

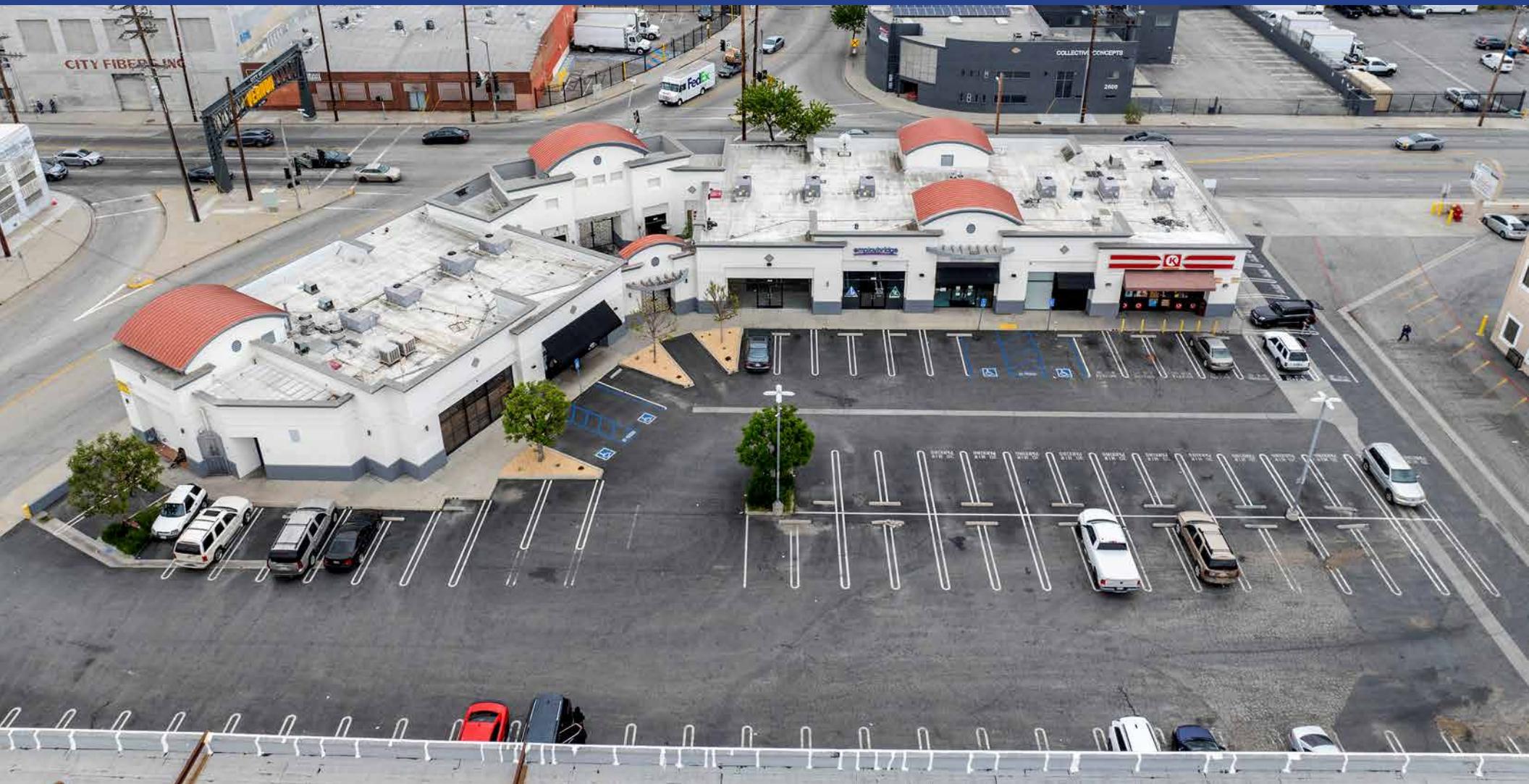
SANTA FE PLAZA SHOPPING CENTER

Heavy Traffic Corner With Fantastic Exposure

2545 S SANTA FE AVENUE, VERNON, CA 90058

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

Offering Memorandum



**3,465± SF UNIT FOR LEASE | DIVISIBLE INTO 2 SUITES
GREAT FOR GENERAL RETAIL OR COMMERCIAL KITCHEN**

- Modern Shopping Center Built in 2006 With Heavy Traffic Exposure
- Great Vernon Corner Location Just One Mile South of Downtown Los Angeles
- Ideal for Any Retail Use or Potential to Convert to Commercial Kitchen
- Includes Shared Striped Parking for 94 Vehicles Plus 4 Handicap Spaces



