

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



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams and should not be made available to any other person or entity without the written consent of Keller Williams. This Marketing Brochure has been prepared to provide summary, unverified 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. Keller Williams 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams 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. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Keller Williams is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Keller Williams, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Keller Williams, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.



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



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: \pm 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.

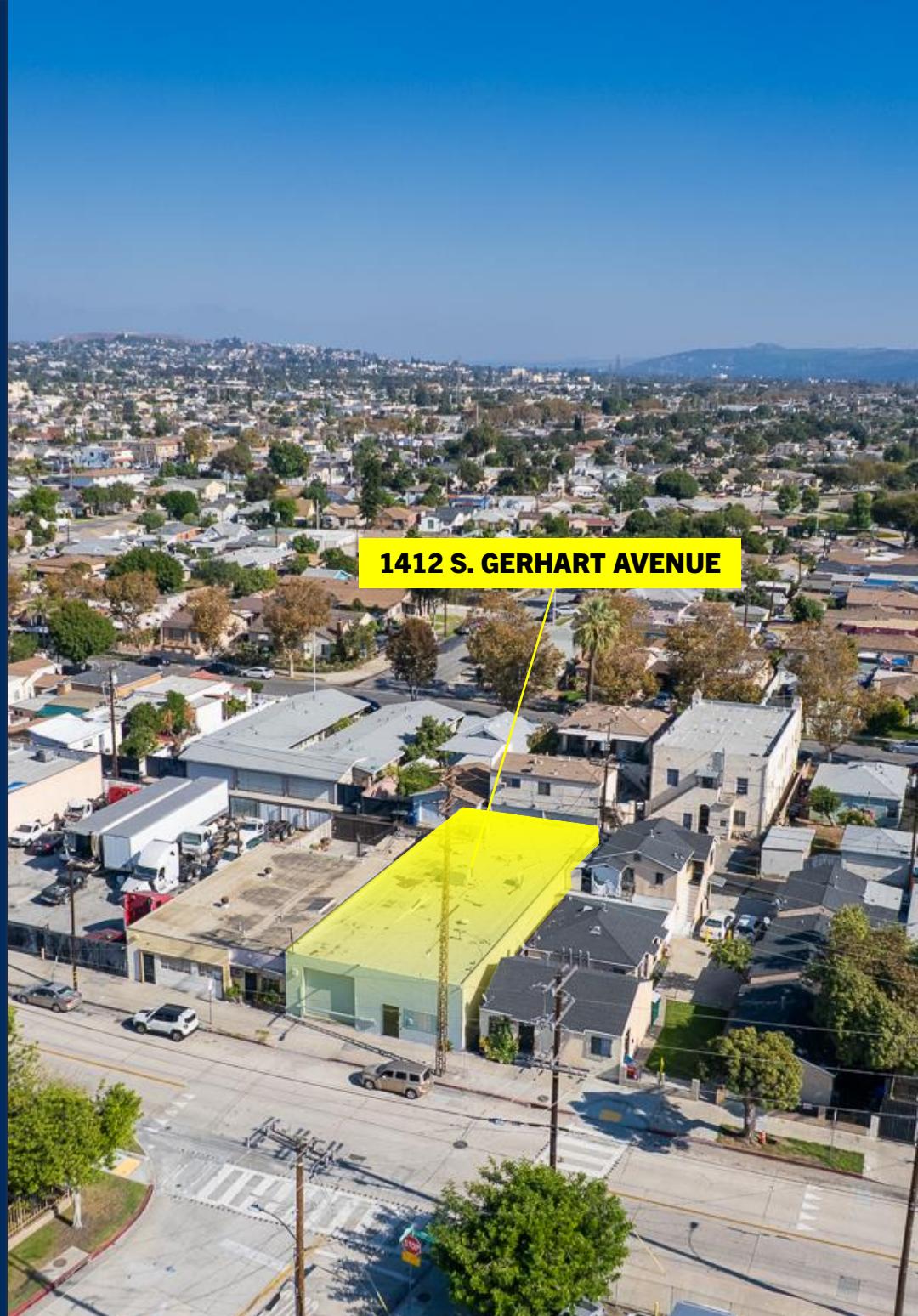
Contact listing agent to schedule a tour of the properties. Buyer to verify all information herein, Broker/Agent and Seller do not guarantee its accuracy.



