

E VERNON AVE

E 45TH ST

SEVILLE AVE

SUBJECT SPACE

FOR LEASE  
**±76,297 SF**  
INDUSTRIAL BUILDING

**2640**  
E 45TH STREET  
VERNON • CA 90058

**MAJOR PRICE  
REDUCTION**

PRICING SUMMARY:

~~\$1.10 PSF GRS~~  
**NEW LEASE RATE ▶ \$0.99 PSF GRS**



**PIT LEVELERS/ FULLY  
RACKED WITH ±1,464  
PALLET POSITIONS**



**FOIL INSULATION**



**22' CLEAR**



**FLORESCENT  
LIGHTING**

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**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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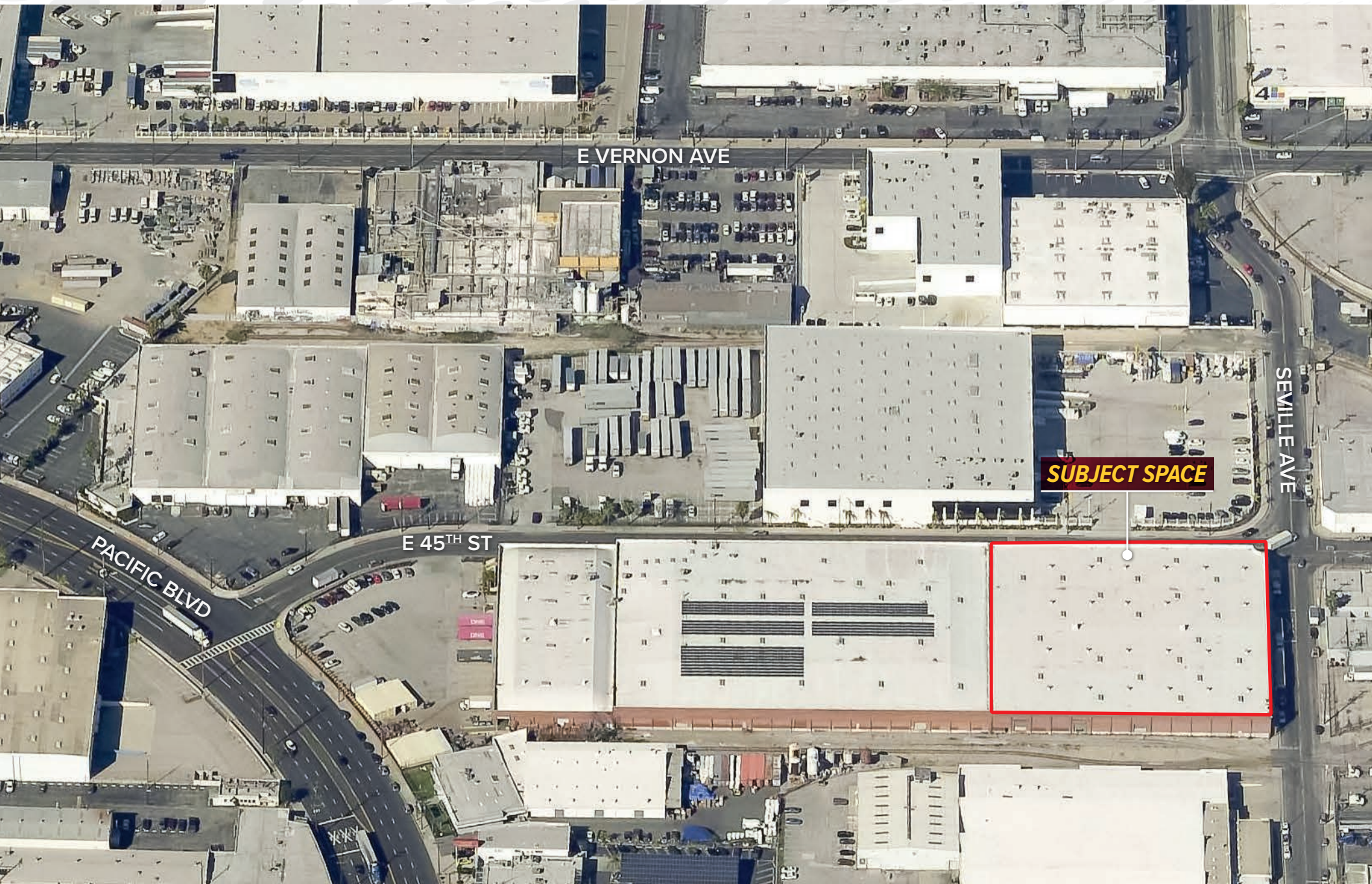
**LEE-ASSOCIATES.COM**

