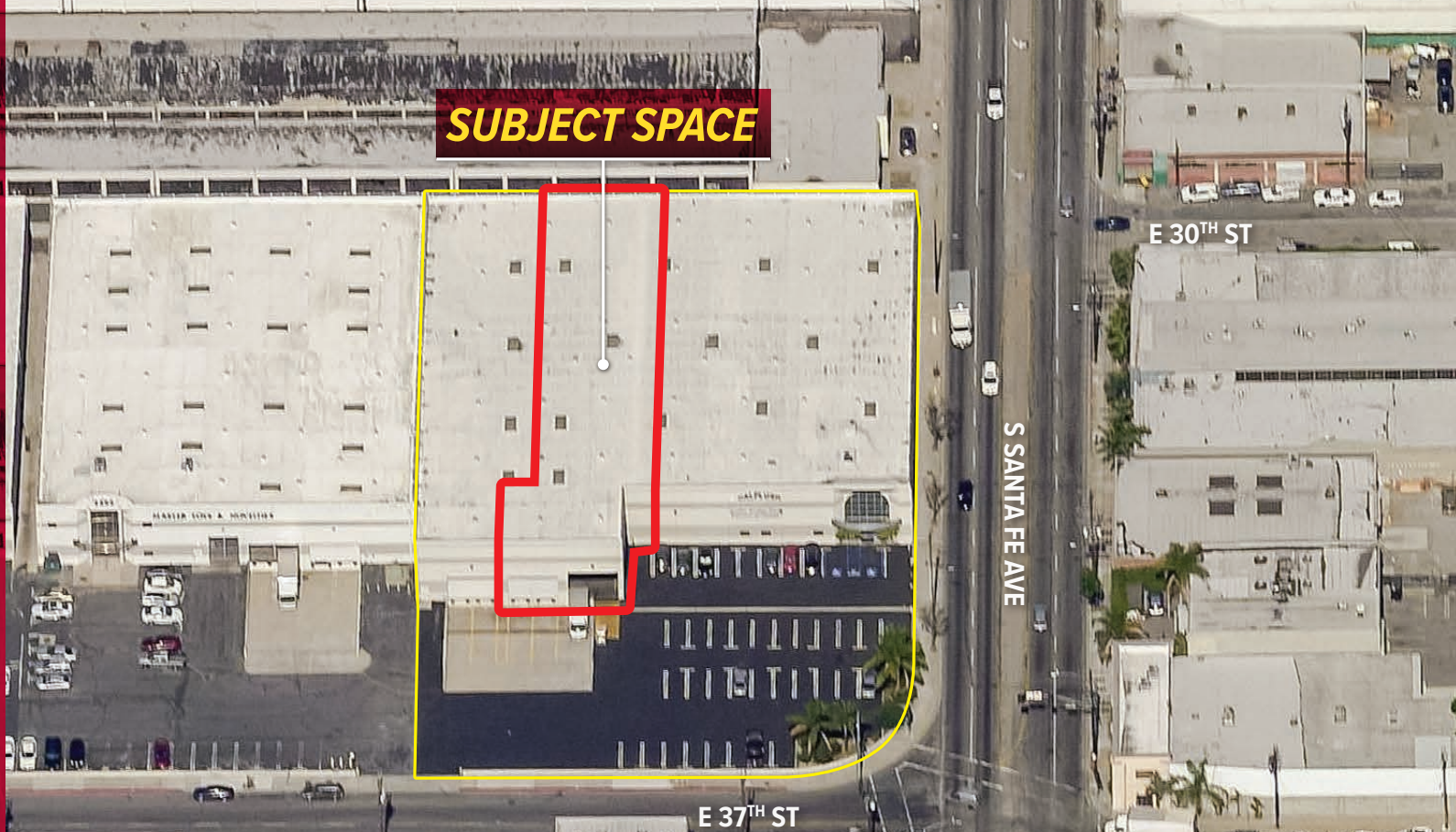


3575

S. SANTA FE AVE
VERNON, CA 90058



SUBJECT SPACE

E 30TH ST

S SANTA FE AVE

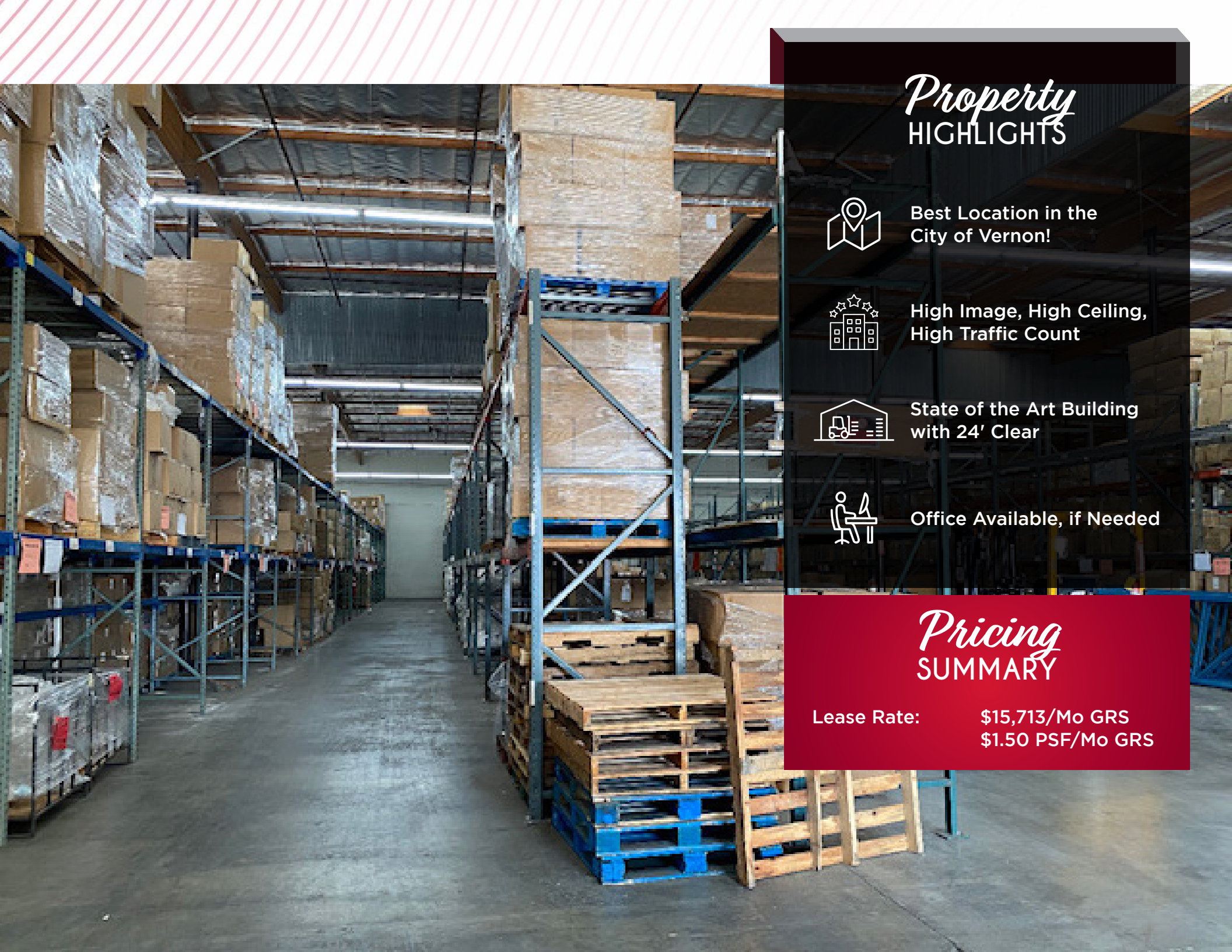
E 37TH ST

For Lease

± 10,475 SQ. FT. OF INDUSTRIAL BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

IA IG BACCI • TSAPARIAN • GORMLY
INDUSTRIAL GROUP



Property HIGHLIGHTS



Best Location in the
City of Vernon!



