

FOR LEASE

2119 S ATLANTIC BLVD

COMMERCE, CA 90040

STANDALONE INDUSTRIAL BUILDING ON CORNER LOT

COMMERCIAL & LIGHT INDUSTRIAL USES



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2119 S ATLANTIC BLVD | COMMERCE, CA

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2119 S ATLANTIC BLVD | COMMERCE, CA

EXECUTIVE SUMMARY

Compass is pleased to present the opportunity to lease 2119 S Atlantic Blvd, a standalone commercial building on a corner lot in Commerce, CA. The building comprises 7,438 SF, featuring ground floor and mezzanine space, and includes one ground-level door, 6-8 office spaces, four restrooms, and two showers. Zoned C/M-1, this property provides a flexible layout ideal for a wide variety of commercial uses and limited, compatible light industrial uses. Positioned on Atlantic Blvd, the property benefits from excellent exposure and convenient access to major thoroughfares, including the I-5 and I-710 freeways.

2119 S Atlantic Blvd presents a unique opportunity to lease a strategically located property in a robust commercial area, benefiting from Commerce's central location within the Greater Los Angeles area.



2119 S ATLANTIC BLVD | COMMERCE, CA

PROPERTY SUMMARY

PROPERTY DATA

±7,438 SF

BUILDING SIZE

±5,082 SF

LAND AREA

C/M-1

ZONING

5244-013-037

APN

INVESTMENT DATA

\$1.15/SF

LEASE RATE

GROSS

LEASE STRUCTURE

1959 | 2024

YEAR BUILT | RENOVATED

*LESSEE TO VERIFY ANY AND ALL ACCURACY OF INFORMATION



2119 S ATLANTIC BLVD | COMMERCE, CA

LEASE HIGHLIGHTS

Standalone Commercial Building on Corner Lot
in Commerce, CA

6-8 Built-Out and Functional Office Spaces

Flexible C/M-1 Zoning | Commercial & Light
Industrial Uses

Ground Floor & Mezzanine Space | Features
One GL Door, 800 Amps

Excellent Accessibility | Convenient Access to
I-5 & I-710 Freeways

Motivated Landlord | Favorable Lease
Structure and Rate



AREA & MARKET OVERVIEW

The City of Commerce is a key commercial and industrial hub strategically located in Southeast Los Angeles County. Renowned for its strong commercial environment, the city is home to a diverse range of industries, including manufacturing, logistics, and retail. Commerce's central location provides unparalleled access to the Los Angeles, Long Beach, and Orange County markets, supported by major freeway networks and nearby rail infrastructure.

The surrounding area boasts a blend of established businesses and newer developments, drawing both local and regional consumers. The city's proximity to popular shopping destinations, such as the Citadel Outlets, and its robust industrial base contribute to sustained economic growth and tenant demand.

2119 S Atlantic Blvd is well-positioned to capitalize on Commerce's dynamic commercial environment, offering excellent exposure and connectivity to both local and regional markets. Business owners will appreciate the city's stable economic fundamentals and strategic significance within Southern California's economy.



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
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POPULATION

2020 Population	20,296	97,771	270,108
2024 Population	17,056	83,179	235,211
2029 Population Projection	16,005	78,298	222,662
Annual Growth 2020-2024	-4.0%	-3.7%	-3.2%
Annual Growth 2024-2029	-1.2%	-1.2%	-1.1%

HOUSEHOLDS

2020 Households	5,510	26,205	74,449
2024 Households	4,565	22,022	64,246
2029 Household Proection	4,267	20,657	60,655
Annual Growth 2020-2024	-0.2%	-1.1%	-0.7%
Annual Growth 2024-2029	-1.3%	-1.2%	-1.1%
Avg. Household Size	3.6	3.7	3.6
Avg. Household Vehicles	2	2	2

HOUSING INCOME

Avg. Household Income	\$70,374	\$71,920	\$73,786
Median Household Income	\$58,124	\$59,319	\$58,783
\$25,000 - \$50,000	688	4,452	14,779
\$75,000 - \$100,000	614	3,074	9,108
\$125,000 - \$150,000	193	1,167	3,516
\$200,000+	95	560	25,242

	1 MILE	2 MILES	3 MILES
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PLACE OF WORK

2023 Businesses	1,509	4,567	9,665
2023 Employees	14,669	41,383	84,957





FOR SALE
Oliver Ghodouhi
310.588.8888
ONE OFFER
COMPASS

FOR SALE
Greg Engel
310.588.8888
ONE OFFER
COMPASS

NO TRUCKS
OVER 3 TONS

STOP

















FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:



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This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 2119 S Atlantic Blvd, Commerce, CA 90040, (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information.

The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

If after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return this Offering Memorandum to Compass. No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass. Building measurements are approximate, reported by owner, and do not match title. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description.

All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.

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