



PRIME RETAIL STRIP CENTER ON GARFIELD AVENUE

1513 Garfield Avenue, Commerce CA 90022

Prime Retail Strip Center on Garfield Avenue

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**COLDWELL BANKER
COMMERCIAL
REALTY**

OFFERING SUMMARY

ADDRESS	1513 Garfield Avenue, Commerce, CA 90022
BUILDING SF	4,594 SF
LAND SF	14,952 SF
ZONING	C2/R3
APN	6351-014-018

FINANCIAL SUMMARY

PRICE	\$1,550,000
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population 2024	24,501	202,946	661,666
Median HH Income 2024	\$67,276	\$73,530	\$73,486
Average HH Income	\$87,006	\$97,485	\$97,517

PROPERTY DESCRIPTION

For Sale is a retail strip center located on the signalized corner of Garfield Avenue and Ferguson Drive with a daily traffic count of 30,000 cars per day. The property features great frontage on Garfield Avenue.

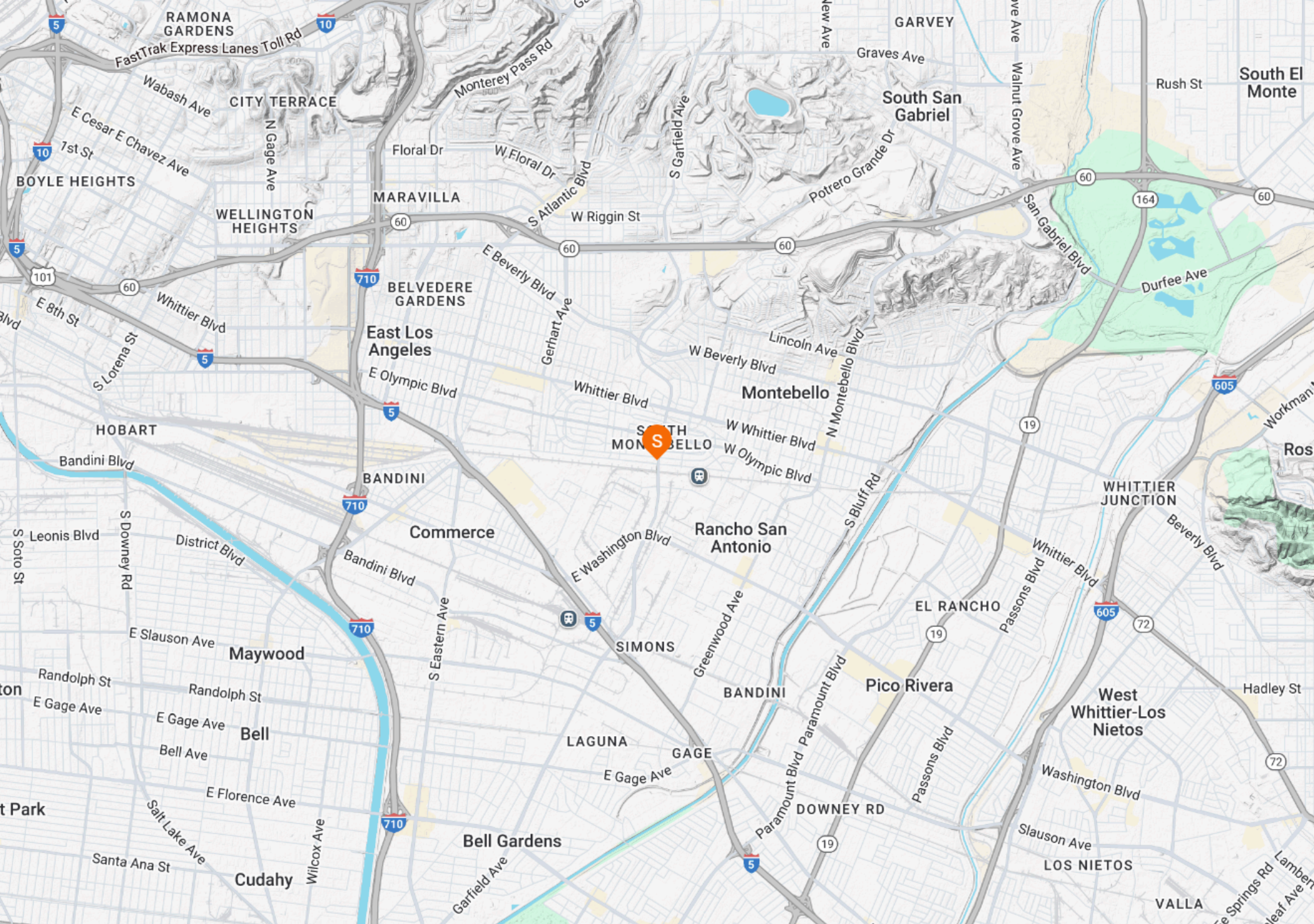
There is plentiful parking for the property. The property has great ingress and egress from three sides - Garfield Avenue, Ferguson Drive, and Hereford Drive. The signs have great visibility on Garfield.

