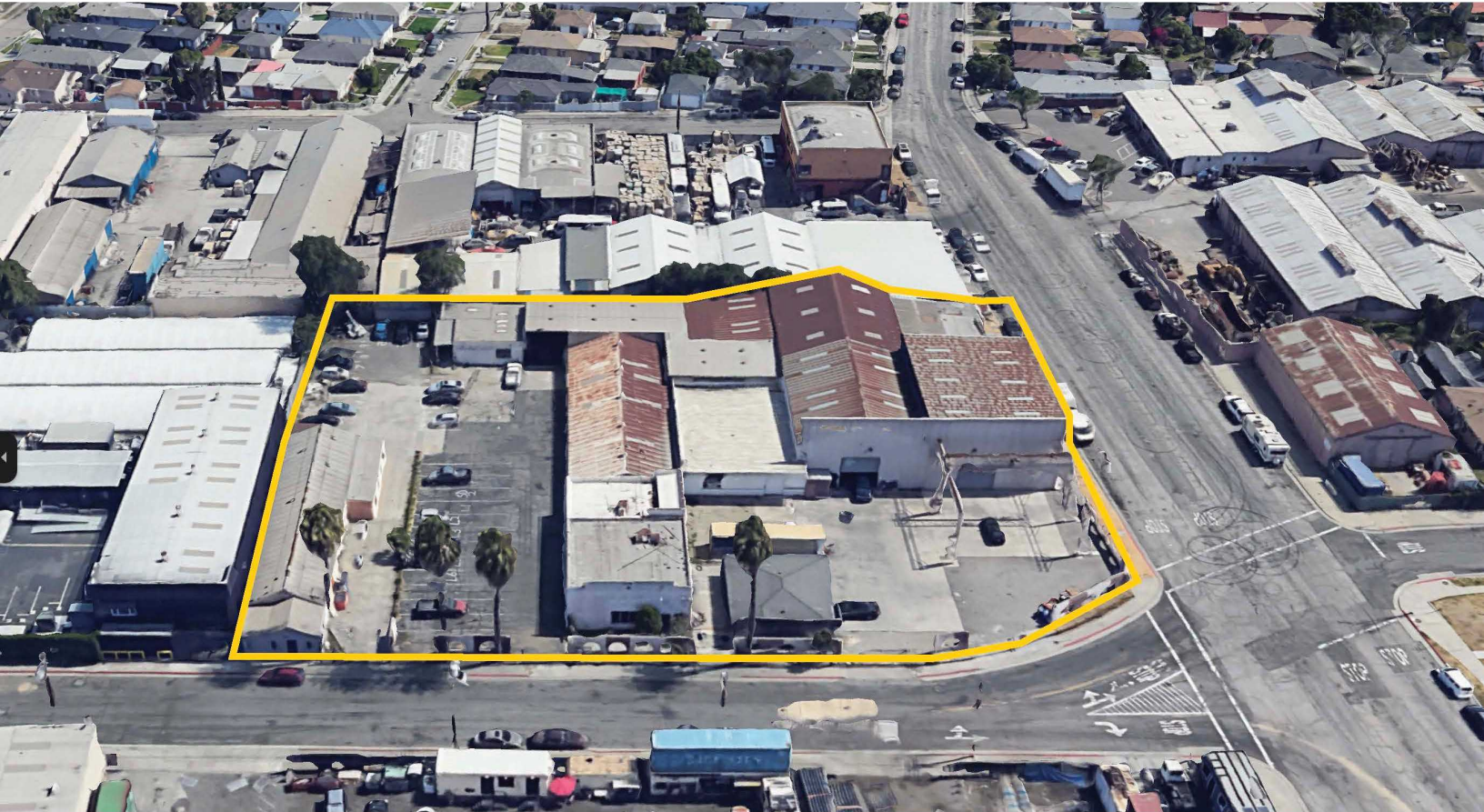


INDUSTRIAL LAND FOR REDEVELOPMENT

LYNWOOD PORTFOLIO

2772-2826 NORTON AVENUE, LYNWOOD, CA 90262



OFFERING MEMORANDUM

KW COMMERCIAL | BEVERLY HILLS

439 North Canon Drive, Penthouse
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2772-2826 NORTON AVENUE



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DISCLAIMER

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2772-2826 NORTON AVENUE

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

2772-2826 NORTON AVENUE



OFFERING SUMMARY

PRICE:	\$5,900,000 Priced To Sell !
BUILDING SF:	33,161 SF
LAND SF:	63,904 SF
PRICE / SF LAND:	\$92
PRICE / SF BUILDING:	\$177
OCCUPANCY:	Vacant
DOCK DOORS:	None
GRADE DOORS:	5 Total (10' W x 10' H)
CRANES:	None
CLEAR HEIGHT:	16' - 20'
POWER:	400a / 208v / 3p 4w
RAIL ACCESS:	None
YEAR BUILT:	1946

PROPERTY OVERVIEW

Keller William Beverly Hills, Commercial Division is pleased to present 2772, 2800, 2820, 2826 Norton Ave. in the City of Lynwood for sale.

