

OFFERING MEMORANDUM

DAUM
COMMERCIAL REAL ESTATE SERVICES



Industrial | For Sale

2133 EAST 38TH ST.

VERNON | CA

EXCLUSIVE LISTING AGENT:

MOON LIM
P: 213.308.2056
MLIM@DAUMCRE.COM
CADRE #01903050

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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THE OFFERING

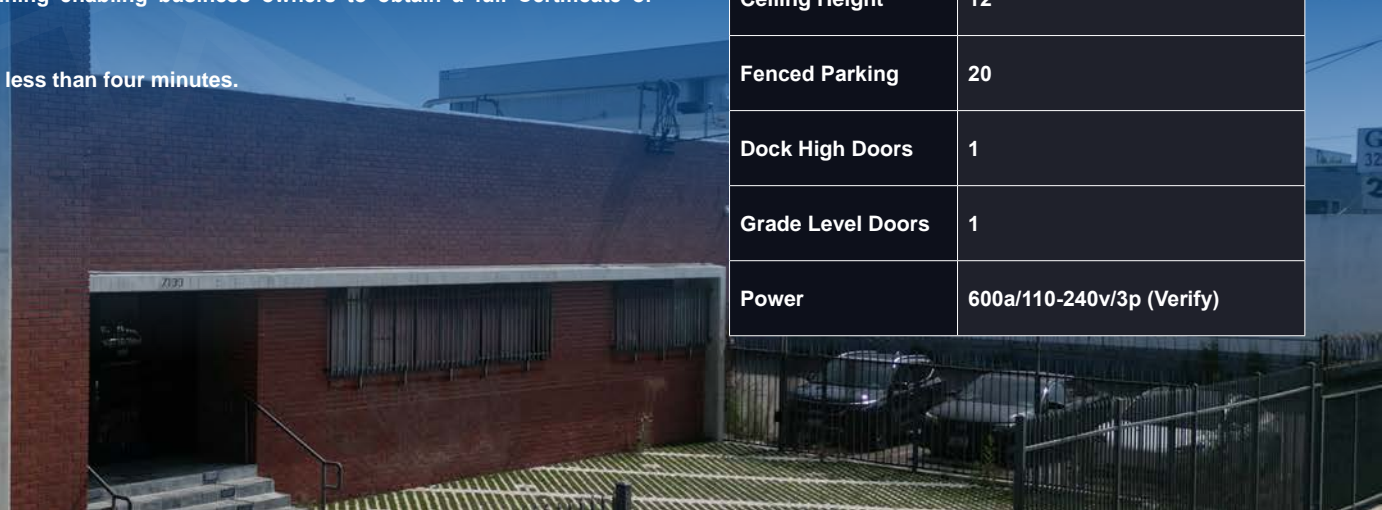
7,607 SQUARE FOOT BUILDING

ON 17,550 SF OF LAND IN VERNON, CALIFORNIA

LOCATION HIGHLIGHTS

- Ideal location for a wide variety of businesses and business needs.
- Close to downtown Los Angeles, Los Angeles International Airport (LAX) and the Ports of Long Beach and Los Angeles.
- Quick, easy surface street access to four major Southern California freeways and the Alameda Rail Corridor.
- Low business license fees.
- Low business construction and health permit fees.
- The lowest municipal utility rates in Southern California for electricity, natural gas, water and fiber optics.
- Class 1 fire department, a distinction held by only 30 cities in the US.
- City health department serving the city's industrial businesses.
- Industrial development advisors serving as a liaison between businesses and Vernon's city departments and agencies.
- Community service department that offers streamlined and efficient 'one-stop' process for managing public works, building permits, fire code compliance, and city planning enabling business owners to obtain a full Certificate of Occupancy within eight weeks.
- Police department with an emergency response time of less than four minutes.

