



OFFERING MEMORANDUM

RARE INDUSTRIAL LAND FOR SALE IN MAYWOOD

3570 Fruitland Ave. Maywood CA 90270

RARE INDUSTRIAL LAND FOR SALE IN MAYWOOD

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COLDWELL BANKER
COMMERCIAL
REALTY

OFFERING SUMMARY

ADDRESS	3570 Fruitland Ave. Maywood CA 90270
LAND SF	37,113 SF
ZONING	Manufacturing (M)
APN	6311-017-042

FINANCIAL SUMMARY

PRICE	\$3,500,000
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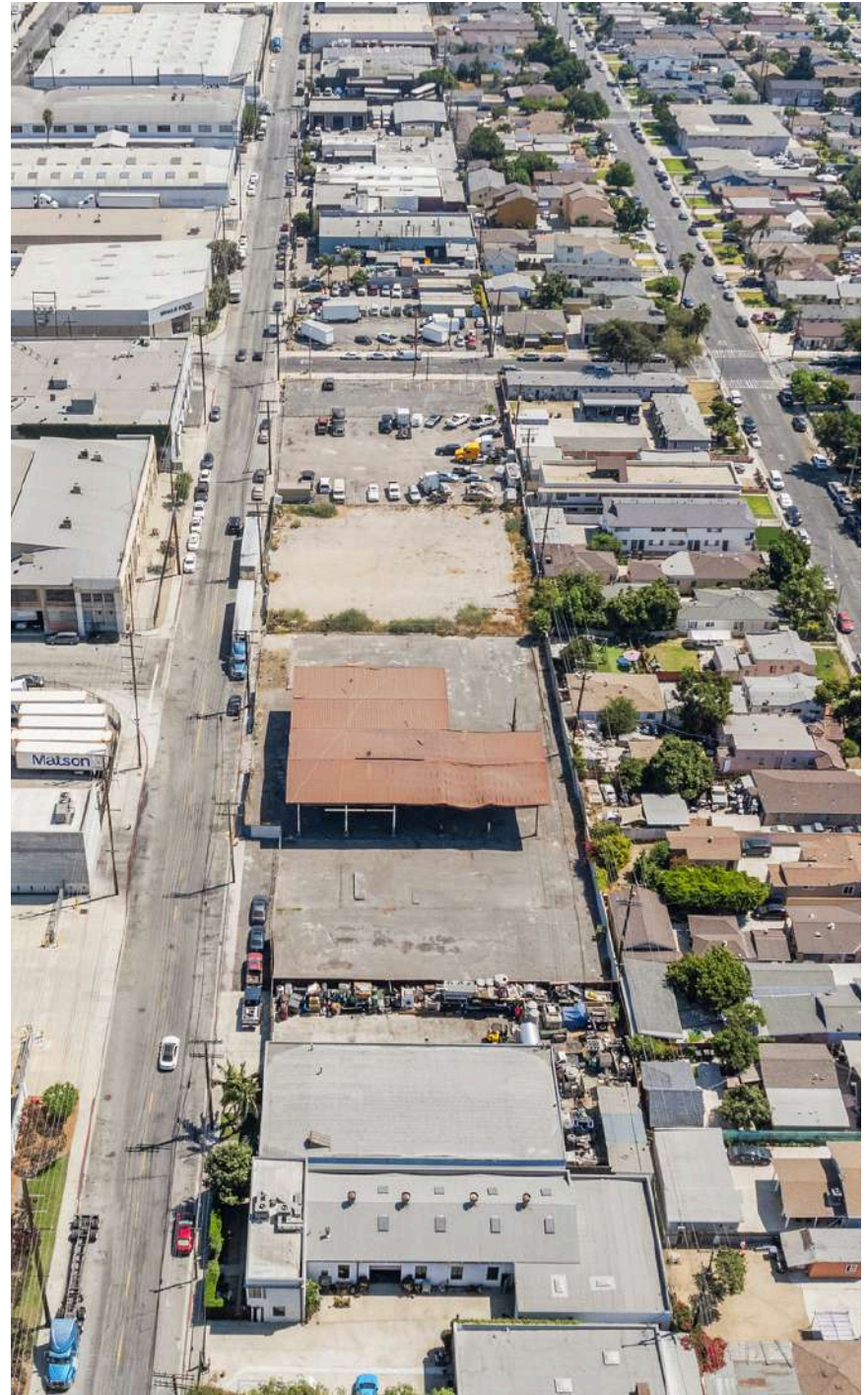
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	19,635	301,994	961,012
2024 Median HH Income	\$62,594	\$58,612	\$59,554
2024 Average HH Income	\$79,174	\$76,139	\$82,835