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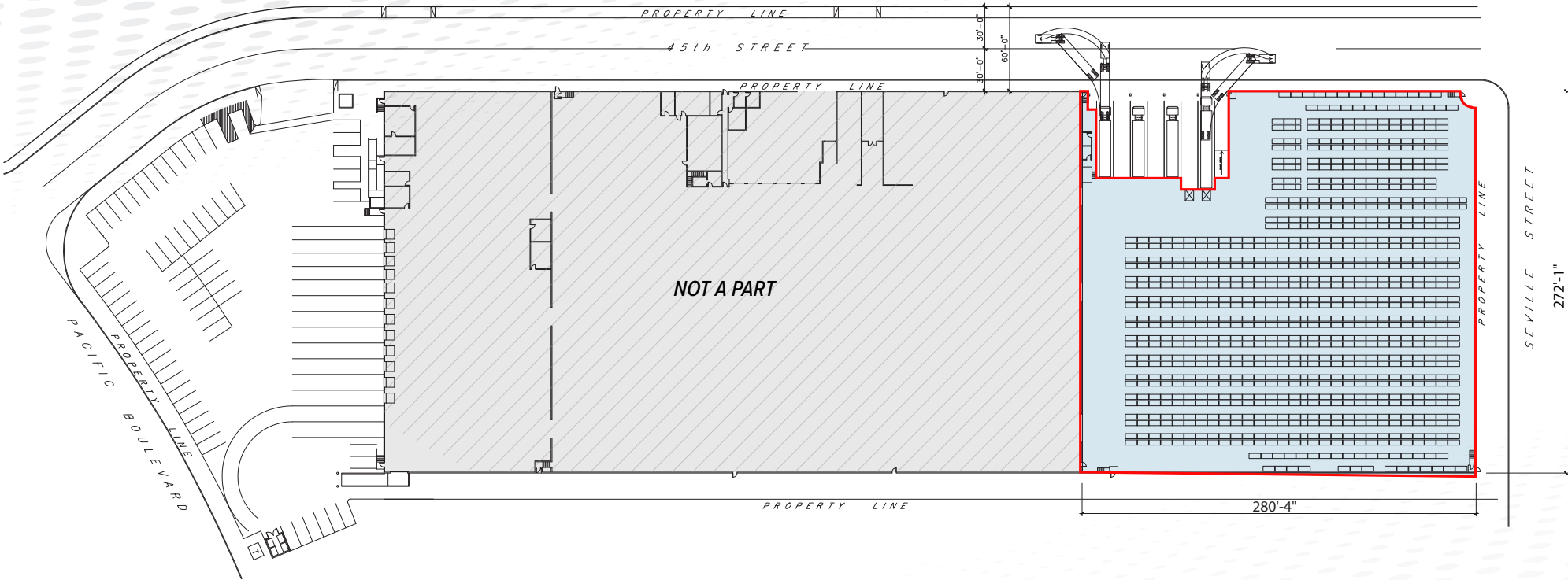
PROPERTY AERIAL



