

# 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



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**EXECUTIVE SUMMARY**

1412 S. GERHART AVENUE

# PROPERTY SUMMARY

<b>Price</b>	▪ <b>\$899,999</b> ▪ <del>\$980,000</del>
<b>Price/SF</b>	▪ (\$245.00/SF)
<b>Property Type</b>	▪ Industrial / Warehouse
<b>Address</b>	▪ 1412 S Gerhart Ave
<b>Zoning</b>	▪ C/M1 – Commercial Manufacturing (wide range of commercial & light industrial uses)
<b>GBA</b>	▪ ±4,000 SF
<b>Interior Features</b>	▪ Reception, two offices, two restrooms, fully air-conditioned
<b>Industrial Features</b>	▪ 10' x 10' drive-in door, 12–13' clear height, roll-up door
<b>Renovation Years</b>	▪ 2020 & 2025
<b>Recent Upgrades</b>	▪ 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



**THE COMMERCE**  
CASINO & HOTEL

**DOUBLE TREE**  
by Hilton

**CITADEL OUTLETS**  
COACH ARMANI NIKE  
BOSS COLUMBIA LACOSTE POLO  
HUGO BOSS FACTORY STORE RALPH LAUREN  
UNDER ARMOUR crocs VANS OFF THE WALL adidas  
lululemon athletica DISNEY STORE Levi's BANANA REPUBLIC

**DISTRIBUTION CENTER**  
Smart & Final  
**DISTRIBUTION CENTER**  
UNFI  
BETTER FOOD. BETTER FUTURE.

**AltaMed**  
Your community health network

**FACILITY**  
MISSION

**COOK X UNITY**

**Dept of Health**

**Pacific Sourcing Group**

**HR Express**

**SUBJECT**

**Maravilla Foundation**

## 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.

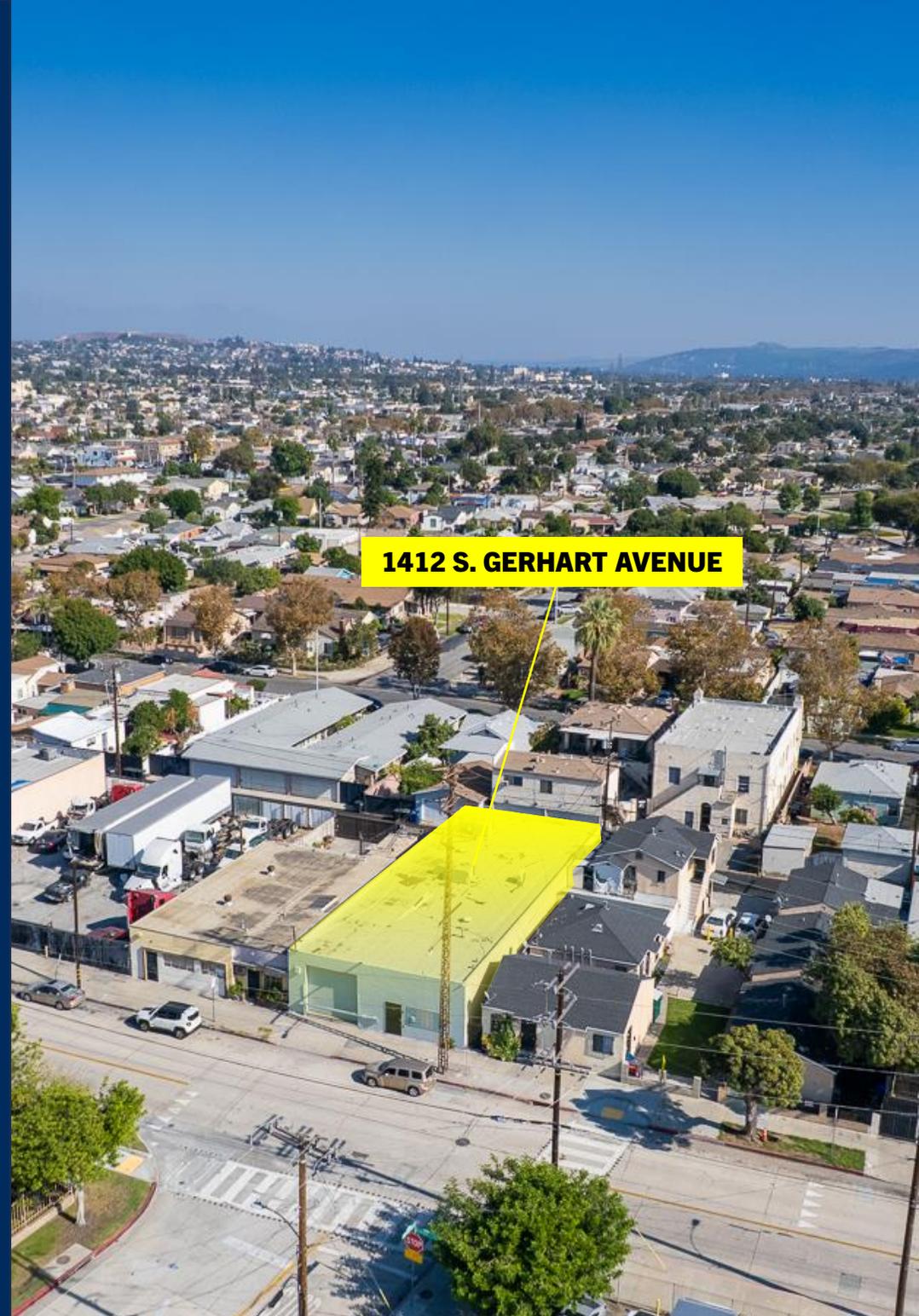
Contact listing agent to schedule a tour of the properties. Buyer to verify all information herein, Broker/Agent and Seller do not guarantee its accuracy.



