

5403

AYON AVE

IRWINDALE, CA 91706

**RENOVATIONS COMPLETE**

**PRICE REDUCED!**

**LEASE RATE: ~~\$1.45~~ \$1.19 PSF/MO GRS**



*For Lease*

**±21,600 SQ. FT. INDUSTRIAL BUILDING**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**LA IG** BACCI • TSAPARIAN • GORMLY  
INDUSTRIAL GROUP





## Property HIGHLIGHTS



Central Irwindale Location



Modern Distribution/  
Manufacturing Facility



Dock High & Ground  
Level Loading



22' Clearance



Brand New Fully  
Renovated  $\pm$ 2,500 SF Office

## Pricing SUMMARY

Lease Rate: \$25,704/Mo GRS  
(\$1.19 PSF/Mo GRS)  
OPEX: \$0.11 PSF



# 5403

AYON  
AVE

*AVAILABLE SIZE*

±21,600 SF

*LAND SIZE*

±41,497 SF / ±0.95 Ac

*PARCEL NO*

8619-010-056

*USE*

Manufacturing

*ZONING*

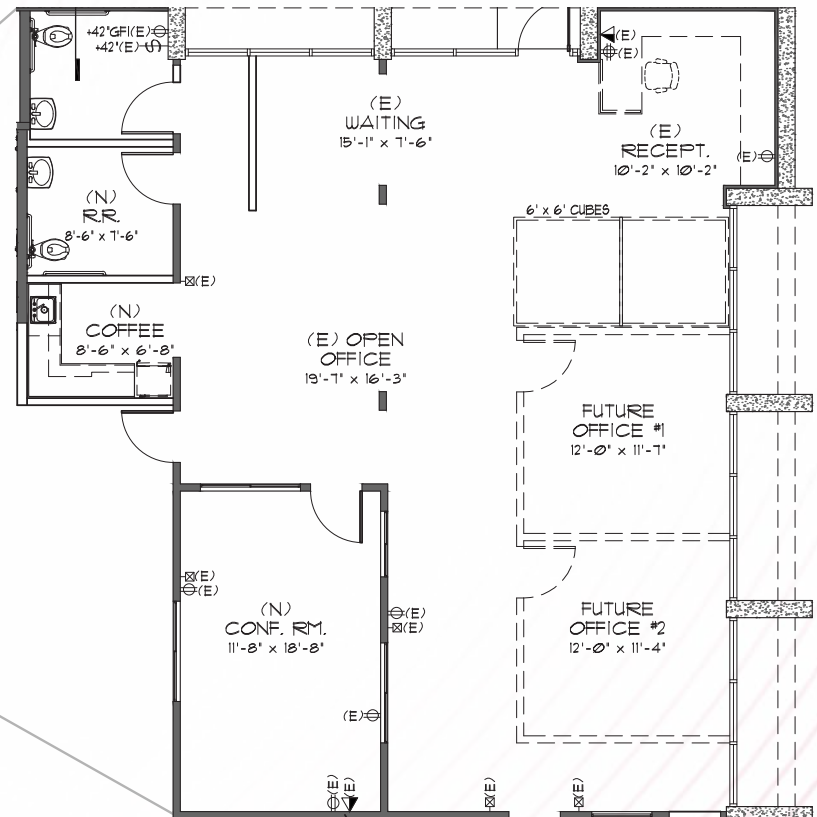
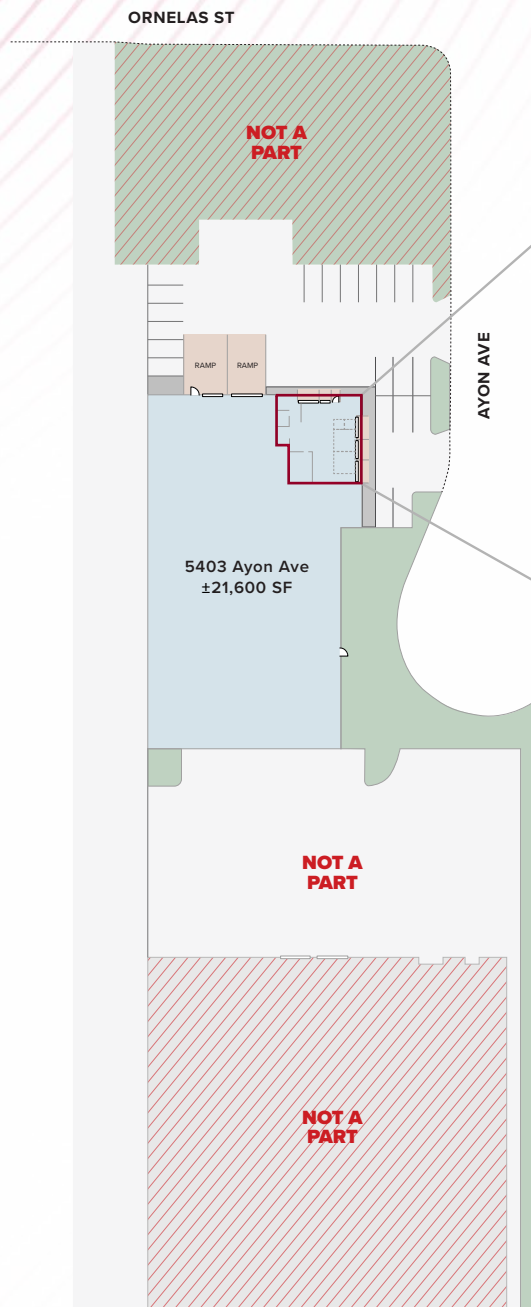
IRM2\*

