

# 1412 S. Gerhart Ave

PLAY VIDEO



## COMMERCE, CA 90022



CHANG  
INVESTMENT  
GROUP

**KW PASADENA**  
KELLERWILLIAMS.  
COMMERCIAL

FULLY RENOVATED INDUSTRIAL/WAREHOUSE IN PRIME COMMERCE

# 1412 S. GERHART AVENUE

COMMERCE, CA 90022



## STEVE CHANG

Founder & Managing Director

**626.381.9885 Direct**

**626.491.2668 Mobile**

steve@changinvestmentgroup.com

CA DRE #02028509



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An aerial photograph of a city street intersection, likely in Los Angeles, showing a mix of residential and commercial buildings, trees, and a street intersection. The image is overlaid with a semi-transparent blue filter and several diagonal lines running from the top left towards the bottom right. The text '01' is prominently displayed in the center, with 'EXECUTIVE SUMMARY' and '1412 S. GERHART AVENUE' below it.

01

# EXECUTIVE SUMMARY

1412 S. GERHART AVENUE



# PROPERTY SUMMARY

Price	▪ \$980,000
Price/SF	▪ (\$245.00/SF)
Property Type	▪ Industrial / Warehouse
Address	▪ 1412 S Gerhart Ave
Zoning	▪ C/M1 – Commercial Manufacturing (wide range of commercial & light industrial uses)
GBA	▪ ±4,000 SF
Interior Features	▪ Reception, two offices, two restrooms, fully air-conditioned
Industrial Features	▪ 10' x 10' drive-in door, 12–13' clear height, roll-up door
Renovation Years	▪ 2020 & 2025
Recent Upgrades	▪ New roof (2020), new interior/exterior paint (2025), HVAC system, restroom fixtures, partition walls, interior improvements, secured gate & locks



## 1412 S. GERHART AVENUE

**Fully Renovated Industrial/Warehouse in Prime Commerce**





# PRIME CENTRAL LOCATION



## SUMMARY

Fully Renovated Industrial/Warehouse in Prime Commerce

Address: 1412 S Gerhart Ave, Commerce, CA 90022

PRICE: \$980,000 (\$245.00/SF)

GBA: ±4,000 SF



# PROPERTY *Overview*

CHANG INVESTMENT GROUP is proud to exclusively present the opportunity to purchase this fully renovated industrial/warehouse at 1412 S Gerhart Ave, Commerce, California. 1412 S Gerhart Ave is well located in the City of Commerce, just east of Downtown LA and adjacent to East LA, Montebello, and Monterey Park. The property is within minutes' drive to Downtown LA, Cal State LA, USC Health Sciences Campus, with easy access to the 5, 710, 10, 60 freeways, and the Ports of Long Beach and Los Angeles.

1412 S Gerhart Ave is perfect for an owner user, or an investor looking to generate excellent rental income and appreciation. The property's C/M1 - Commercial Manufacturing Zoning provide for a wide variety of commercial uses and limited, compatible light industrial uses. Buyer to verify the property's zoning and land use with the City of Commerce.

The property features: ±4,000 SF GBA, reception, two (2) offices, 10' x 10' drive-in, 12-13' clear height, fully air-conditioned, and two (2) restrooms. The property was fully renovated in 2020 and 2025, with new roof (2020), new exterior and interior paint (2025), fully air-conditioned HVAC system, new restroom fixtures, new partition walls and interior improvements, rollup door, and secured gate and locks.

Contact listing agent to schedule a tour of the properties. Buyer to verify all information herein, Broker/Agent and Seller do not guarantee its accuracy.