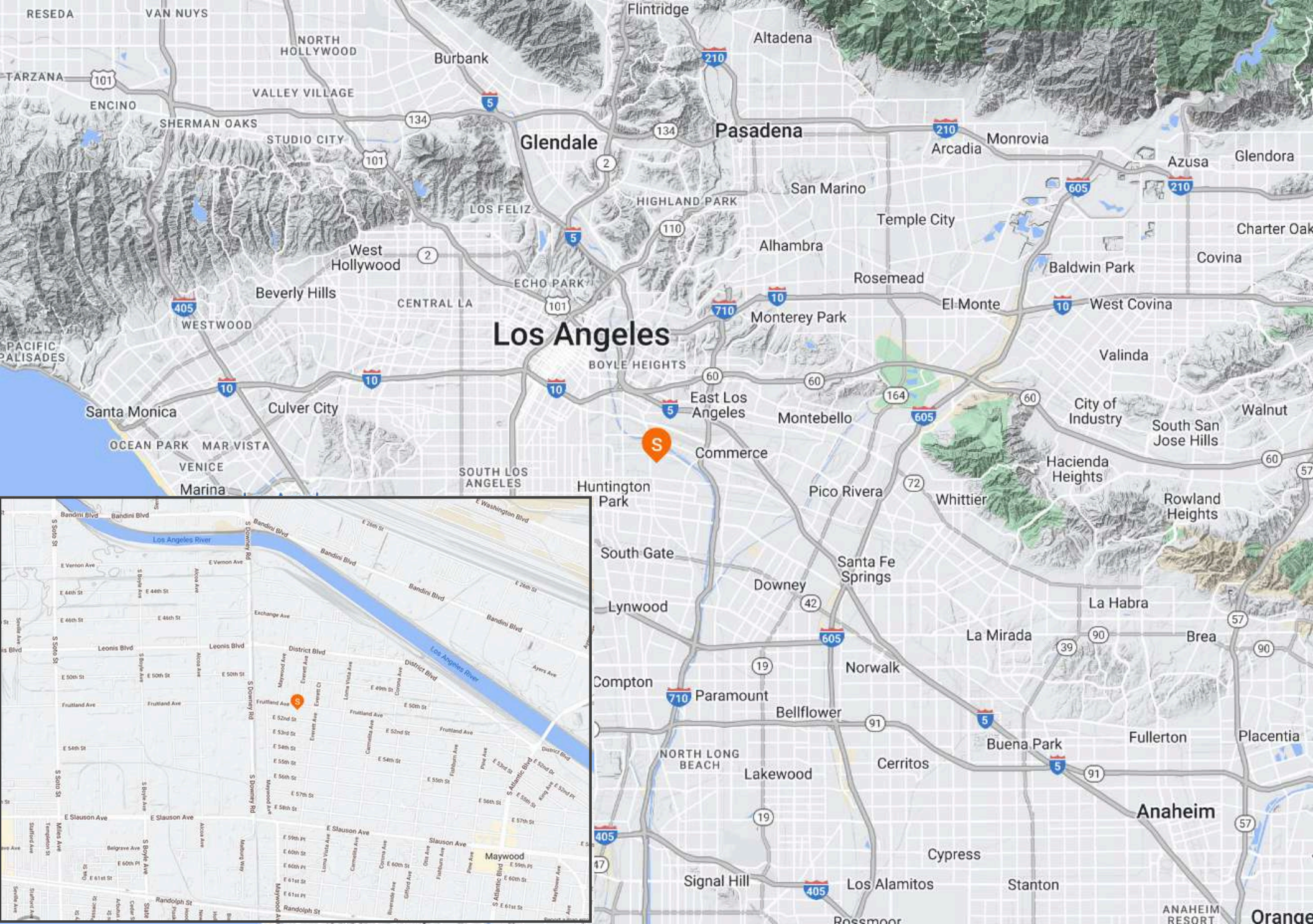
PROPERTY OVERVIEW

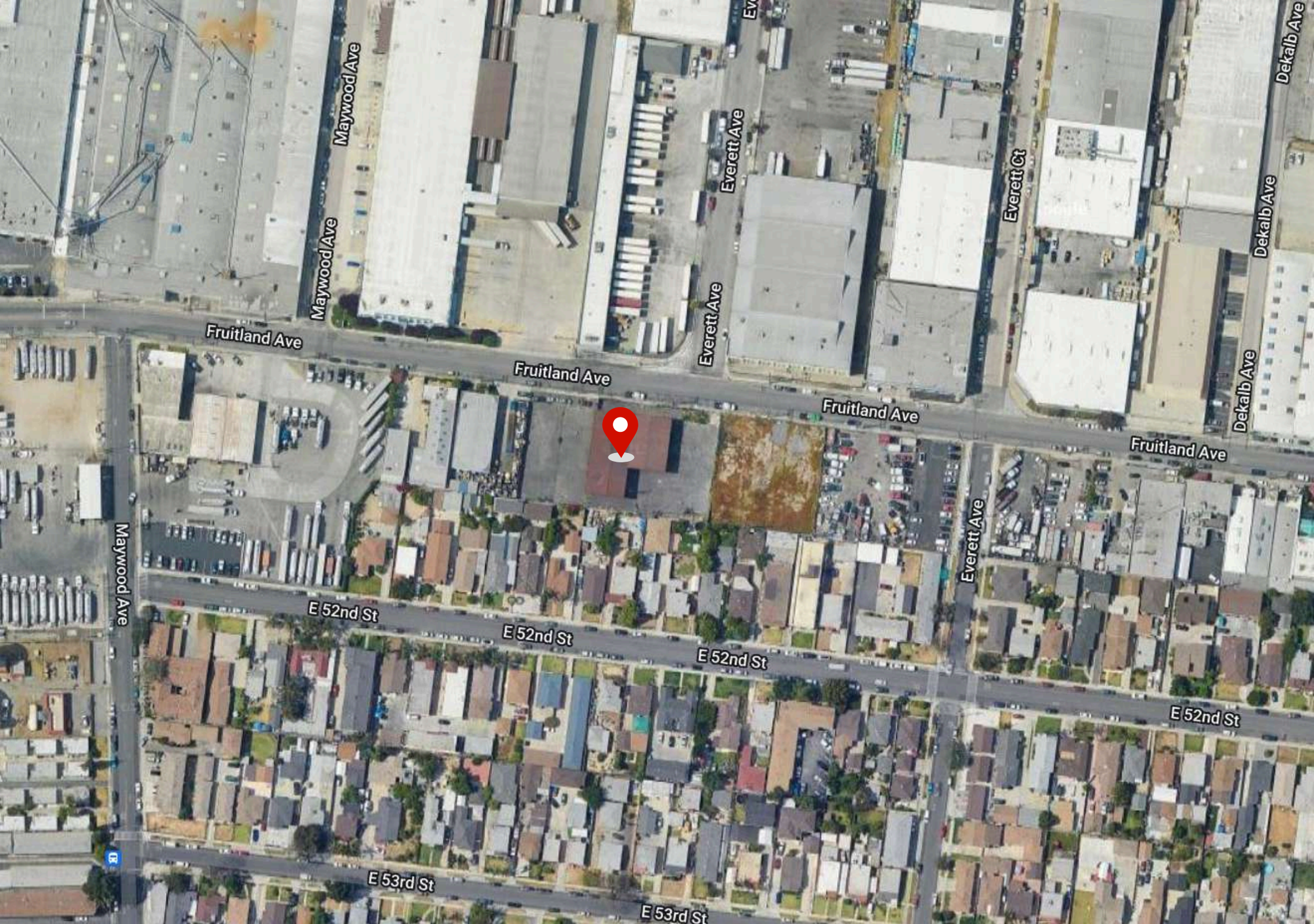
Rare industrial land for sale in Maywood. Conveniently located close to the 5, 60 and 710 freeways, this is a great location relatively close to the Los Angeles ports. Potentially, a 33,401 square foot industrial building can be built on this parcel.

3580 Fruitland and 3590 Fruitland are also for sale and can be assembled together for a total of 75,813 square feet with the potential to build up to a 40% of the total land area.