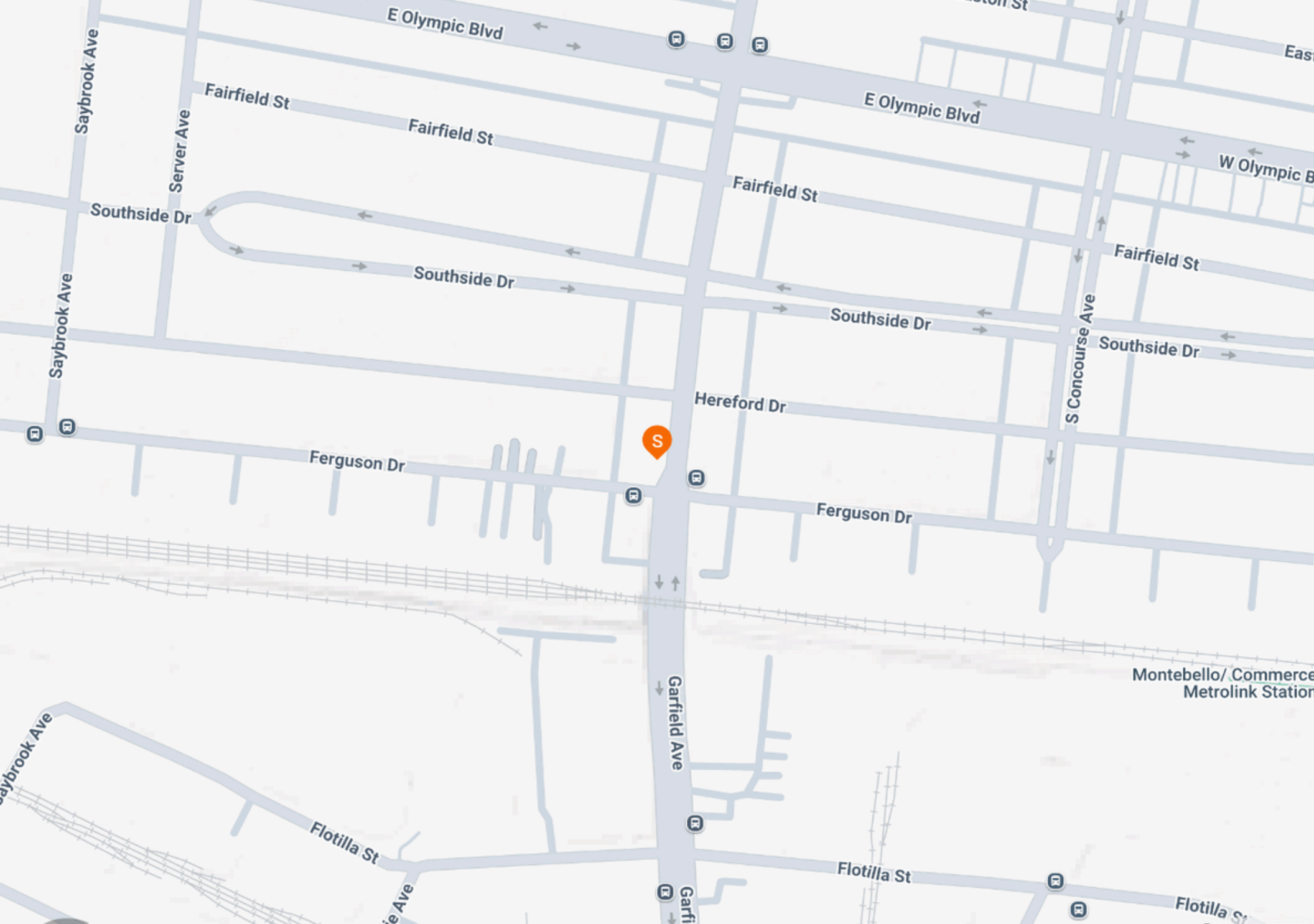
The C2 zoning of the commercial property allows for many uses. The zoning of the parking lot is R3. The surrounding neighborhood is well-kept and well maintained.