This is 4 contiguous lots of industrial re-development opportunity with the potential to be a 50K SF Warehouse / Cold Storage, which will include 13,904 SF of truck access, truck parking, customer parking, and employee parking.

Property is zoned (LYM) Light Manufacturing and (LYM 1) Light Industrial.

This is a highly desirable area with easy access to LAX Airport, the Port of Los Angeles, and DTLA, with strategic access to the 710 Freeway, the 110 Freeway, the 105 Freeway, the 405 Freeway, the 91 Freeway, and the 605 Freeway.



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PROPERTY PHOTOS

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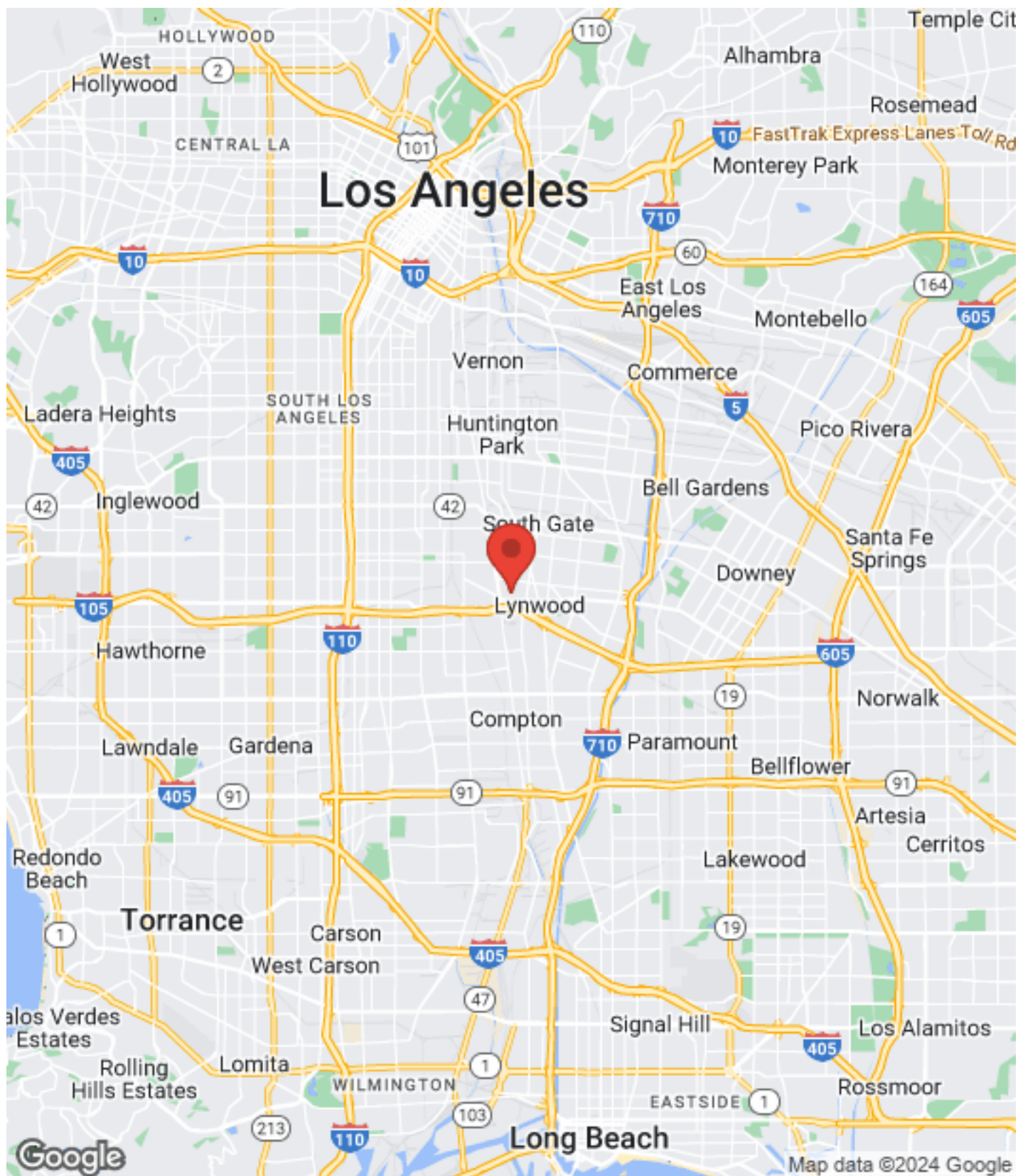
2772-2826 NORTON AVENUE

