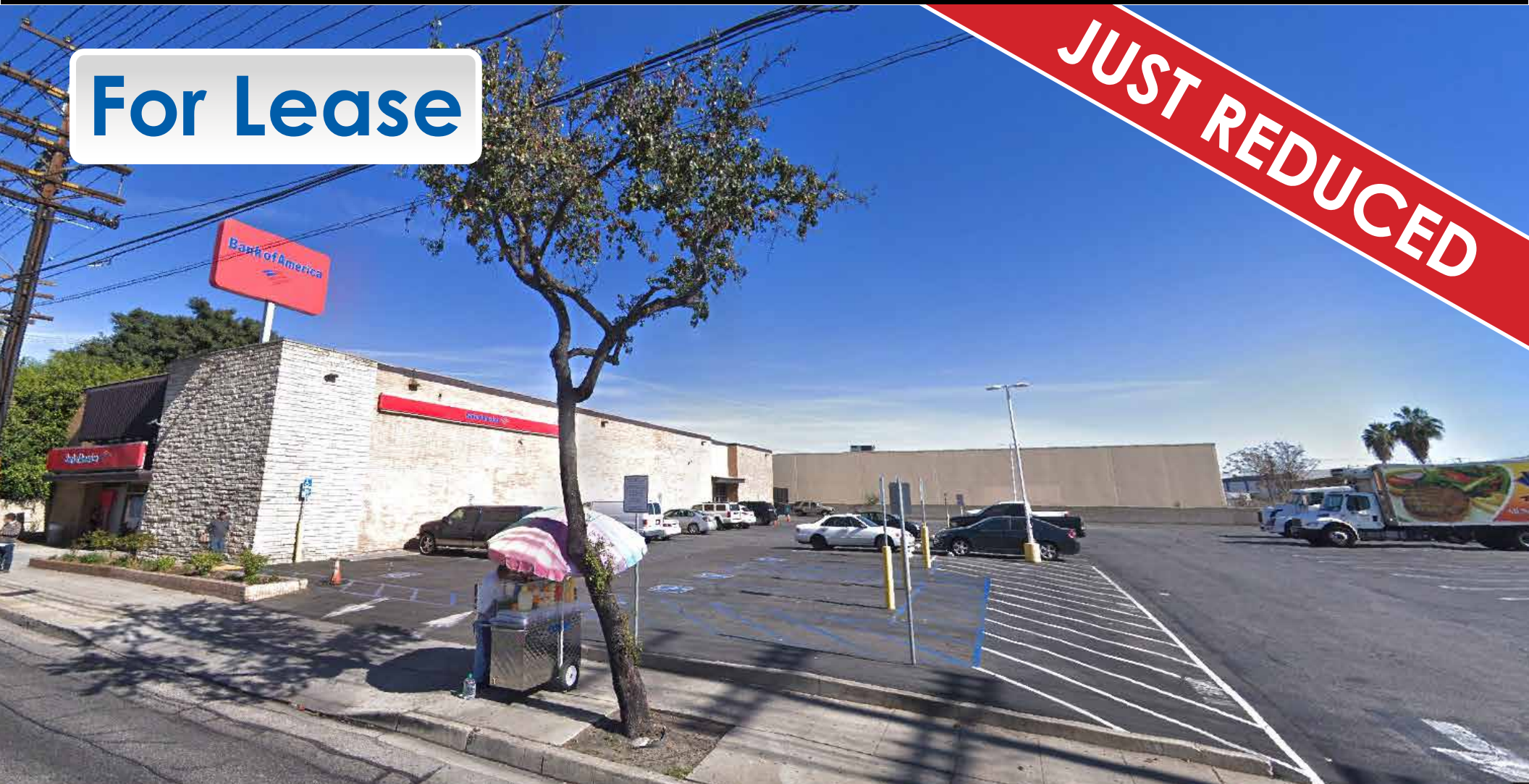


3810 SANTA FE AVENUE, VERNON, CA

Retail / Office / Ground-Lease Property

For Lease

JUST REDUCED



GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211
MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477
DEREK FORTNEY • derek.fortney@coldwellbanker.com • (310) 871-1235 • CalBRE #02024500

©2016 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Information deemed reliable but not guaranteed.



NRT

3810

SANTA FE AVENUE
VERNON, CA

PROPERTY OVERVIEW

We are pleased to announce a great opportunity to lease a former Bank of America in the business friendly city of Vernon. The building features primarily ground-floor open space with high ceilings which would be ideal for a retail conversion. Other features include a small portion of 2nd story offices, front & side access points, small outdoor patio in the rear and highly visible signage.

The approximately 13,156 square foot former bank branch is situated on an approximately 1-acre parcel that includes an amazing parking lot comprised of over 75 free parking spaces. This combination of location, size, parking, and zoning (Vernon C-2) affords any business the flexibility and breathing room needed for success.