*YEAR BUILT*

1985





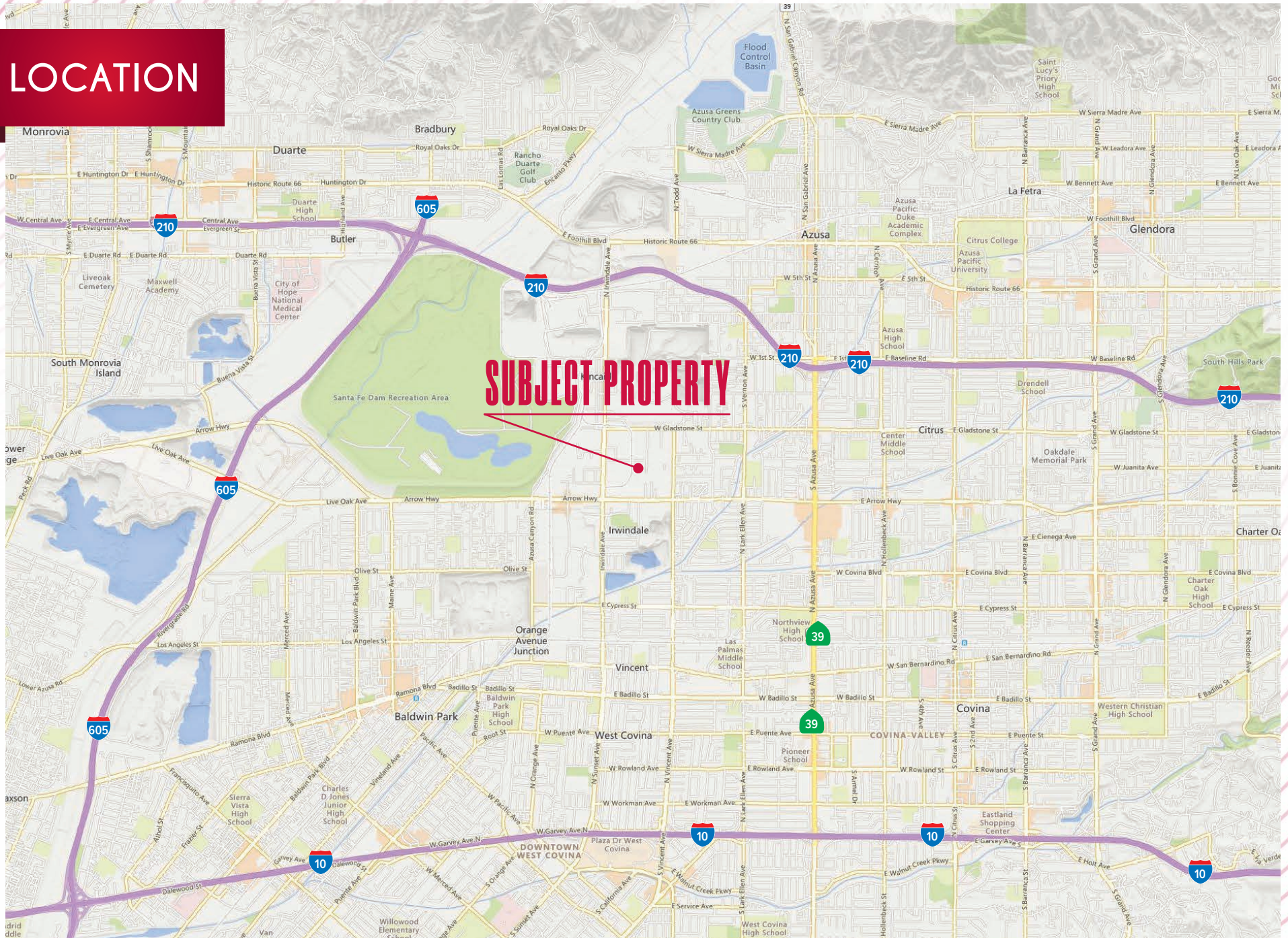


**SITE PLAN**

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



# LOCATION





*Property*  
PHOTOS





# Q3 2025 LA BASIN MARKET SUMMARY & DRAYAGE MAP

## Central Los Angeles

Base: 246,100,606 SF  
 Vacancy Rate: 6.9%  
 Availability Rate: 8.4%  
 Direct Asking Rate: \$1.33 PSF  
 Overall Asking Rate: \$1.33 PSF  
 Median Price/Bldg SF: \$227.47  
 Median Price/Land SF: \$158.78

## San Gabriel Valley

Base: 177,713,919 SF  
 Vacancy Rate: 5.3%  
 Availability Rate: 6.5%  
 Direct Asking Rate: \$1.30 PSF  
 Overall Asking Rate: \$1.29 PSF  
 Median Price/Bldg SF: \$230.38  
 Median Price/Land SF: \$104.83

Rancho Cucamonga  
**\$611**

San Bernardino  
**\$756**

Fontana  
**\$636**

Rialto  
**\$650**

Bloomington  
**\$652**

Ontario  
**\$589**



## Inland Empire West

Base: 374,350,461 SF  
 Vacancy Rate: 7.2%  
 Availability Rate: 11.1%  
 Direct Asking Rate: \$1.16 PSF  
 Overall Asking Rate: \$1.13 PSF  
 Median Price/Bldg SF: \$283.88  
 Median Price/Land SF: \$128.81

Riverside  
**\$655**

Moreno Valley  
