

FREE STANDING INDUSTRIAL BUILDING

3701 S Santa Fe Ave, Vernon, CA 90058

3,036 Sq. Ft.
AVAILABLE

FOR SALE

S SANTA FE AVE

S SANTA FE AVE (+37, 933 VPD)

E 37TH STREET

California Coast
Clothing LLC

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KORUS
REAL ESTATE

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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AERIAL MAP

(+253,000 VPD)



S ALAMEDA ST (+13,456 VPD)

S SANTA FE AVE (+37,933 VPD)

3701 S SANTA FE AVE
VERNON, CA 90058

E 37TH STREET

PROPERTY OVERVIEW

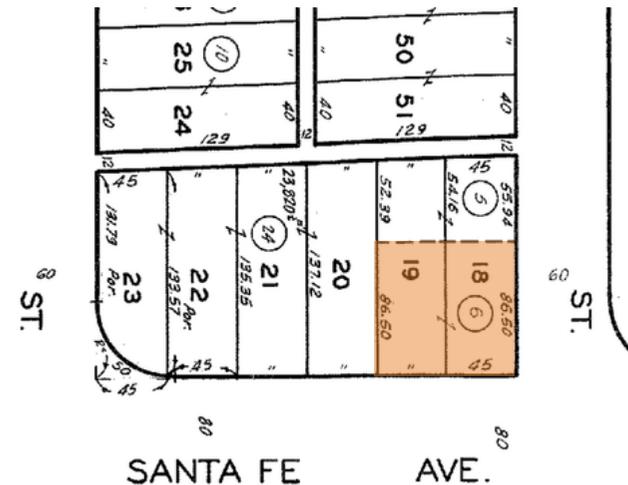
Address	3701 S Santa Fe Ave, Vernon, CA 90058
Offering Price	\$1,650,000
APN	6302-014-006
Building Size	3,036 Sq. Ft.
Land Size	7,785 Sq. Ft.
Zoning	VEM
Built	1914
Parking	±10 Spaces
Ceiling Height	9 - 10 Ft.



PROPERTY HIGHLIGHTS

- Ideal for Owner/ User (Storage/ Distribution)
- SWC S Santa Fe Ave and E 37th Street
- Ingress and Egress from Two (2) Streets
- Loading dock access from parking lot
- Central City of Vernon location
- Convenient to the (10) Santa Monica Freeway (Santa Fe Ave Exit)
- Building Type: Medical/Dental (Historical Use)

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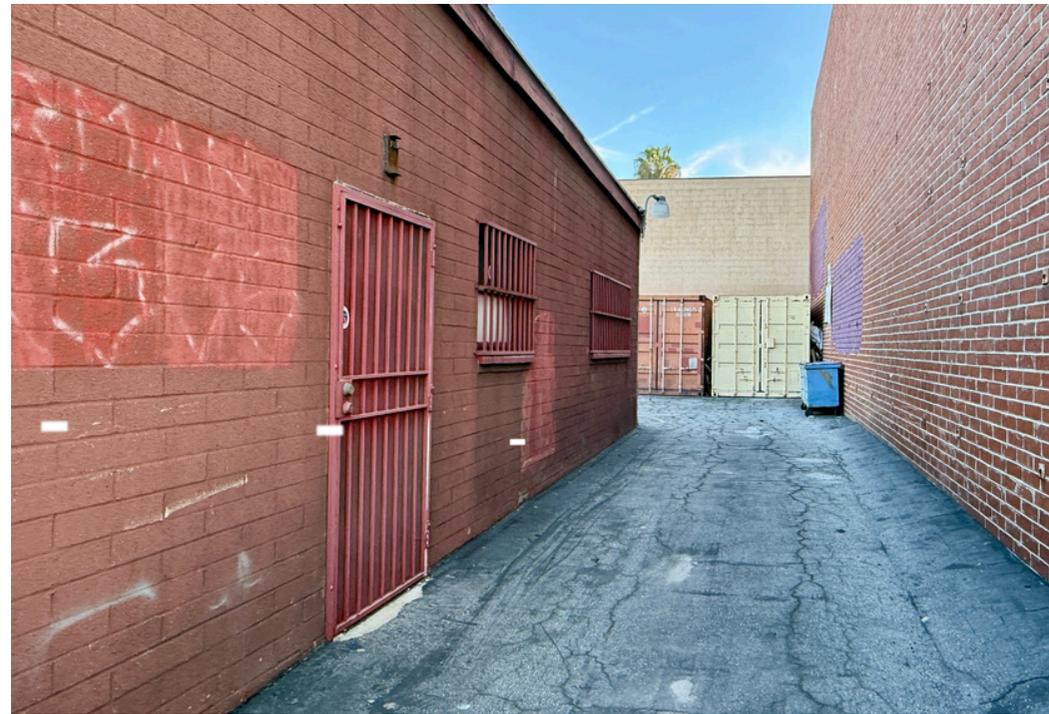


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PROPERTY IMAGES



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2024 Estimated Population	5,229	332,140	1,112,413
2029 Projected Population	4,883	316,202	1,066,489
2020 Census Population	6,348	372,494	1,209,757
Households			
2024 Estimated Households	1,177	96,274	329,396
2029 Projected Households	1,096	91,826	316,250
2020 Census Households	1,449	106,765	354,771
Income			
2024 Estimated Average Household Income	\$69,578	\$71,277	\$68,717
2024 Median Household Income	\$51,369	\$50,308	\$49,861



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