Address	2133 East 38th St. Vernon, CA
Available	7,607 SF
Lot Size	17,550 SF
General Use	Light Industrial
APN	6302-013-028
Year Built	1953
Ceiling Height	12'
Fenced Parking	20
Dock High Doors	1
Grade Level Doors	1
Power	600a/110-240v/3p (Verify)

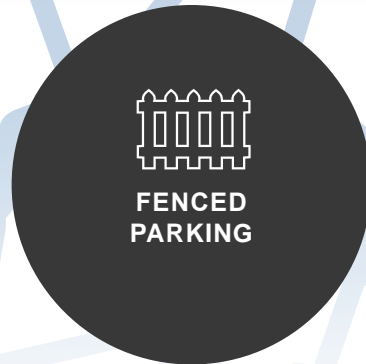


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INVESTMENT HIGHLIGHTS

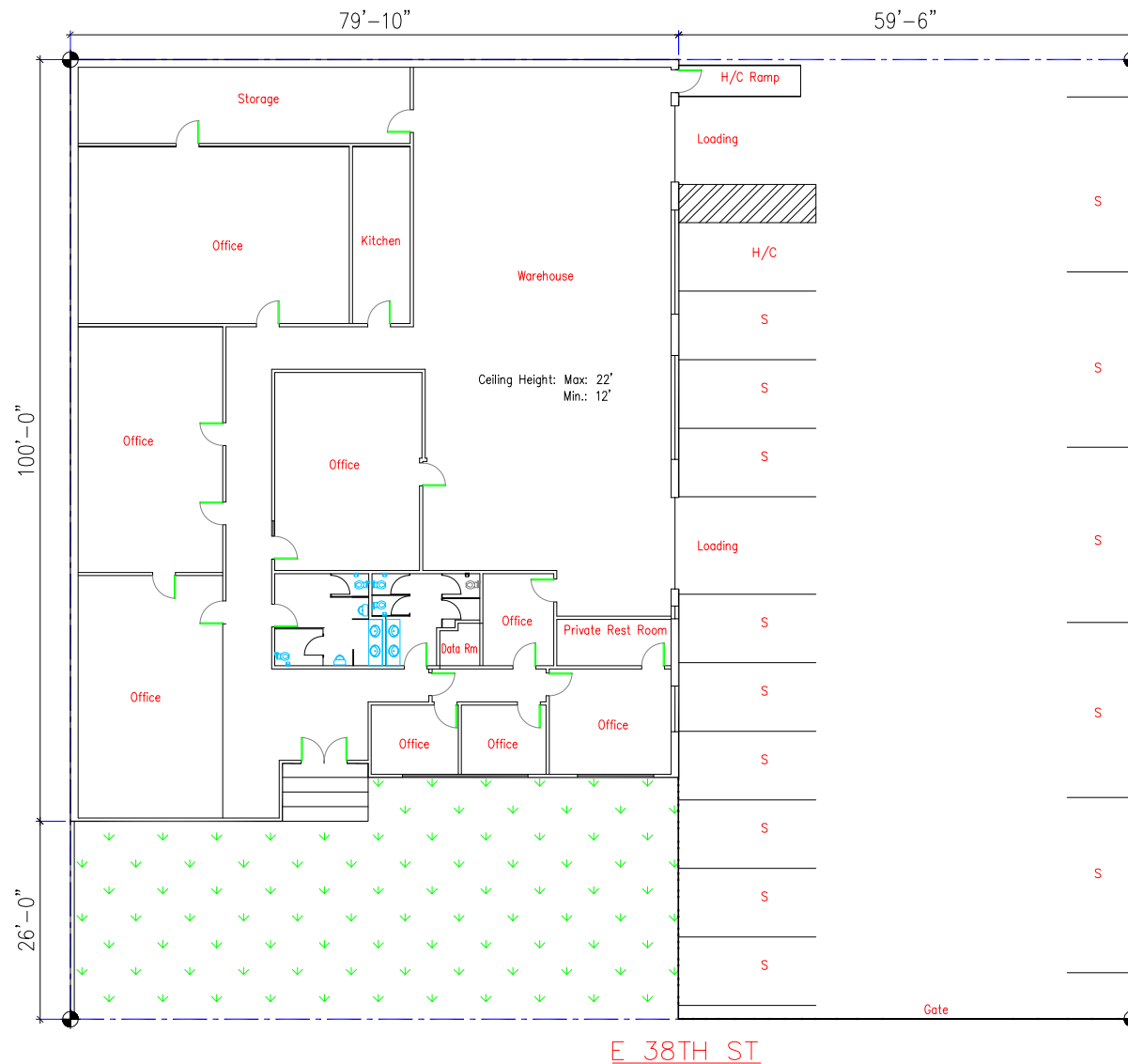


SITEPLAN

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*NOT TO SCALE

PROPERTY PHOTOS

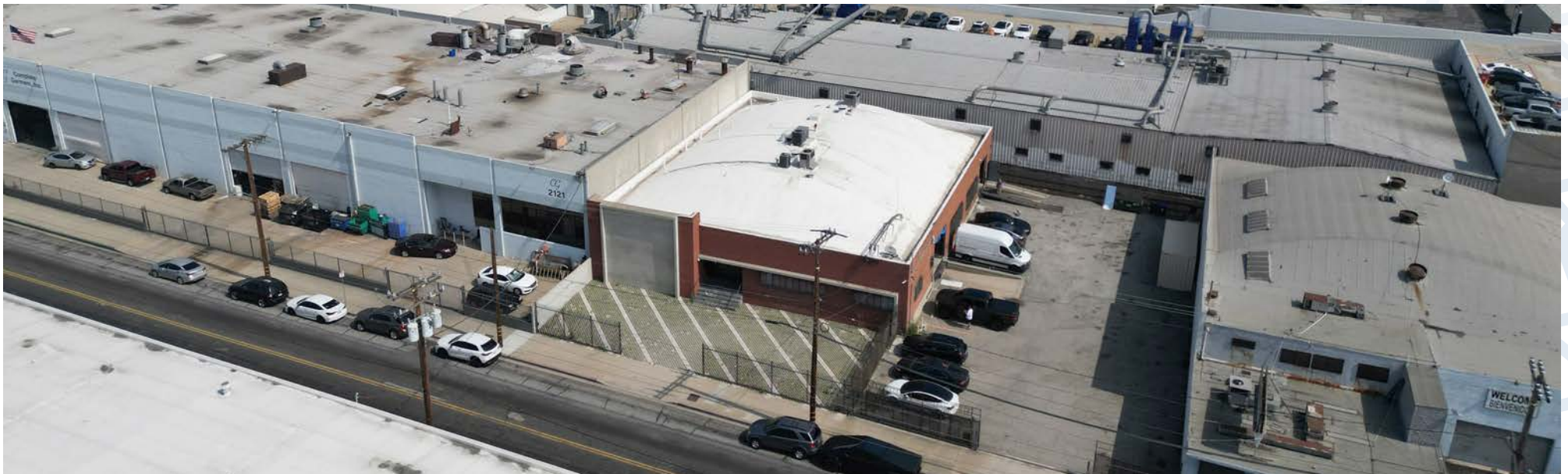
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PROPERTY PHOTOS

Industrial | For Sale 2133 EAST 38TH ST.