±76,297 SF of Industrial Building for Lease

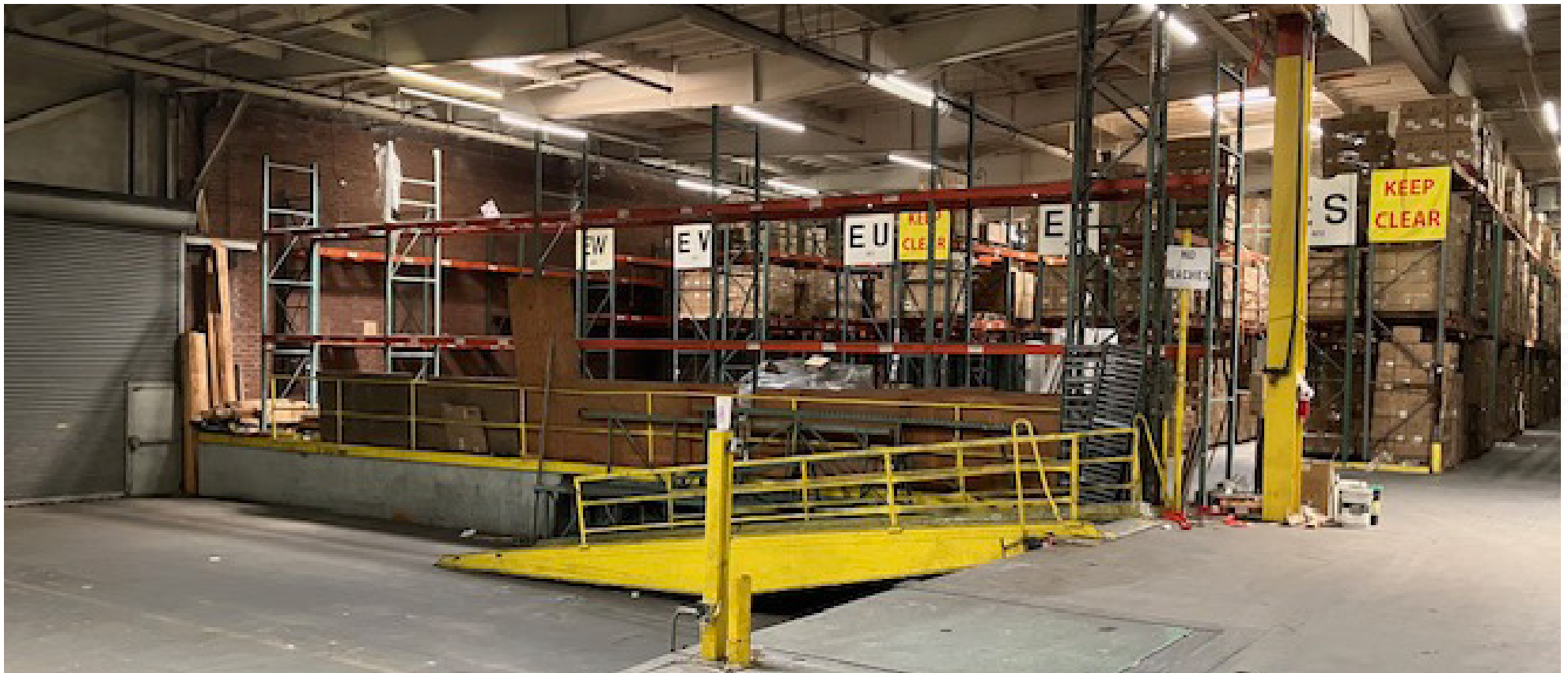
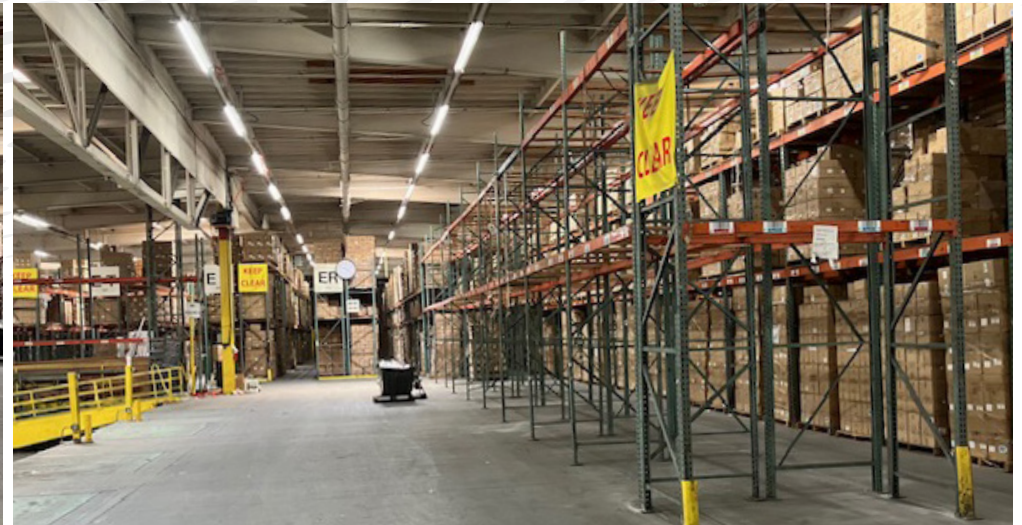
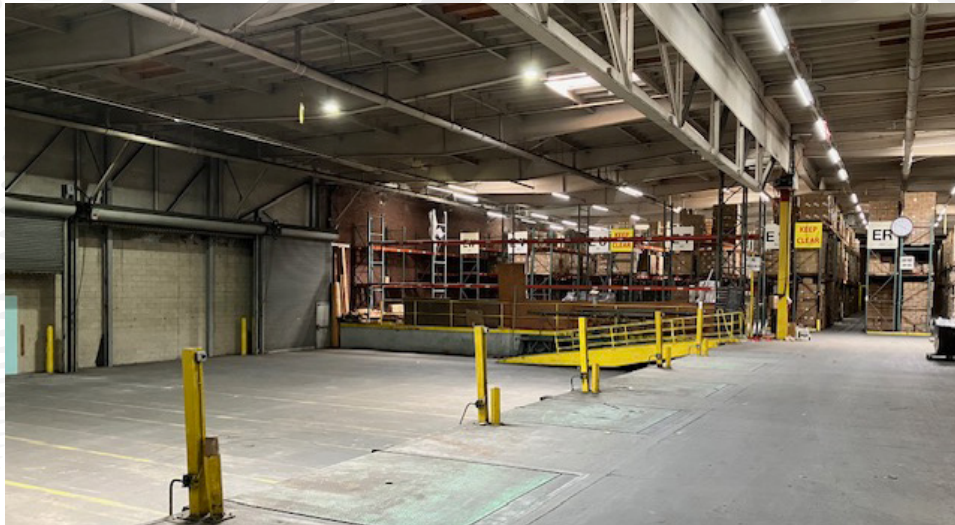
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SITE PLAN



