

# FOR SALE

3240 E. 26TH ST. | VERNON | CA

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

## MAJOR PRICE REDUCTION AND RENOVATIONS



± 24,735 SF FREESTANDING BUILDING  
**3240 E. 26TH ST.**  
VERNON | CALIFORNIA | 90058

### PROPERTY HIGHLIGHTS



± 24,735 SF Total Building Area  
on ± 48,047 SF | ± 1.10 AC Land Area



1 Exterior Truck Ramp



5 Dock High Doors



24' Clear Height



400 Amps, 480 Volts, 3 Phase Power



Ideal Warehouse/Manufacturing Space



Renovations: Now Functional Docks &  
Removal of ± 11,000SF Unfinished Mezz



CTU Construction



Sprinklered



27 Surface Parking Spaces



North Vernon Location



Close to 5, 10, 110, and 710 Freeways

#### FOR MORE INFORMATION, PLEASE CONTACT:

**JD VOGELZANG**  
ASSOCIATE VICE PRESIDENT  
P: 213.270.2245 | M: 310.293.0216  
jvogelzang@daumcre.com  
CADRE #02176692

**DAVID MUIR**  
EXECUTIVE VICE PRESIDENT  
P: 213.270.2244 | M: 213.621.0903  
dmuir@daumcre.com  
CADRE #01210653

**SEAN HOMSY**  
ASSOCIATE VICE PRESIDENT  
P: 213.270.2237 | M: 714.475.9900  
shomsy@daumcre.com  
CADRE #02157447

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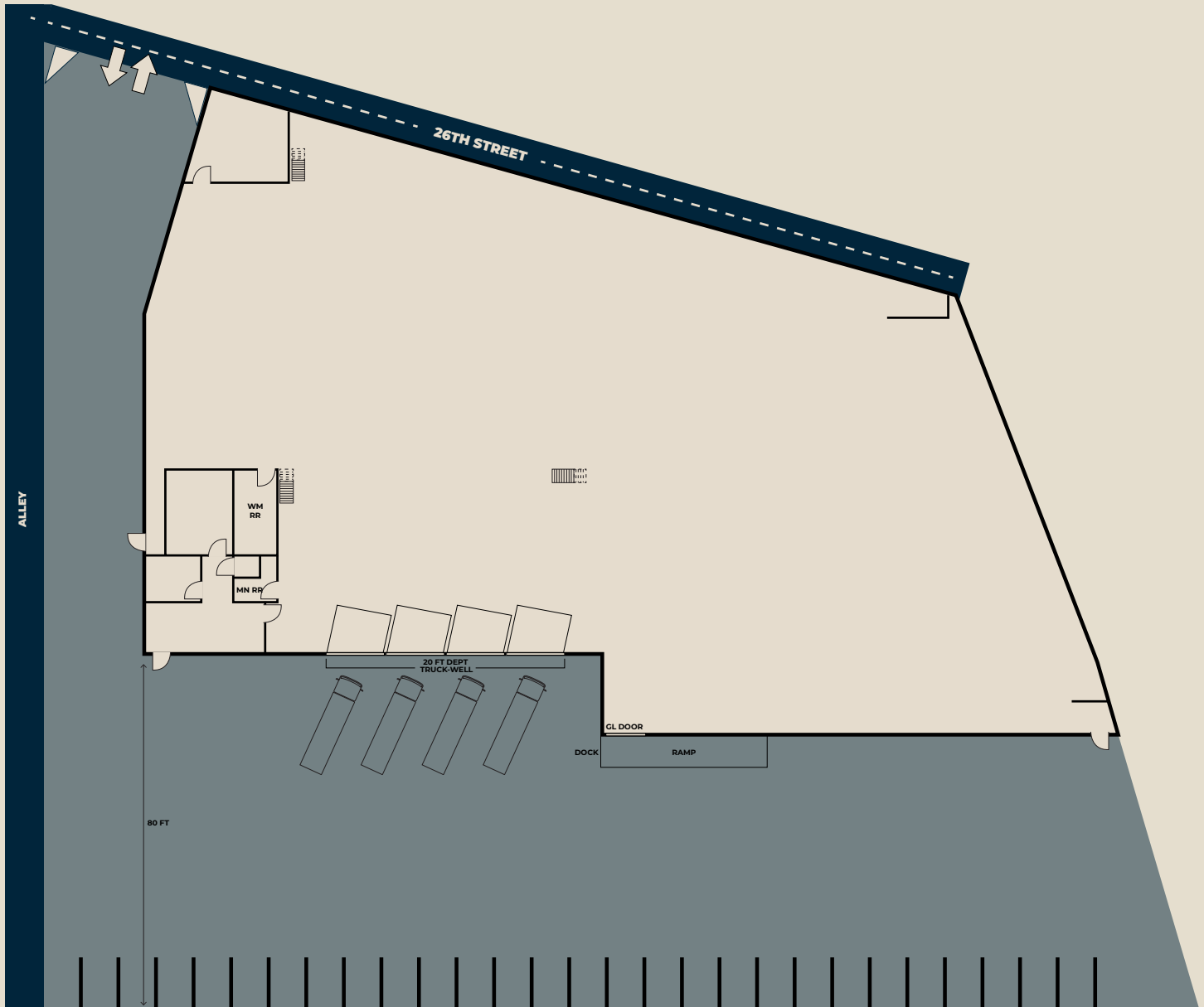
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SITE PLAN | FLOOR PLAN



