

FOR LEASE

APPROX. 2,400 SQFT INDUSTRIAL PROPERTY

5318 E. WASHINGTON BOULEVARD | COMMERCE, CA 90040



GEOFF GROSSMAN

CA REAL ESTATE LIC #1265002

310.299.4224

GEOFF@CBM1.COM

1517 S. SEPULVEDA BLVD. | LOS ANGELES, CA 90025

CBM1.COM



APPROX. 2,400 SQFT INDUSTRIAL PROPERTY

5318 E. WASHINGTON BOULEVARD | COMMERCE, CA 90040



FEATURES + AMENITIES

- APPROX. 2,400 SQFT SPACE
- FUNCTIONAL LAYOUT SUITABLE FOR A VARIETY OF INDUSTRIAL USES
- HIGH STREET VISIBILITY
- PROMINENT STOREFRONT SIGNAGE
- STREET PARKING AVAILABLE
- BUSTLING INDUSTRIAL TRADE AREA
- FREEWAY CLOSE, WITH CONVENIENT ACCESS TO THE NEARBY 5, 10, 710, 60 + 605 FREEWAYS

DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	11,365	298,523	824,683
AVG HH INCOME	\$59,457	\$55,298	\$64,081



EXCLUSIVELY REPRESENTED BY

GEOFF GROSSMAN

CA REAL ESTATE LIC #1265002

310.299.4224

GEOFF@CBM1.COM

AERIAL PHOTOS

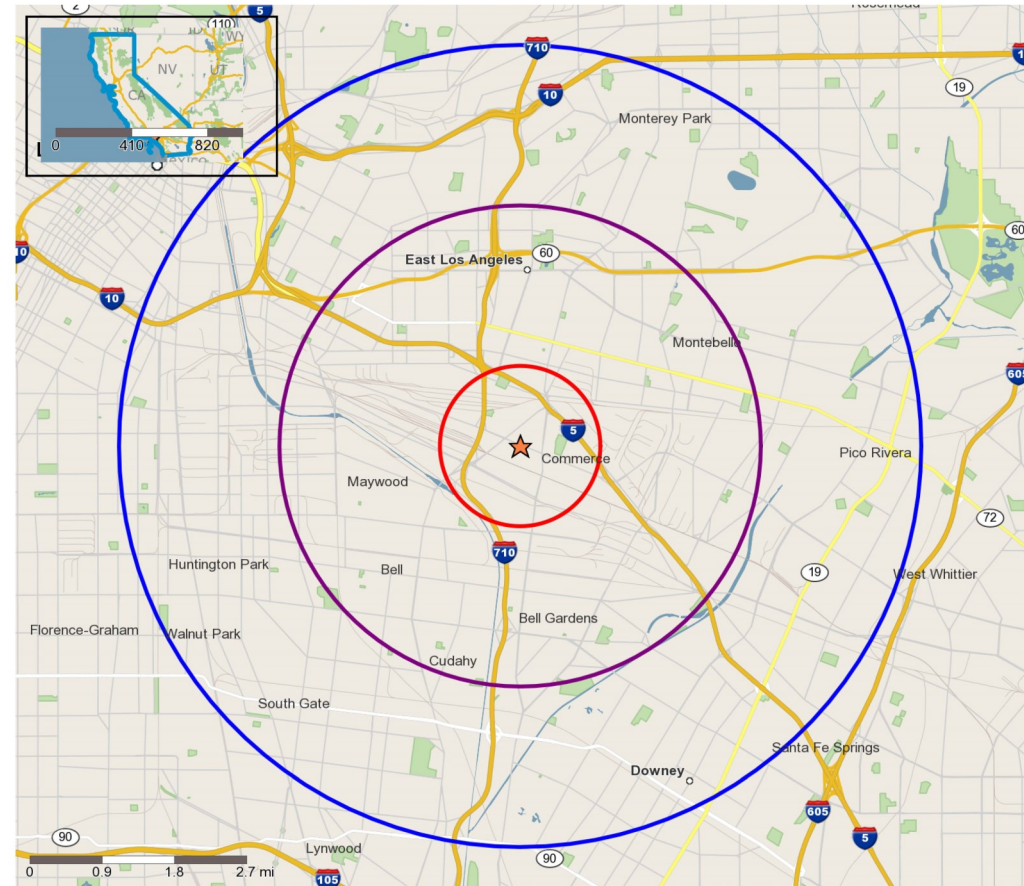
5318 E. WASHINGTON BOULEVARD | COMMERCE, CA 90040



DEMOGRAPHICS

5318 E. WASHINGTON BOULEVARD | COMMERCE, CA 90040

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2018A			
Total Population	11,365	298,523	824,683
Female Population	49.73%	50.21%	50.55%
Male Population	50.27%	49.79%	49.45%
Population Density	3,617	10,557	10,499
Population Median Age	33.3	30.8	32.3
Employed Civilian Population 16+	4,638	122,795	347,209
% White Collar	41.1%	36.7%	44.3%
% Blue Collar	58.9%	63.3%	55.7%
Total Q1 2019 Employees	21,619	126,054	292,761
Total Q1 2019 Establishments*	1,111	8,578	23,852
Population Growth 2000-2010	-2.48%	-1.37%	-0.99%
Population Growth 2018A-2023	-2.81%	-1.80%	-1.53%
Income: 2018A			
Average Household Income	\$59,457	\$55,298	\$64,081
Median Household Income	\$46,983	\$42,010	\$46,587
Per Capita Income	\$15,418	\$14,026	\$17,123
Avg Income Growth 2000-2010	36.07%	32.45%	33.17%
Avg Income Growth 2018A-2023	17.09%	15.44%	15.50%
Households: 2018A			
Households	2,933	75,225	218,506
Average Household Size	3.73	3.92	3.72
Hhld Growth 2000-2010	-0.25%	1.18%	1.51%
Hhld Growth 2018A-2023	0.05%	0.79%	1.05%
Housing Units: 2018A			
Occupied Units	2,933	75,225	218,506
% Occupied Units	99.08%	98.41%	97.98%
% Vacant Housing Units	0.92%	1.59%	2.02%
Owner Occ Housing Growth 2000-2010	0.44%	-0.17%	0.67%
Owner Occ Housing Growth 2000-2023	-5.26%	-5.38%	-1.09%
Owner Occ Housing Growth 2018A-2023	-0.25%	-0.34%	0.37%
Occ Housing Growth 2000-2010	-0.25%	1.18%	1.51%
Occ Housing Growth 2010-2023	2.73%	3.72%	4.47%
Occ Housing Growth 2018A-2023	0.05%	0.79%	1.05%
Race and Ethnicity: 2018A			
% American Indian or Alaska Native Population	1.22%	1.05%	1.02%
% Asian Population	1.07%	1.86%	7.37%
% Black Population	0.96%	0.78%	1.44%
% Hawaiian or Pacific Islander Population	0.05%	0.07%	0.08%
% Multirace Population	4.06%	3.76%	3.80%
% Other Race Population	39.87%	41.77%	38.09%
% White Population	52.75%	50.70%	48.20%
% Hispanic Population	95.09%	94.98%	87.18%
% Non Hispanic Population	4.91%	5.02%	12.82%



Copyright 2006-2018 TomTom. All rights reserved. This material is proprietary and the subject of copyright protection, database right protection and other intellectual property rights owned by TomTom or its suppliers. The use of this material is subject to the terms of a license agreement. Any unauthorized copying or disclosure of this material will lead to criminal and civil liabilities.

- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5