

2929

S SANTA FE AVE VERNON, CA

FOR SALE



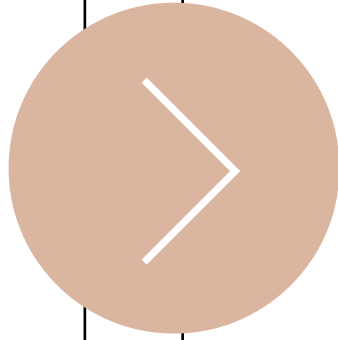
FOR SALE

FOR SALE

FOR SALE

FOR SALE

 CUSHMAN &
WAKEFIELD
GILL | BURNS | YOO



PROPERTY HIGHLIGHTS



ONE OF A KIND BUILDING WITH VAULTED,
46' CEILINGS



VINTAGE CONSTRUCTION WITH MASSIVE
WINDOWS AND NATURAL LIGHT



BUILDING IS EXTREMELY WELL SUITED FOR
HEAVY POWER REQUIREMENTS



NORTH VERNON LOCATION WITH FUTURE
DEVELOPMENT POTENTIAL



POSSIBLE ADAPTIVE REUSE WITH MIXED
USE SANTA FE NORTH ZONE (MU-N)



IMMEDIATE ACCESS TO FREEWAYS, ARTS
DISTRICT AND DENSE, URBAN POPULATION

FOR SALE



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VERNON, CA

46' BUILDING HEIGHT



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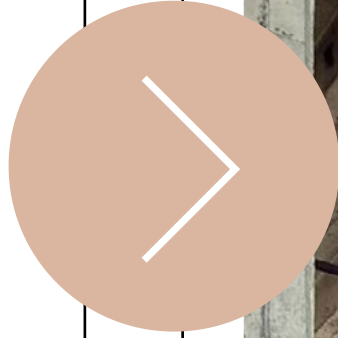


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PROPERTY SPECIFICATIONS

TOTAL BUILDING
±68,760 SF

LAND SIZE
±91,465 SF

OFFICE SIZE
±5,000 SF

CONSTRUCTION
CONCRETE & METAL

YEAR BUILT
1920

BUILDING HEIGHT
14'-46'