CLEAN PHASE I AND PHASE II





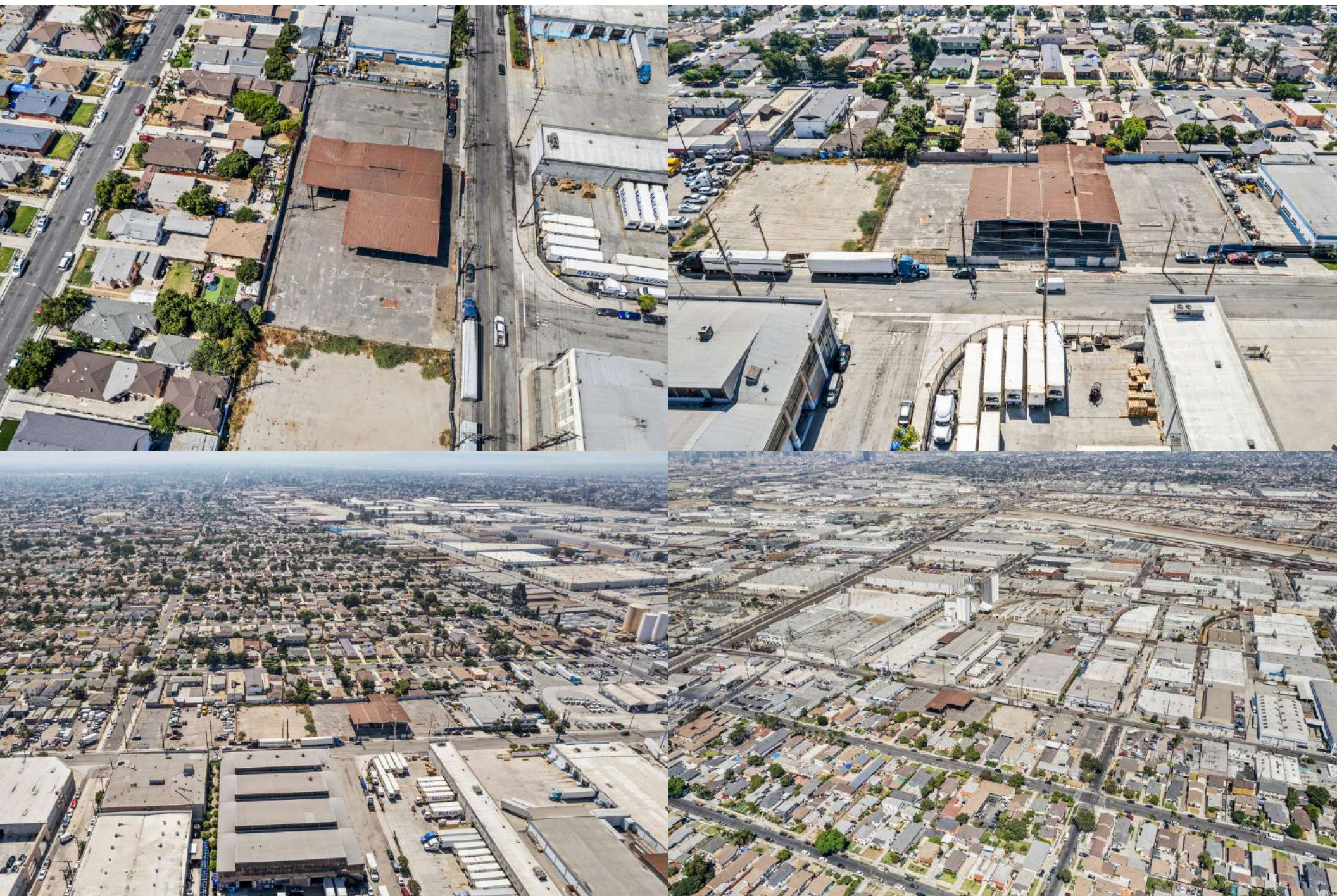






FOR SALE
3570 Fruitland Ave

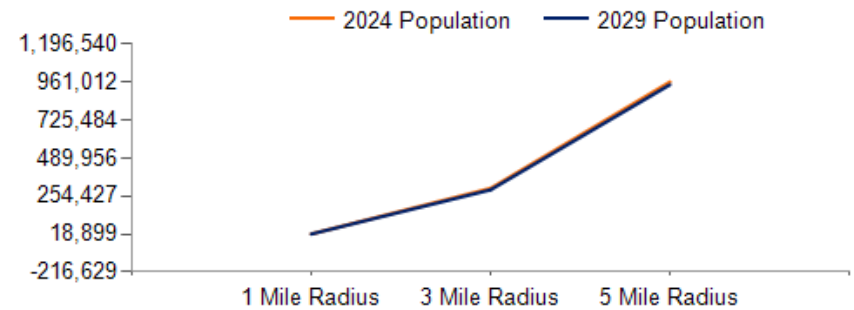
FOR SALE
3590 Fruitland Ave



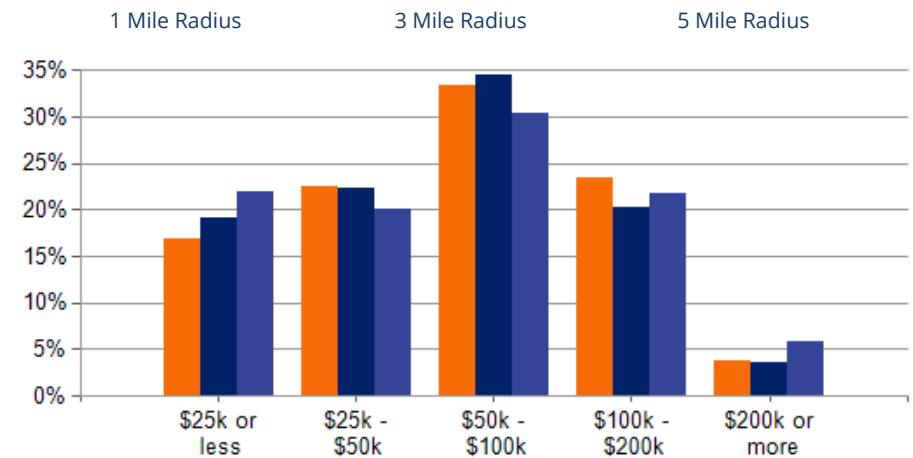
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,036	334,455	965,807
2010 Population	21,839	328,771	989,732
2024 Population	19,635	301,994	961,012
2029 Population	18,899	292,767	943,851
2024-2029: Population: Growth Rate	-3.80%	-3.10%	-1.80%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	442	8,804	36,227
\$15,000-\$24,999	457	6,793	23,886
\$25,000-\$34,999	697	7,951	23,678
\$35,000-\$49,999	497	10,221	31,569