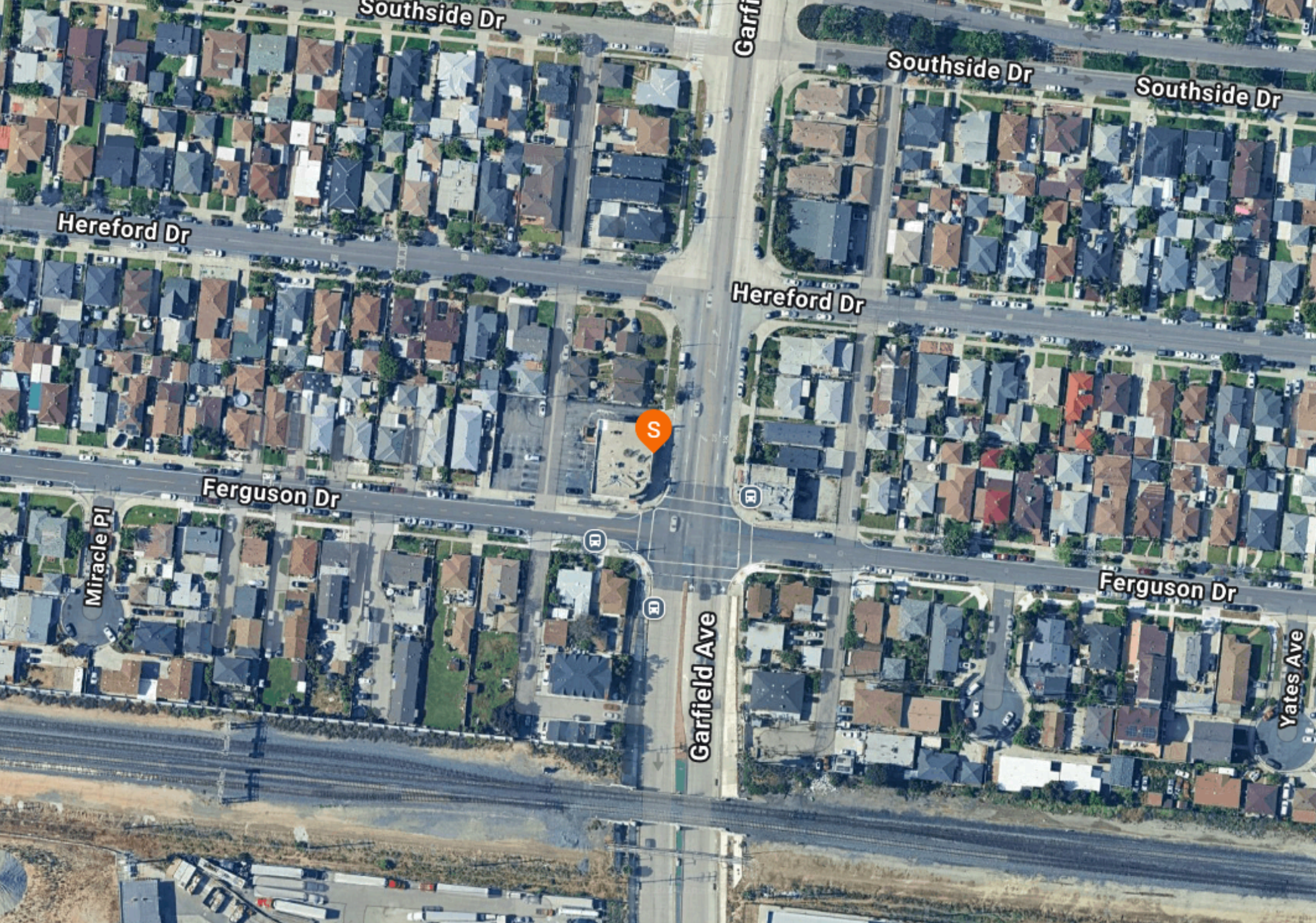
***ACCESS DATA ROOM FOR RENT ROLL INFORMATION**

DO NOT DISTURB TENANTS!