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2772-2826 NORTON AVENUE

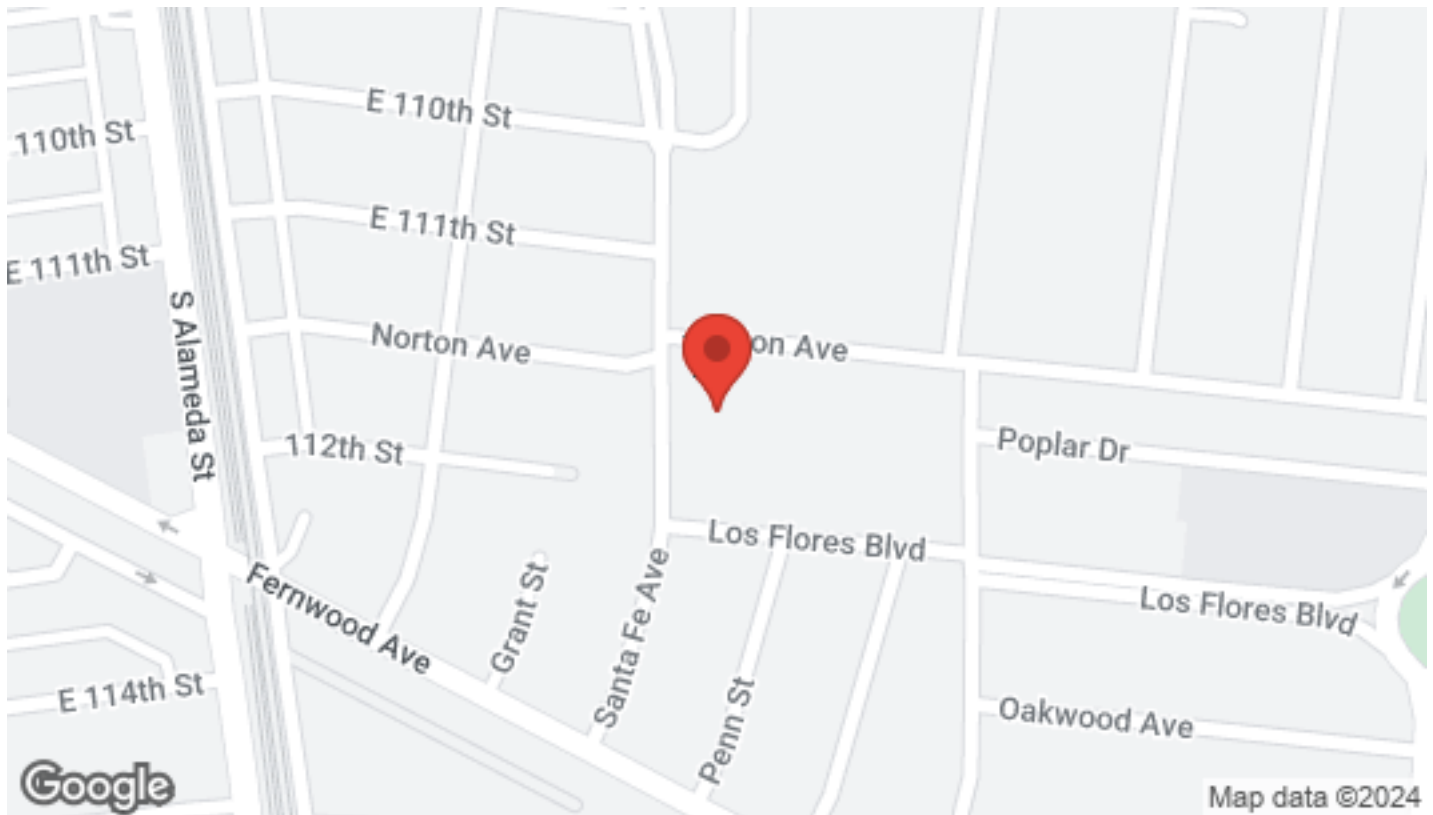
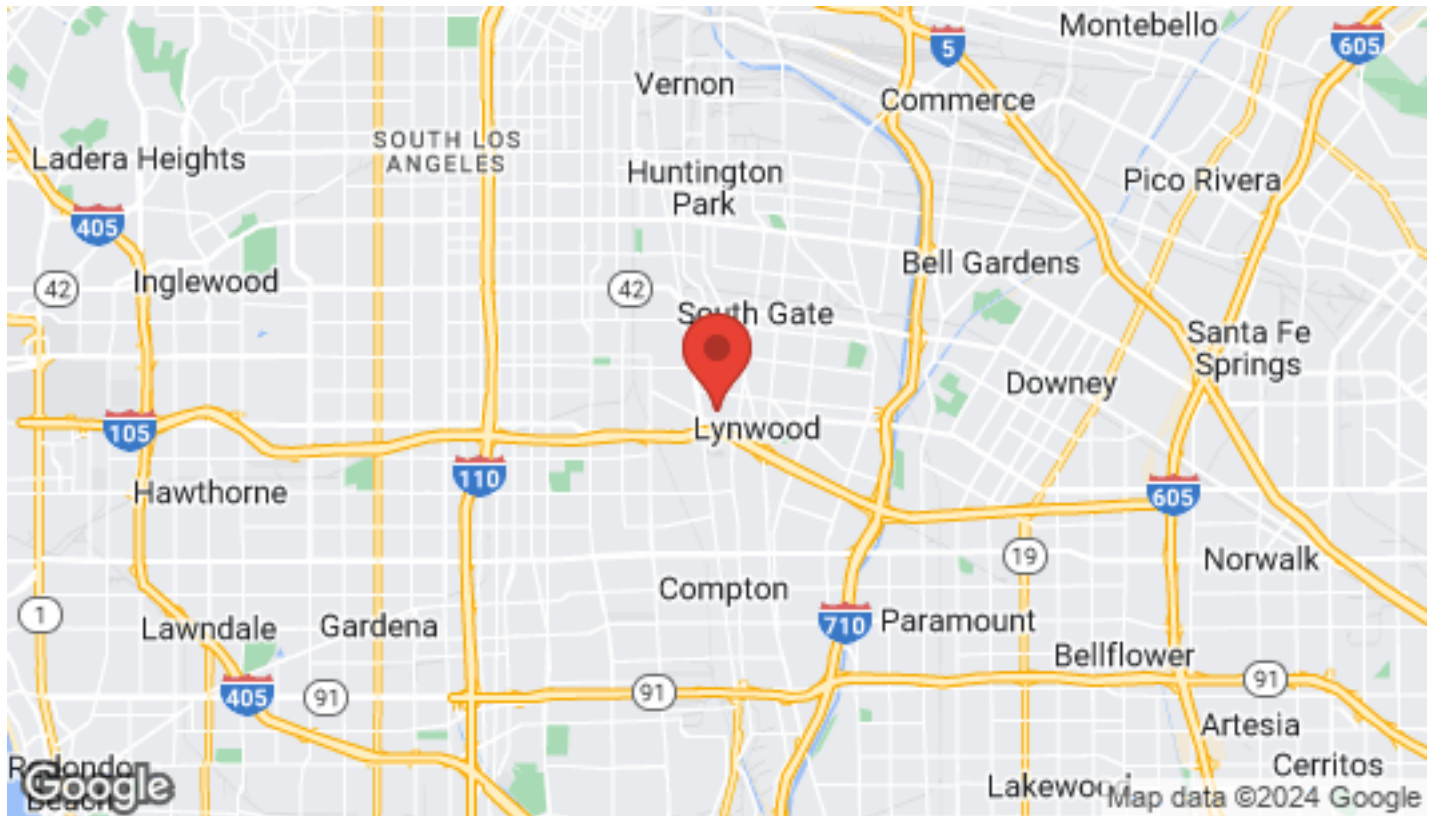


