

# 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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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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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**

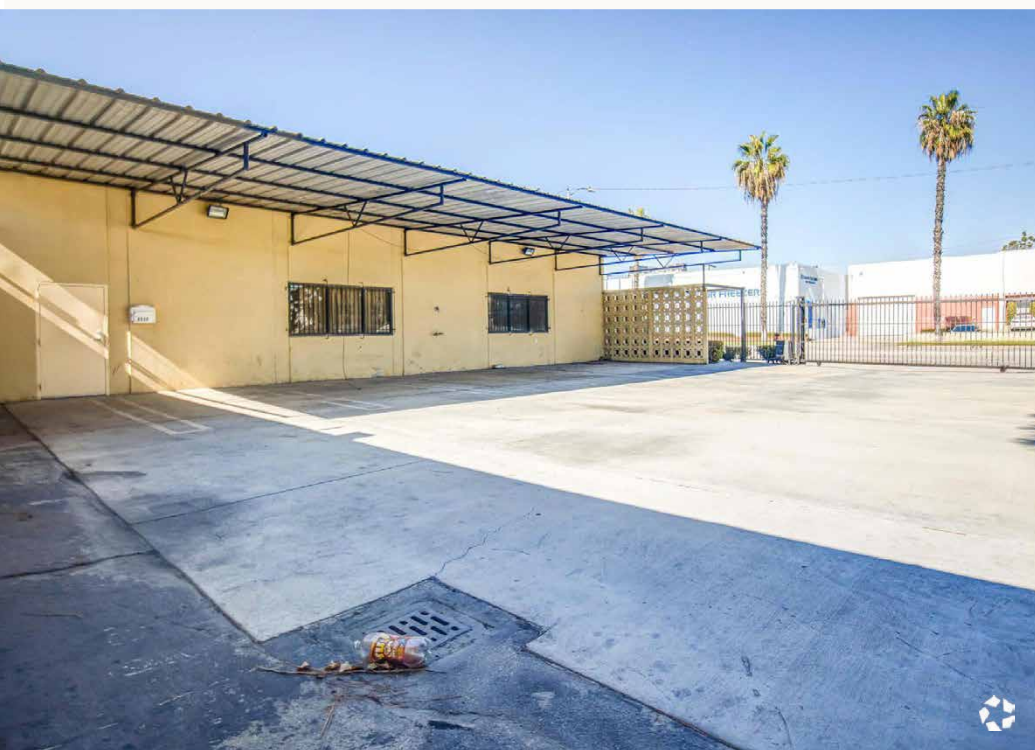


**Freezer:  
6,642 SF/Cooler: 7,853 SF**

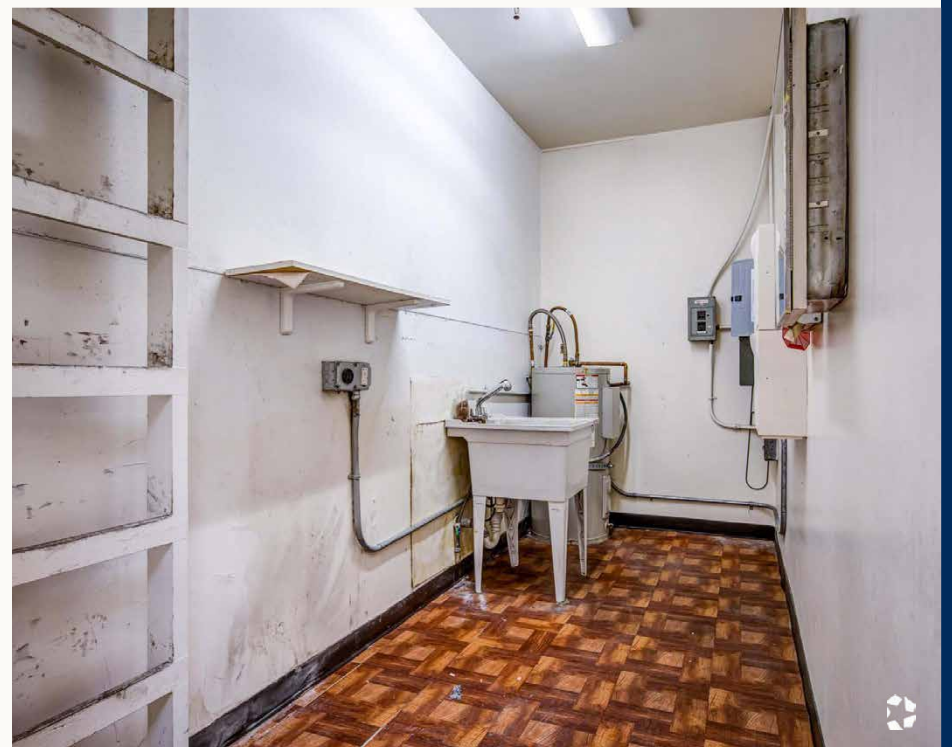


**Floor Drains**

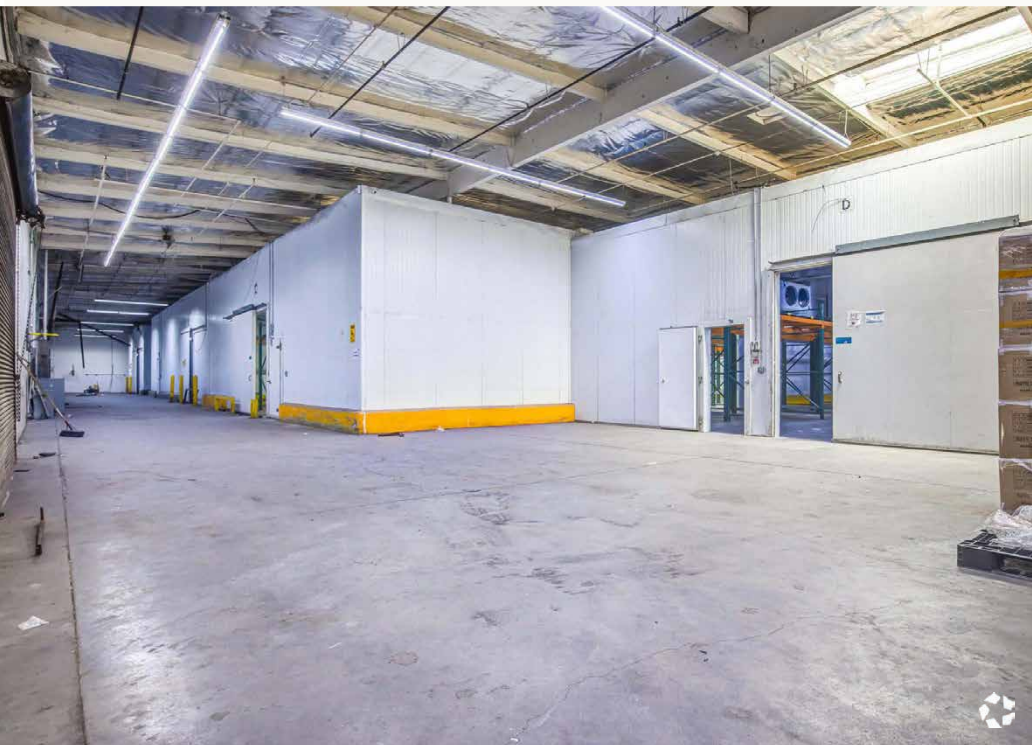


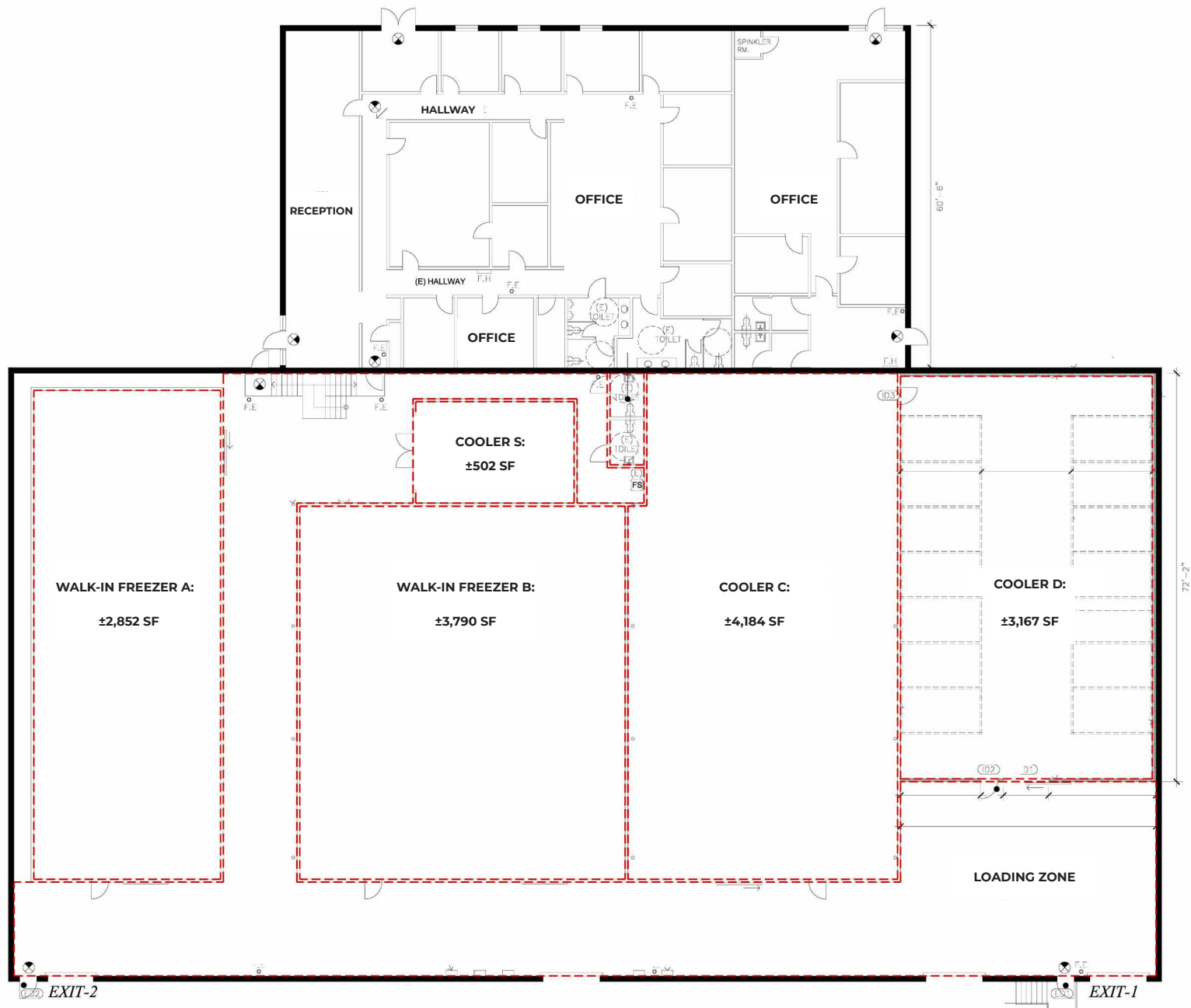