LOADING
2GL / 2 DH

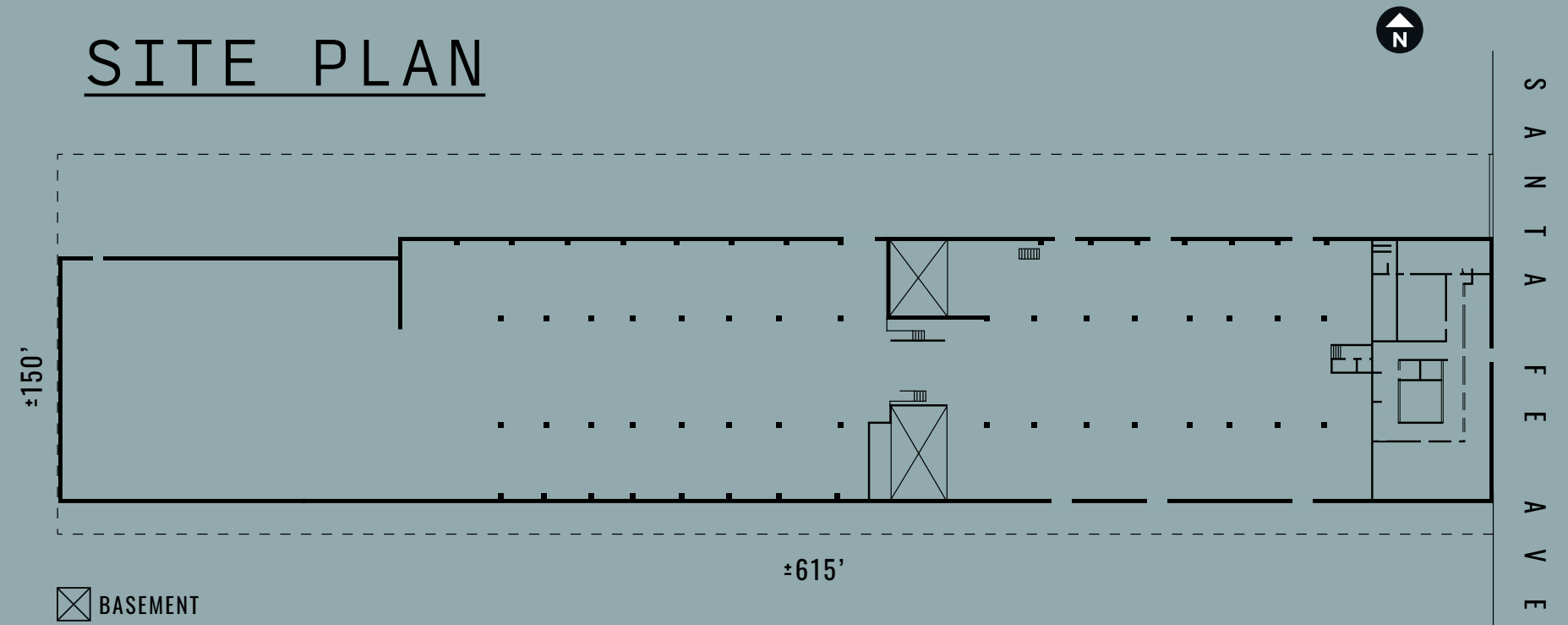
PARKING
±37 SURFACE SPACES

ZONING
VEM

*TWO (2) 1,000 SQ.FT. BASEMENTS NOT INCLUDED IN TOTAL