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LOCATION MAPS

2772-2826 NORTON AVENUE



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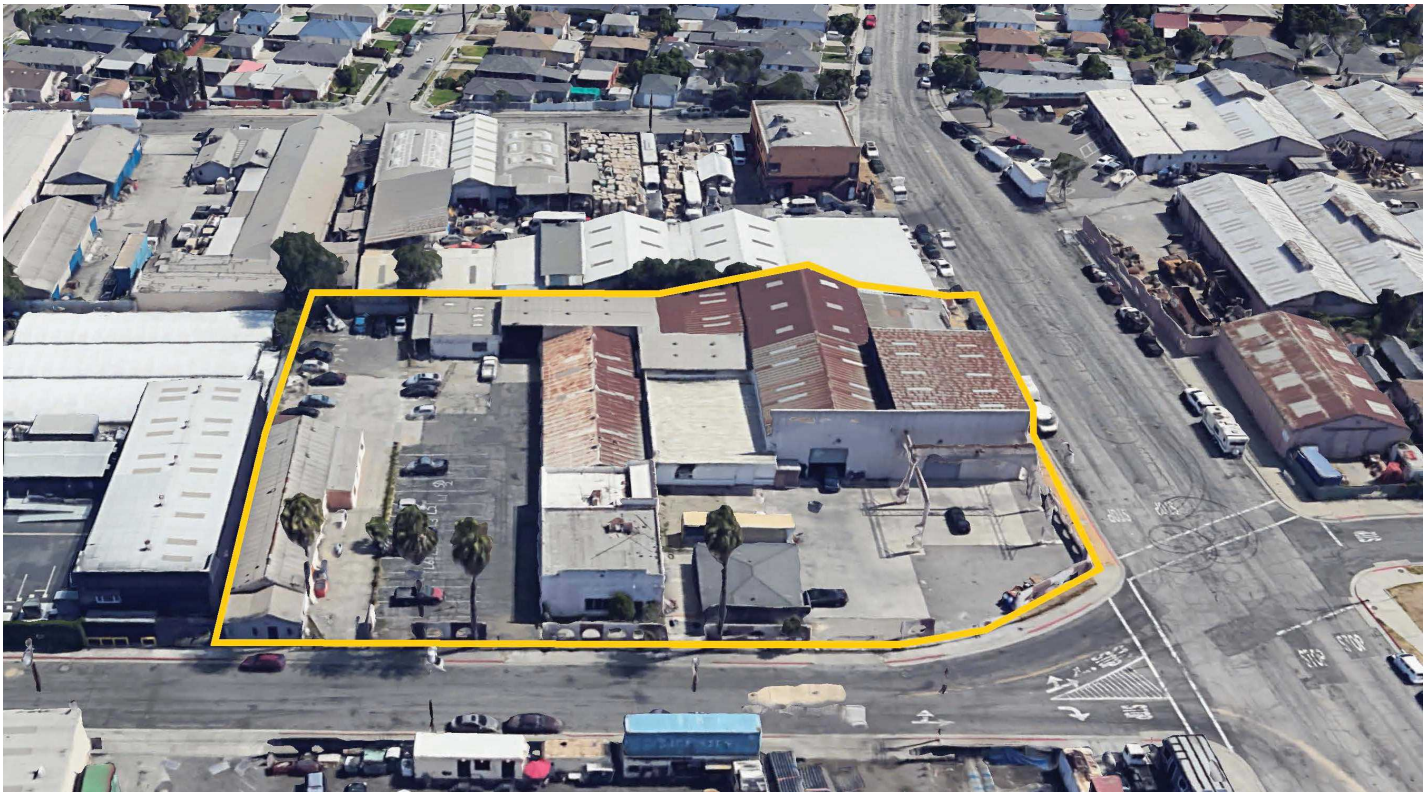
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AERIAL MAPS