\$50,000-\$74,999	943	15,713	46,422
\$75,000-\$99,999	827	12,422	36,882
\$100,000-\$149,999	917	11,687	40,313
\$150,000-\$199,999	330	4,823	19,621
\$200,000 or greater	201	2,958	16,106
Median HH Income	\$62,594	\$58,612	\$59,554
Average HH Income	\$79,174	\$76,139	\$82,835

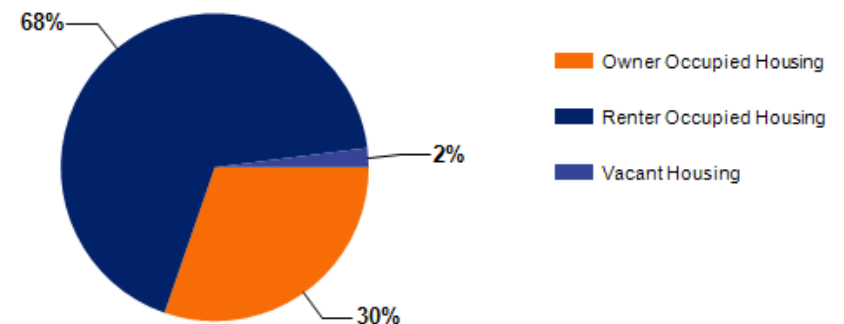
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,382	81,154	249,143
2010 Total Households	5,253	78,695	249,134
2024 Total Households	5,310	81,372	274,705
2029 Total Households	5,283	81,502	279,515
2024 Average Household Size	3.69	3.69	3.39
2024-2029: Households: Growth Rate	-0.50%	0.15%	1.75%



