

FOR LEASE

# 6,150 SF BUILDING ON THE SIGNALIZED CORNER OF SANTA FE AVE & 38TH ST

Large fenced parking area for 23 cars

400 amps and 3 phase power

Flexible use potential - office, retail,  
medical, or industrial\*

\*To be verified with the city



3801 S SANTA FE AVE, VERNON, CA 90058

**km** Kidder  
Mathews





## PROPERTY OVERVIEW

|                  |                                 |
|------------------|---------------------------------|
| ADDRESS          | 3801 S Santa Fe Ave, Vernon, CA |
| LEASE RATE/MO    | \$7,950                         |
| LEASE RATE/SF    | \$1.29 Gross                    |
| BUILDING SIZE    | 6,150 SF                        |
| LOT SIZE         | 17,213 SF                       |
| TERM             | 3-5 years                       |
| YARD             | Fenced / paved                  |
| ZONING           | VEM                             |
| CLEAR HEIGHT     | 15'                             |
| LOADING          | 1 (6'x8') GL door               |
| POWER            | 400 amps; 3 phase               |
| CONSTRUCTION     | Masonry                         |
| YEAR BUILT/RENOV | 1939/2018                       |
| PARKING          | 23 spaces; 3.7:1,000            |
| USE              | Flex/R&D                        |
| OFFICES          | 5                               |
| RESTROOMS        | 3                               |
| APN              | 6302-015-007                    |

**6,150 SF**  
BUILDING SIZE

**\$1.29/SF**  
LEASE RATE (GROSS)









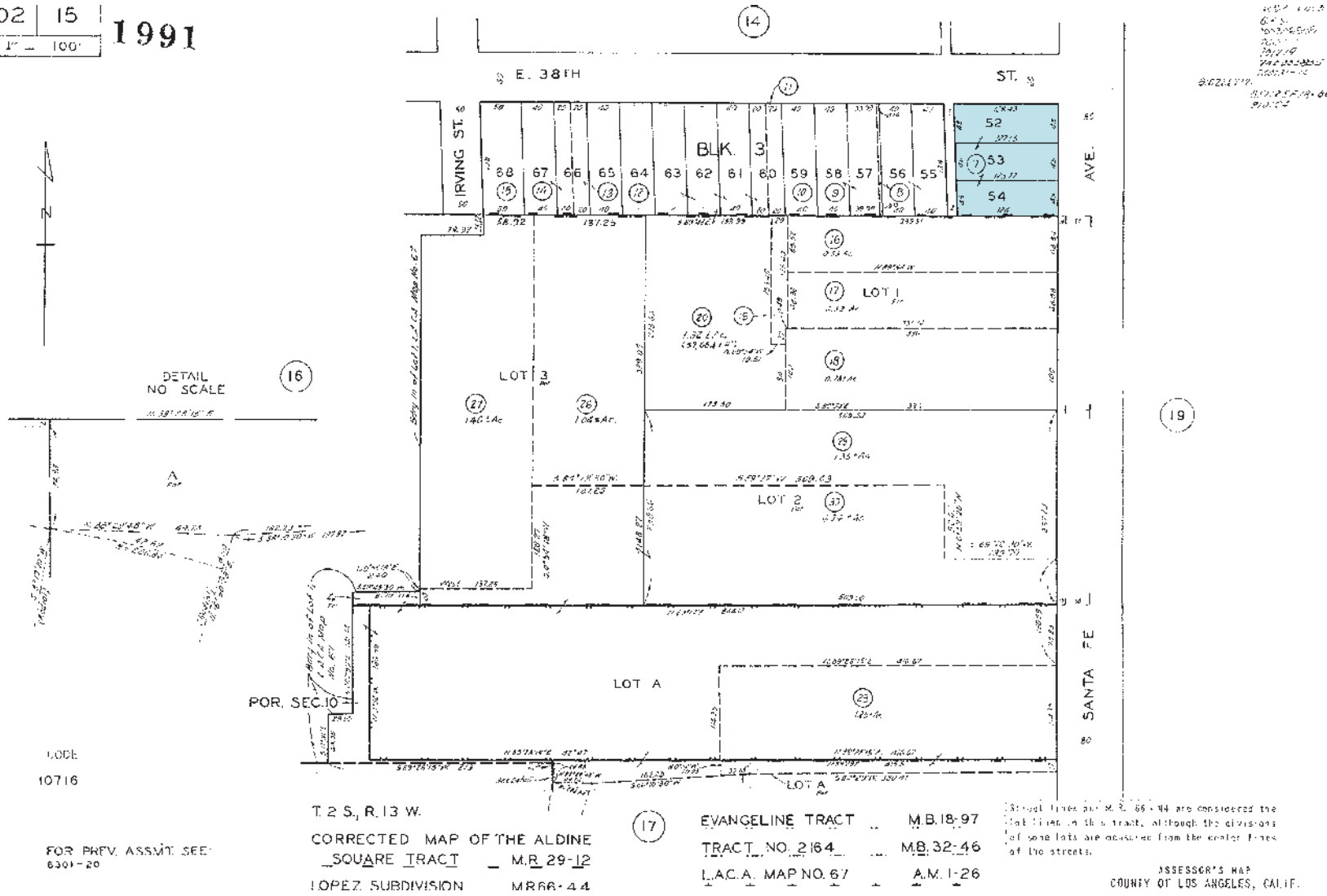




PARCEL MAP

6302 15 1991

SCALE 1" = 100'



3801 SOUTH  
SANTA FE AVE

*Exclusively leased by*

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