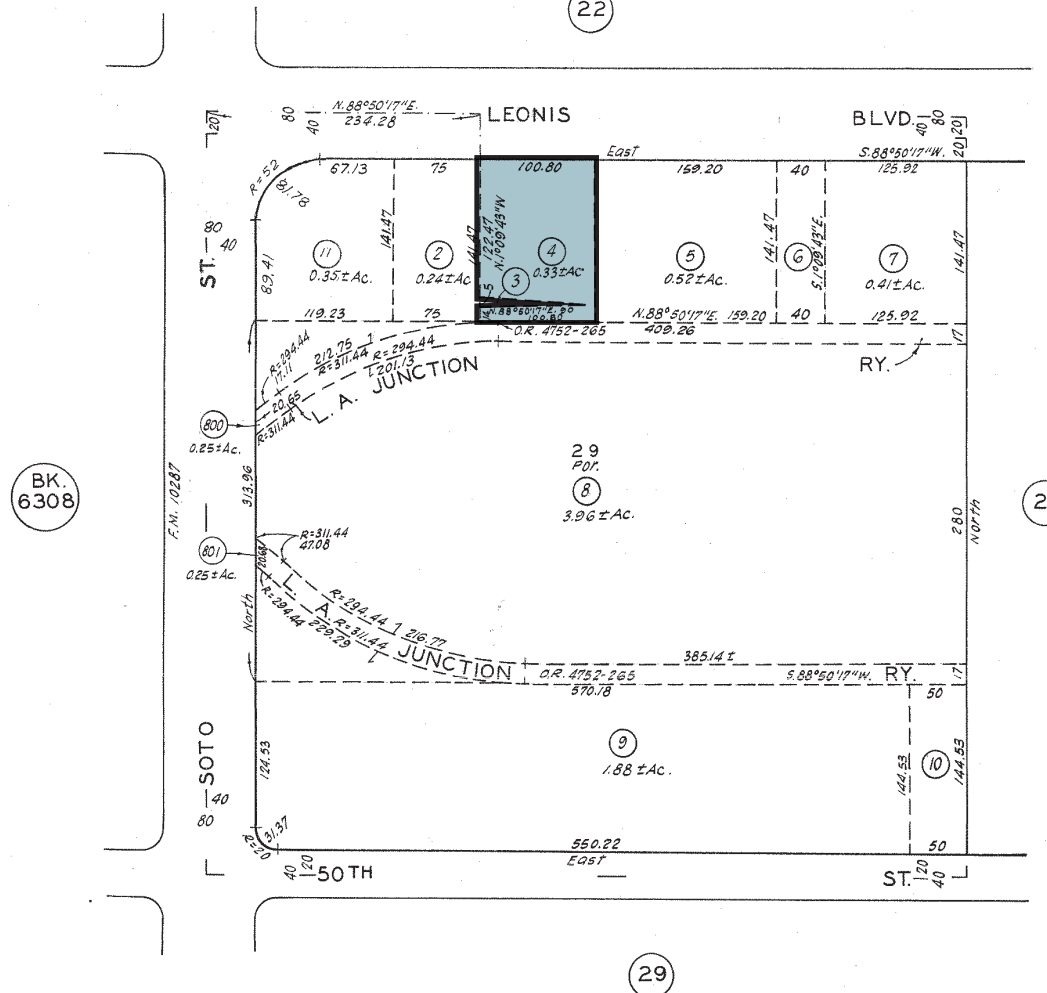
# Parcel Map

6303 23

SCALE 1" = 100'