SITE PLAN



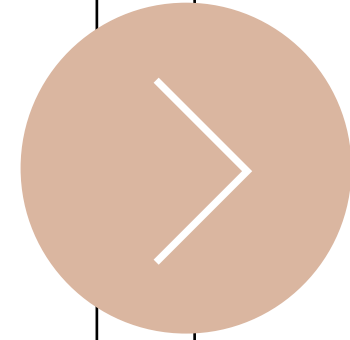
⊗ BASEMENT

* NOT TO SCALE AND APPROXIMATE - FOR DISCUSSION PURPOSES ONLY

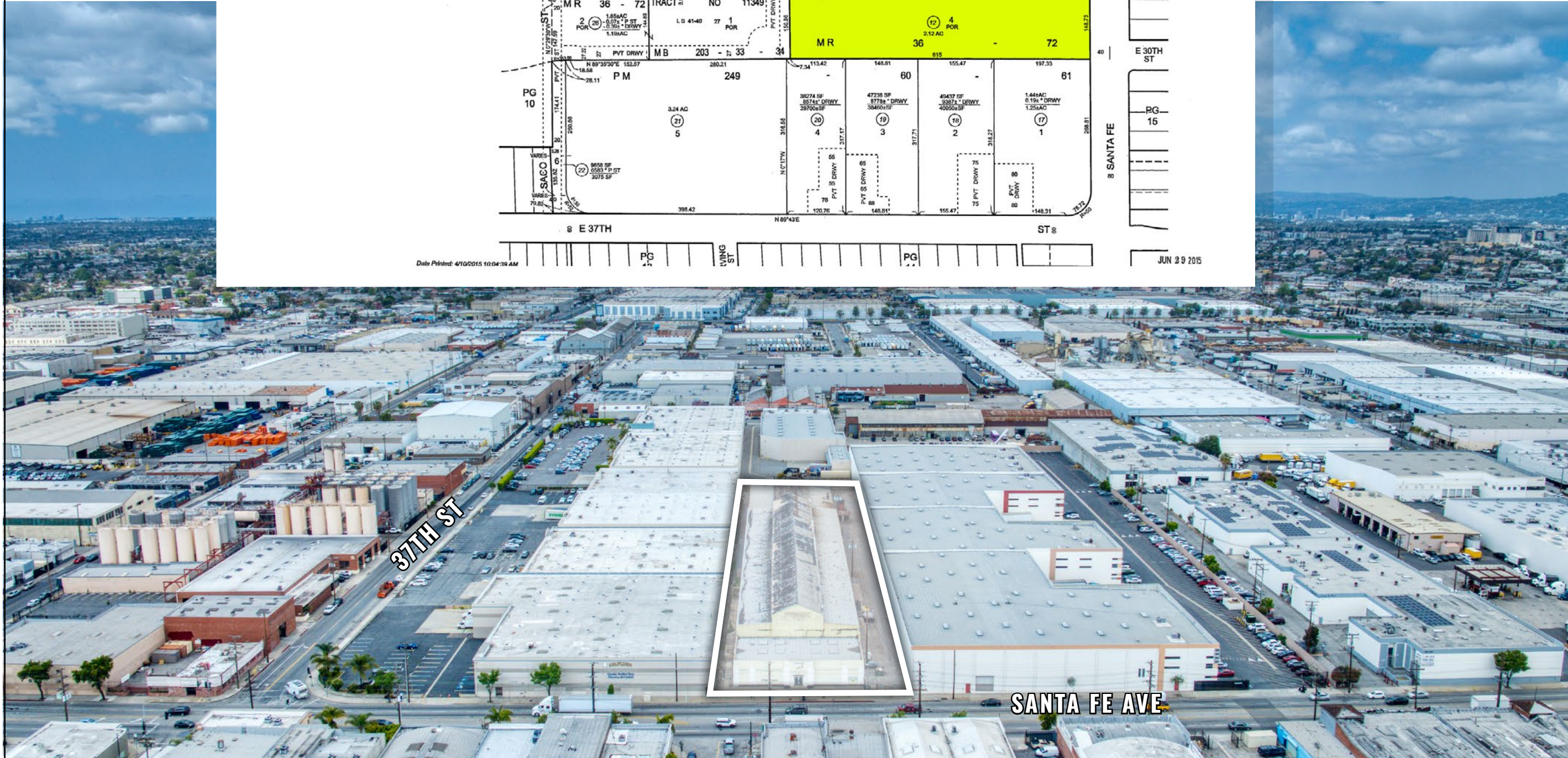