Located south of Downtown Los Angeles, directly between interstates 110 and 710, the property sits only blocks away from the highly desired Arts District. Vernon is quickly becoming the next big hotspot for businesses that are looking for a city that offers an environment that is uniquely friendly to business while still remaining affordable and close to the hub of DTLA.

OFFERING SUMMARY

NEW RATE	\$1.25 PSF NNN (NNN ESTIMATED TO BE \$0.26 PSF)
PROPERTY TYPE	OFFICE / RETAIL / GROUND-LEASE
BUILDING SIZE	APPROX. 13,156 SF (PER PUBLIC RECORD)
LOT SIZE	APPROX. 42,425 SF (PER PUBLIC RECORD)
PARKING	APPROXIMATELY 75 PARKING SPACES
ZONING	CITY OF VERNON C-2 (PER PUBLIC RECORD)
LEASE TERM	5 - 10 YEARS
AVAILABLE	IMMEDIATELY

DO NOT DISTURB TENANT OR EMPLOYEES. SHOWN BY APPOINTMENT ONLY.

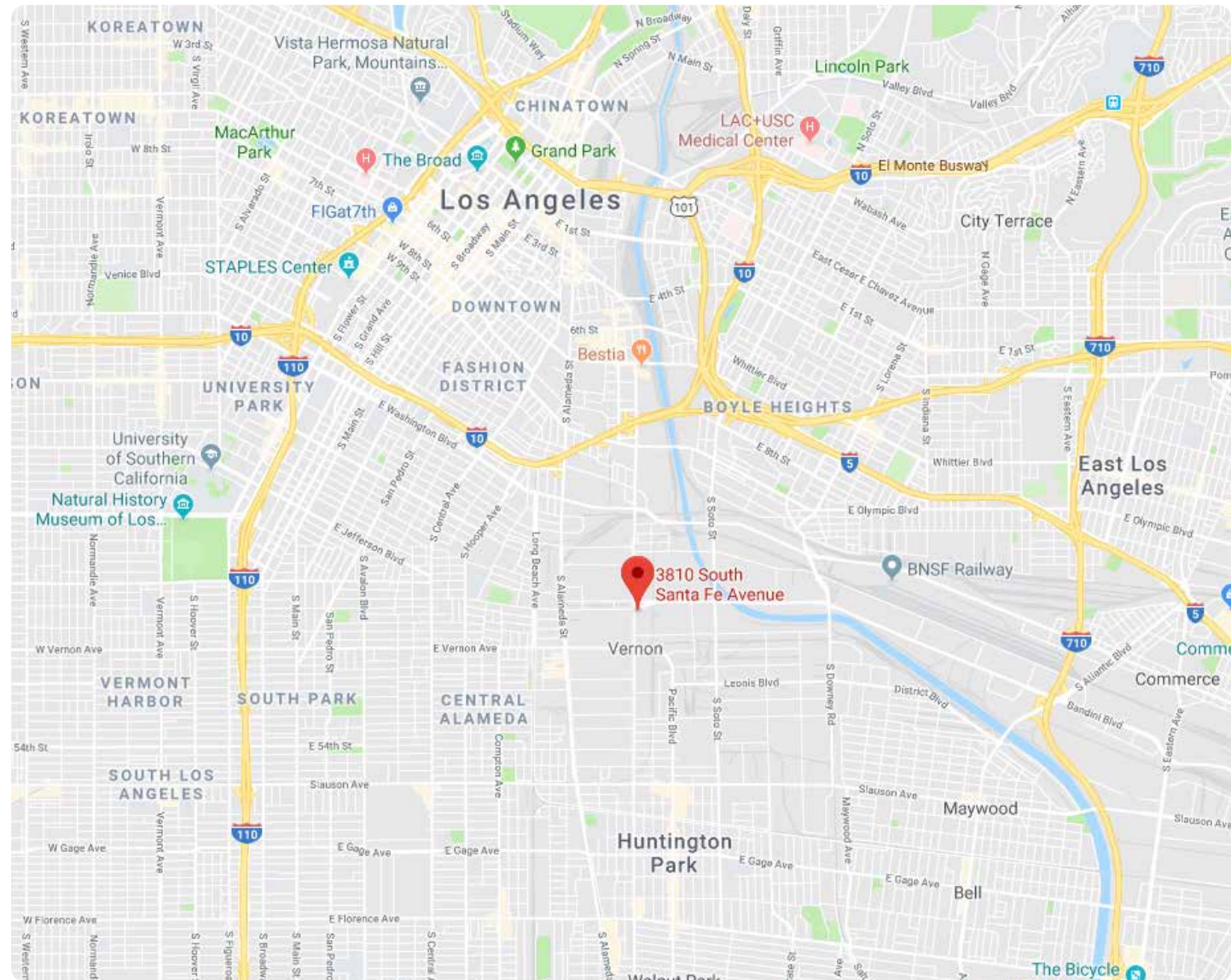
GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211
MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477
DEREK FORTNEY • derek.fortney@coldwellbanker.com • (310) 871-1235 • CalBRE #02024500