# INVESTMENT

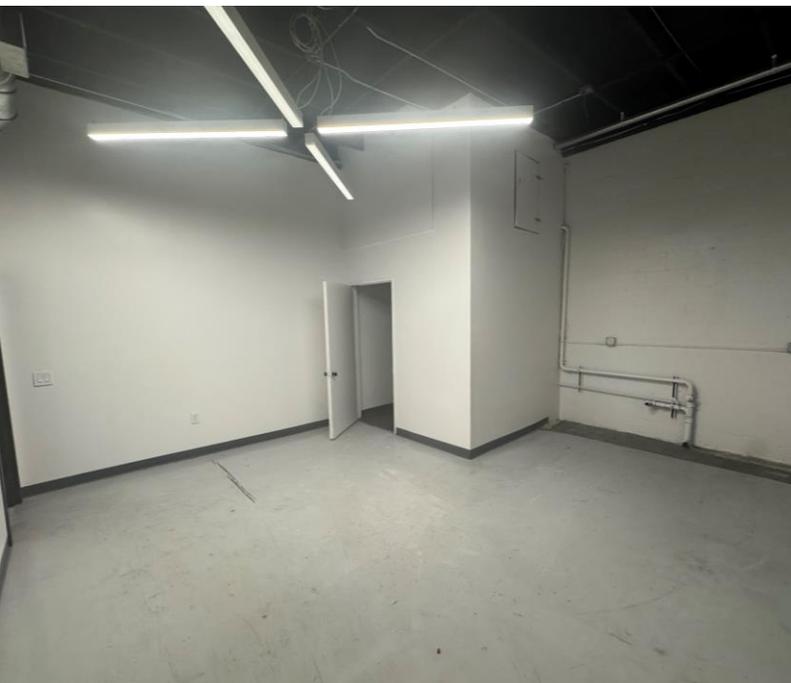
## Highlights

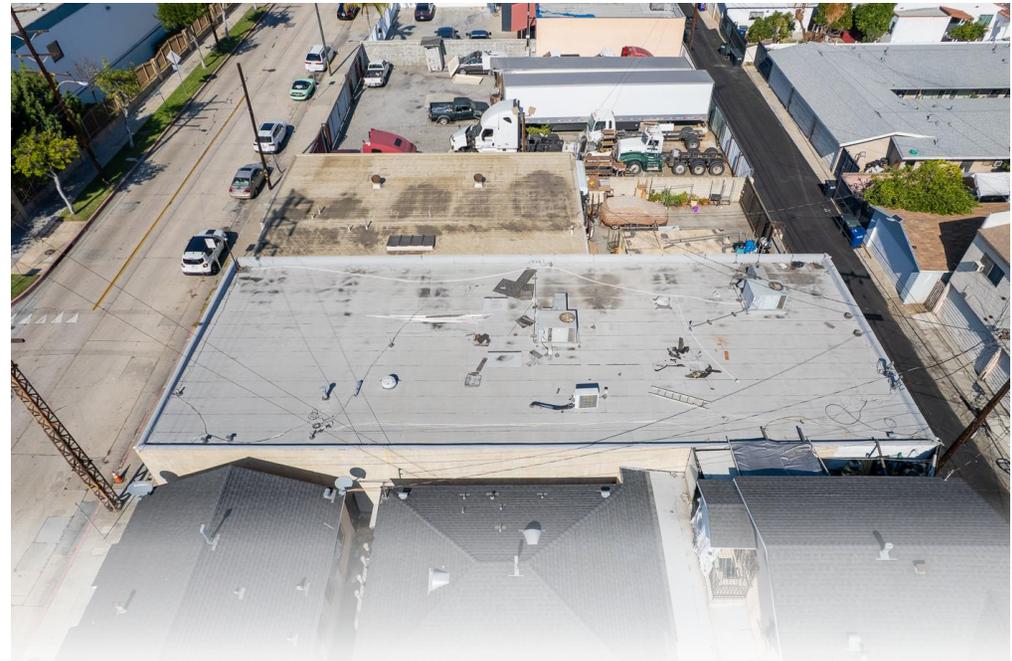
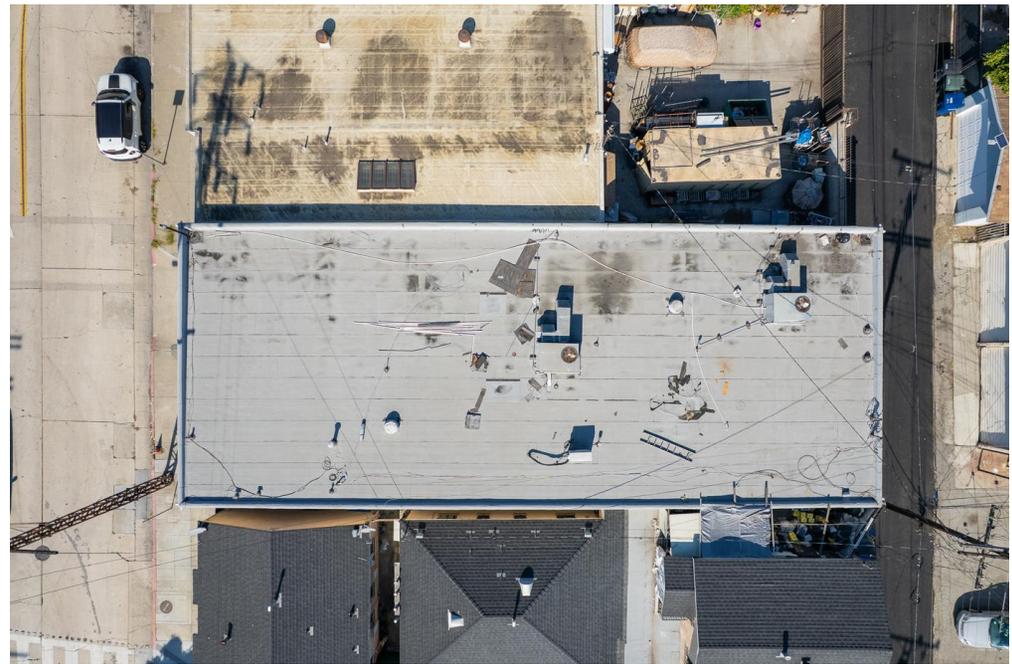
- Well Located in the City of Commerce, Adjacent to East LA, Montebello, Monterey Park
- C/M1 - Commercial Manufacturing Zoning Provides Wide Variety of Commercial and Light Industrial Uses (Buyer Verify)
- Property Features: ±4,000 SF GBA, Reception, (2) Offices, 10' x 10' Drive-in, 12-13' Clear Height,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











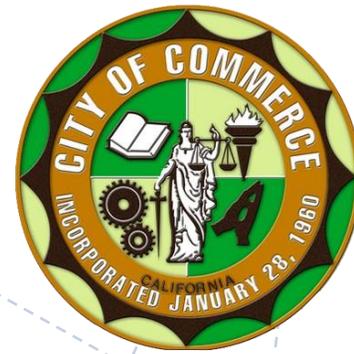
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# LOCATION OVERVIEW