\*NOT TO SCALE



# 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**

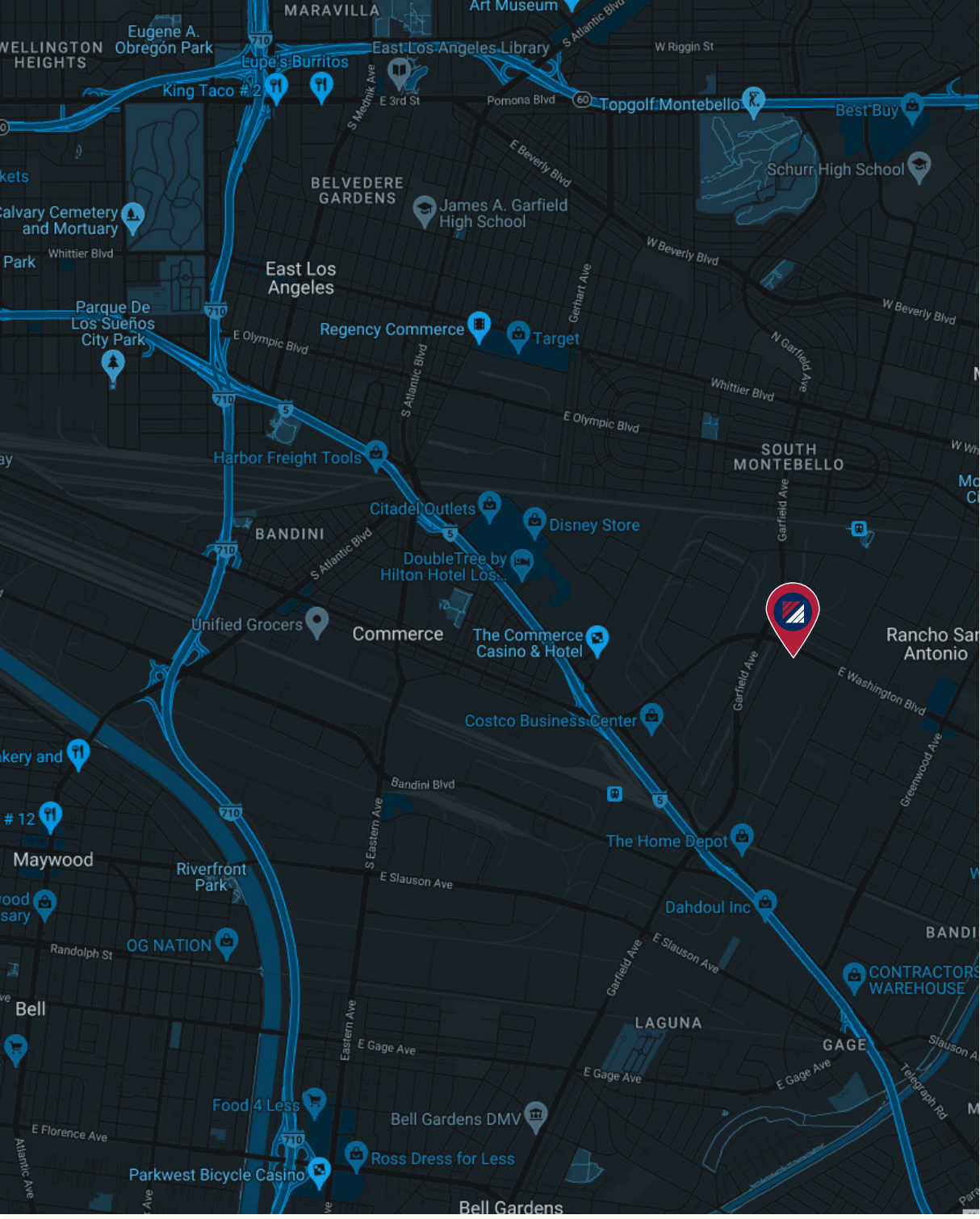


**MONTEBELLO/COMMERCE  
3 MIN | 1.2 MI**

**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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