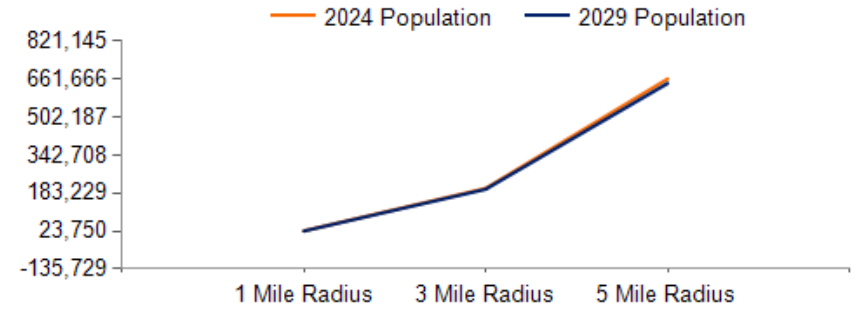




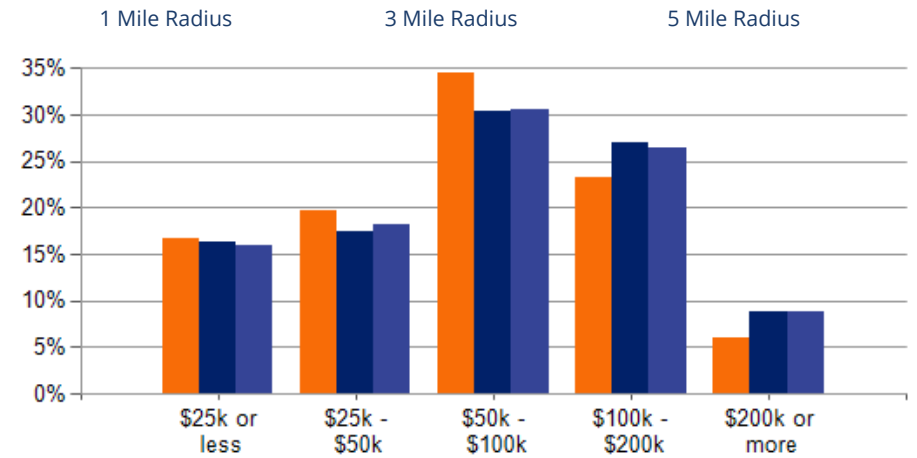
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,149	213,618	710,134
2010 Population	26,405	213,842	705,990
2024 Population	24,501	202,946	661,666
2029 Population	23,750	199,259	643,315
2024-2029: Population: Growth Rate	-3.10%	-1.85%	-2.80%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	647	5,649	17,278
\$15,000-\$24,999	592	4,298	13,726
\$25,000-\$34,999	507	4,303	14,601
\$35,000-\$49,999	949	6,371	21,082
\$50,000-\$74,999	1,339	10,335	32,596
\$75,000-\$99,999	1,224	8,185	27,359
\$100,000-\$149,999	1,219	10,868	34,114
\$150,000-\$199,999	508	5,660	17,628
\$200,000 or greater	450	5,369	17,336
Median HH Income	\$67,276	\$73,530	\$73,486
Average HH Income	\$87,006	\$97,485	\$97,517

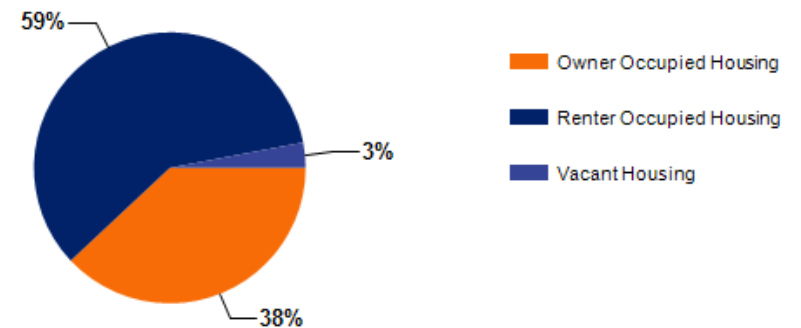
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,397	60,427	195,454
2010 Total Households	7,242	59,473	190,863
2024 Total Households	7,436	61,040	195,720
2029 Total Households	7,415	61,770	196,163
2024 Average Household Size	3.29	3.30	3.35
2024-2029: Households: Growth Rate	-0.30%	1.20%	0.25%