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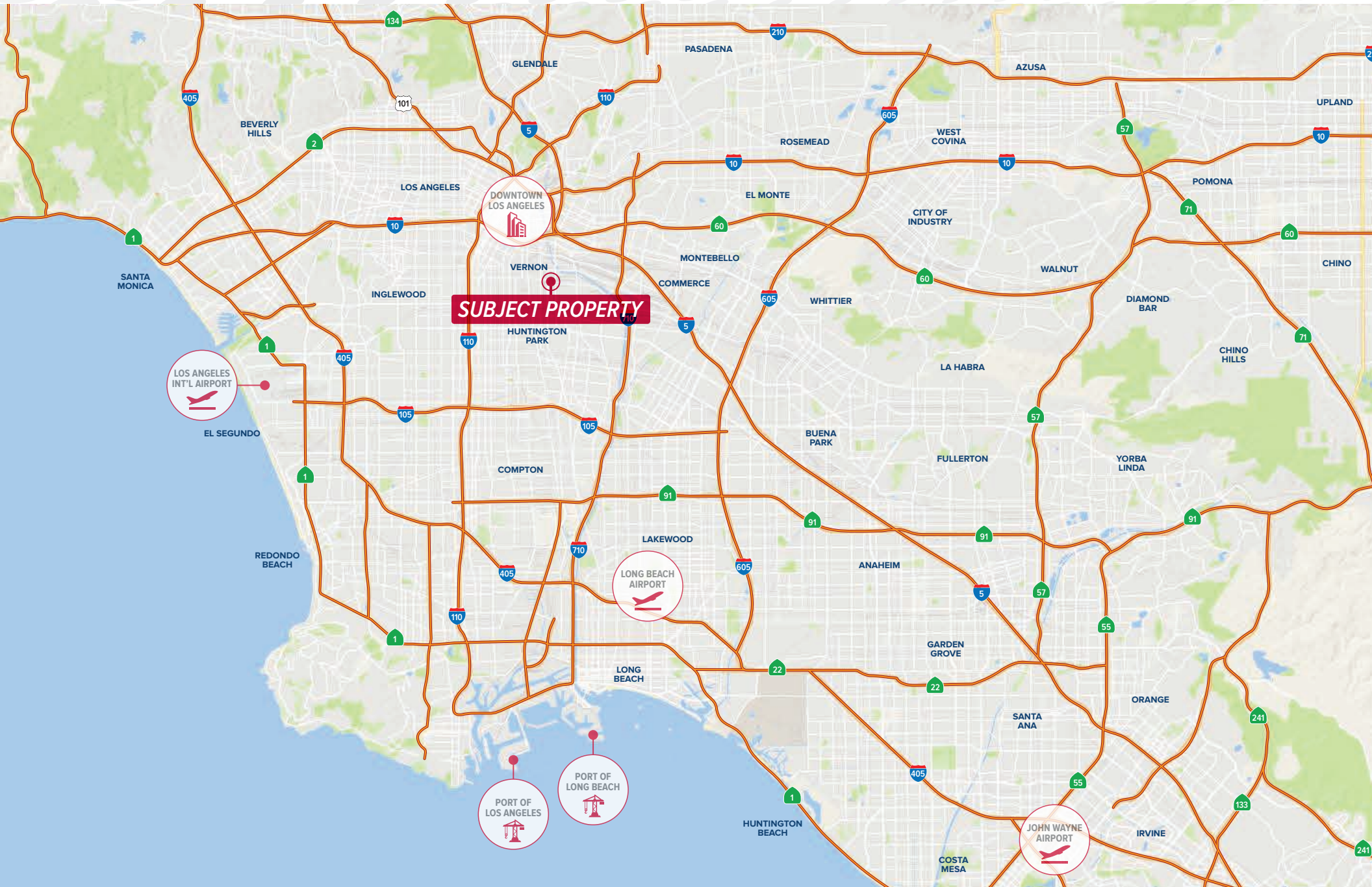
## LOCATION MAP

