

6820-6830

E WASHINGTON BLVD.

COMMERCE | CA | 90040



± 28,632 SF INDUSTRIAL REFRIGERATION/COLD STORAGE FOR SALE

FOR MORE INFORMATION PLEASE CONTACT:

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CADRE #01903050

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CADRE #02178941

DAUM
COMMERCIAL REAL ESTATE SERVICES

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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ABOUT THE PROPERTY



28,632 SF Building



59,721 SF Lot Size



6,750 SF Office Space



**600 Amp, 480V, 3Phase
with 4 Wire Power**



16 Parking Spaces



11'-19' Clear Height



4DH/2GL



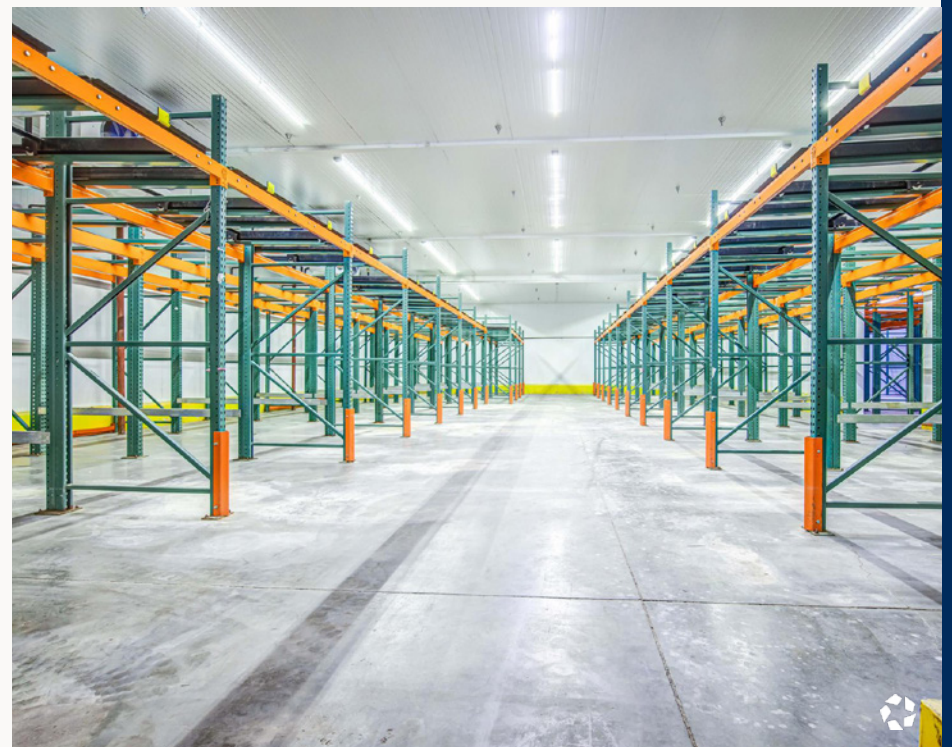
**Freezer:
6,642 SF/Cooler: 7,853 SF**

