



EXCLUSIVE INDUSTRIAL OFFERING

3638 Fruitland Avenue, Maywood, CA

±3,168 SF | Light Manufacturing | Ideal Owner-User Opportunity

Marcus & Millichap

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Executive Summary

Property Information

Address 3638 Fruitland Ave,
Maywood, CA

Type Industrial -
Light Manufacturing

Year Built 1953

Building Size 3,168 SF

Ceiling Height 12' (Estimated)

Roll Up Doors 1

Electricity 220V

Lot Size 4,373 SF

Parking 1 Surface Space

APN 6311-016-025

Zoning MYM1*

Pricing Information

List Price \$799,000

Price Per SF \$252



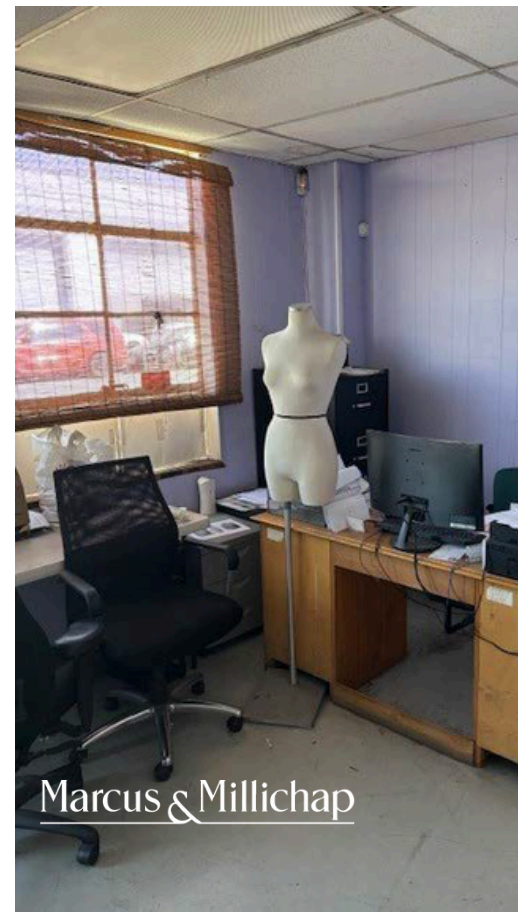
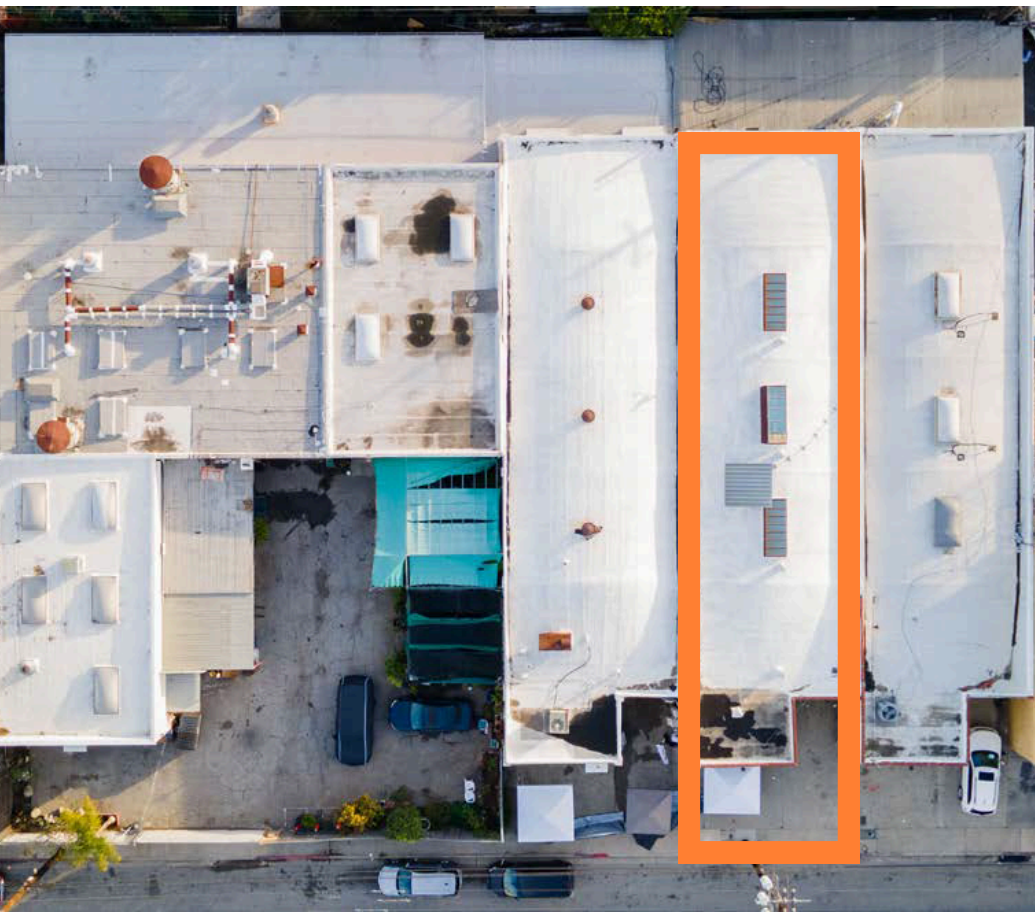
Marcus & Millichap is pleased to present to market 3638 Fruitland Avenue in Maywood, California. This acquisition opportunity is perfect for an owner-user investor seeking a versatile space for light manufacturing, warehousing, or business operations. Situated on a 4,373-square-foot lot, this property offers a versatile layout with both a front office and a rear warehouse, each equipped with its own restroom for added convenience. Key features include: 220V power to support industrial operations, 12' ceilings, one roll-up door for easy loading and unloading, and one dedicated surface parking space.