High Image, High Ceiling,
High Traffic Count



State of the Art Building
with 24' Clear



Office Available, if Needed

Pricing SUMMARY

Lease Rate:	\$15,713/Mo GRS
	\$1.50 PSF/Mo GRS

3575

S. SANTA FE
AVE

AVAILABLE SIZE

±10,475 SF

PARCEL NO

6302-006-017

USE

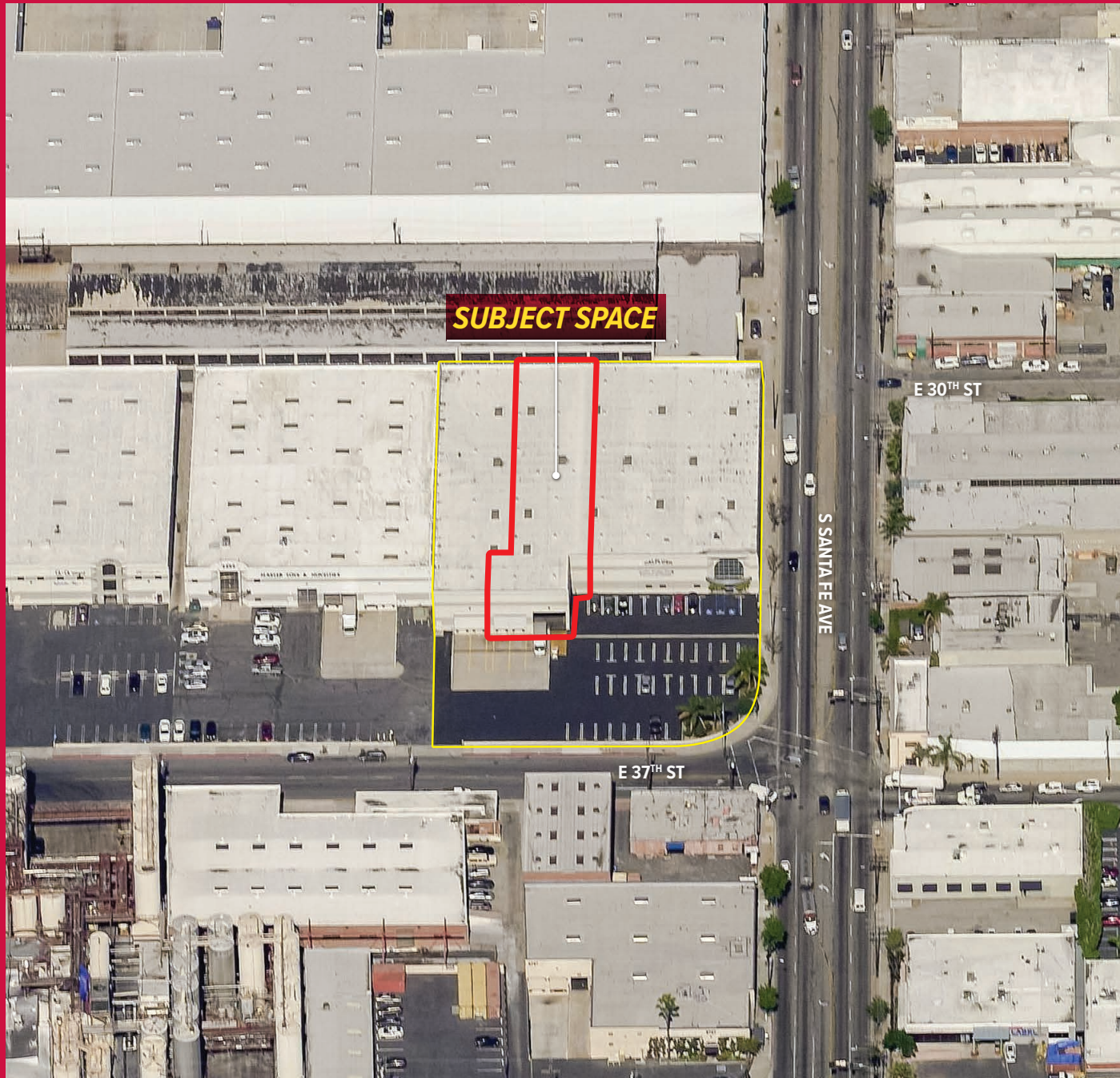
Warehouse/Distribution

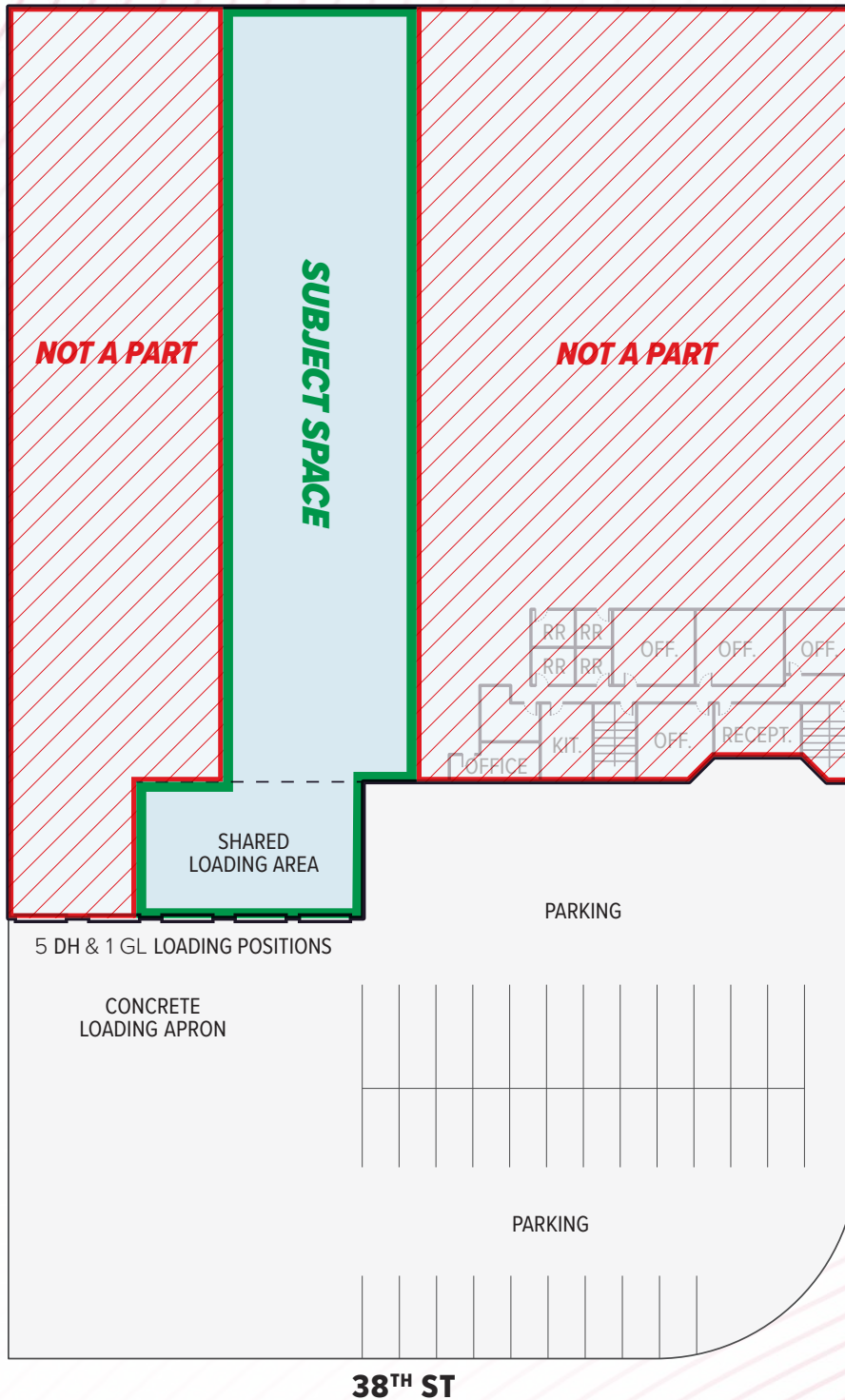
ZONING

VEM

YEAR BUILT

1992





SITE PLAN

NOTE: Drawing not to scale. All measurements and sizes are approximate.

LOCATION



Central Los Angeles

Base: 246,833,688 SF
Vacancy Rate: 6.5%
Availability Rate: 8.9%
Direct Asking Rate: \$1.29 PSF
Overall Rate: \$1.30 PSF
Median Price/Bldg SF: \$206.75
Median Price/Land SF: \$111.04

San Gabriel Valley

Base: 178,624,357 SF
Vacancy Rate: 6.3%
Availability Rate: 7.4%
