



# COMMERCE CORPORATE

5800 S. EASTERN AVENUE, COMMERCE, CA 90040

TENANT IMPROVEMENTS AVAILABLE

NEW SUITES MOVE-IN READY



**The Abbey Company**  
REAL PROPERTY SOLUTIONS



## PROPERTY HIGHLIGHTS

A five-story multi-tenant office complex with a prominent architectural reflective glass curtain wall design defines The Commerce Corporate Center as an institutional-grade property. Perfectly visible in the heart of the Commerce office market, this location offers high identity, remodeled space and lobby, and covered parking.

- Situated at the major intersection of South Eastern and Slauson Avenues
- Newly remodeled suites available for immediate occupancy
- New, remodeled one-story lobby with glazed storefront system
- Recently upgraded common areas and restrooms
- Covered two-level parking facility
- Convenient access to I-710, I-5, I-105, SR-60, I-101, I-110, and I-10 freeways
- Integrated security system that includes on-site security personnel, surveillance cameras and DSX after-hours security system that opens and closes the main entry doors
- Walking distance to a food plaza, banking, FedEx Office Ship Center and daycare
- Brokerages, banks and other service industry companies have located in the City of Commerce to provide convenient access to the massive base of distribution and manufacturing companies
- Convenient access to the Metropolitan Transportation Authority (MTA) Bus Line, Metrolink commuter trains and Commerce and Montebello bus transit systems
- Monument signage available
- Energy Star certified
- Professional and responsive property management, leasing team, and building engineers local to complex





## LOCATION SUMMARY

Commerce Corporate enjoys a premier centralized location within one mile of the Long Beach (I-710) and Santa Ana (I-5) Freeways and within four miles of the Pomona (SR-60), San Gabriel (I-605) and Century (I-105) Freeways, providing tremendous access to the entire region. The project is very well situated at the high identity, signalized intersection of South Eastern Avenue and East Slauson Avenue, both major commercial thoroughfares in the City of Commerce. Commerce Corporate's central regional location, free parking and competitive occupancy costs make it a desirable alternative to the downtown Los Angeles and Orange County office markets. Nearby retail and hospitality amenities include the Commerce Casino, Costco, the Citadel Outlets as well as the abundance of retail amenities located at the intersection of Florence and South Eastern, less than 1 mile away.

## PROPERTY INFORMATION

### ADDRESS

5800 South Eastern Avenue  
Commerce, CA 90040

### TOTAL SF

68,513 SF

### PROPERTY TYPE

Multi-Tenant Office  
Building

### YEAR BUILT

1974,  
Remodeled 1997, 2017

### CONSTRUCTION

Steel frame, concrete slab  
and glass

### LAND AREA

2.14 Acres

### FLOORS

5-Stories

### ELEVATORS

Yes

### DESIGN

Reflective Glass Curtain Wall

### OFFICE PERCENTAGE

100%

### ZONING

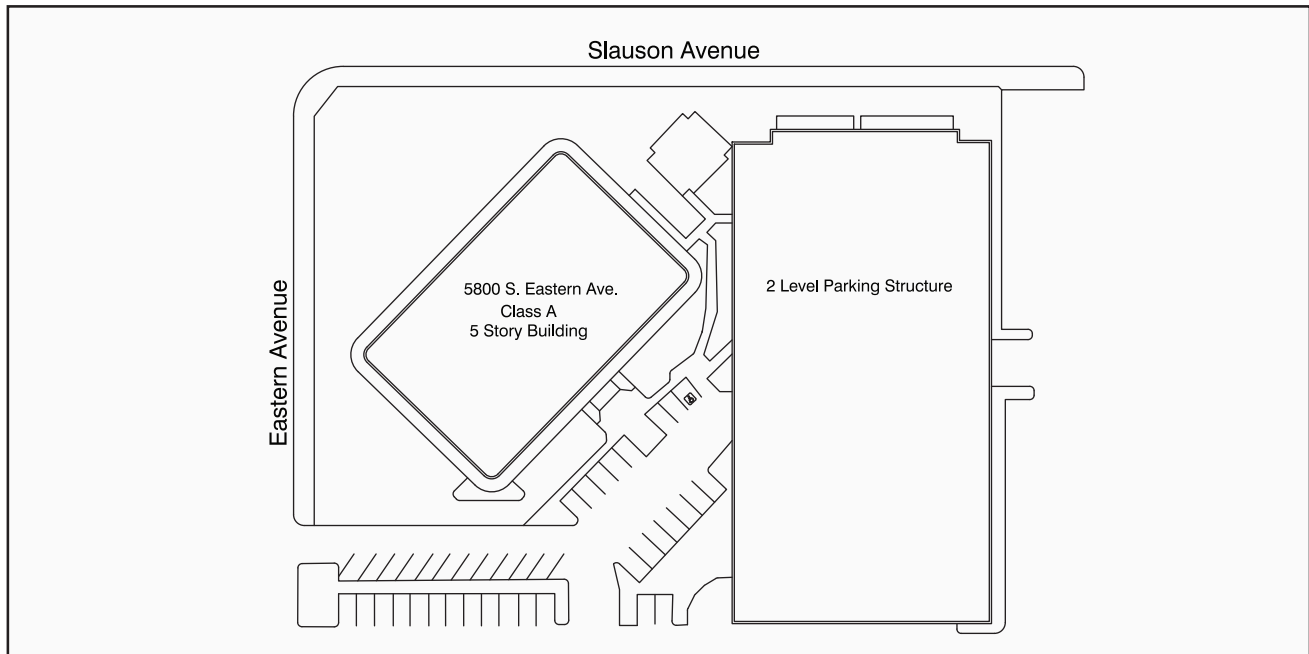
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## AREA OVERVIEW

The City of Commerce is a unique blend of industrial, commercial and residential areas. Located only six miles east of downtown Los Angeles, Commerce is bordered by Bell Gardens, Downey, East Los Angeles, and Montebello. Home to over 1,700 businesses, which collectively employ over 44,000 people, Commerce is very pro-business and very growth-oriented. There is no municipality property tax and low gross receipts tax. Superb freeway proximity provides convenient access to affordable housing and labor in surrounding communities such as Whittier, Santa Fe Springs and Pasadena.

# SITE PLAN



## LEASING MANAGER

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