



2453 E 25TH ST, LOS ANGELES, CA 90058

**INDUSTRIAL | VERNON SUBMARKET**

**FOR LEASE**

OFFERING MEMORANDUM





## SITE DESCRIPTION

**IKON Properties LA** is proud to present a leasing opportunity at 2453 E 25th Street in Vernon, California. Situated within one of Los Angeles County's most established industrial submarkets, the property benefits from a central infill location surrounded by a strong base of manufacturing, logistics, and service-oriented businesses. The site offers convenient access to major transportation routes, including Interstate 5, Interstate 10, and key freight corridors, providing efficient connectivity throughout the region.

### **Key Features:**

- Size: Approximately ±15,000 square feet of industrial space
- Layout: Functional floor plan suitable for warehouse, distribution, or light manufacturing operations
- Access: Loading access available
- Parking: On-site or nearby parking
- Office: May include office and restroom areas
- Power: Power capacity available

### **Zoning and Potential Uses:**

Located within the City of Vernon, the property is positioned in an industrial zone that typically accommodates a wide range of uses, including:

- Warehousing and distribution
- Manufacturing and assembly operations
- Light industrial or production uses
- Contractor or service-based businesses
- Logistics and storage operations

All prospective tenants are advised to verify zoning regulations, permitted uses, and property specifications with the City of Vernon and appropriate professionals.

With its strategic Vernon location, flexible layout, and access to major transportation infrastructure, 2453 E 25th Street presents an excellent opportunity for tenants seeking efficient and well-located industrial space in the greater Los Angeles market.

\*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.



# PROPERTY HIGHLIGHTS

- **±15,000 SF industrial space** located in the highly sought-after Vernon submarket
- **Functional layout** ideal for warehousing, distribution, or light manufacturing uses
- **Loading access** to support efficient operations and logistics flow
- **Strategic infill location** with immediate access to Interstate 5 and Interstate 10
- Surrounded by a **strong base** of established industrial and logistics businesses
- **Flexible industrial zoning** accommodating a wide range of permitted uses

PROPERTY TYPE  
Industrial

AVAILABLE SPACE  
**14,076 SQFT (13,366 Warehouse + 708 Office)**



BONUS SQFT  
**3,341 ft.<sup>2</sup> of covered exterior space**

ASKING PRICE  
**\$0.95 /sqft**

POWER  
**3 Phase 400 AMP**

PARCEL NUMBERS  
5168-020-025;5168-020-026

YEAR BUILT  
1970

ZONING  
[LF1-WH1-6][I2-N]

\*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

[www.ikonpropertiesla.com](http://www.ikonpropertiesla.com)