Strategically positioned in a thriving industrial area, this property offers easy access to major transportation routes, just 5 minutes from the 710 Freeway and 10 minutes from the 5 Freeway., ensuring seamless connectivity for logistics and business operations.

Investment Highlights

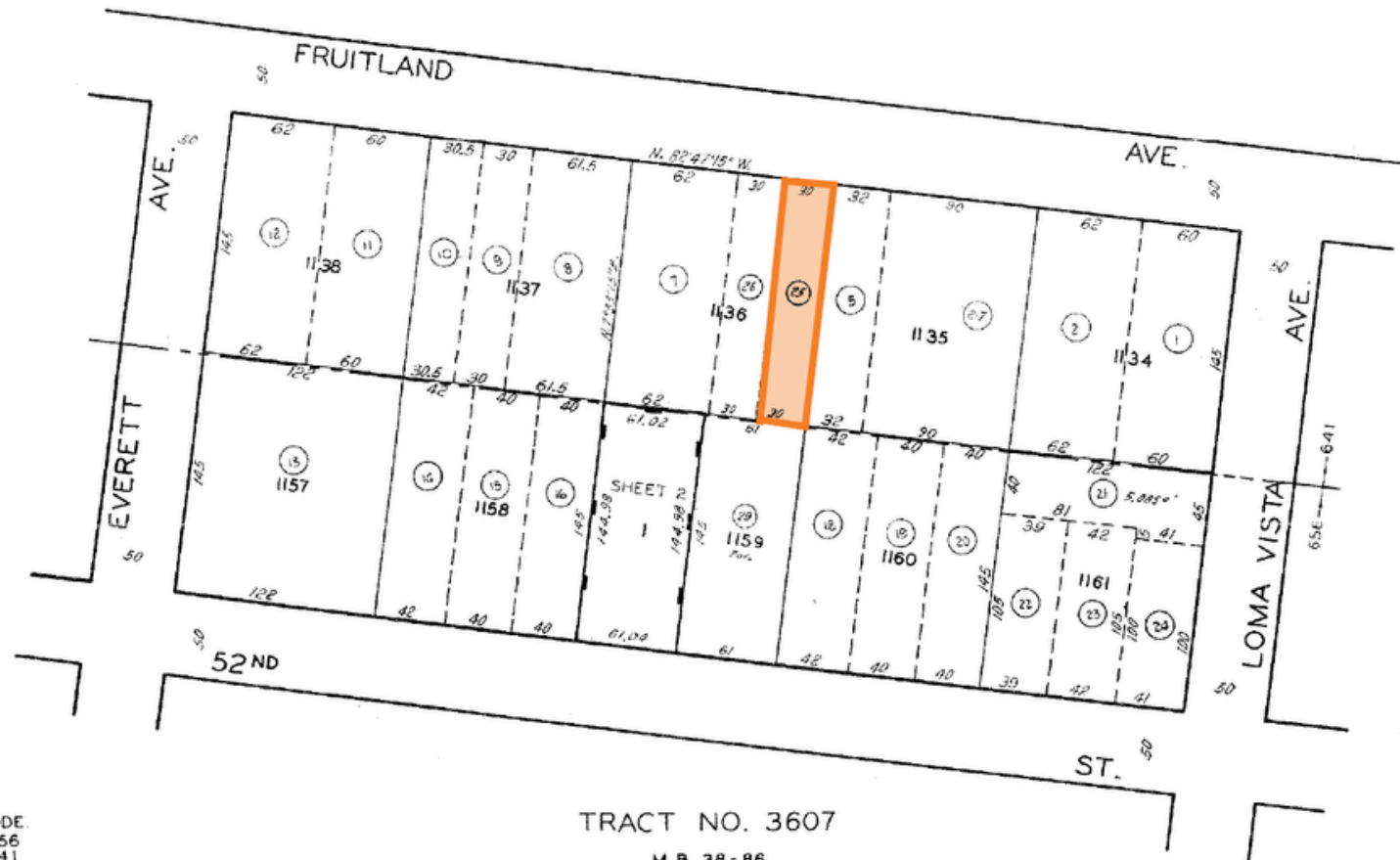
- 3,168-Square foot single-story light manufacturing industrial property on a 4,373-square foot lot
- Building features a front office and a rear warehouse space, each with its own restroom
- Additional features include: 220V power, 12' ceilings, one roll-up door and one surface parking space
- Ideal owner-user opportunity
- Located in a popular industrial area just five minutes from the 710 Freeway and 10 minutes from the 5 Freeway