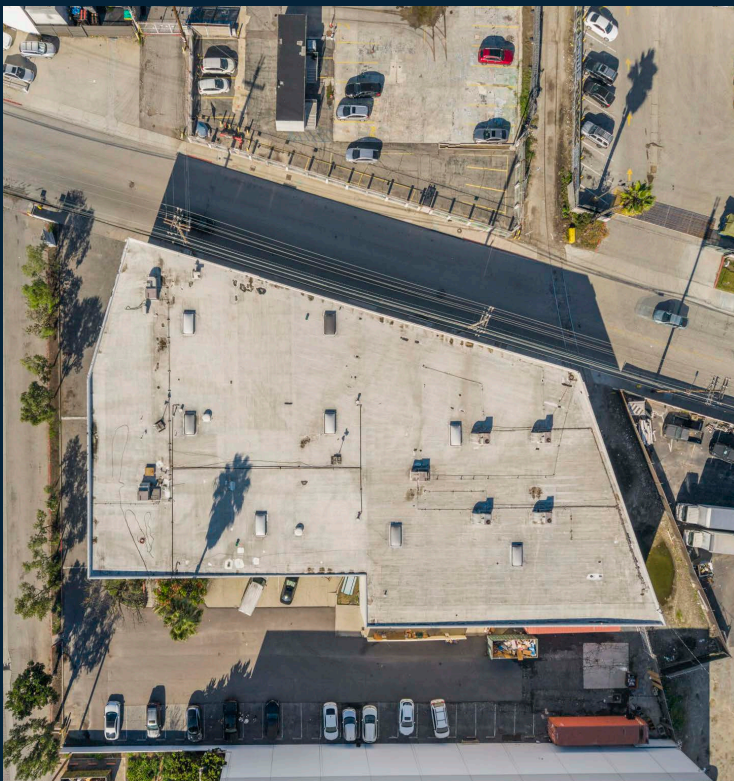
NOT TO SCALE\* 

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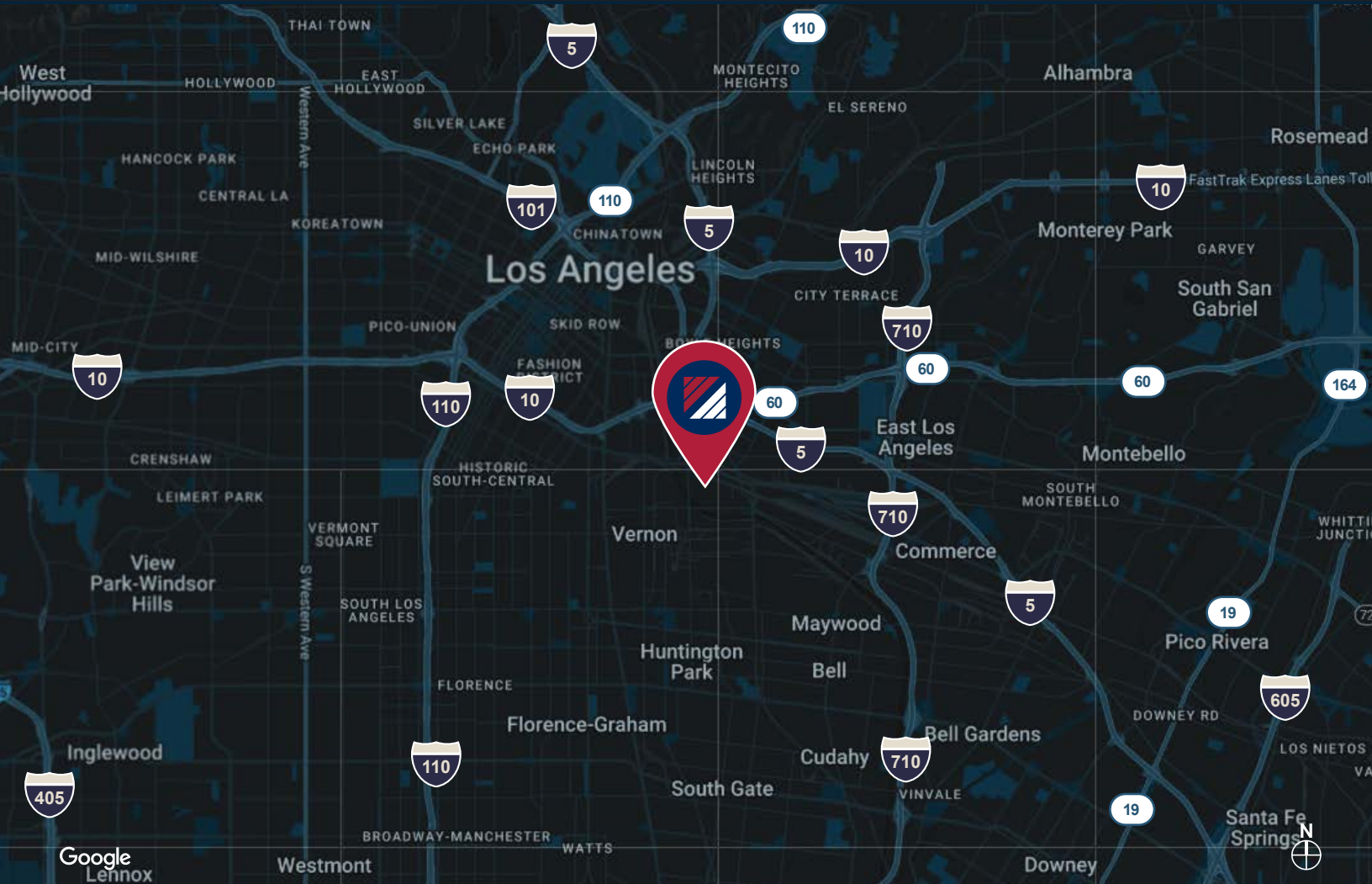
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PHOTOS



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## PUBLIC TRANSPORTATION

### TRANSIT/SUBWAY



Soto / Vernon Bus Station  
5 min | 1.0 mi

Pershing Square Subway Station  
16 min | 4.0 mi

Union Transit Station  
16 min | 4.5 mi

### AIRPORT



Los Angeles International Airport  
31 min | 23.1 mi

John Wayne Airport  
43 min | 34.7 mi

Ontario International Airport  
50 min | 39.8 mi

## DEMOGRAPHICS

3 MILES 5 MILES 10 MILES

2020 POPULATION 346,279 1,096,703 3,619,374

2024 POPULATION 303,958 998,048 3,432,559

2029 POPULATION PROJECTION 288,314 954,641 3,312,875

2020 HOUSEHOLDS 94,143 319,712 1,197,514

2024 HOUSEHOLDS 81,882 293,869 1,140,183

2029 HOUSEHOLD PROJECTION 77,448 281,514 1,100,656

TOTAL SPECIFIED CONSUMER SPENDING (\$) \$2.3B \$8.1B \$34.9B