IKON PROPERTIES

# FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.



15' Clear High

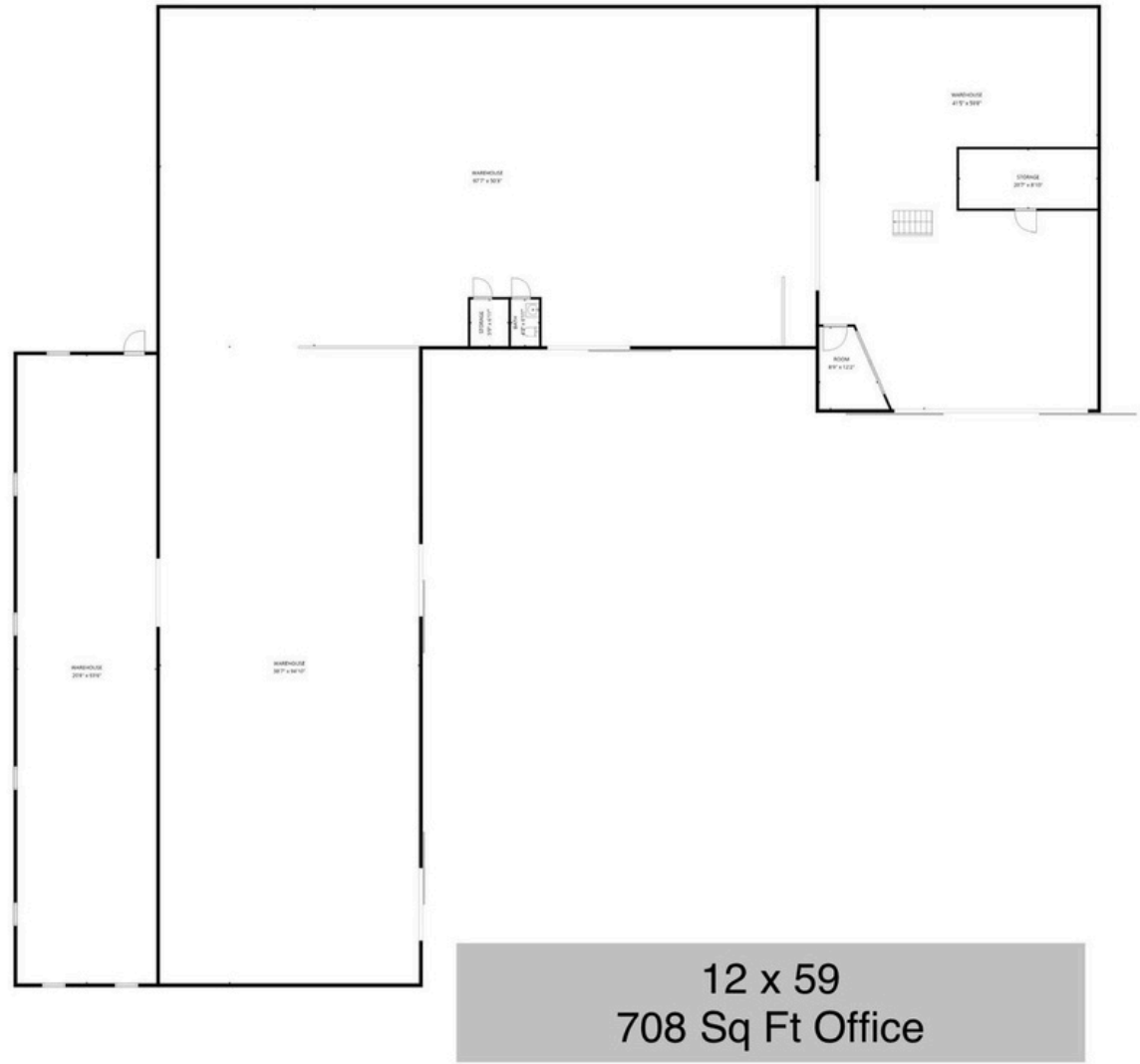


2 Dock Highs



3 Drive Ins

- (12x14)
- (12x12)
- (10x10)



All information are reliable but not guaranteed. Buyer to verify.

