

# VERNON COMMERCIAL PROPERTY FOR LEASE

1,800 SF Retail or Medical Office

*Signalized Corner Location: 44,965 Vehicles Per Day*





# 3698 S SOTO STREET VERNON, CA 90058

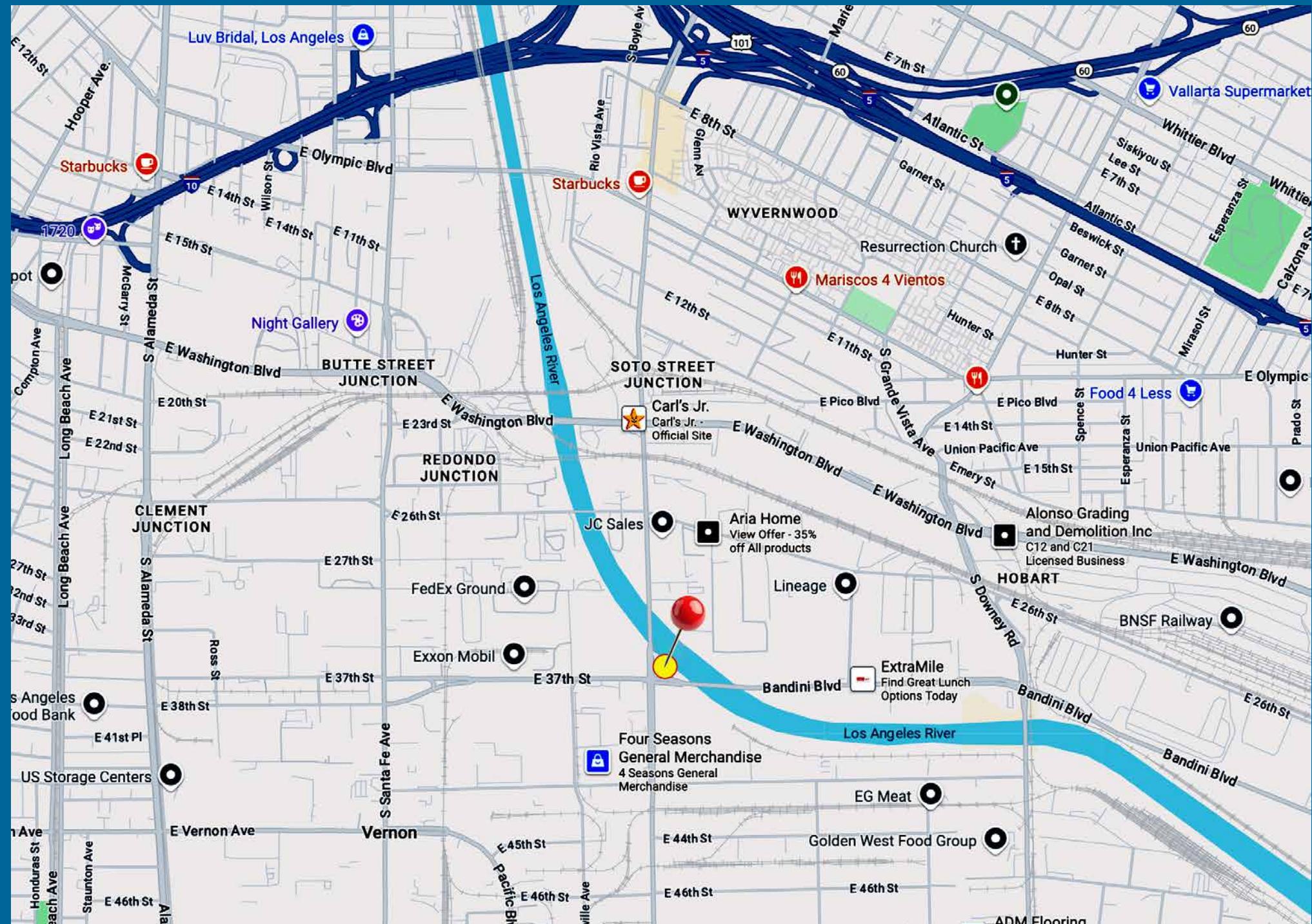
## Property Highlights

- 1,800± SF unit available in busy retail and office center
- Perfect for retail or medical office
- Located at the northeast signalized corner of Soto Street and East 37th Street
- 44,965 vehicles per day traffic count
- Fantastic exposure and signage!
- Abundant shared on-site parking (a total of 66 surface spaces)
- Zoned VEM&MS3
- Lease term: Negotiable