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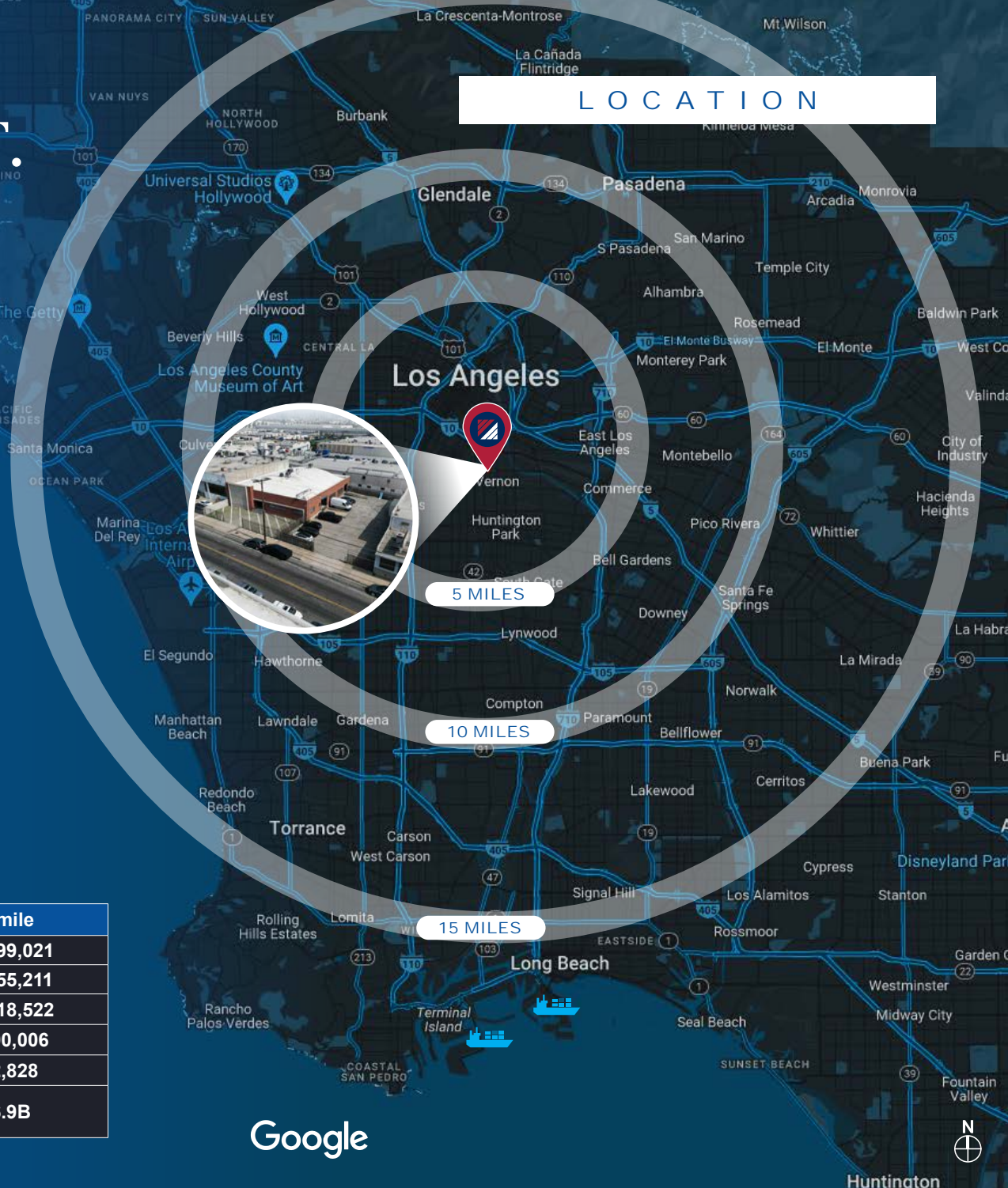
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LOCATION