Exclusively Offered by

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**2545 S SANTA FE AVENUE
VERNON, CA 90058**

Property Details

Unit Area: 3,465± SF
Divisible into 2 Suites (Call Broker)

Land Area: 51,860± SF

Stories: One

Year Built: 2006

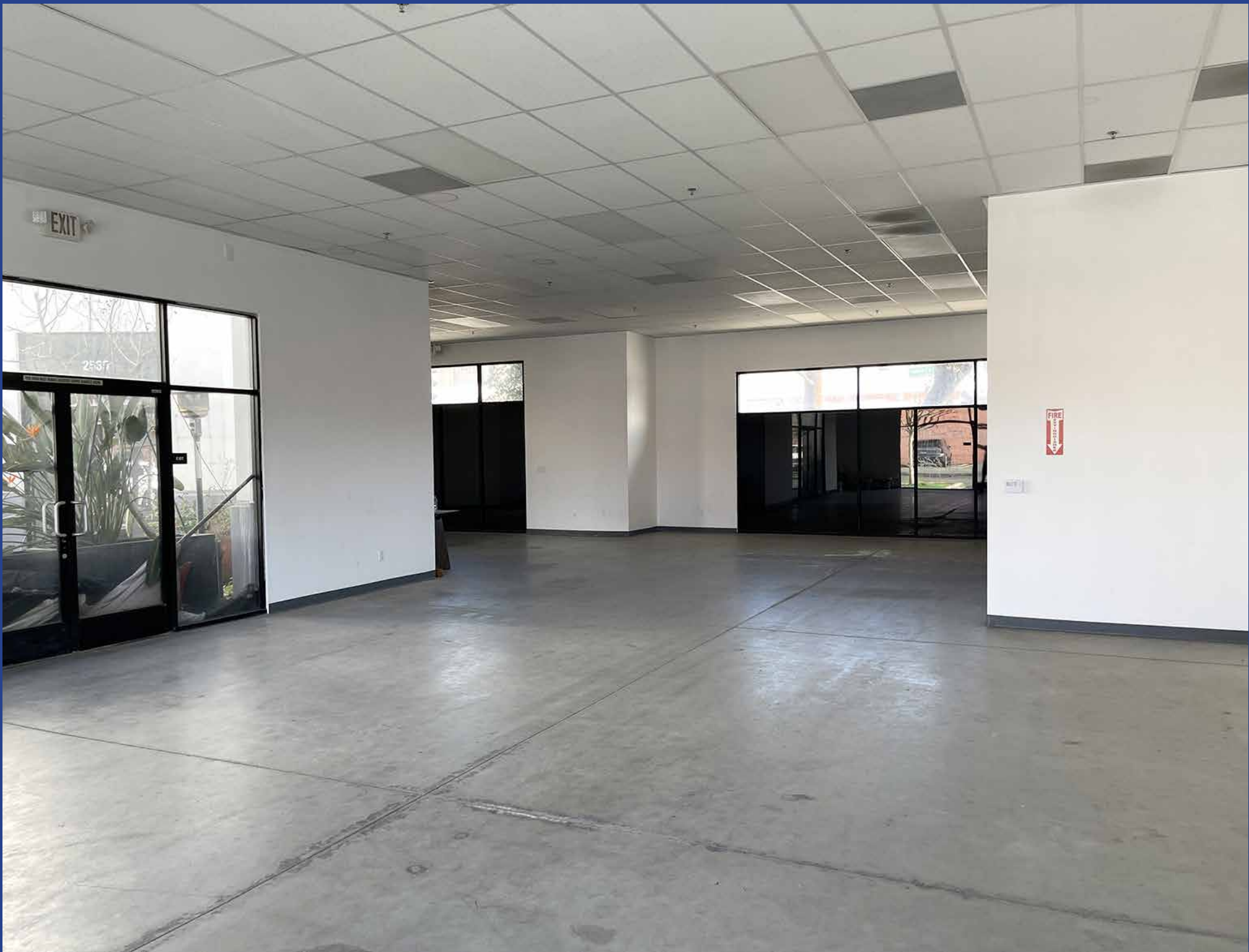
Shared Parking: 94± Striped Spaces + 4 Handicap

Zone: Commercial-2 (C-2) Overlay Zone

Property Highlights

- High profile shopping center with corner exposure
- Unit 2545 is ideal for a variety of retail applications
- Potential to convert the space to a commercial kitchen
Lessor is willing to split some amount of the cost with the tenant to convert to kitchen
- Great existing tenant mix: Market, restaurant and employment office
- Modern, well-maintained building with abundant shared parking
- Signalized southwest corner of Santa Fe Avenue and East 25th Street
- Major north/south thoroughfare with heavy traffic
- Ideal Vernon location just minutes south of DTLA
- 43,372 vehicles per day traffic count (2022)
- Unit 2529 also available for lease: 1,720± SF ideal for a bank, credit union, or check cashing business