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Parcel Map



CODE:
656
641

FOR PREV. ASSMT. SEE: 459 - 1 & 403

TRACT NO. 3607

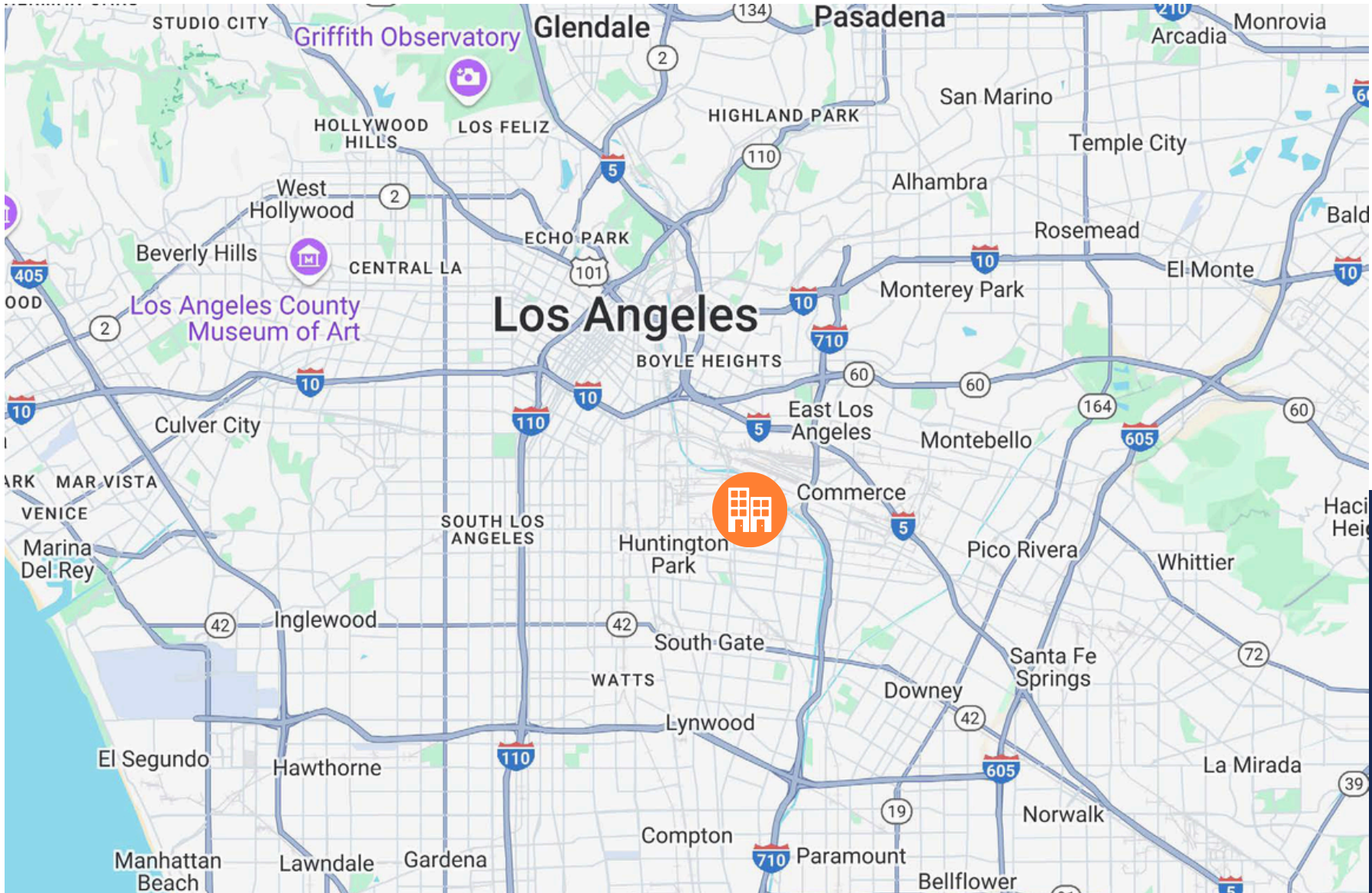
M.B. 38-86