NRT

3810
SANTA FE AVENUE
VERNON, CA

LOCATION



GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211
MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477
DEREK FORTNEY • derek.fortney@coldwellbanker.com • (310) 871-1235 • CalBRE #02024500



NRT

3810
SANTA FE AVENUE
VERNON, CA

PROPERTY IMAGES



GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #0134221
MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477
DEREK FORTNEY • derek.fortney@coldwellbanker.com • (310) 871-1235 • CalBRE #02024500

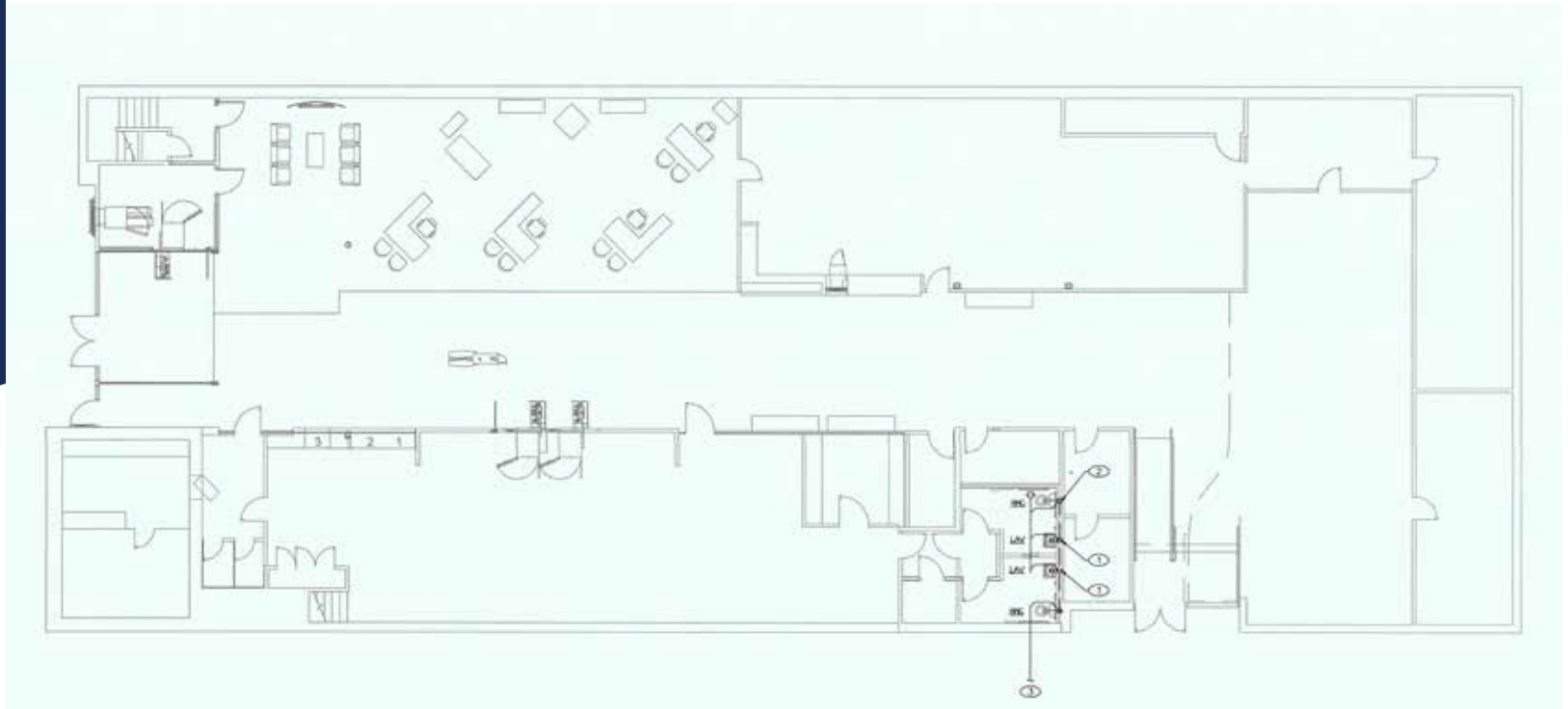


NRT

3810

SANTA FE AVENUE
VERNON, CA

PLANS



GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211
MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477
DEREK FORTNEY • derek.fortney@coldwellbanker.com • (310) 871-1235 • CalBRE #02024500



NRT