Direct Asking Rate: \$1.51 PSF
Overall Rate: \$1.48 PSF
Median Price/Bldg SF: \$233.96
Median Price/Land SF: \$111.84

Inland Empire East

Base: 314,929,343 SF
Vacancy Rate: 8.7%
Availability Rate: 12.7%
Direct Asking Rate: \$1.17 PSF
Overall Rate: \$1.09 PSF
Median Price/Bldg SF: \$263.40
Median Price/Land SF: \$83.34

Inland Empire West

Base: 366,423,763 SF
Vacancy Rate: 7.7%
Availability Rate: 11.4%
Direct Asking Rate: \$1.31 PSF
Overall Rate: \$1.29 PSF
Median Price/Bldg SF: \$311.48
Median Price/Land SF: \$126.90

Mid Counties

Base: 114,921,138 SF
Vacancy Rate: 6.1%
Availability Rate: 9.0%
Direct Asking Rate: \$1.56 PSF
Overall Rate: \$1.56 PSF
Median Price/Bldg SF: \$285.86
Median Price/Land SF: \$125.14

South Bay

Base: 195,855,223 SF
Vacancy Rate: 4.9%
Availability Rate: 7.7%
Direct Asking Rate: \$1.65 PSF
Overall Rate: \$1.61 PSF
Median Price/Bldg SF: \$240.16
Median Price/Land SF: \$134.47

Orange County

Base: 235,627,827 SF
Vacancy Rate: 4.9%
Availability Rate: 7.9%
Direct Asking Rate: \$1.59 PSF
Overall Rate: \$1.58 PSF
Median Price/Bldg SF: \$341.11
Median Price/Land SF: \$132.19

SUBJECT PROPERTY



Q3 2024 LA BASIN MARKET SUMMARY & DRAYAGE MAP

PREPARED BY:
LAC-I Research
Lejo Mammen - Director of Research
lmammen@lee-associates.com

Sources: LAC-I Research, CoStar
This survey includes data on industrial properties exceeding 5,000 square feet in size.

DEMOGRAPHICS



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
1,184,808	3,593,707	6,041,200	8,062,168



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$81,579	\$107,536	\$130,370	\$133,459