The map displays the Los Angeles region with a focus on the downtown and eastern parts. Major freeways are shown in thick black lines with their respective shields (Interstates 5, 10, 15, 210, 710, 60, 110). Local streets are shown in thin blue lines. The Los Angeles River is depicted in light blue. A red dot and line point to a specific location labeled '2640 E 45TH ST' in the eastern part of the map, near the Huntington Park area. The map also shows various landmarks and neighborhood names, including Downtown Los Angeles, East Los Angeles, Commerce, Maywood, Bell, Huntington Park, Walnut Park, Florence-Graham, Vernon, and Butte Street Junction.

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## REGIONAL MAP



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## DEMOGRAPHIC MAP



### POPULATION

| 5 Miles   | 10 Miles  | 15 Miles  | 20 Miles  |
|-----------|-----------|-----------|-----------|
| 1,124,176 | 3,573,432 | 6,105,474 | 8,127,050 |



### AVERAGE HH INCOME

| 5 Miles  | 10 Miles  | 15 Miles  | 20 Miles  |
|----------|-----------|-----------|-----------|
| \$83,140 | \$107,278 | \$131,671 | \$135,356 |



### EMPLOYEES

| 5 Miles | 10 Miles  | 15 Miles  | 20 Miles  |
|---------|-----------|-----------|-----------|
| 449,911 | 1,271,069 | 2,657,400 | 3,434,219 |

## DRIVING DISTANCE FROM PROPERTY

|                          |
|--------------------------|
| DTLA: 5 MILES            |
| KOREATOWN: 9 MILES       |
| WEST HOLLYWOOD: 13 MILES |
| CULVER CITY: 10 MILES    |
| PASADENA: 13 MILES       |
| BEVERLY HILLS: 14 MILES  |
| SANTA MONICA: 18 MILES   |
| LAX: 16 MILES            |
| LA & LB PORTS: 22 MILES  |