2024 Household Income



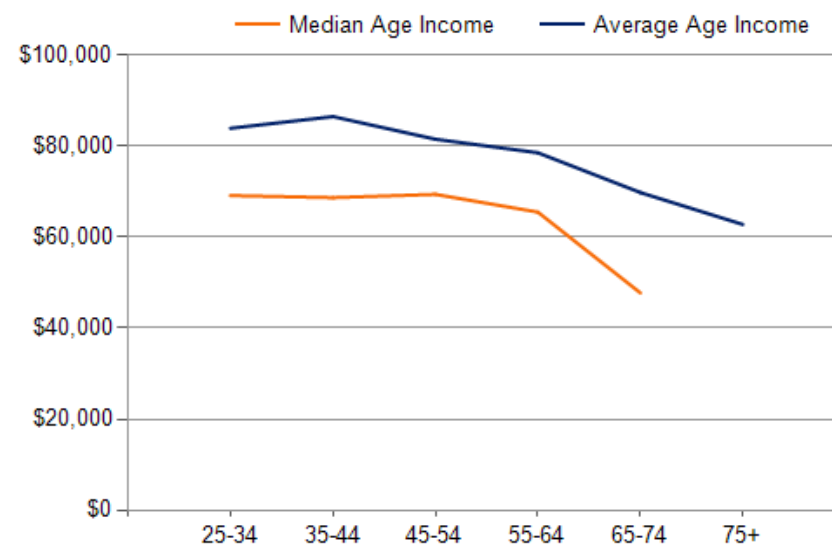
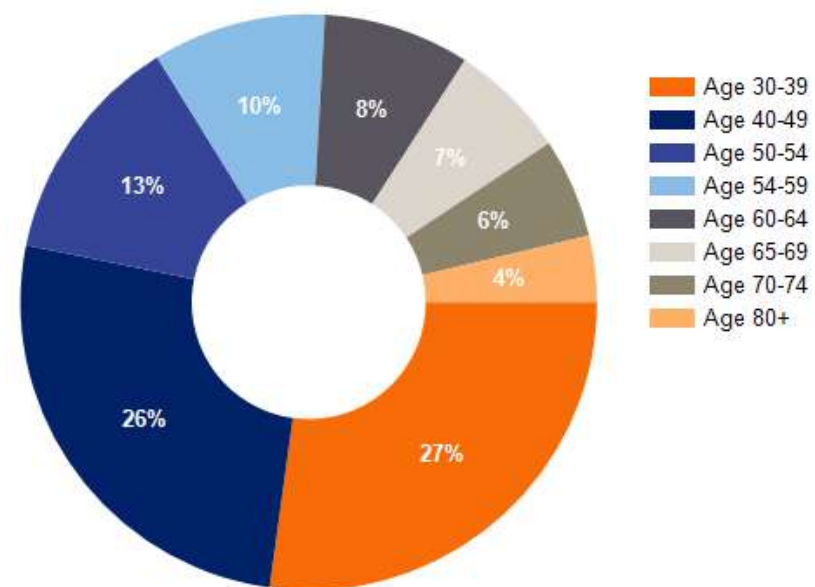
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,449	23,207	79,333
2024 Population Age 35-39	1,408	20,529	69,604
2024 Population Age 40-44	1,427	21,542	69,391
2024 Population Age 45-49	1,306	19,790	61,732
2024 Population Age 50-54	1,369	19,478	60,603
2024 Population Age 55-59	1,021	16,024	50,873
2024 Population Age 60-64	864	14,070	45,695
2024 Population Age 65-69	690	11,625	36,434
2024 Population Age 70-74	589	8,545	26,759
2024 Population Age 75-79	391	6,072	19,061
2024 Population Age 80-84	242	3,763	11,719
2024 Population Age 85+	186	3,625	12,332
2024 Population Age 18+	14,774	227,424	737,127
2024 Median Age	34	34	34
2029 Median Age	35	35	35

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,160	\$65,758	\$70,932
Average Household Income 25-34	\$83,933	\$79,834	\$90,042
Median Household Income 35-44	\$68,691	\$65,368	\$68,450
Average Household Income 35-44	\$86,515	\$83,973	\$94,150
Median Household Income 45-54	\$69,419	\$65,385	\$68,110
Average Household Income 45-54	\$81,540	\$82,306	\$90,689
Median Household Income 55-64	\$65,514	\$57,310	\$56,776
Average Household Income 55-64	\$78,556	\$73,254	\$78,412
Median Household Income 65-74	\$47,733	\$44,252	\$44,450
Average Household Income 65-74	\$69,812	\$66,898	\$69,722
Average Household Income 75+	\$62,801	\$58,148	\$58,044



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