INVESTMENT

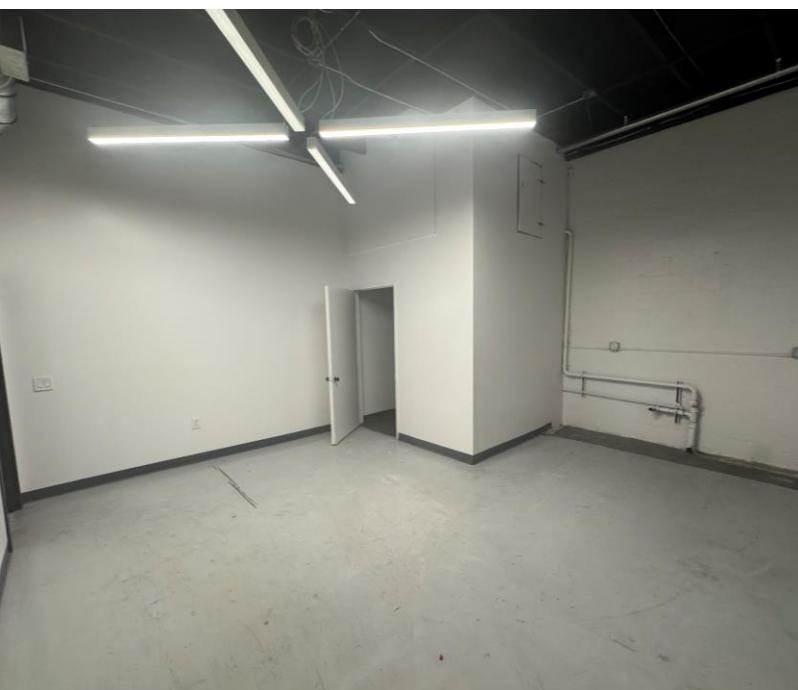
Highlights

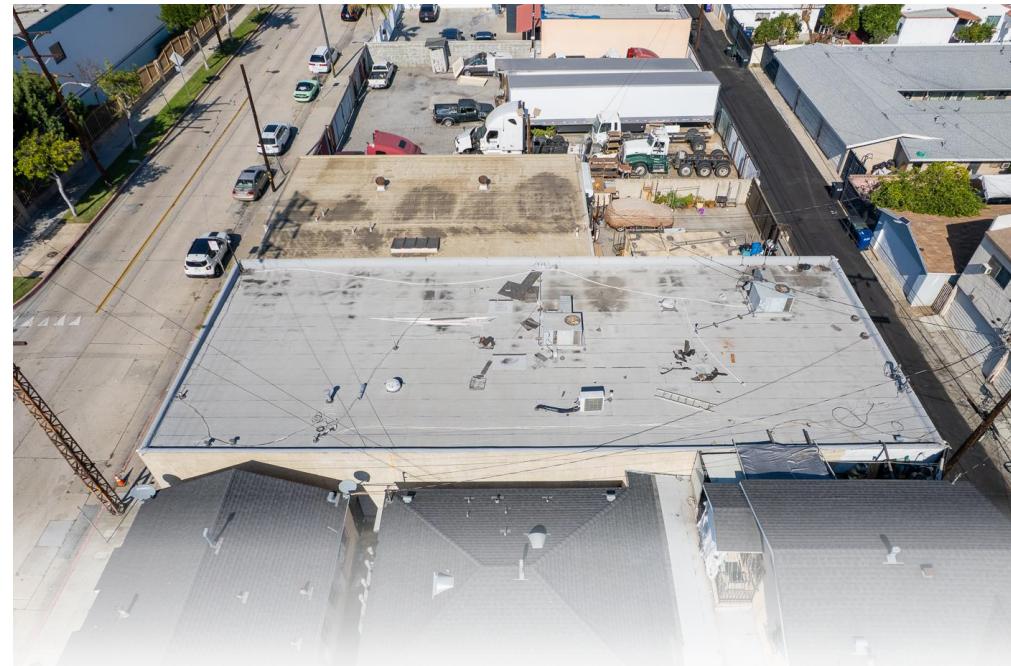
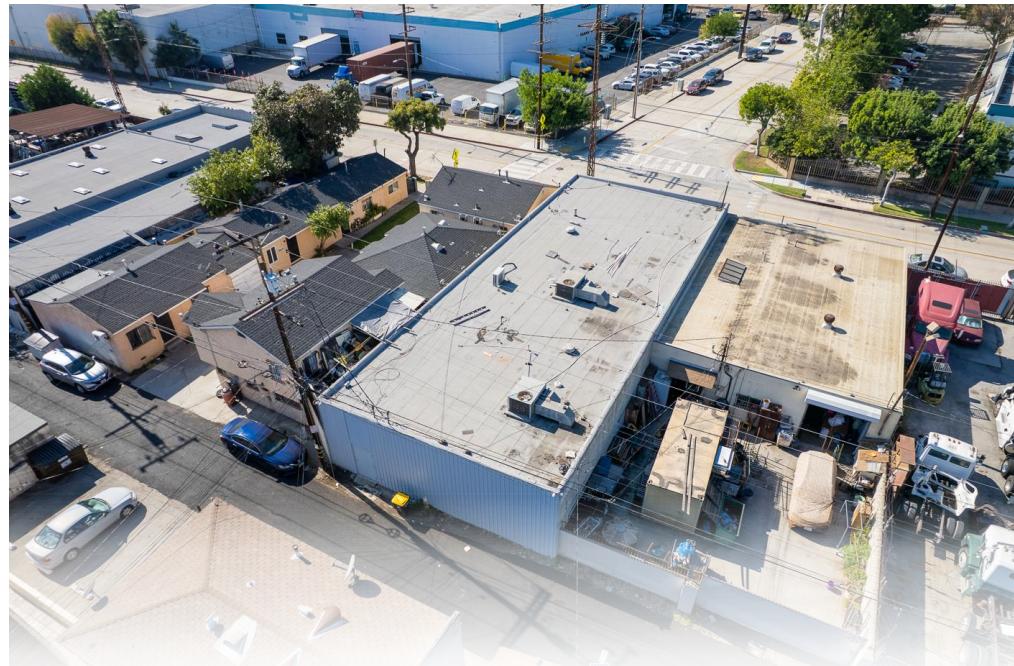
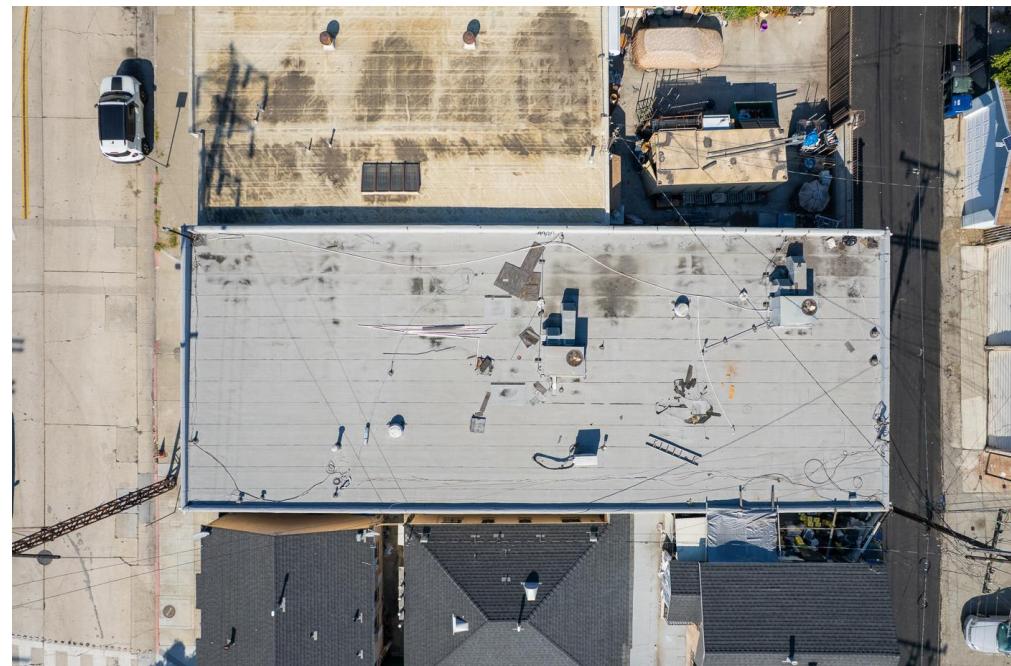
- Well Located in the City of Commerce, Adjacent to East LA, Montebello, Monterey Park
- C/M1 - Commercial Manufacturing Zoning Provides Wide Variety of Commercial and Light industrial Uses (Buyer Verify)
- Property Features: ±4,000 SF GBA, Reception, (2) Offices, 10' x 10' Drive-in, 12-13' Clear Height, 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