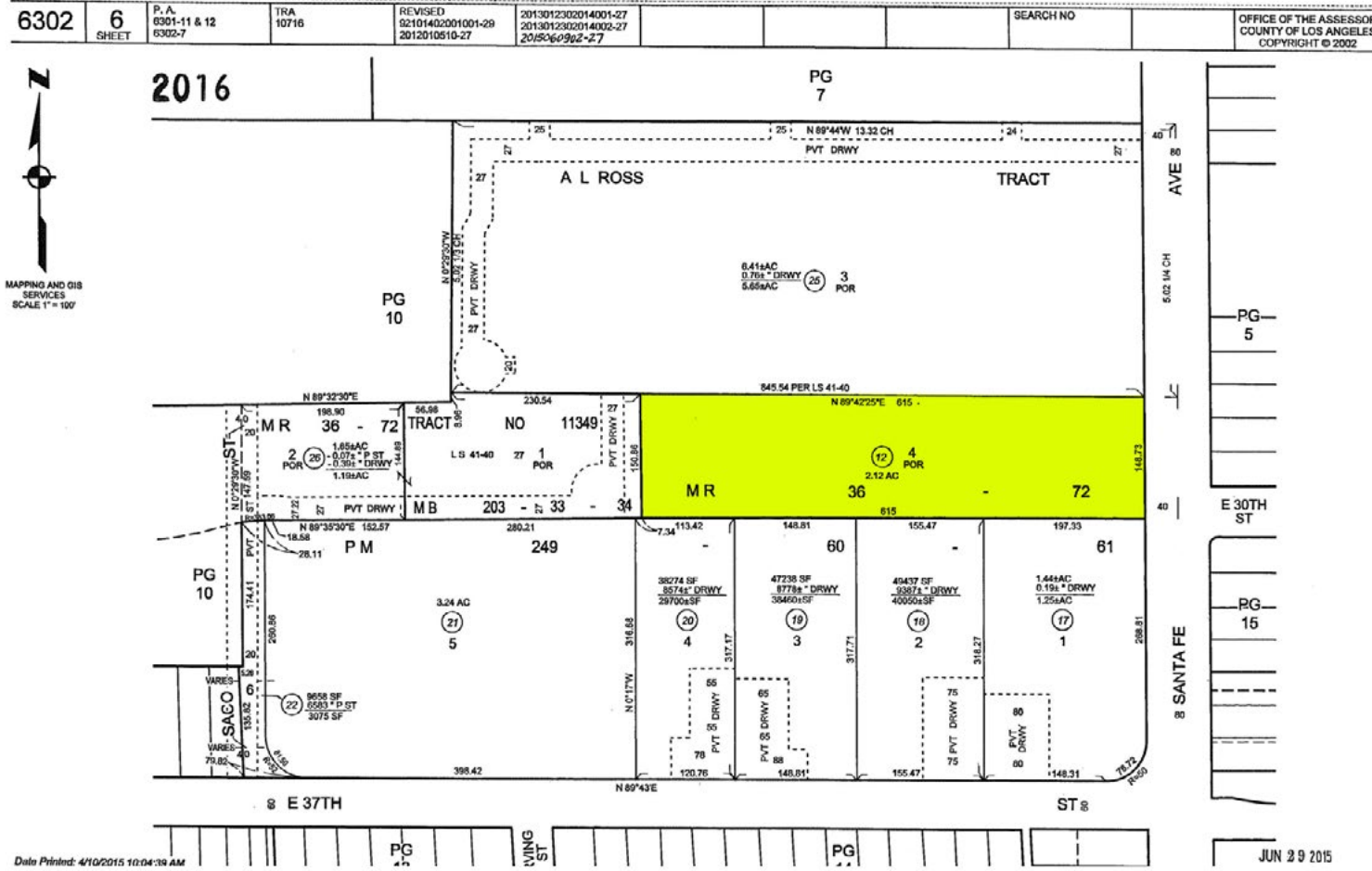
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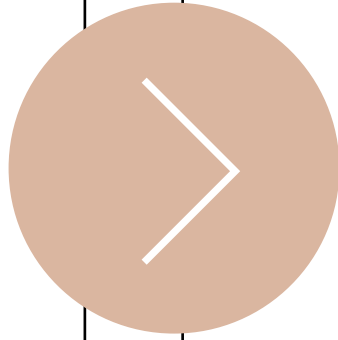
PARCEL MAP