2024 Household Income



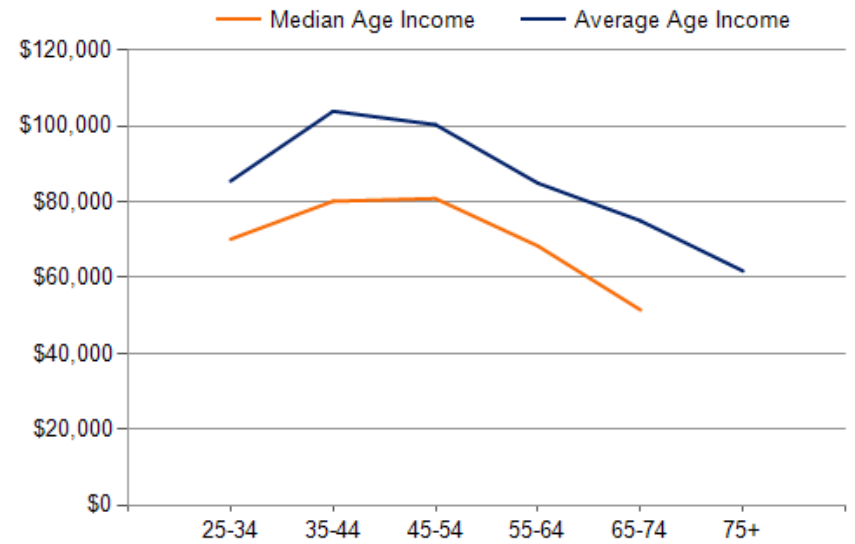
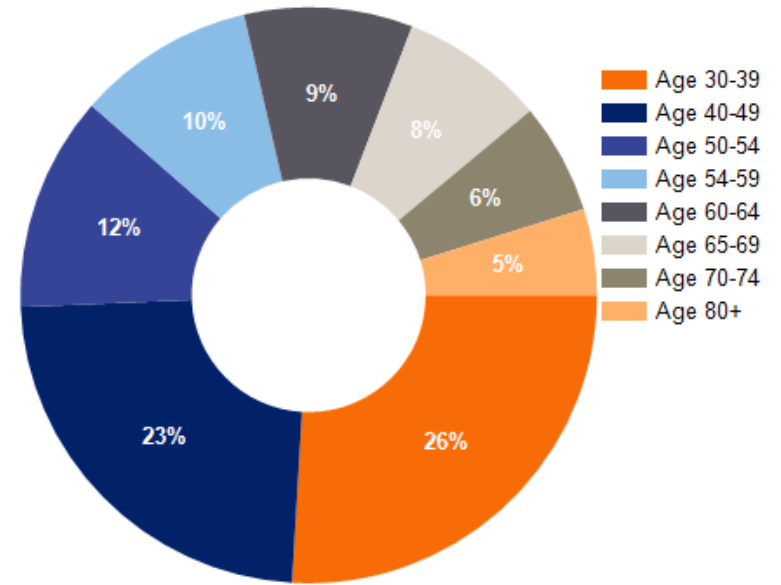
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,942	15,318	49,720
2024 Population Age 35-39	1,686	13,854	45,367
2024 Population Age 40-44	1,698	14,095	46,071
2024 Population Age 45-49	1,580	13,259	43,087
2024 Population Age 50-54	1,691	13,505	44,750
2024 Population Age 55-59	1,394	11,583	38,362
2024 Population Age 60-64	1,322	11,046	36,312
2024 Population Age 65-69	1,134	9,417	30,879
2024 Population Age 70-74	870	7,633	24,705
2024 Population Age 75-79	677	5,837	18,004
2024 Population Age 80-84	435	3,846	11,746
2024 Population Age 85+	504	4,765	13,902
2024 Population Age 18+	19,314	159,969	521,231
2024 Median Age	37	38	38
2029 Median Age	38	38	38

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,140	\$76,211	\$76,380
Average Household Income 25-34	\$85,478	\$95,934	\$95,427
Median Household Income 35-44	\$80,153	\$84,672	\$83,828
Average Household Income 35-44	\$103,895	\$111,479	\$111,491
Median Household Income 45-54	\$80,872	\$88,217	\$86,330
Average Household Income 45-54	\$100,363	\$112,898	\$112,216
Median Household Income 55-64	\$68,318	\$76,258	\$77,185
Average Household Income 55-64	\$84,915	\$100,129	\$101,689
Median Household Income 65-74	\$51,469	\$60,363	\$59,522
Average Household Income 65-74	\$74,986	\$85,972	\$84,884
Average Household Income 75+	\$61,752	\$69,395	\$66,513



1513 Garfield Avenue

Commerce, CA 90022

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