

FOR LEASE

FREESTANDING RESTAURANT
SWC ATLANTIC & WASHINGTON



DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

CBM1.COM

CBM1
LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

COMMERCE CORNER | 2450 SOUTH ATLANTIC BOULEVARD, COMMERCE, CA 90040

BROCHURE | PAGE 2



PROPERTY DESCRIPTION

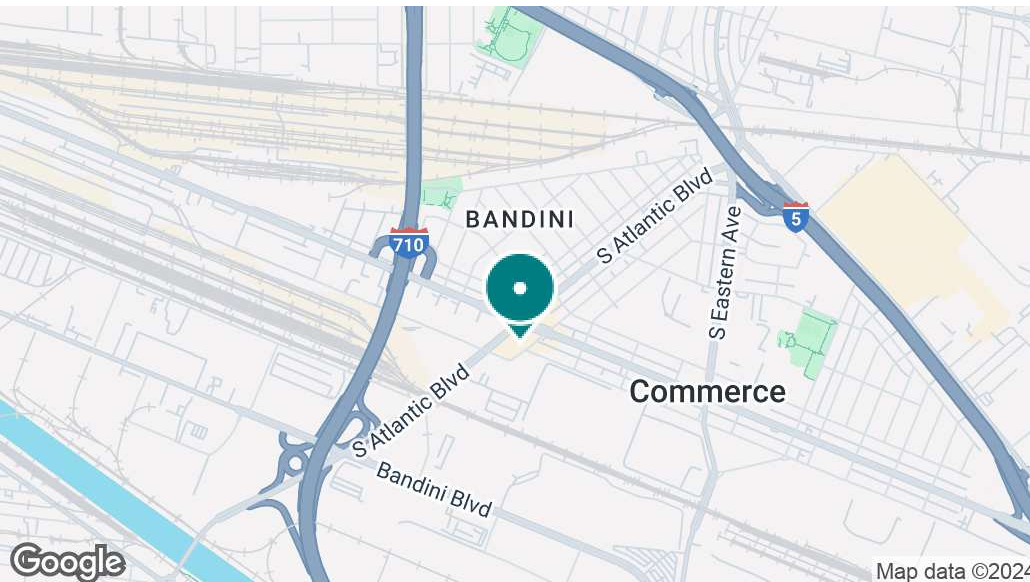
Commerce Corner at 2450 South Atlantic Boulevard in Commerce, CA, offers an exceptional leasing opportunity with a high-profile, freestanding restaurant space featuring drive-thru potential. Positioned directly across from a bustling Starbucks, this prime location benefits from heavy foot and vehicle traffic, making it ideal for food service operators seeking maximum exposure. The property also includes available retail and office space, providing a versatile environment for a mix of businesses looking to capitalize on the vibrant, commercial atmosphere.

LOCATION DESCRIPTION

Situated at 2450 South Atlantic Boulevard in the heart of Commerce, CA, Commerce Corner is strategically positioned in a high-demand area known for its dynamic mix of businesses and consumer activity. This shopping center enjoys proximity to major thoroughfares and is surrounded by popular retail destinations, ensuring consistent traffic flow and customer engagement. The location's accessibility and visibility make it a premier spot for both established brands and emerging enterprises.

PROPERTY HIGHLIGHTS

- Prime freestanding restaurant space with drive-thru potential directly across from Starbucks.
- High-traffic location with excellent visibility on South Atlantic Boulevard.
- Versatile leasing options, including additional retail and office spaces available.
- Close proximity to major highways and commerce hubs, driving consistent foot and vehicle traffic.