CONDOMINIUM
PARCEL MAP

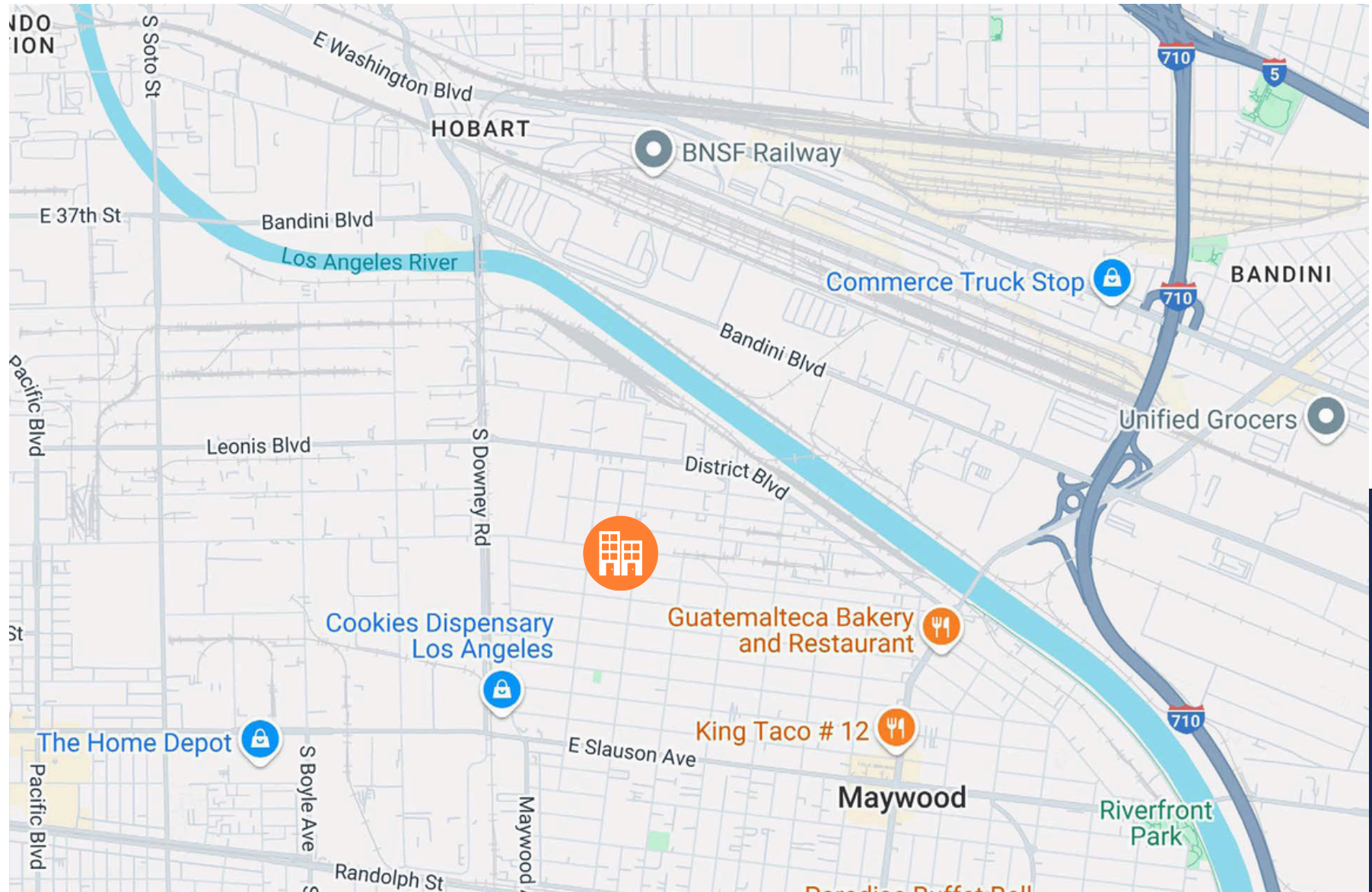
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ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Regional Map