FOR SALE

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2929 S SANTA FE AVE



MIXED-USE ZONE



The City of Vernon has implemented a zone change and general plan amendment for the west side of the city. The new zoning will change Santa Fe Ave from industrial to mixed-use, allowing for a variety of residential and commercial development.

2929 Santa Fe Ave is located in the *Mixed-Use Santa Fe North Zone (MU-N)*, which allows for a variety of residential and commercial development.

Per the current plan, the MU-N zone will allow for the following uses:

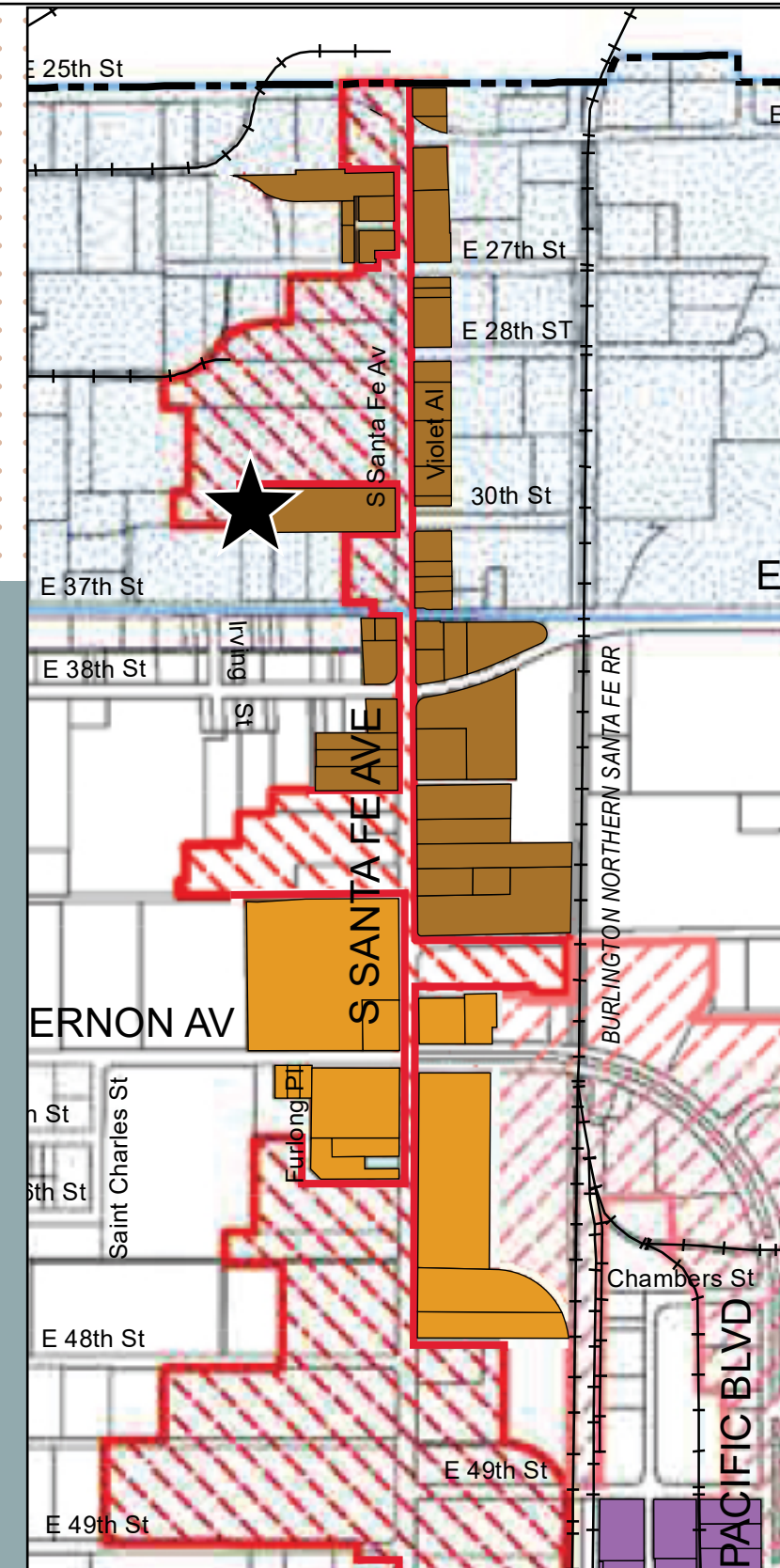
- Residential: Single-family homes, duplexes, triplexes, and apartments
- Commercial: Offices, retail stores, restaurants, and hotels
- Industrial: Light industrial uses, such as manufacturing and warehousing
- Public facilities: Schools, parks, and libraries

The MU-N zone is designed to create a vibrant and mixed-use community and expected to have a positive impact on the City of Vernon's economy and quality of life.

Some benefits of the MU-N zone:

- Create a more walkable and livable community.
- Attract new businesses and jobs to the city.
- Increase property values in the area.
- Improve the quality of life for residents.

The MU-N zone is a positive step for the City of Vernon. It is a plan that will help the city grow and prosper in the years to come.



Zone		Overlay Districts	
	Industrial		Housing
	MU-CC (City Center)		Emergency Shelter
	MU-S (Santa Fe South)		Commercial - 2
	MU-N (Santa Fe North)		Rendering
	MU-PH (Pacific Hampton)		Slaughtering
			Commercial - 1

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Source: <https://www.cityofvernon.org/government/city-administration/trending-topics/westside-project>