**\$703**

## Inland Empire East

Base: 318,641,066 SF  
 Vacancy Rate: 10.6%  
 Availability Rate: 13.5%  
 Direct Asking Rate: \$0.99 PSF  
 Overall Asking Rate: \$0.95 PSF  
 Median Price/Bldg SF: \$251.00  
 Median Price/Land SF: \$77.17

Commerce  
**\$444**  
 Vernon  
**\$459**

## Mid Counties

Base: 114,824,282 SF  
 Vacancy Rate: 8.0%  
 Availability Rate: 10.0%  
 Direct Asking Rate: \$1.38 PSF  
 Overall Asking Rate: \$1.33 PSF  
 Median Price/Bldg SF: \$286.90  
 Median Price/Land SF: \$118.19

City of Industry  
**\$490**

Chino  
**\$576**

## South Bay

Base: 196,755,737 SF  
 Vacancy Rate: 6.9%  
 Availability Rate: 9.3%  
 Direct Asking Rate: \$1.51 PSF  
 Overall Asking Rate: \$1.49 PSF  
 Median Price/Bldg SF: \$296.64  
 Median Price/Land SF: \$147.62

Gardena  
**\$409**  
 Carson  
**\$400**

Santa Fe Springs  
**\$447**

La Mirada  
**\$437**

Corona  
**\$582**

## Orange County

Base: 233,933,869 SF  
 Vacancy Rate: 6.6%  
 Availability Rate: 8.8%  
 Direct Asking Rate: \$1.48 PSF  
 Overall Asking Rate: \$1.46 PSF  
 Median Price/Bldg SF: \$393.00  
 Median Price/Land SF: \$134.35