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2772-2826 NORTON AVENUE

SALE COMPARABLES

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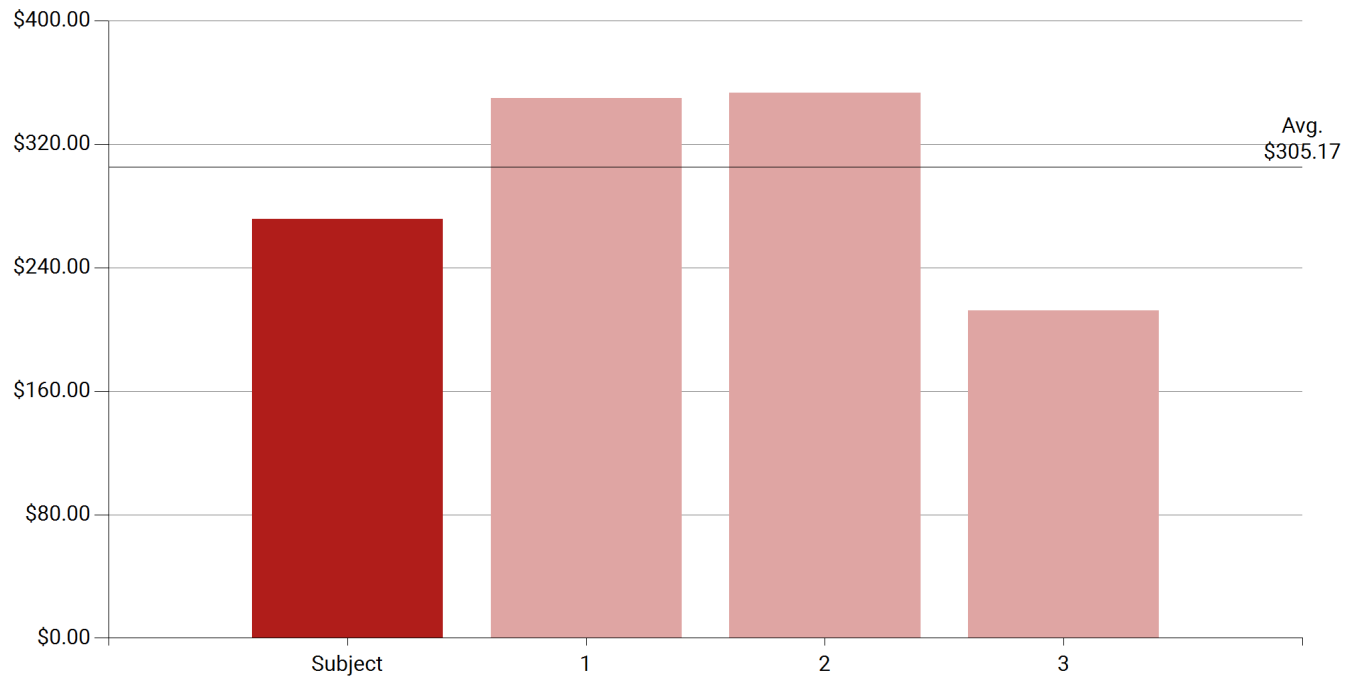
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SALE COMPARABLES

2772-2826 NORTON AVENUE



Price per SF



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SALE COMPARABLES

2772-2826 NORTON AVENUE



Sale Price	\$9,000,000
Spaces	1
Rentable SF	33,161
Price/SF	\$271.40
Lot Size	63,904
Year Built	1946