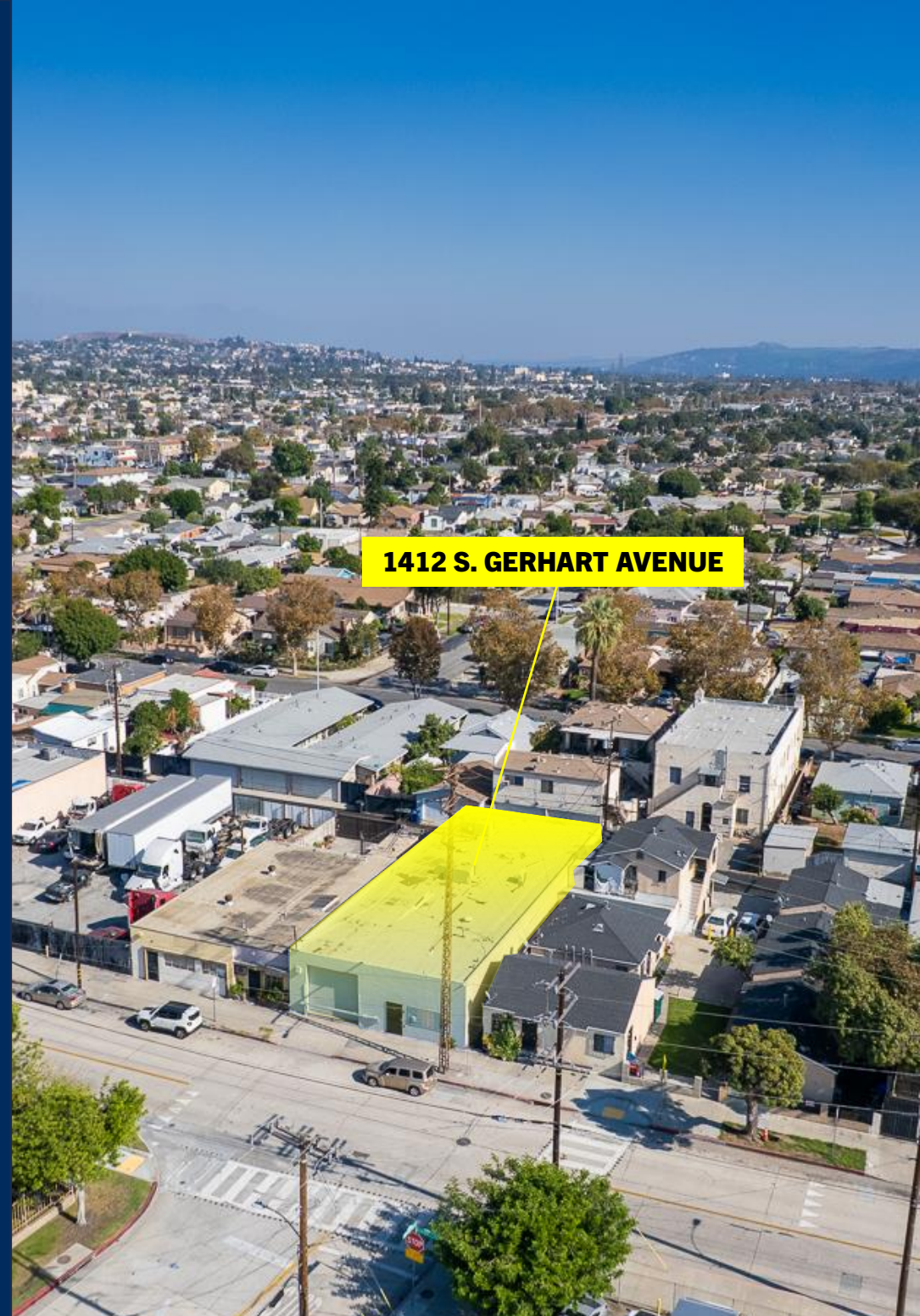




# INVESTMENT

## Highlights

- Well Located in the City of Commerce, Adjacent to East LA, Montebello, Monterey Park
- C/M1 - Commercial Manufacturing Zoning Provides Wide Variety of Commercial and Light Industrial Uses (Buyer Verify)
- Property Features: ±4,000 SF GBA, Reception, (2) Offices, 10' x 10' Drive-in, 12-13' Clear Height, Fully Air-Conditioned, (2) Restrooms
- Fully Renovated in 2020 & 2025 with New Roof (2020), New Exterior & Interior Paint, Fully Air-Conditioned HVAC, New Restroom Fixtures, New Partition Walls & Improvements, Rollup Door, Secured Gate & Locks
- Minutes' Drive to Downtown LA, Cal State LA, USC Health Sciences Campus, with Easy Access to the 5, 710, 10, 60 freeways and Ports of Long Beach and Los Angeles