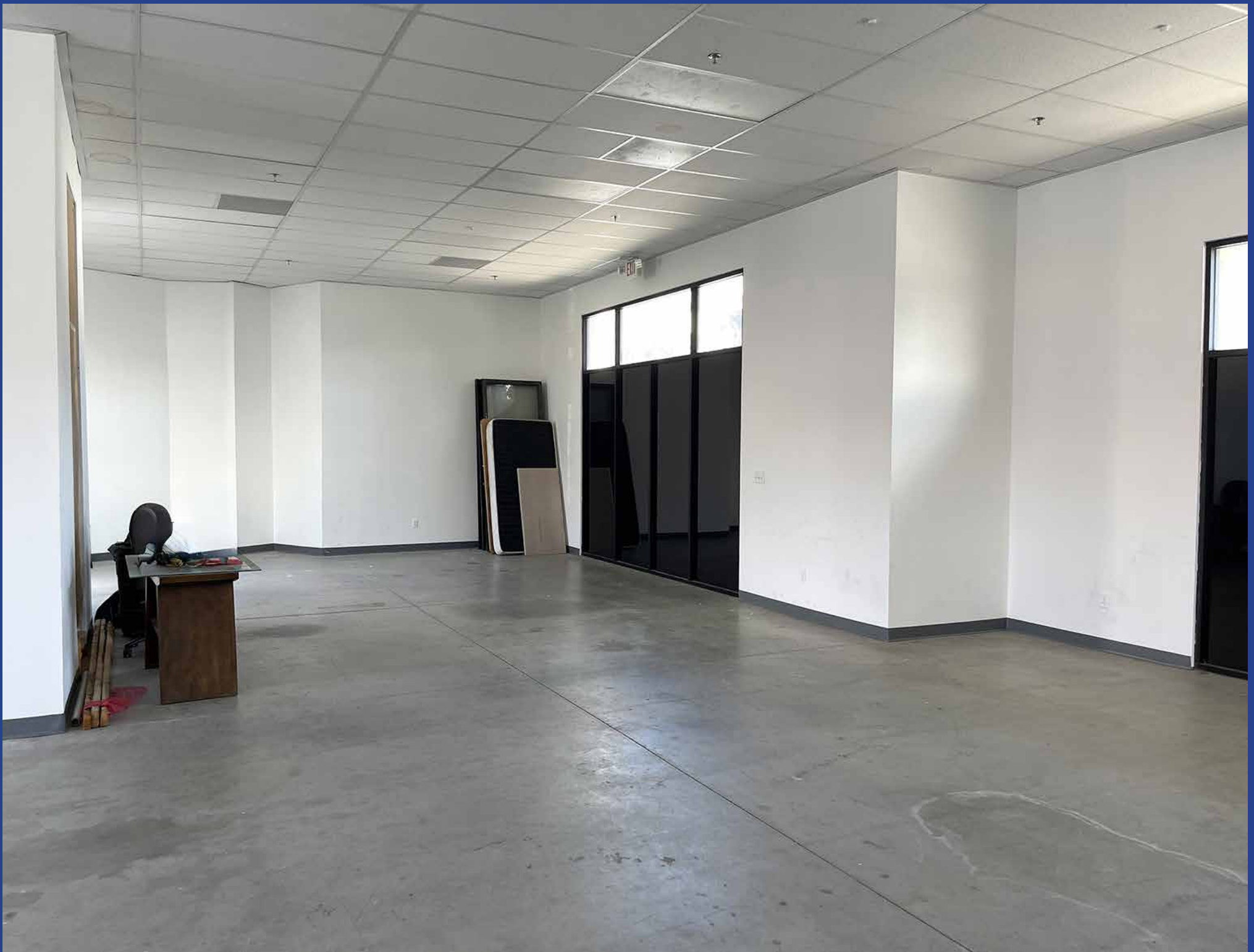
**Lease Rental: \$1.95 Per SF NNN
NNN Charges = \$0.90 Per SF Per Month**