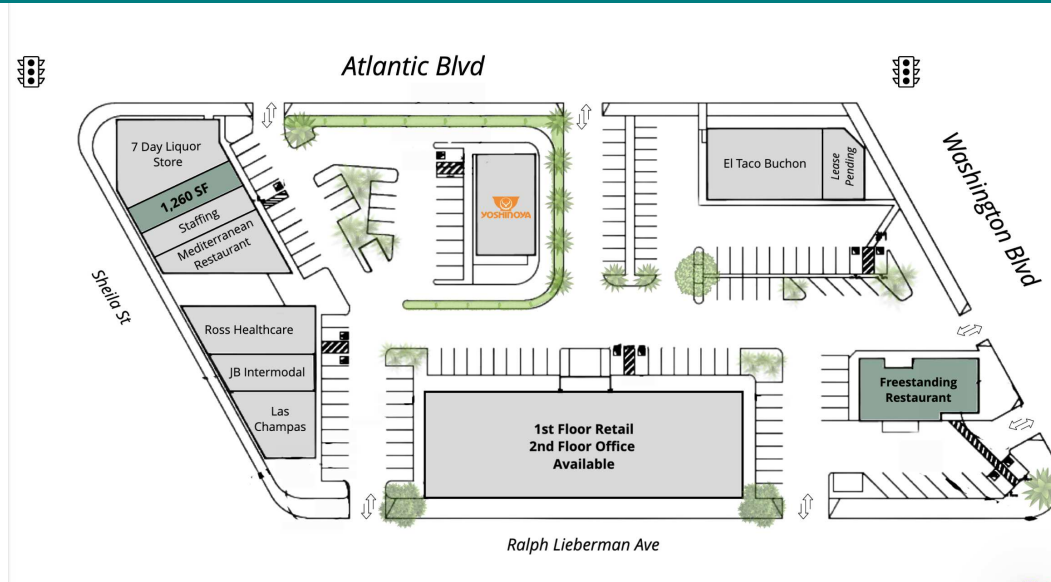
DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

AARON GUIDO
CaLDRE #01924252
714.769.6117
AARON@CBM1.COM

LEASE SPACES

COMMERCE CORNER | 2450 SOUTH ATLANTIC BOULEVARD, COMMERCE, CA 90040

BROCHURE | PAGE 3



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 2480-103	1,260 SF	NNN	Negotiable	2nd Generation Donut Shop
■ 5210 Washington Blvd	2,850 SF	NNN	Negotiable	Drive Thru Potential
■ 2450 1st Floor	1,869 - 10,912 SF	NNN	Negotiable	Prominent 1st Floor Retail Shop Space
■ 2450 2nd Floor	782 - 6,606 SF	NNN	Negotiable	2nd Floor Office Space