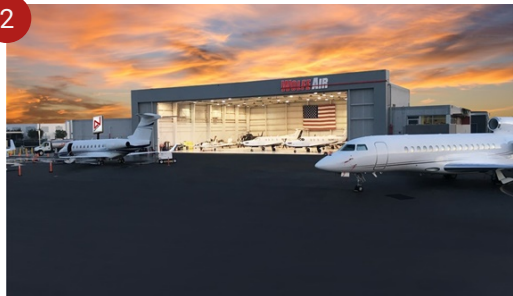
Lynwood Portfolio

2772-2826 Norton Avenue, Lynwood, CA 90262



1	Sale Price	\$8,500,000
	Rentable SF	24,297
	Price/SF	\$349.84
	Lot Size	43,995
	Year Built	1967
	Sale Date	7/7/2022

400 West Rosecrans Avenue, Gardena, CA 90248



2	Sale Price	\$13,400,000
	Rentable SF	37,912
	Price/SF	\$353.45
	Lot Size	88,819
	Year Built	1969
	Sale Date	9/22/2023

3507 Jack Northrop Avenue, Hawthorne, CA 90250

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SALE COMPARABLES

2772-2826 NORTON AVENUE



3



Sale Price	\$9,850,000
Rentable SF	46,416
Price/SF	\$212.21
Lot Size	85,813
Year Built	1975
Sale Date	7/8/2021

11000 Wright Road, Lynwood, CA 90262

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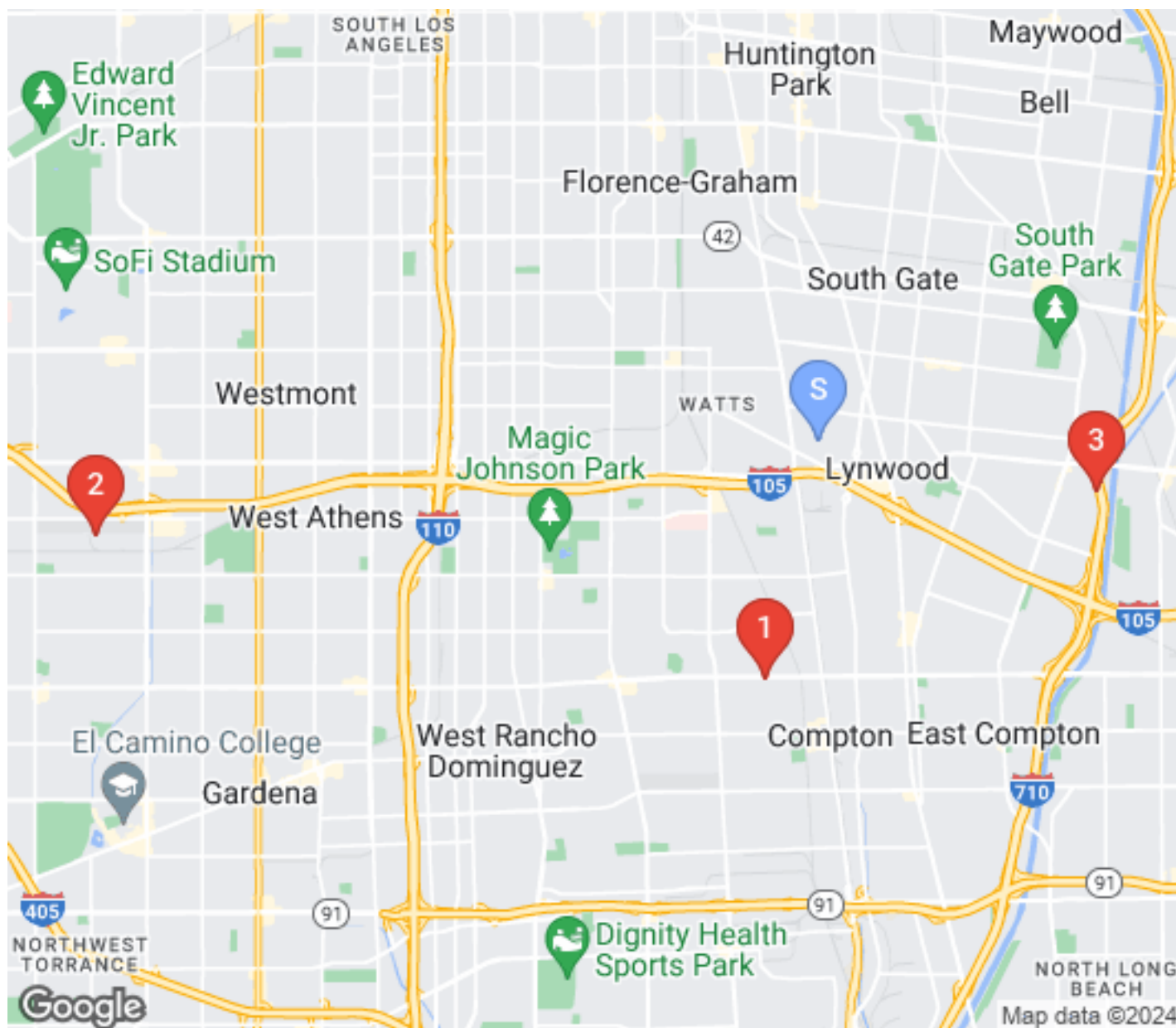
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SALE COMPARABLES