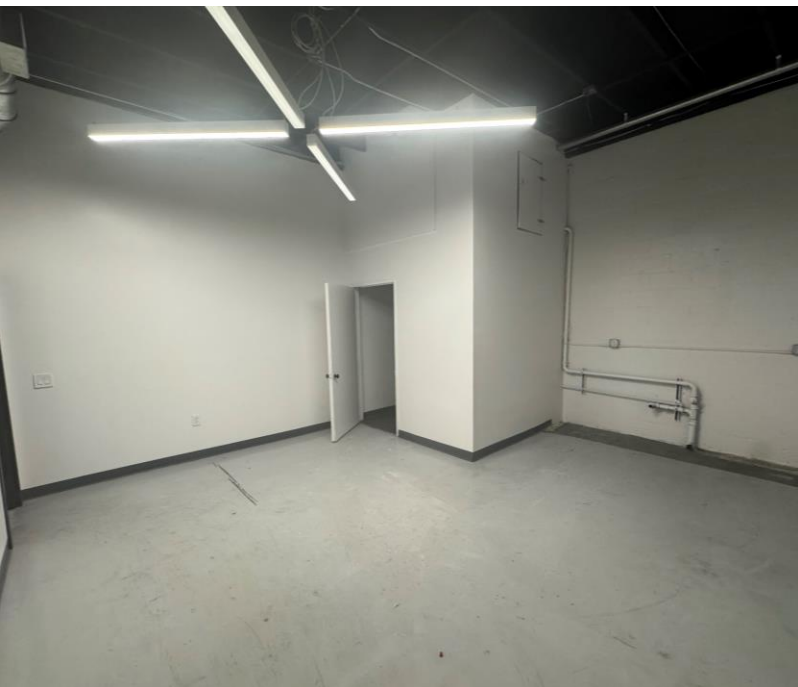




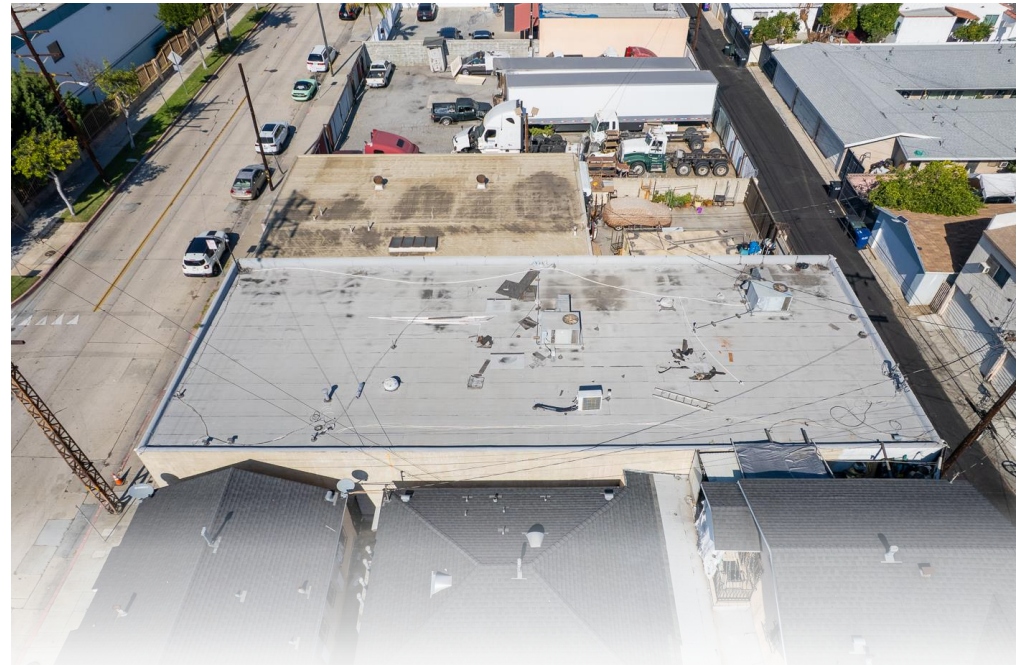
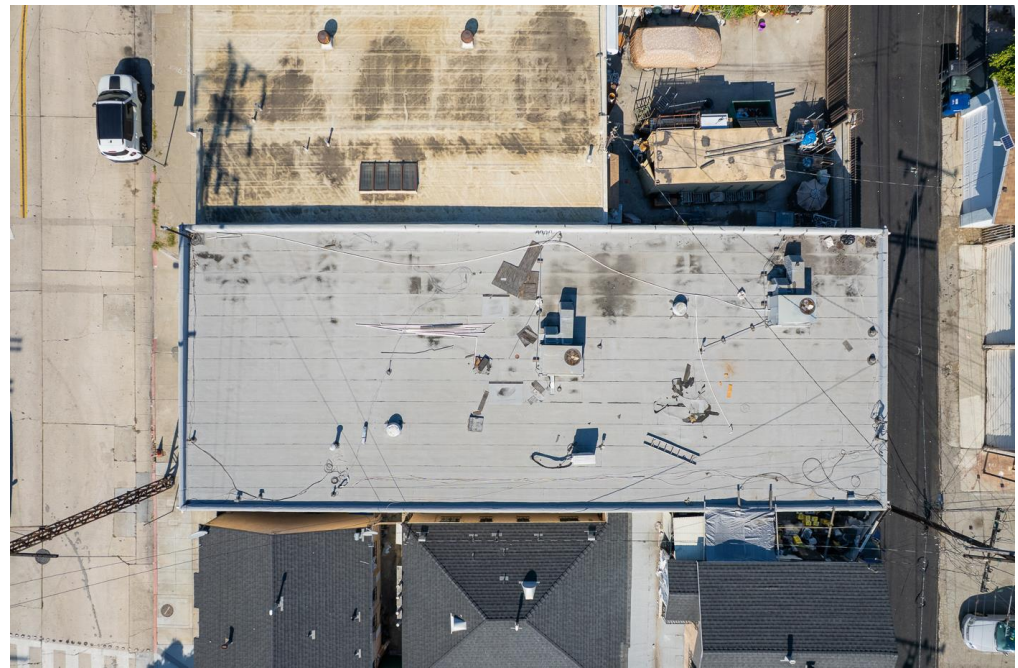
# FACING WEST

















An aerial photograph of a resort complex, likely in a desert region. The foreground is filled with numerous palm trees. In the middle ground, there is a large, multi-story building with a curved, tiered structure. The background shows a range of mountains under a clear sky. The entire image is overlaid with a semi-transparent blue filter.

02

## LOCATION OVERVIEW

1412 S. GERHART AVENUE



# CITY OF COMMERCE

As a key industrial and commercial hub in Los Angeles County, the City of Commerce offers a strong economic profile anchored by a diverse employment base, exceptional regional connectivity, and longstanding stability within the manufacturing, logistics, and wholesale trade sectors. The city benefits from its strategic location at the center of Southern California's transportation network, with immediate access to Interstates 5, 710, 60, and SR-19, as well as close proximity to major rail lines and port-serving freight corridors that support robust industrial demand. Commerce's workforce is bolstered by a high concentration of logistics, distribution, and food-manufacturing employers, along with major corporations such as Commerce Casino, Smart & Final, Mission Foods, Parsec, and American International Industries, reinforcing the city's role as a critical employment center within the greater Los Angeles region.