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

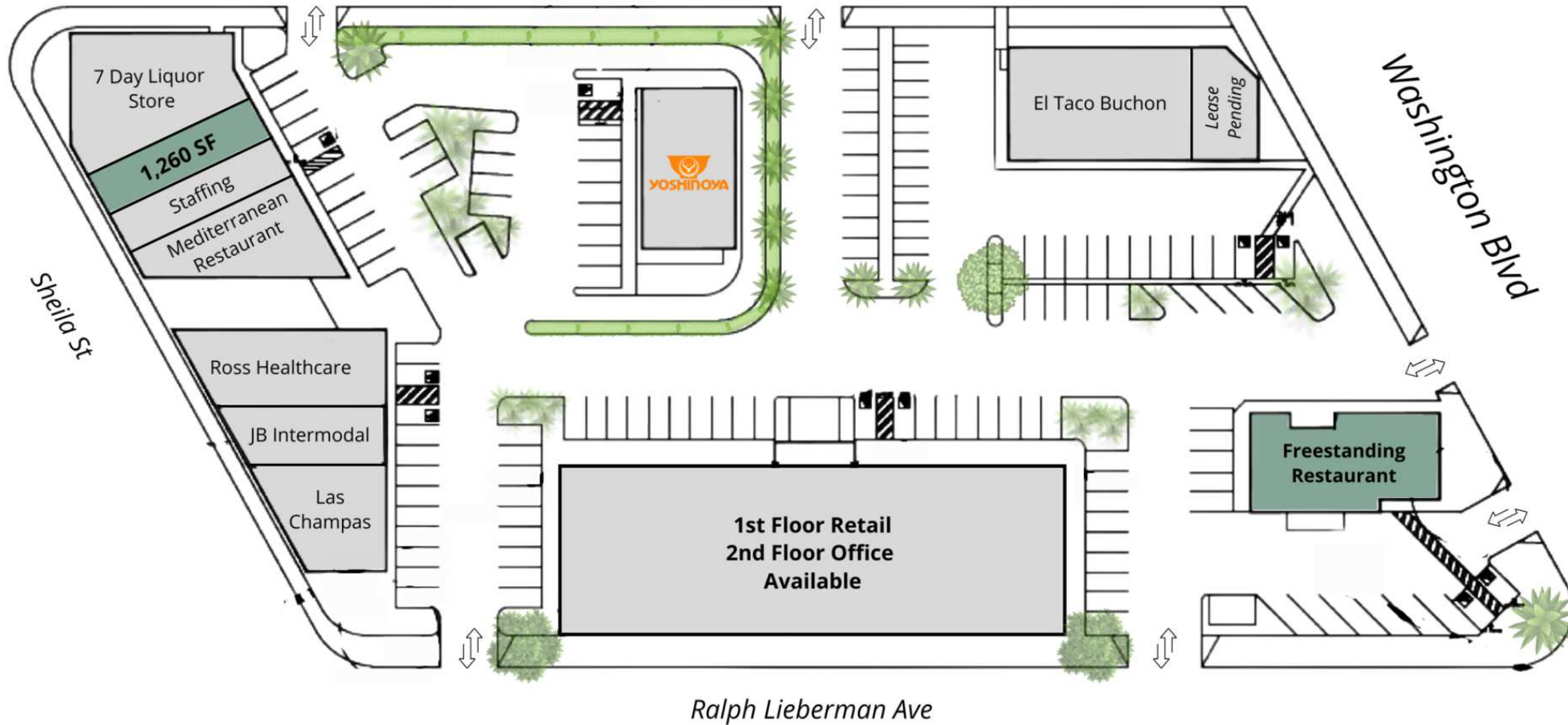
SITE PLANS

COMMERCE CORNER | 2450 SOUTH ATLANTIC BOULEVARD, COMMERCE, CA 90040

BROCHURE | PAGE 4



Atlantic Blvd



DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

ADDITIONAL PHOTOS