2772-2826 NORTON AVENUE



S Lynwood Portfolio
2772-2826 Norton Avenue
Lynwood, CA, 90262
\$9,000,000

1 400 West Rosecrans Avenue
Gardena, CA, 90248
\$8,500,000

2 3507 Jack Northrop Avenue
Hawthorne, CA, 90250
\$13,400,000

3 11000 Wright Road
Lynwood, CA, 90262
\$9,850,000

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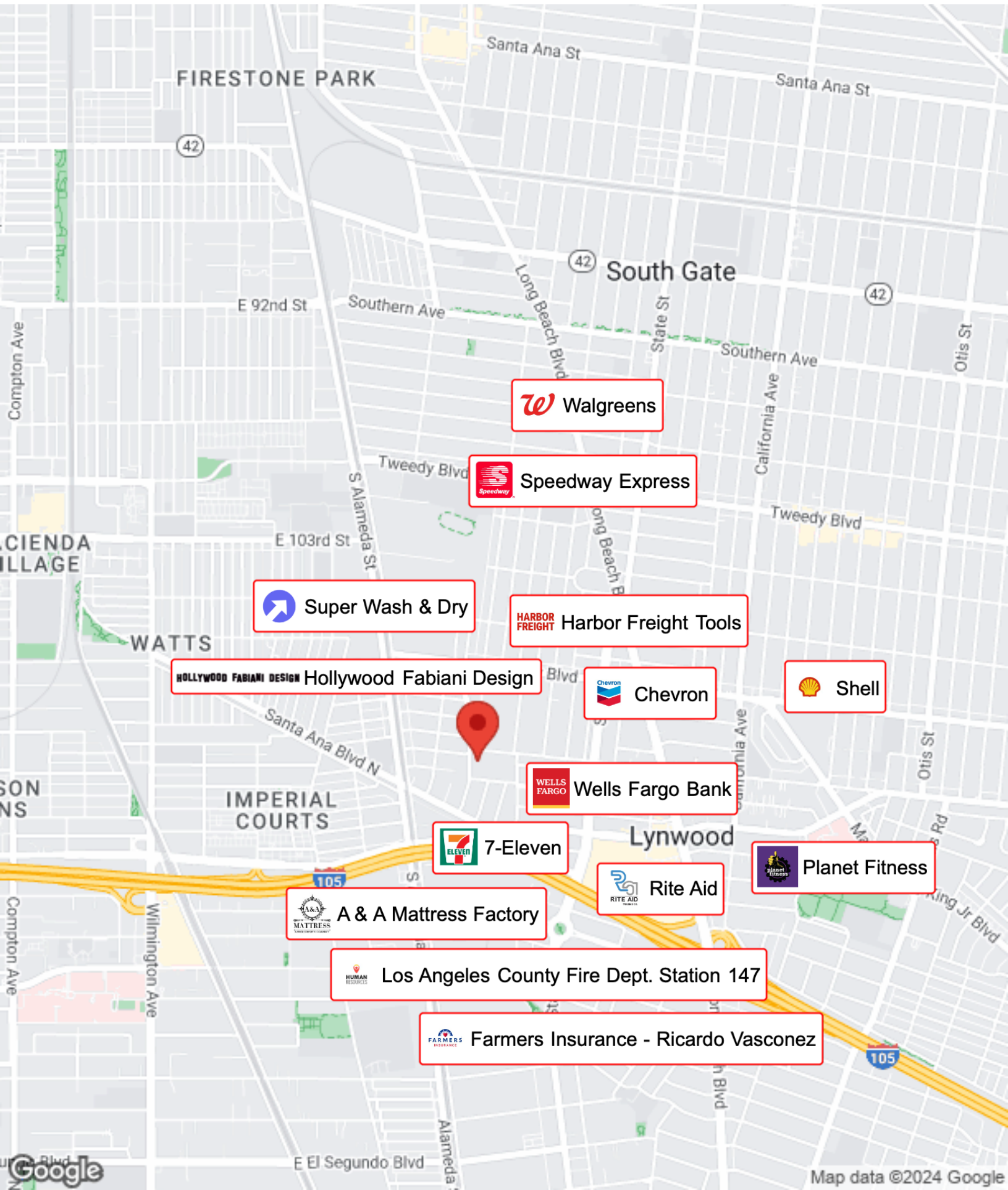
TRADE AREA OVERVIEW