2005

9/01/29  
2005032105011001-27



CODE  
10718

FIVE HUNDRED ACRE TRACT OF THE LOS ANGELES  
FRUITLAND ASSOCIATION M.R. 3-156-157

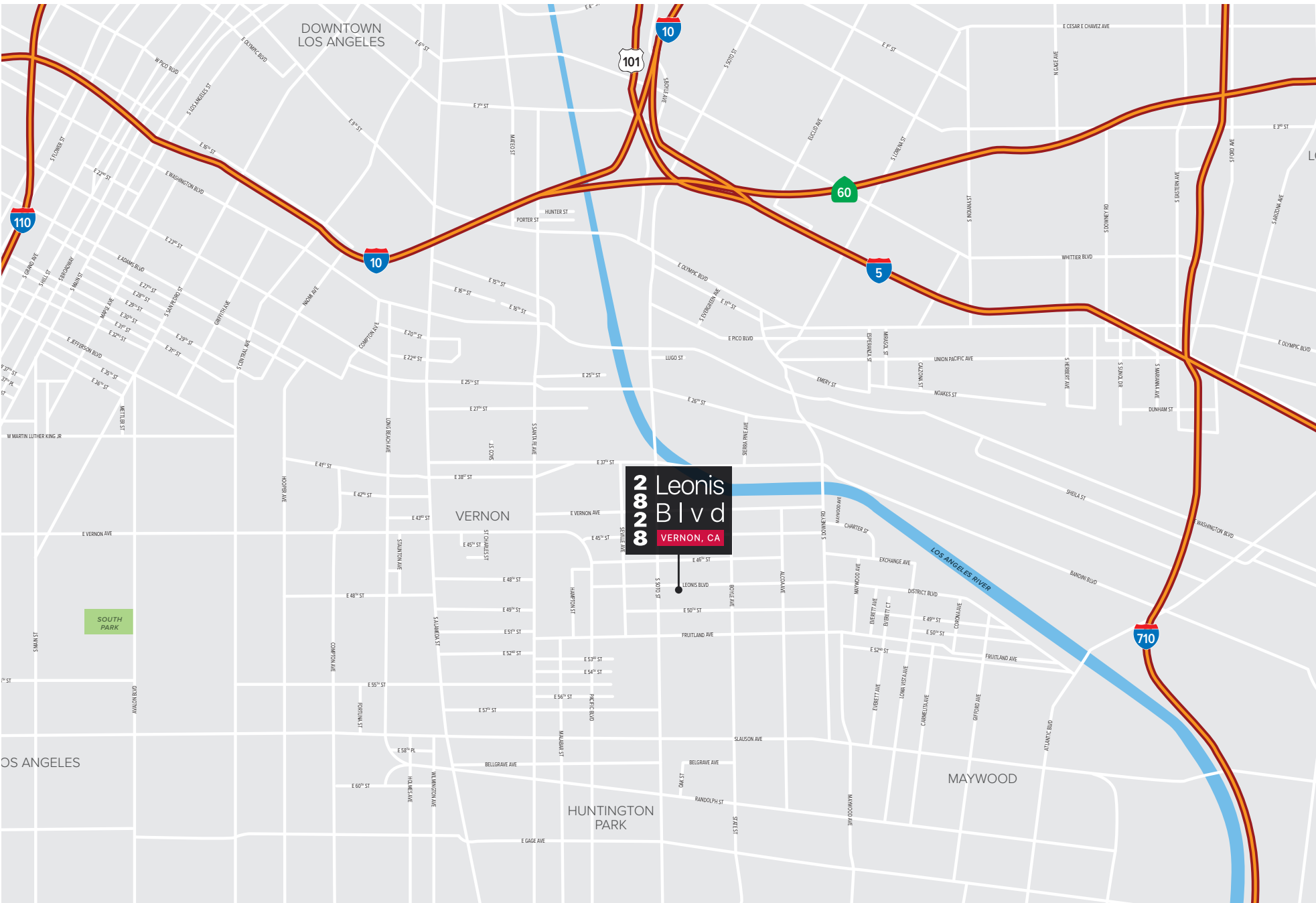
FOR PREV. ASSMT SEE:  
6305-2

Street lines per M.R. 3-156-157 are considered the  
lot lines in this tract, although the divisions of  
some lots are measured from the centerline of the  
streets.

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



# Location Map





# DEMOGRAPHICS



## POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
1,075,270	3,544,309	6,137,644	8,161,199



## AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$83,585	\$105,875	\$130,978	\$135,387



## EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
448,670	1,234,621	2,654,255	3,444,183

2828 Leonis  
Blvd  
VERNON, CA



# Q4 2024

## LA BASIN INDUSTRIAL MARKET UPDATE & DRAYAGE RATES

### Central Los Angeles

Base: 246,721,841 SF  
Vacancy Rate: 7.2%  
Availability Rate: 9%  
Direct Asking Rate: \$1.27 PSF  
Overall Asking Rate: \$1.27 PSF  
Median Price/Bldg SF: \$297.25  
Median Price/Land SF: \$174.57

### San Gabriel Valley

Base: 179,108,546 SF  
Vacancy Rate: 6.3%  
Availability Rate: 7.2%  
Direct Asking Rate: \$1.45 PSF  
Overall Asking Rate: \$1.40 PSF  
Median Price/Bldg SF: \$207.14  
Median Price/Land SF: \$92.17

Rancho Cucamonga  
**\$825**

San Bernardino  
**\$916**

80 Miles

Rialto  
**\$894**

Fontana  
**\$894**

Colton  
**\$916**

Redlands  
**\$939**



Ontario  
**\$825**

Chino  
**\$825**

### Inland Empire West

Base: 370,500,976 SF  
Vacancy Rate: 6.8%  
Availability Rate: 10.3%  
Direct Asking Rate: \$1.11 PSF  
Overall Asking Rate: \$1.10 PSF  
Median Price/Bldg SF: \$258.31  
Median Price/Land SF: \$89.28

Riverside  
**\$871**

Moreno Valley  
**\$939**

### Inland Empire East

Base: 314,522,159 SF  
Vacancy Rate: 8.5%  
Availability Rate: 13.0%  
Direct Asking Rate: \$1.14 PSF  
Overall Asking Rate: \$1.05 PSF  
Median Price/Bldg SF: \$252.05  
Median Price/Land SF: \$103.51

Corona  
**\$803**

### Orange County

Base: 232,777,870 SF  
Vacancy Rate: 5.4%  
Availability Rate: 8.3%  
Direct Asking Rate: \$1.59 PSF  
Overall Asking Rate: \$1.56 PSF  
Median Price/Bldg SF: \$398.87  
Median Price/Land SF: \$157.90

Irvine  
**\$757**

City of Industry  
**\$735**

### Mid Counties

Base: 114,921,369 SF  
Vacancy Rate: 6.8%  
Availability Rate: 10.2%  
Direct Asking Rate: \$1.51 PSF  
Overall Asking Rate: \$1.51 PSF  
Median Price/Bldg SF: \$318.95  
Median Price/Land SF: \$131.33

Santa Fe Springs  
**\$742**

Buena Park  
**\$690**

Compton  
**\$644**

Carson  
**\$622**

2828 Leonis Blvd  
VERNON, CA  
**\$666**

Commerce  
**\$690**

### South Bay

Base: 196,051,475 SF  
Vacancy Rate: 5.5%  
Availability Rate: 8.2%  
Direct Asking Rate: \$1.66 PSF  
Overall Asking Rate: \$1.61 PSF  
Median Price/Bldg SF: \$305.10  
Median Price/Land SF: \$138.92

Torrance  
**\$613**



10 Miles

20 Miles

30 Miles

40 Miles

50 Miles

60 Miles

70 Miles