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REGIONAL MAP



POPULATION*
3.7M



AVG. HOUSEHOLD INCOME*
\$81,784

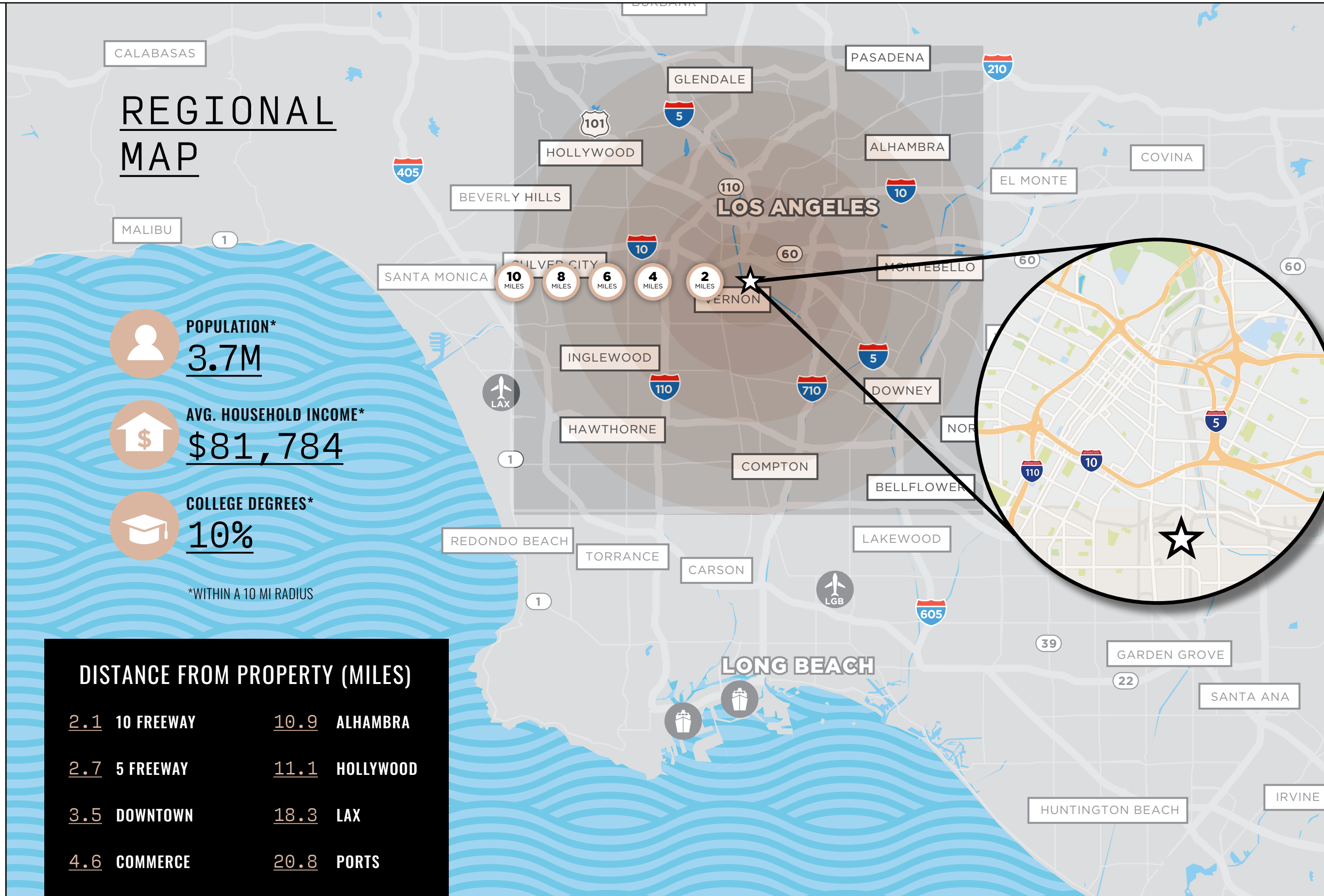


COLLEGE DEGREES*
10%

*WITHIN A 10 MI RADIUS

DISTANCE FROM PROPERTY (MILES)

<u>2.1</u>	10 FREEWAY	<u>10.9</u>	ALHAMBRA
<u>2.7</u>	5 FREEWAY	<u>11.1</u>	HOLLYWOOD
<u>3.5</u>	DOWNTOWN	<u>18.3</u>	LAX
<u>4.6</u>	COMMERCE	<u>20.8</u>	PORTS



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