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

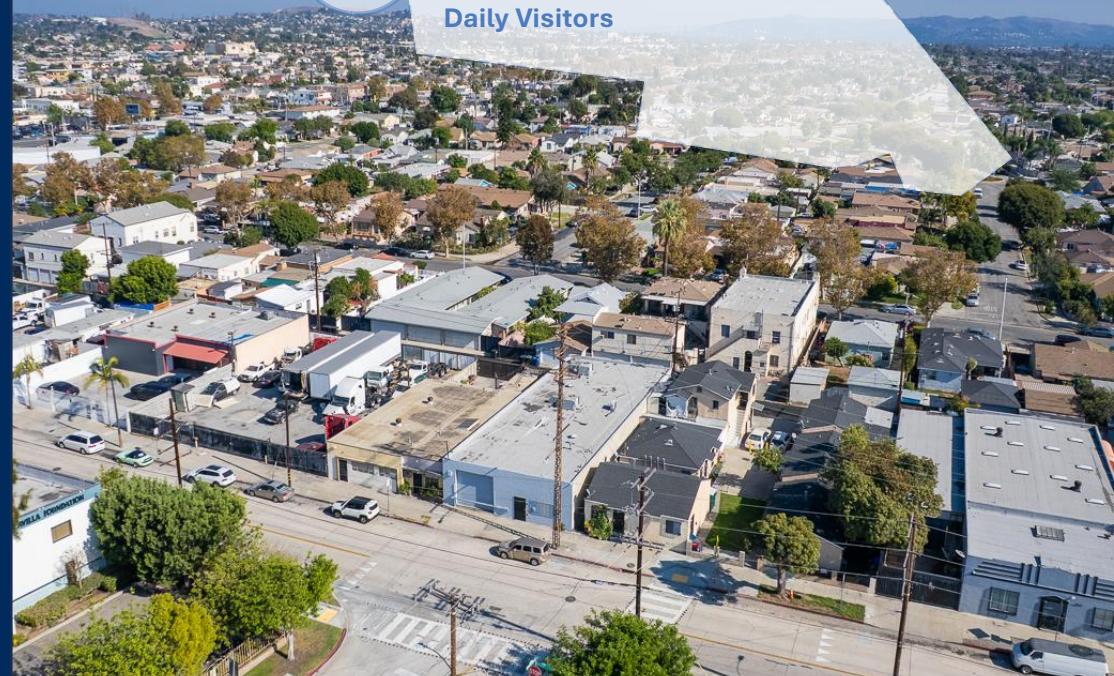
Median Household Income

12,072

Population

60,000

Daily Visitors





CITY OF COMMERCE





AltaMed
Your community health network



COOK X UNITY

Smart&Final.

99¢
only
STORES



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



INTERNATIONAL
TRADE



FINANCIAL
SERVICES



DISTRIBUTION



HEALTHCARE



REAL ESTATE



SHIPPING &
LOGISTICS



TECHNOLOGY



1412 S. Gerhart Ave
COMMERCE, CA 90022



STEVE CHANG

Founder & Managing Director

626.381.9885 Direct

626.491.2668 Mobile

steve@changinvestmentgroup.com

CA DRE #02028509

FULLY RENOVATED INDUSTRIAL/WAREHOUSE