



2416 E 24TH ST, VERNON, CA 90058

Industrial



FOR LEASE
OFFERING MEMORANDUM



SITE DESCRIPTION

IKON Properties LA is excited to present an exceptional leasing opportunity for a prime 8,000 square-foot property located at 2416 24th St., Los Angeles, California. This facility is strategically situated at the entry point of Vernon, providing immediate access to the 5 and 10 freeways, ensuring excellent connectivity for logistics and commuting.

Key Features:

- Size: 8,000 square feet of versatile space available for lease
- Clearance: 16 feet and above, accommodating a variety of uses
- Accessibility: External dock high, gated parking, and a convenient ramp for ease of access
- Power: Upgraded power supply to support diverse operational needs
- Flexibility: Built-in cnc wall that can remain or be removed, making it ideal for creative flex space, production studios, or warehouse functions
- Amenities: Multiple bathrooms, including one with a shower, and a kitchenette for added convenience.

Zoning and Potential Uses:

The property is zoned M3, allowing for heavy manufacturing use and supporting a wide range of activities, including:

- Manufacturing of goods and products
- Warehousing and distribution facilities
- Research and development laboratories
- Assembly and production facilities
- Creative flex space for artistic and production endeavors
- Studio facilities for film, photography, or other creative projects
- Heavy equipment repair and maintenance
- Automotive services and repair
- Contractors' yards



PROPERTY HIGHLIGHTS

- M3 Zoning
- 16 ft clearance
- Exterior dock high
- Gated Parking
- Upgraded power

PROPERTY TYPE
Industrial

BUILDING
8,000 SF

ASKING PRICE
\$1.25 MG

PARCEL NUMBER
5168-020-006

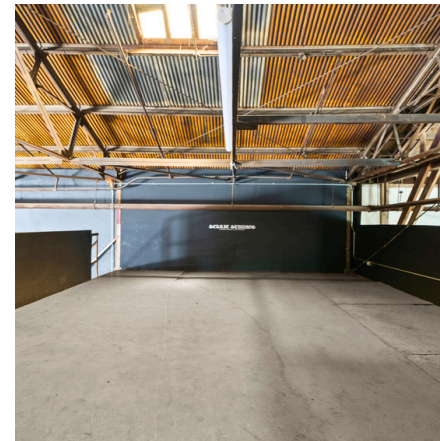
YEAR BUILT
1947

ZONING
LAM3

PROPERTY PHOTOS



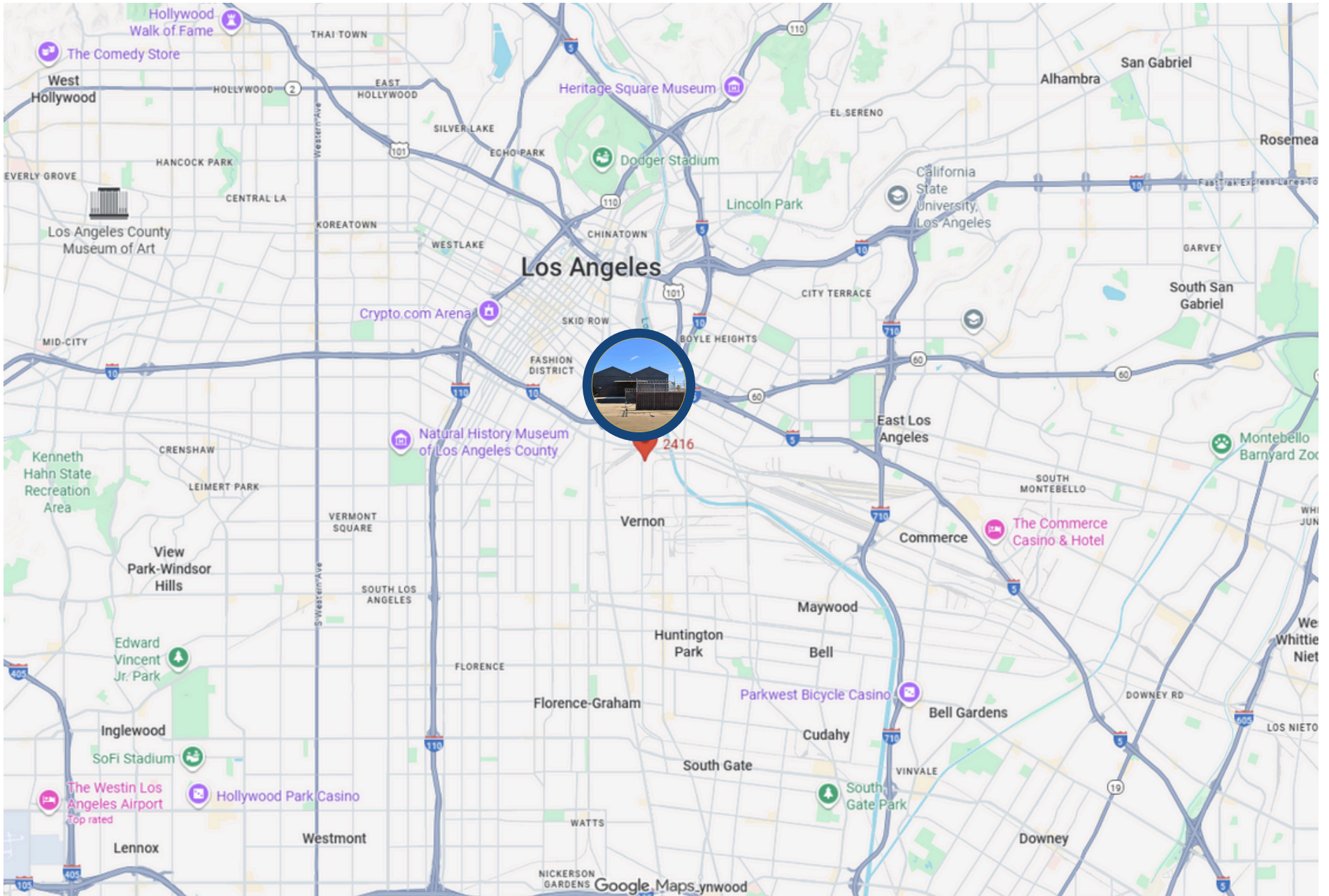
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP





| Category | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|-----------|-----------|-----------|
| 2024 Total Population | 4,410 | 332,276 | 1,076,739 |
| 2029 Population | 29,807 | 344,840 | 1,117,334 |
| Pop Growth 2024-2029 | -4.01% | -3.64% | -3.63% |
| Average Age | 35.90 | 36.80 | 36.90 |
| 2024 Total Households | 1,134 | 104,765 | 336,502 |
| HH Growth 2024-2029 | -4.67% | -3.32% | -3.64% |
| Median Household Income | \$49,687 | \$58,439 | \$58,858 |
| Avg Household Size | 3.60 | 3.00 | 3.10 |
| 2024 Avg HH Vehicles | 2 | 2 | 2 |
| Median Home Value | \$621,621 | \$703,550 | \$714,729 |
| Median Year Built | 1948 | 1958 | 1955 |



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