Local Map



Local Demographics

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	21,432	293,590	934,729
2025 Estimate			
Total Population	21,440	293,466	930,182
2020 Census			
Total Population	22,557	310,258	977,657
2010 Census			
Total Population	24,190	325,007	980,727
Daytime Population			
2025 Estimate	20,601	267,662	985,041
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	6,041	83,281	279,741
2025 Estimate			
Total Households	5,993	82,539	275,943
Average (Mean) Household Size	3.6	3.6	3.5
2020 Census			
Total Households	5,910	81,221	268,959
2010 Census			
Total Households	5,811	77,954	246,736

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	2.6%	2.7%	4.9%
\$150,000-\$199,999	5.5%	5.9%	7.0%
\$100,000-\$149,999	17.9%	14.8%	15.6%
\$75,000-\$99,999	15.9%	15.0%	13.6%
\$50,000-\$74,999	16.9%	18.8%	16.7%
\$35,000-\$49,999	10.6%	12.9%	11.8%
\$25,000-\$34,999	13.2%	10.4%	9.2%
\$15,000-\$24,999	8.9%	8.9%	8.8%
Under \$15,000	8.5%	10.5%	12.3%
Average Household Income	\$75,049	\$73,519	\$78,869
Median Household Income	\$61,263	\$60,042	\$63,261
Per Capita Income	\$21,019	\$20,774	\$24,407
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	21,440	293,466	930,182
Under 20	29.5%	29.6%	28.0%
20 to 34 Years	22.7%	22.7%	23.9%
35 to 39 Years	7.4%	7.1%	7.5%
40 to 49 Years	13.7%	13.5%	13.4%
50 to 64 Years	16.0%	16.2%	16.4%
Age 65+	10.7%	10.9%	10.9%
Median Age	33.0	33.0	33.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	13,596	185,323	602,293
Elementary (0-8)	33.3%	31.7%	26.8%
Some High School (9-11)	15.6%	16.2%	15.2%
High School Graduate (12)	25.9%	25.8%	24.1%
Some College (13-15)	13.7%	14.2%	15.3%
Associate Degree Only	3.3%	4.0%	4.7%
Bachelor's Degree Only	6.0%	6.6%	10.1%
Graduate Degree	2.1%	1.7%	3.9%
Travel Time to Work			
Average Travel Time to Work in Minutes	34.0	35.0	35.0



EXCLUSIVELY LISTED BY

Marcus & Millichap

Tony Solomon

Broker of Record

License # 01238010

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