COMMERCE CORNER | 2450 SOUTH ATLANTIC BOULEVARD, COMMERCE, CA 90040

BROCHURE | PAGE 5



DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

ADDITIONAL PHOTOS

COMMERCE CORNER | 2450 SOUTH ATLANTIC BOULEVARD, COMMERCE, CA 90040

BROCHURE | PAGE 6



DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

RETAILER MAP

COMMERCE CORNER | 2450 SOUTH ATLANTIC BOULEVARD, COMMERCE, CA 90040

BROCHURE | PAGE 7



DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

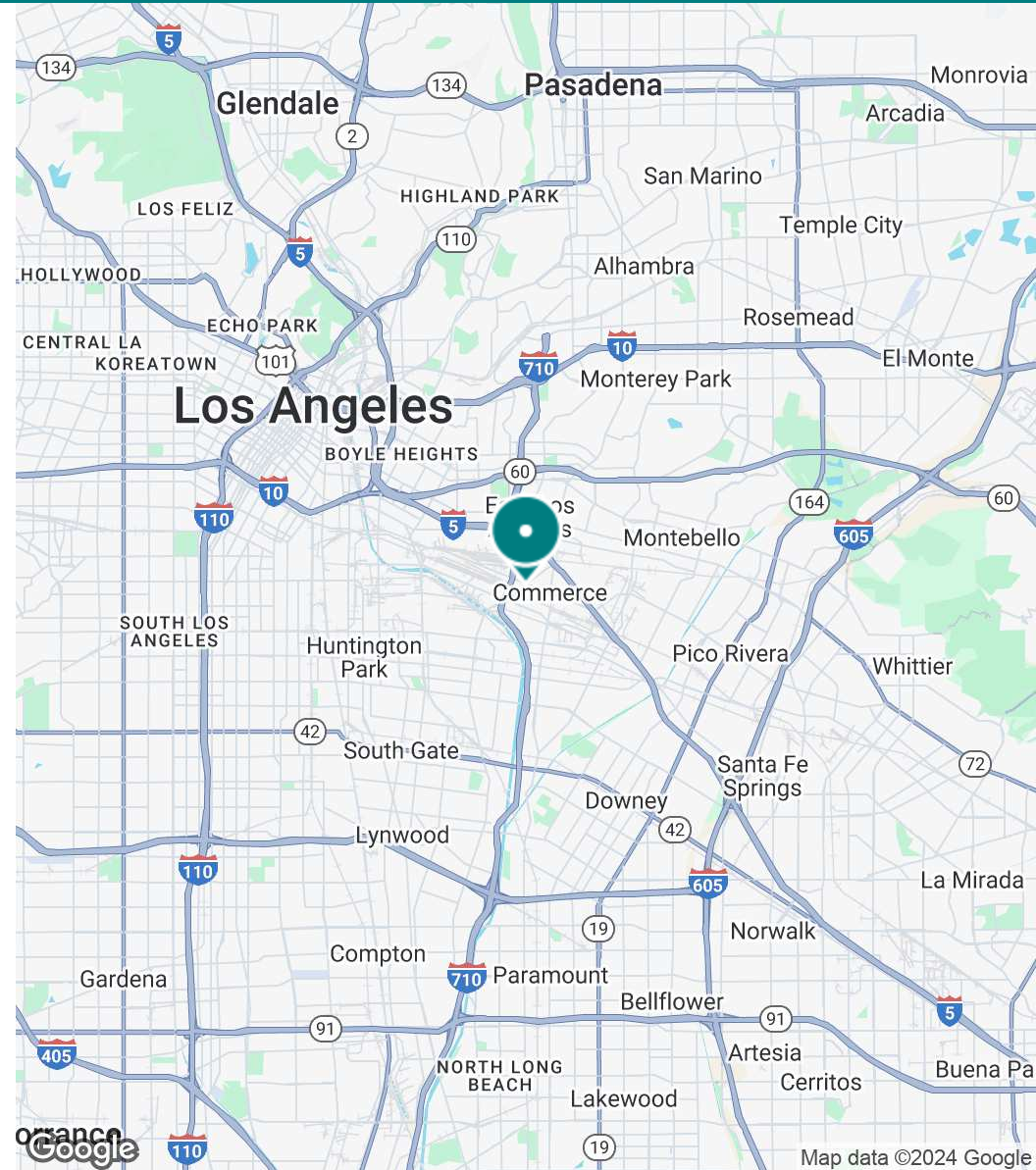
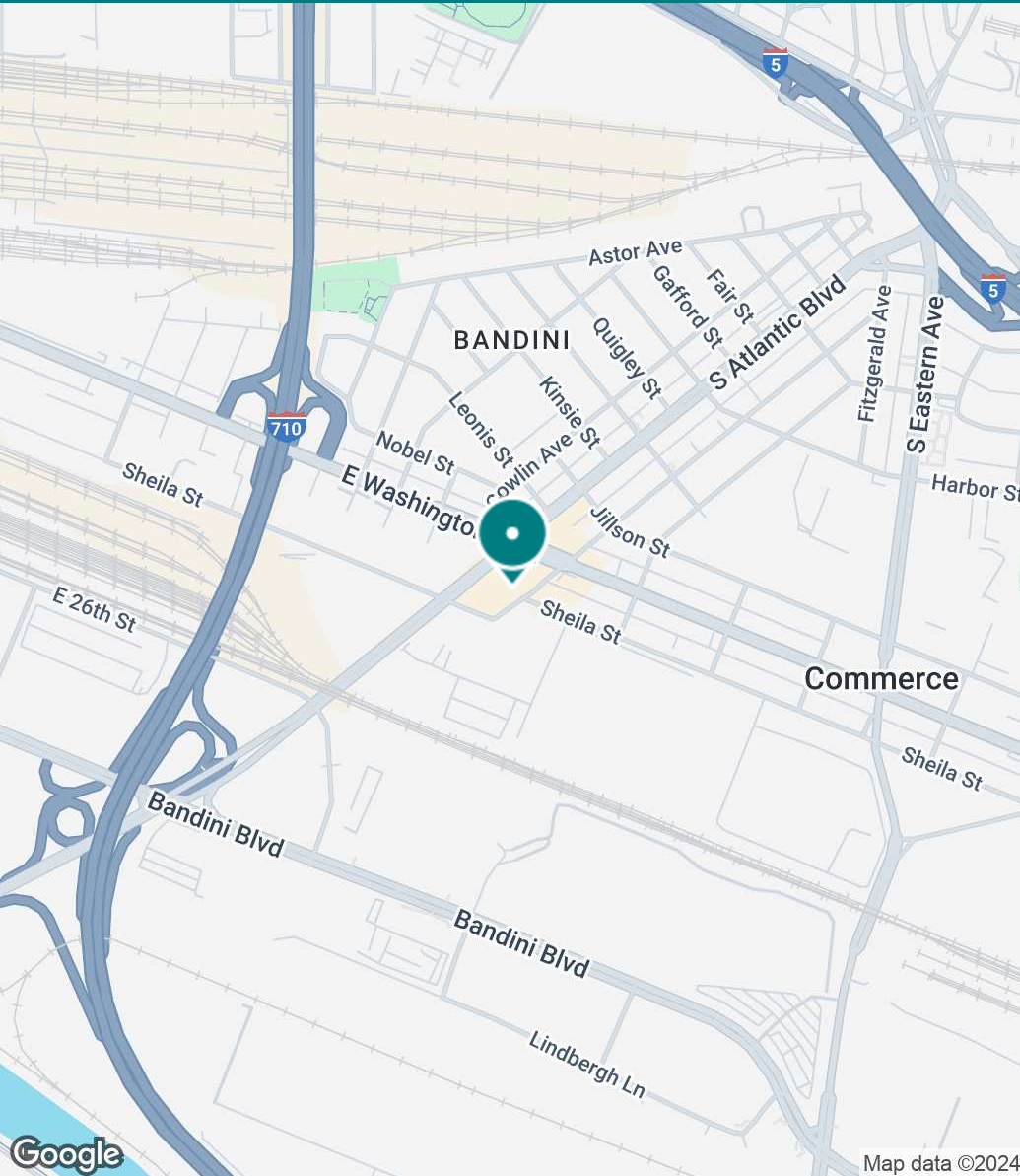
AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