EXIT

FIRE
EXIT

2537







Aerial Photo

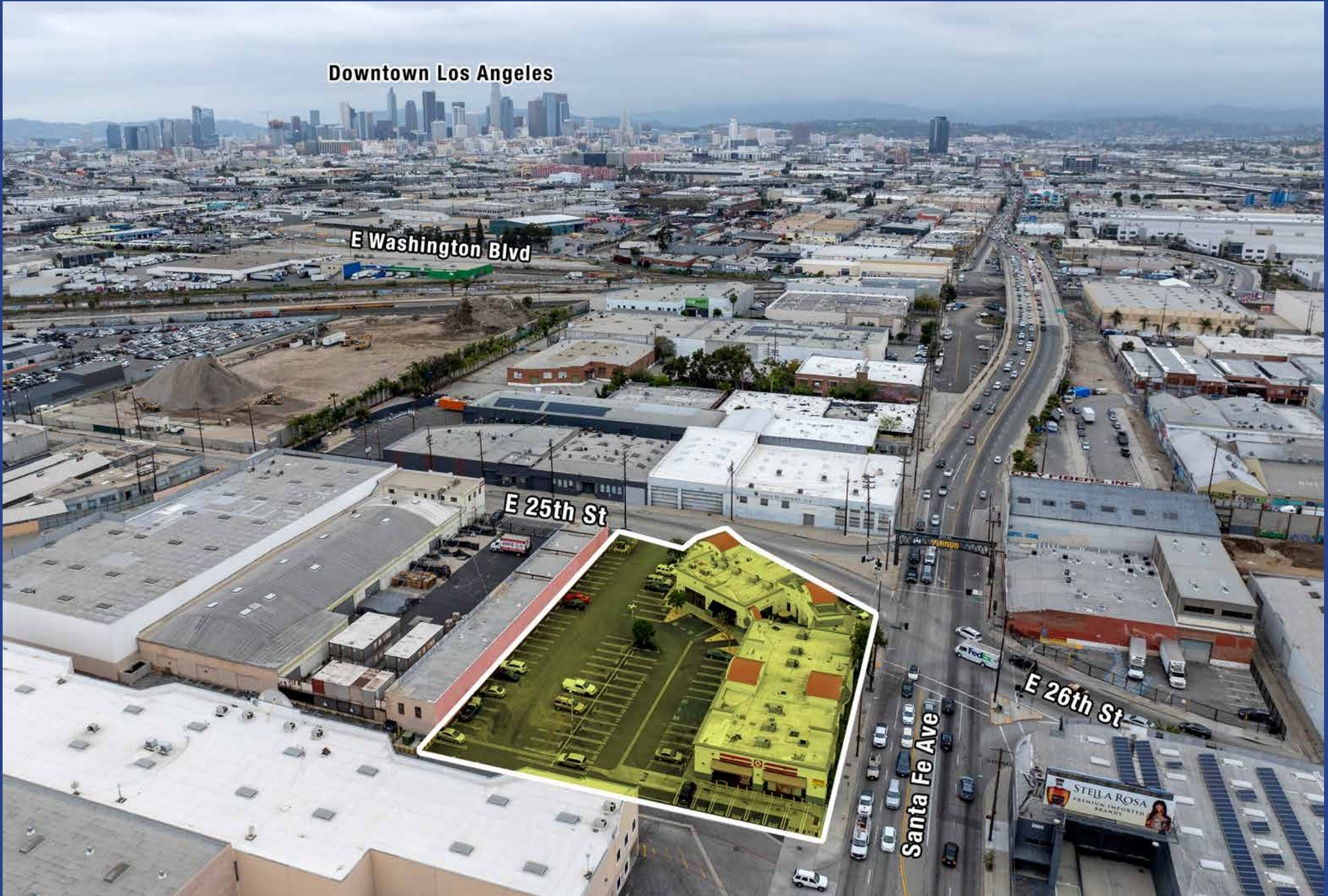
Downtown Los Angeles

E Washington Blvd

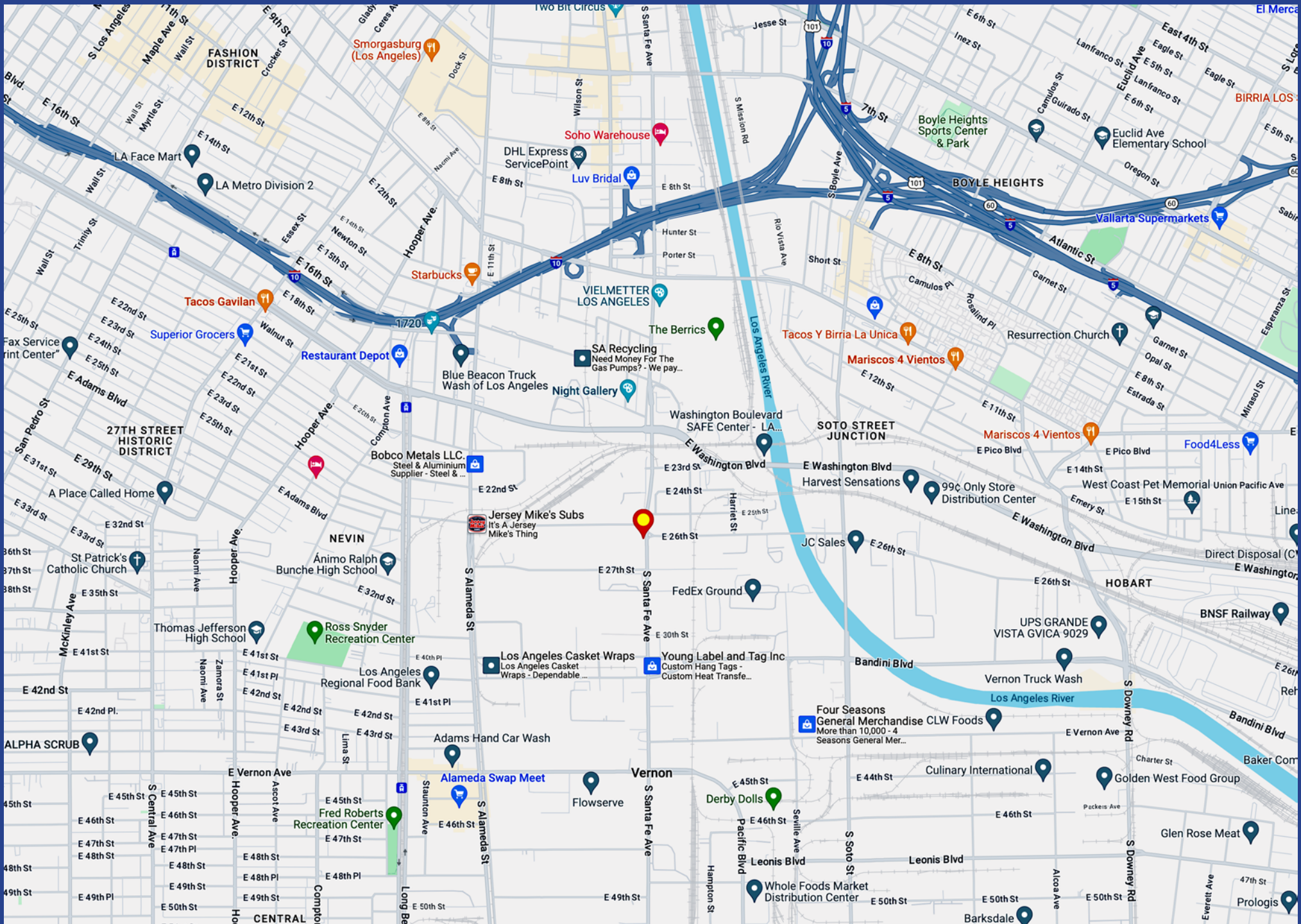
E 25th St

Santa Fe Ave

E 26th St



Area Map



A Prime Location for Business

25 mi
10,600,000

5 mi
690,000

15 mi
6,200,000

Vernon is the **economic epicenter** of Southern California commerce.

With its dense population and prime location to serve the area, Vernon offers a competitive edge.



Average 3 miles to major interstates



Average 19 miles to 3 regional airports (LAX, Long Beach, and Burbank)

4 miles or less to cargo and commuter rail lines



Average 22 miles to ports of LA and Long Beach

The Vernon Advantage

- Abundant labor pool
- Proximity to Downtown Los Angeles
- Proximity to major airports, rail, and the San Pedro Bay Port Complex

A Diversified Future

As the city evolves, it is broadening its sights and attracting a variety of businesses including:

- ✓ Mixed-Use Residential
- ✓ Stand-alone Retail
- ✓ Health and Wellness Retail (like fitness centers and yoga studios)
- ✓ Clean Commerce

Vernon's north-western border is adjacent to the Downtown LA Arts District which presents a unique opportunity to curate a neighborhood filled with **all sizes and types of retail from big-box to artisanal production**. We welcome high-profile chains and "mom and pop" operations.

The city is rapidly changing and poised to quintuple its population in the next two to three years. Currently in the queue are four separate mixed-use residential developments.

The first is anticipated to bring approximately 500 residential units zoned to combine with retail, restaurants, and open space. Proposed projects are projected to increase the available residential units in the city to 2,000 in five years' time.

Vernon has created a culture of innovation, entrepreneurship, and a resource-rich business environment and it's taking that forward-thinking approach to cultivate a complementary residential community.



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Divisible into 2 Suites

Heavy Traffic, Signalized
Corner Location

Abundant Shared Parking



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