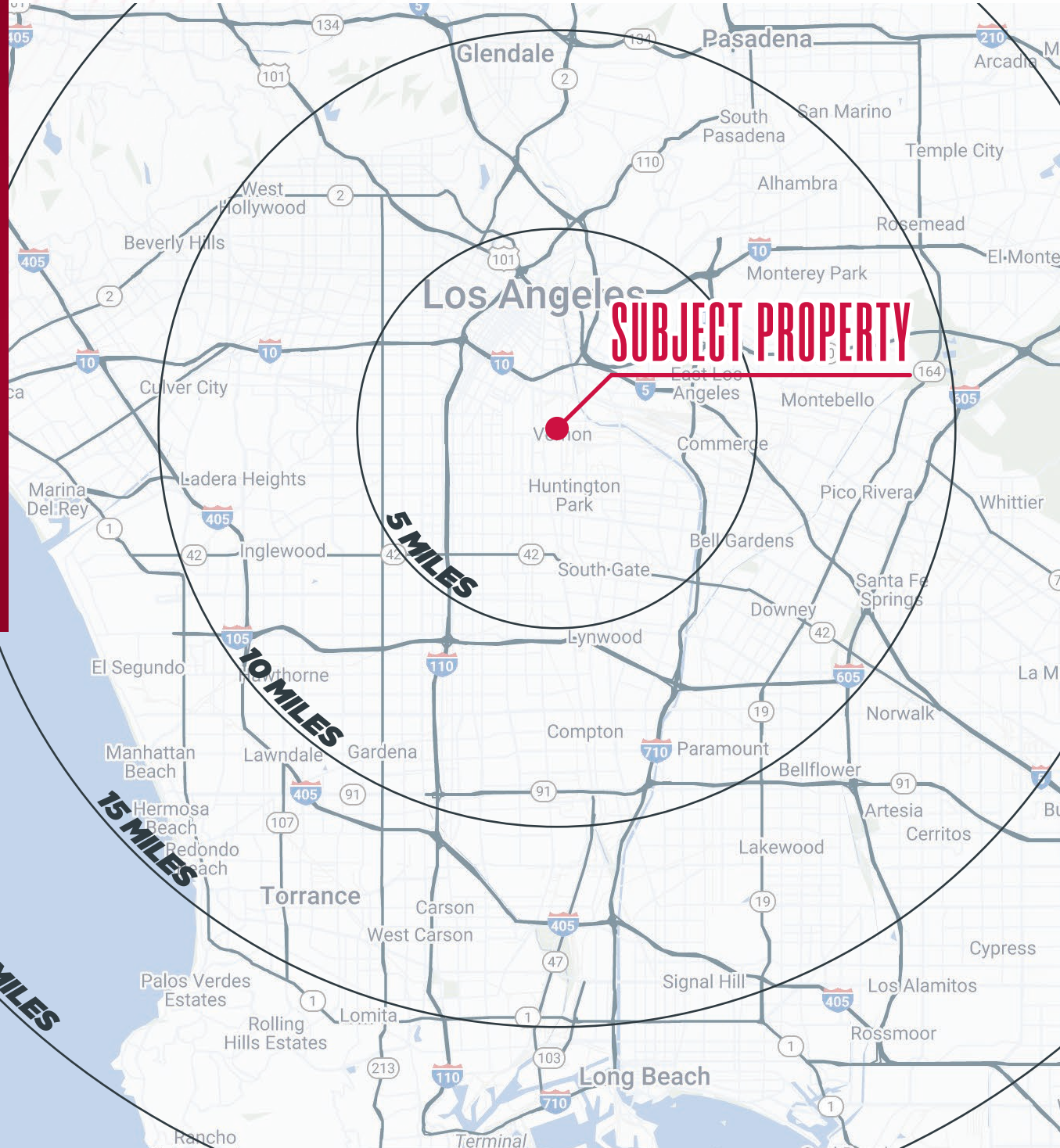


EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
454,116	1,308,587	2,649,722	3,427,707

DRIVING DISTANCE FROM PROPERTY

- DTLA: 5 MILES
- KOREATOWN: 8 MILES
- WEST HOLLYWOOD: 13 MILES
- CULVER CITY: 12 MILES
- PASADENA: 15 MILES
- BEVERLY HILLS: 14 MILES
- SANTA MONICA: 32 MILES
- LAX: 17 MILES
- LA & LB PORTS: 23 MILES



PETER D. BACCI

SIOR | Executive VP, Principal

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323.767.2022

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