Map
data
©2024
Google

LOCATION MAP

COMMERCE CORNER | 2450 SOUTH ATLANTIC BOULEVARD, COMMERCE, CA 90040

BROCHURE | PAGE 8



DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DEMOGRAPHICS MAP & REPORT

COMMERCE CORNER | 2450 SOUTH ATLANTIC BOULEVARD, COMMERCE, CA 90040

BROCHURE | PAGE 9

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,213	291,972	813,784
Average Age	36.3	32.4	33.8
Average Age (Male)	34.5	31.2	32.8
Average Age (Female)	37.8	33.5	34.9

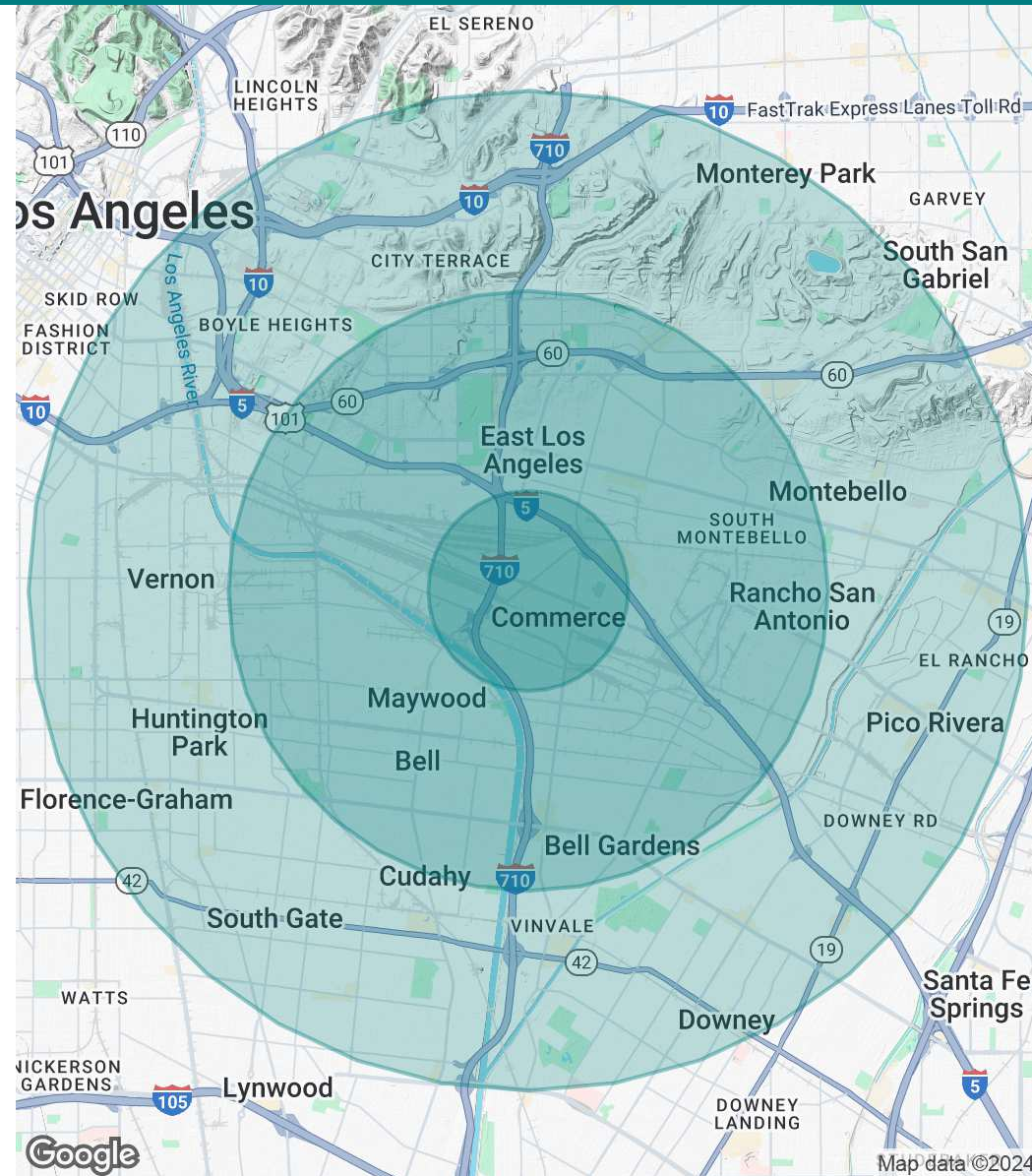
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,967	76,917	225,421
# of Persons per HH	3.8	3.8	3.6
Average HH Income	\$65,312	\$60,139	\$67,926
Average House Value	\$396,876	\$412,616	\$459,139

RACE	1 MILE	3 MILES	5 MILES
% White	58.5%	53.1%	48.8%
% Black	1.3%	1.1%	1.7%
% Asian	0.7%	1.7%	6.7%
% Latino	95.0%	94.8%	87%
% American Indian	1.6%	0.9%	1.0%
% Other	31.1%	34.8%	34.6%

TRAFFIC COUNTS

62,066 (Atlantic X Washington) /day

2020 American Community Survey (ACS)



DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

MEET THE TEAM

COMMERCE CORNER | 2450 SOUTH ATLANTIC BOULEVARD, COMMERCE, CA 90040

BROCHURE | PAGE 10



DANIEL BARRIGA

Vice President

Direct: 949.608.4886 **Cell:** 714.394.5052
daniel@cbm1.com



CalDRE #02031360



AARON GUIDO

Senior Vice President

Direct: 714.769.6117 **Cell:** 714.335.9887
Aaron@cbm1.com



CalDRE #01924252

DANIEL BARRIGA

CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

AARON GUIDO

CalDRE #01924252
714.769.6117
AARON@CBM1.COM