○ PROPERTY PHOTOS



PROPERTY PHOTOS



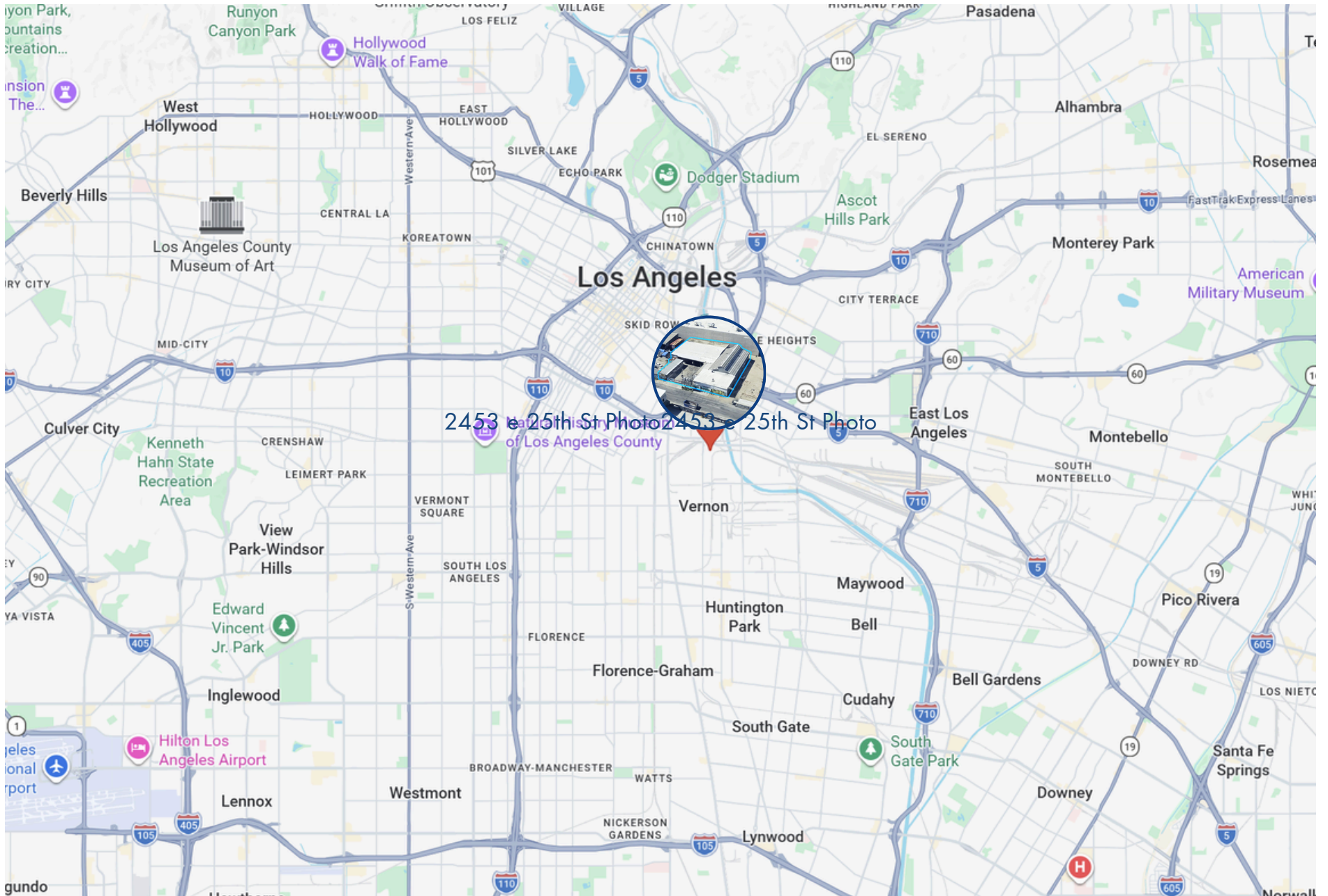
# PROPERTY PHOTOS



# RETAIL MAP



# LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2025 Total Population	4,312	351,145	1,134,317
2030 Population	4,244	346,123	1,118,643
Pop Growth 2025-2030	-1.58%	-1.43%	-1.38%
Average Age	36.10	36.80	36.90
2025 Total Households	1,082	106,721	341,501
HH Growth 2025-2030	-1.85%	-0.98%	-1.24%
Median Household Income	\$49,374	\$58,714	\$58,934
Avg Household Size	3.50	3.00	3.10
2025 Avg HH Vehicles	2	2	2
Median Home Value	\$640,411	\$703,190	\$713,268
Median Year Built	1961	1960	1965



The information contained in the following listing is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from IKON Properties and it should not be made available to any other person or entity without the written consent of IKON Properties. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the email content. If you have no interest in the subject property, please promptly delete this email. This email has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. IKON Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe are reliable; however, IKON Properties has not verified, and will not verify, any of the information contained herein, nor has IKON Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





**BLAS FERNANDEZ**  
DIRECTOR, COMMERCIAL INVESTMENTS

818.319.9191  
blas@ikonpropertiesla.com  
ikonpropertiesla.com  
LIC NO. 02012036



**ARTHUR CHALEKIAN**  
MANAGING DIRECTOR

818.634.2844  
arthur@ikonpropertiesla.com  
ikonpropertiesla.com  
LIC NO. 01982432