DISTANCE TO LOCATIONS

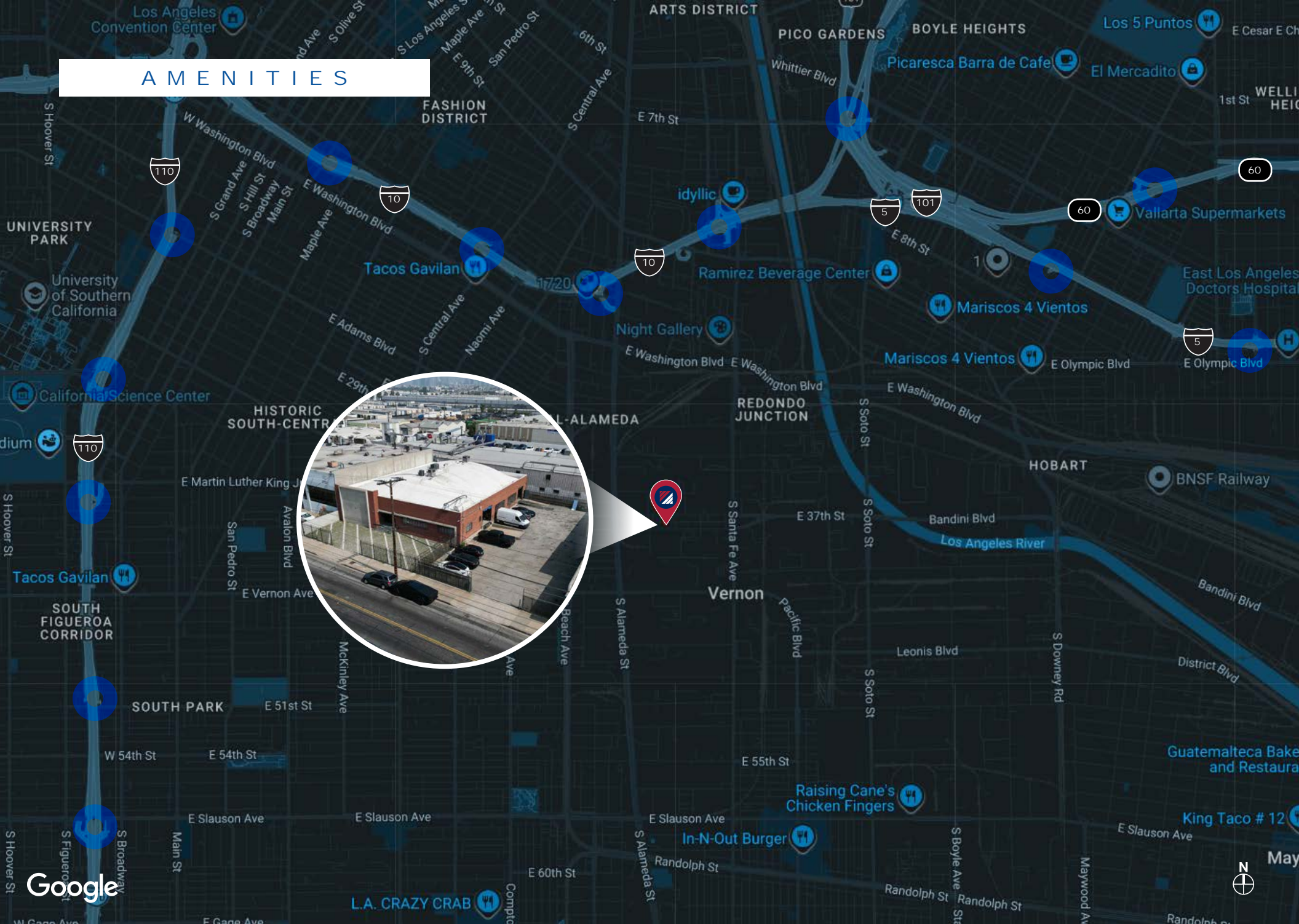
LA Port	24.4 Miles
Long Beach Port	22.3 Miles
10 Freeway	1.4 Miles
DTLA	3.7 Miles
LAX	16.7 Miles
Hollywood	10.9 Miles
Culver City	11.6 Miles
Beverly Hills	12.7 Miles
Santa Monica	16.6 Miles
Buena Park	18.4 Miles



DEMOGRAPHICS	3 mile	5 mile	10 mile
2020 Population	386,906	1,240,352	3,699,021
2025 Population	362,418	1,173,800	3,555,211
2030 Population Projection	356,396	1,157,257	3,518,522
Avg Household Income	\$79,615	\$78,566	\$100,006
Median Household Income	\$56,787	\$58,484	\$72,828
Total Specified Consumer Spending (\$)	\$2.9B	\$9.6B	\$36.9B

Google

AMENITIES



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Seller/Lessor and Broker reserve the right, as its sole and absolute discretion, 2133 E 38th St, Vernon, CA 90058 from being marketed for sale at any time and for any reason. Seller/Lessor expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, with respect to sale or withdrawal from the market without notice. Broker is not authorized to make any representations or agreements on behalf of Seller/Lessor. Seller/Lessor shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase 2133 E 38th St, Vernon, CA 90058 unless and until a binding written agreement for the purchase of Property, Type of Property has been fully executed, delivered, and approved by owner and any conditions to Lessor and Purchaser's obligations there under have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Seller/Lessor promptly upon request; and (b) the recipient shall not contact employees or tenants of 2133 E 38th St, Vernon, CA 90058 directly or indirectly regarding any aspect of the enclosed materials of 2133 E 38th St, Vernon, CA 90058 without the prior written approval of the Seller/Lessor or Broker; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller/Lessor or Broker or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Broker.