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



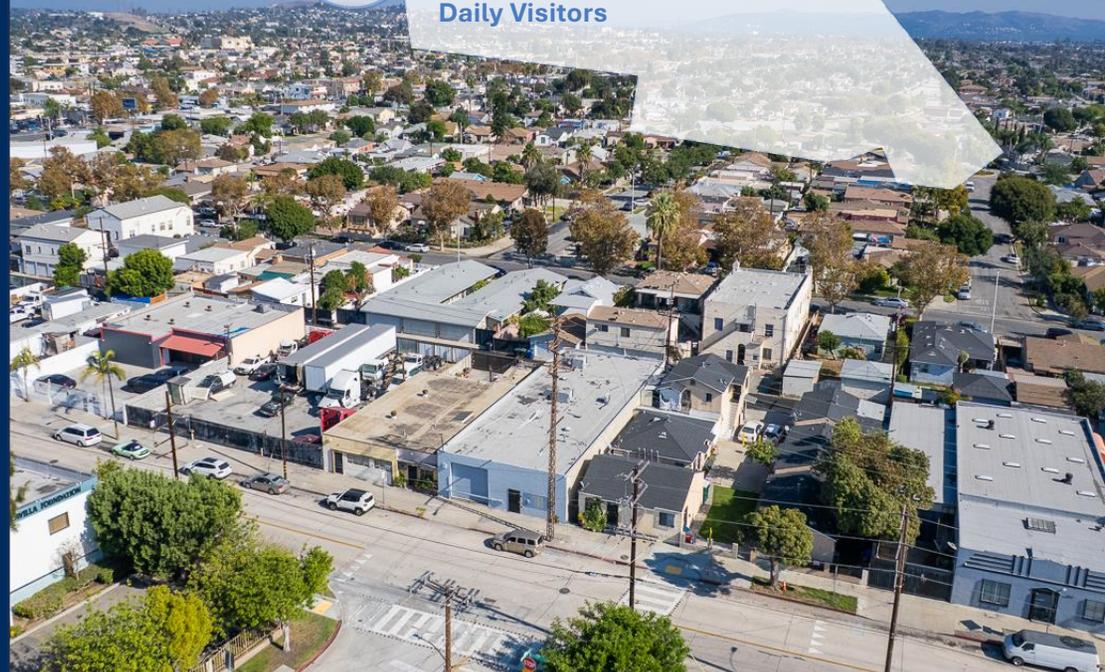
**12,072**

Population



**60,000**

Daily Visitors





**SUBJECT**

UNION PACIFIC

**CITADEL OUTLETS**

COACH ARMANI NIKE POLO  
 HUGO BOSS COLUMBIA FACTORY STORE LACOSTE HUGO BOSS  
 UNDER ARMOUR crocs VANS OF THE WALLS adidas

roadrunner

FREIGHT  
FedEx

DISTRIBUTION  
UNFI  
BETTER FOOD. BETTER FUTURE.

ROSEWOOD PARK STEAM ACADEMY

ROSEWOOD LIBRARY

CORPORATE  
Dunn Edwards PAINTS

DISTRIBUTION  
Smart & Final

Veritiv XPO

NORTHROP GRUMMAN

THE COMMERCE CASINO & HOTEL

COSTCO BUSINESS CENTER

PENNY LANE CENTERS  
Transforming Lives

MILK & BREAD PLANT  
VONS

SUGAR FOODS CORPORATION

THE HOME DEPOT

INTERPORT

PROGRESSIVE PRODUCE

DISTRIBUTION WAREHOUSE  
99c ONLY STORES

Concentra

Chasin Foods

CBC  
COMMERCE BUSINESS COUNCIL  
CHAMBER OF COMMERCE

Magic Transport  
NDX USA  
Related Products

Elite Art  
Supplier USA  
Blue Streak

Michelson Laboratories, Inc.

Denny's

BW Best Western

Commerce Outlet

# CITY OF COMMERCE



WSS  
 Shoe Style Selection  
 CVS pharmacy  
 UNITED STATES POSTAL SERVICE

CORPORATE  
 MISSION

Target  
 El Super  
 STARBUCKS COFFEE  
 REGENCY THEATRES  
 ROSS DRESS FOR LESS  
 SUBWAY

CORPORATE  
 alo

**SUBJECT**

CITADEL OUTLETS  
 COACH  
 ARMANI OUTLET  
 NIKE  
 BOSS HUGO BOSS  
 Columbia FACTORY STORE  
 LACOSTE  
 POLO RALPH LAUREN  
 UNDER ARMOUR  
 crocs  
 VANS OFF THE WALL  
 adidas

METROLINK

ROSEWOOD PARK STEAM ACADEMY

DISTRIBUTION CENTER  
 UNFI  
 BETTER FOOD. BETTER FUTURE.

DISTRIBUTION CENTER  
 Smart & Final

DOUBLE TREE by Hilton

CORPORATE  
 DUNN EDWARDS PAINTS

THE COMMERCE CASINO & HOTEL

amcor

UPS UPS Freight™

GIBSON HOMEWARES

Univar Solutions

NORTHROP GRUMMAN

METROLINK

COSTCO BUSINESS CENTER

THE HOME DEPOT

COMMERCE OFFICE PARK	
Jast Apparel	LASD
Fungyun Inc.	Roland Corp.
Fugro	LACCSS

COMMERCE BUSINESS PARK	
Boise Paper	Priority 1
Trichromatic West	Ultra Pro
Coin Wrap	Big City RV

MONOGRAM AEROSPACE FASTENERS

Concentra



# 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.

## 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.

## MAJOR INDUSTRIES

SHOPPING  
RETAIL



FINANCIAL  
SERVICES



HEALTHCARE



SHIPPING &  
LOGISTICS



INTERNATIONAL  
TRADE



DISTRIBUTION



REAL ESTATE



TECHNOLOGY



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