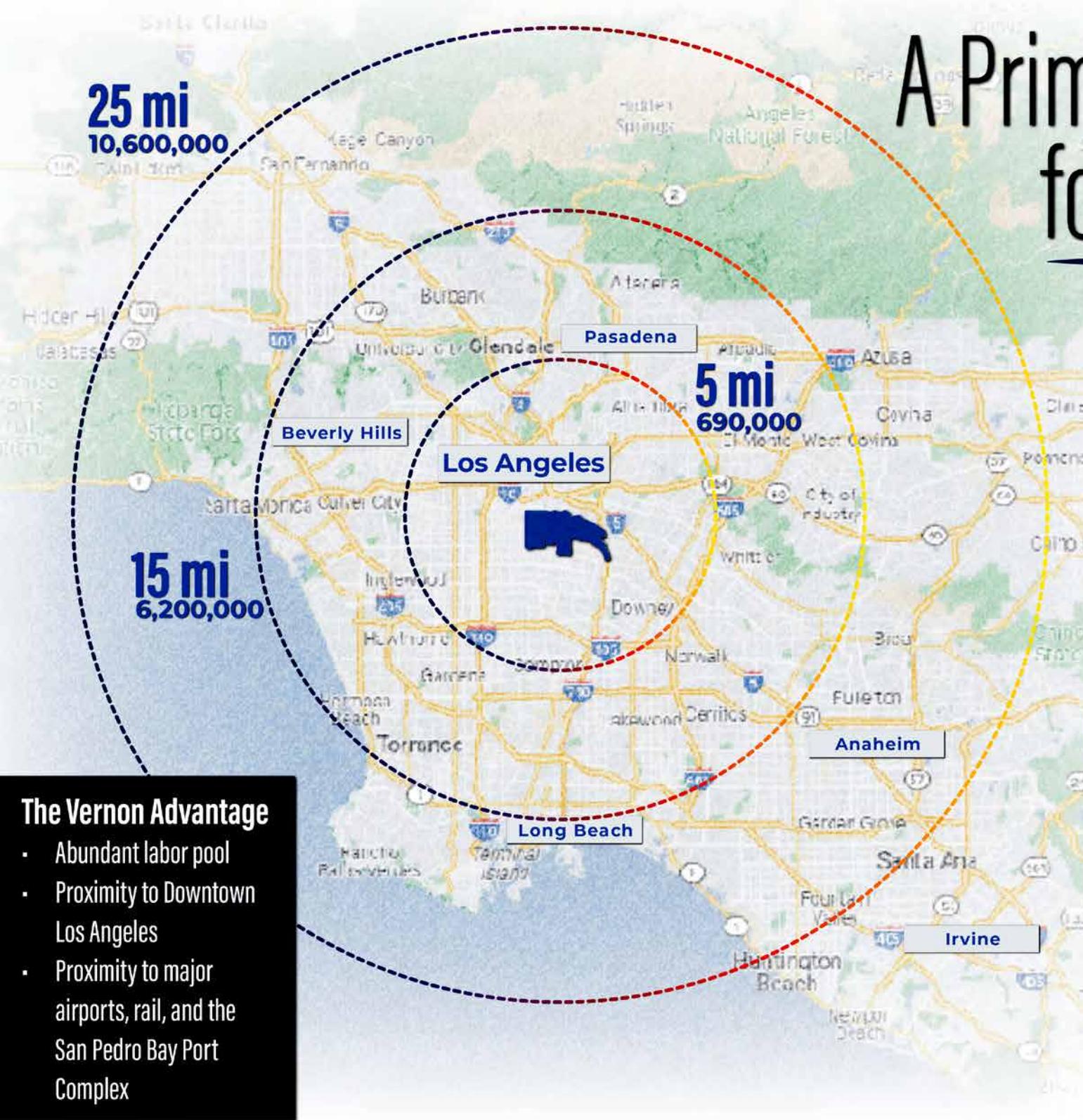


**LEASE RENTAL: \$3,420 PER MONTH  
(\$1.90 PER SF GROSS)**

# AREA MAP



# A Prime Location for Business

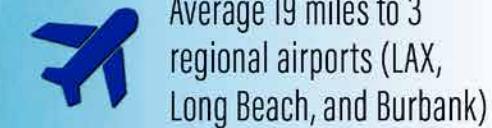


Vernon is the **economic epicenter** of Southern California commerce.

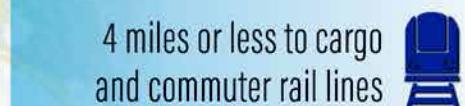
With its dense population and prime location to serve the area, Vernon offers a competitive edge.



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

# 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.



# FOR LEASE

## Retail or Medical Office Space

### 1,800± SF Unit For Lease

### Prime Vernon Signalized Corner Location

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