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BUSINESS MAP

2772-2826 NORTON AVENUE



 Walgreens

 Speedway Express

 Super Wash & Dry

 Harbor Freight Tools

 Hollywood Fabiani Design

 Chevron

 Shell

 Wells Fargo Bank

 7-Eleven

 Rite Aid

 Planet Fitness

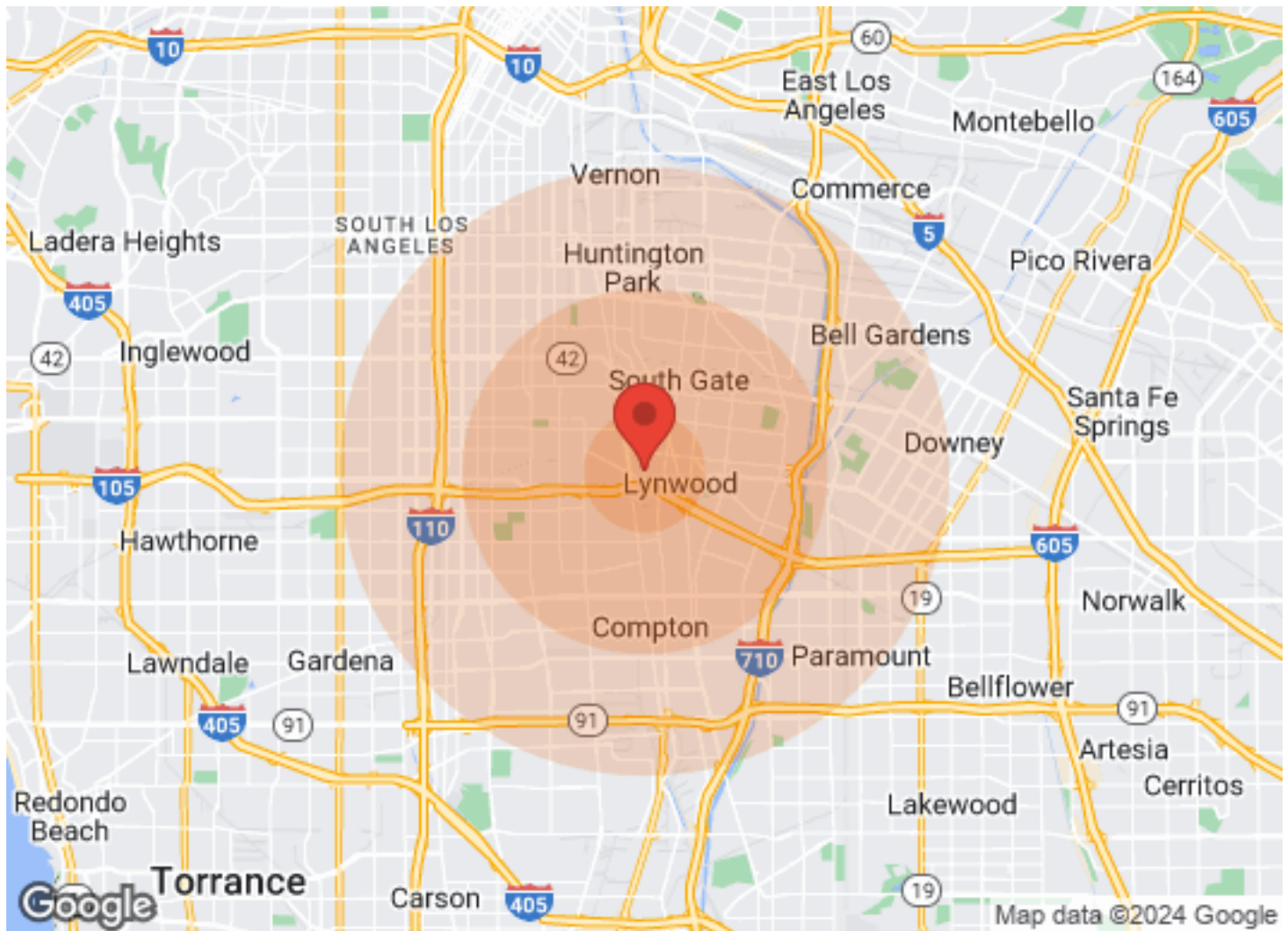
 A & A Mattress Factory

 Los Angeles County Fire Dept. Station 147

 Farmers Insurance - Ricardo Vasconez

DEMOGRAPHICS

2772-2826 NORTON AVENUE



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	25,811	223,815	526,700	Median	\$38,012	\$41,446	\$40,858
Female	25,738	225,834	531,165	< \$15,000	1,958	17,903	43,367
Total Population	51,549	449,649	1,057,865	\$15,000-\$24,999	1,885	15,486	39,077
				\$25,000-\$34,999	1,389	13,615	34,266
				\$35,000-\$49,999	2,022	17,898	43,469
				\$50,000-\$74,999	1,891	19,825	49,785
				\$75,000-\$99,999	870	9,858	24,986
				\$100,000-\$149,999	782	7,664	19,191
				\$150,000-\$199,999	45	1,259	3,616
				> \$200,000	30	727	1,798
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	13,173	115,391	266,478	Total Units	10,915	104,952	264,676
Ages 15-24	8,550	75,807	175,562	Occupied	10,327	99,226	250,069
Ages 25-54	22,189	193,666	456,973	Owner Occupied	3,925	43,680	102,690
Ages 55-64	4,031	36,028	86,841	Renter Occupied	6,402	55,546	147,379
Ages 65+	3,606	28,757	72,011	Vacant	588	5,726	14,607
Race	1 Mile	3 Miles	5 Miles				
White	17,639	154,983	364,246				
Black	5,064	62,375	159,009				
Am In/AK Nat	89	1,227	3,026				
Hawaiian	25	448	1,297				
Hispanic	45,858	388,918	883,794				
Multi-Racial	57,264	460,040	1,043,370				

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PROFESSIONAL BIO

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