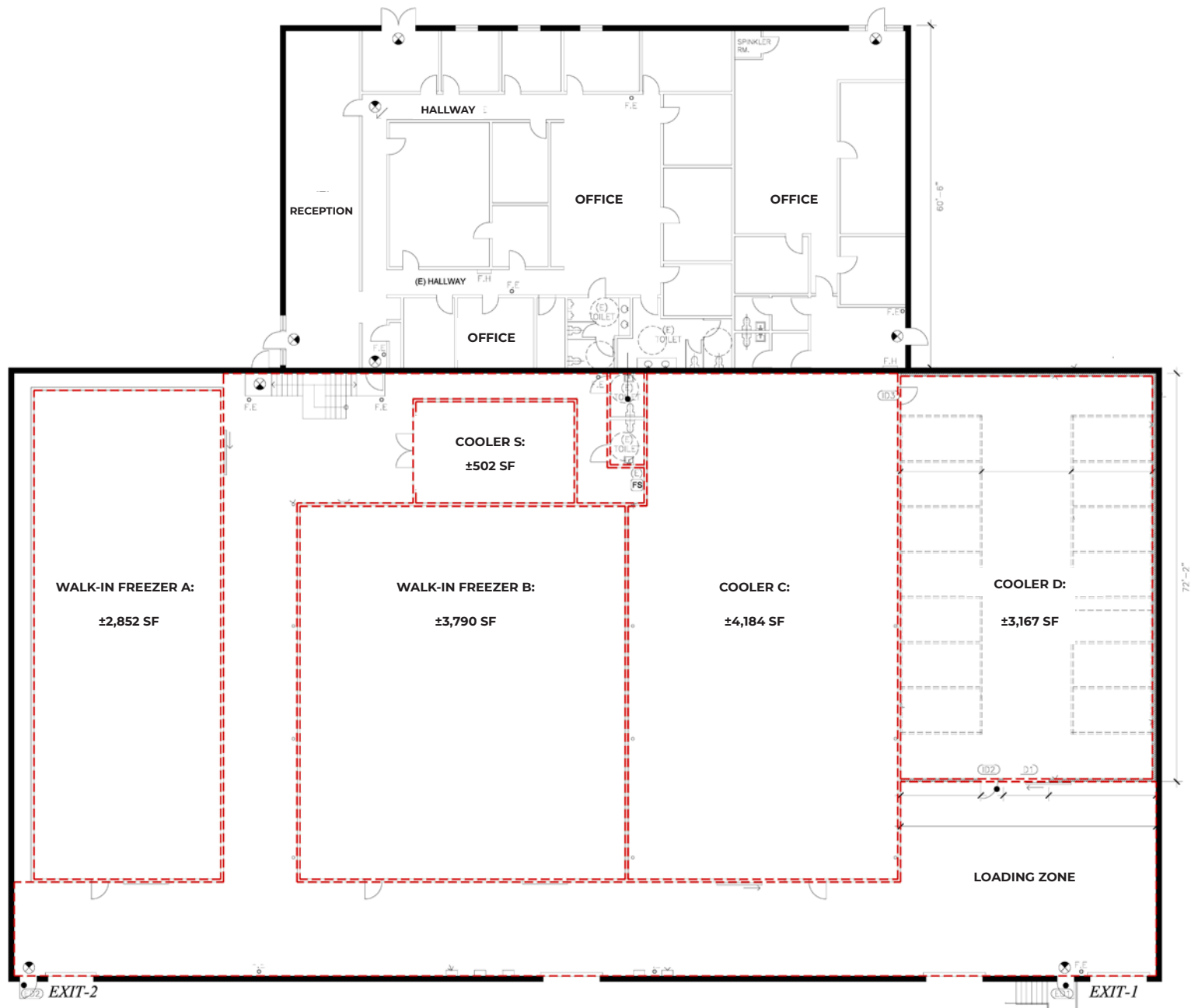


Floor Drains









*NOT TO SCALE

LOCATION



**NEAR THE
5 FWY**



**10 MILES FROM
DOWNTOWN
LOS ANGELES**

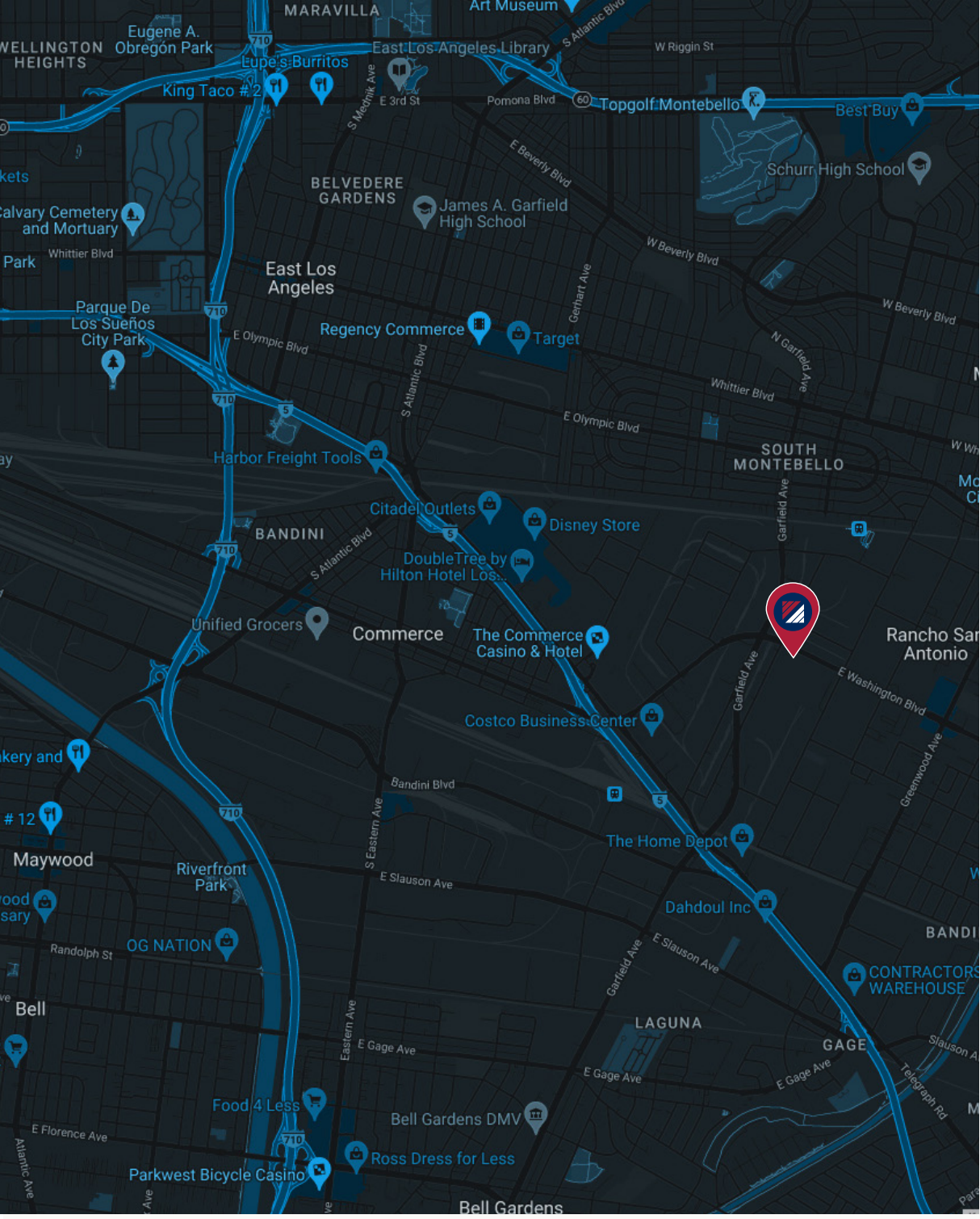


**LONG BEACH-DAUGHERTY
FIELD AIRPORT
28 MIN | 18.7 MI**
**LOS ANGELES
INTERNATIONAL AIRPORT
33 MIN | 22.5 MI**



**MONTEBELLO/COMMERCE
3 MIN | 1.2 MI**
**OST SERVICE WAREHOUSE, INC.-
COMMERCE-CA
11 MIN WALK / 0.8 MI**





TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
E Washington Blvd	Yates Ave NW	32,083	2022	0.06 mi
S Vail Ave	Date St SW	7,049	2018	0.26 mi
E Washington Blvd	Gayhart St SW	32,887	2022	0.26 mi
Garfield Ave	S Malt Ave S	17,630	2022	0.27 mi
S Malt Ave	Garfield Ave NE	1,176	2022	0.33 mi
Garfield Ave	Flotilla St N	24,382	2022	0.37 mi
Vail Ave	S Vail Ave	6,261	2022	0.41 mi
Flotilla St	Garfield Ave W	4,456	2022	0.45 mi
E Washington Blvd	S Maple Ave NW	34,827	2022	0.46 mi
S Vail Ave	Flotilla St NE	12,184	2018	0.47 mi

DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
2010 Population	233,845	686,513	3,108,533
2023 Population	218,517	646,576	3,017,031
2028 Population Projection	211,181	625,902	2,938,836
2010 Households	63,107	186,156	870,482
2023 Households	58,140	173,209	844,677
2028 Household Projection	55,962	167,070	821,901
Total Specified Consumer Spending (\$)	\$2B	\$5.9B	\$28.1B
Avg Household Income	\$82,824	\$83,910	\$84,875
Median Household Income	\$64,267	\$64,811	\$63,493

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