**\$71,768**

Median Household Income



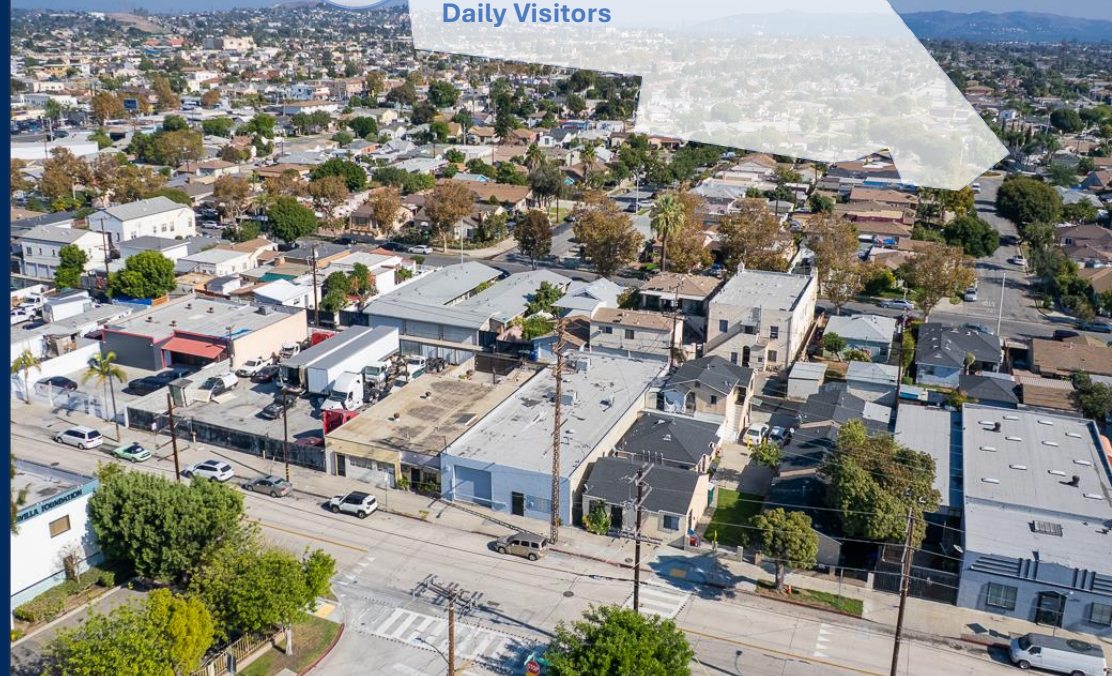
**12,072**

Population



**60,000**

Daily Visitors









# CITY OF COMMERCE







## AREA SNAPSHOT

In the area surrounding the City of Commerce—primarily bounded by major transportation corridors such as Interstate 5, the 710 Freeway, Washington Boulevard, and Atlantic Boulevard—approximately six to seven square miles are dominated by large-scale industrial and logistics facilities, including regional distribution hubs, warehousing operations, and light manufacturing sites. This heavily commercial zone is supported by intermodal rail yards and proximity to the Port of Los Angeles trade routes, making it a critical link in Southern California's freight network.

# Business Profile

**\$1.9B**  
ANNUAL SALES

**60,000**  
EMPLOYEES

**\$5.9B**  
TOTAL ASSETS

Adjacent to these industrial uses are corporate business parks and office facilities, notably concentrated around Commerce Parkway and Telegraph Road. Retail and service-oriented commercial clusters are found along corridors such as Eastern Avenue and Washington Boulevard, including the Citadel Outlets, a major regional shopping destination incorporated into a repurposed historic manufacturing complex.

## MAJOR INDUSTRIES

SHOPPING  
RETAIL



FINANCIAL  
SERVICES



HEALTHCARE



SHIPPING &  
LOGISTICS



INTERNATIONAL  
TRADE



DISTRIBUTION



REAL ESTATE



TECHNOLOGY





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