Irvine  
**\$507**





# DEMOGRAPHICS



## POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
418,350	1,125,746	2,452,417	4,711,045



## AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$126,049	\$131,832	\$134,855	\$129,832



## EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
140,246	445,164	953,032	1,954,510

## DRIVING DISTANCE FROM PROPERTY

DTLA: 23 MILES

KOREATOWN: 27 MILES

WEST HOLLYWOOD: 32 MILES

CULVER CITY: 32 MILES

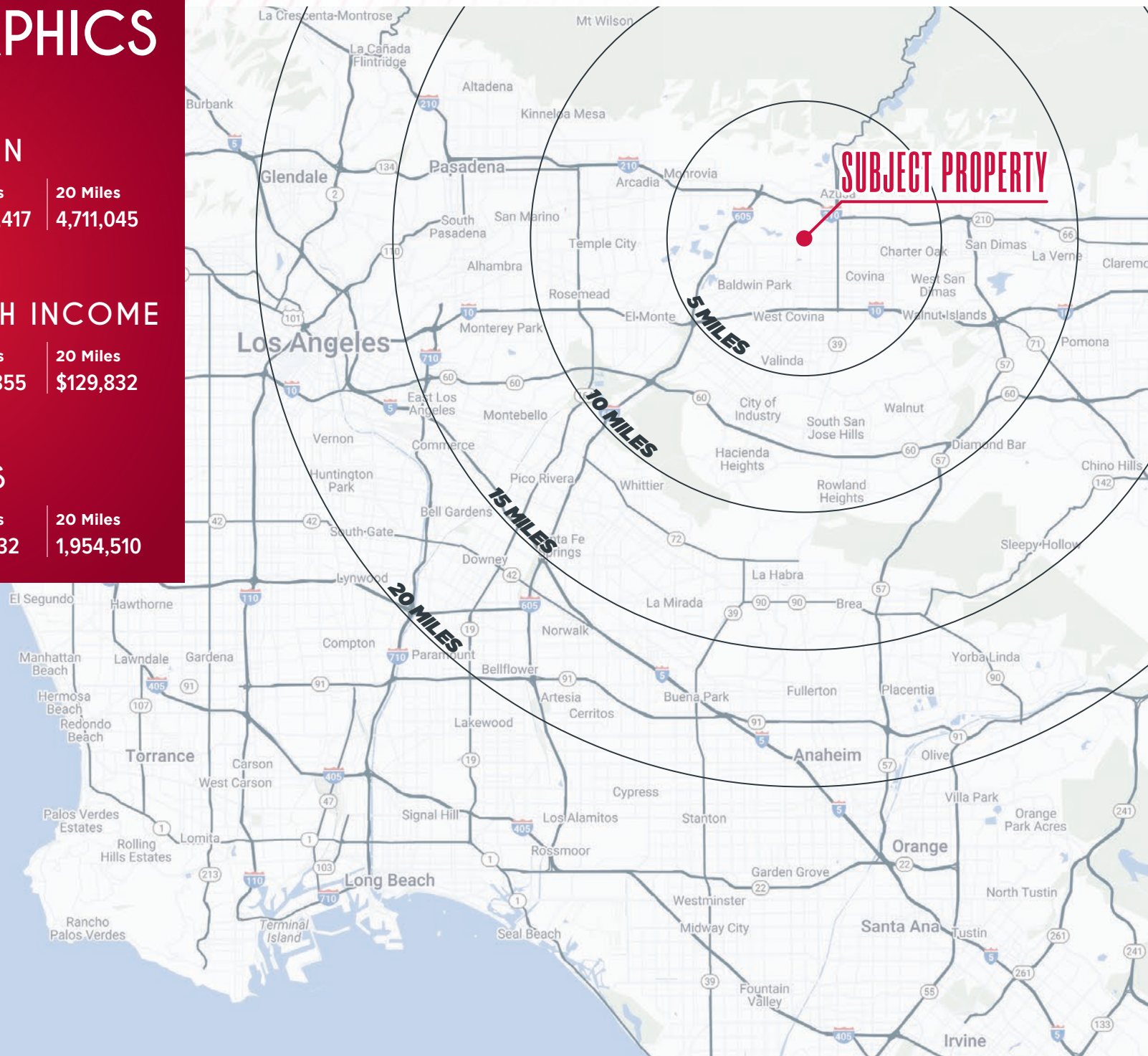
PASADENA: 15 MILES

BEVERLY HILLS: 34 MILES

SANTA MONICA: 37 MILES

LAX: 38 MILES

LA & LB PORTS: 38 MILES





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