5750-5760
Grace Place

COMMERCE, CA 90022

FOR SALE

102,067 SF
INDUSTRIAL BUILDING
ON 5.07 ACRES

OFFERING MEMORANDUM

CBRE

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THE OFFERING

CBRE, as exclusive advisor, is pleased to present the opportunity to purchase "Grace Place," a 102,067-square-foot freestanding industrial building on 5.07 acres in the city of Commerce.

Built in 1991, this stand-alone building features 24-foot clear height, 17 dock-high and 3 ground-level doors, and a fully fenced concrete truck yard, with flexible unit sizes suited to a single tenant or numerous suites.

The property is located in a prime north Commerce location within the Commerce/Vernon submarket, one of the most supply-constrained infill industrial markets in the country.

Grace Place is currently vacant (0% leased), power to the building is currently disconnected, and the property needs capital to cure deferred maintenance and vandalism, which suits an owner-user seeking a functional building with repositioning upside, or an investor targeting long-term value in Central Los Angeles.

INVESTMENT HIGHLIGHTS

Freestanding 102,067 SF building on a 5.07-acre site (46% coverage)

24-Foot Clear Height; 17 Dock-High Doors and 3 Ground-Level Doors

Private, Fully Fenced, 100% Concrete Truck Yard With 53-Foot Truck Access and a 125-Foot Loading Area

169 Vehicle Parking Spaces (1.7:1 Ratio)

Concrete Tilt-Up Construction Built in 1991; Sprinklered at .45/3,000

Flexible Configuration for Single-Tenant, Two-Unit, or Three-to-Four-Unit Use

M2 Zoning Supporting Warehouse and Distribution Use

Value-Add Purchase Opportunity

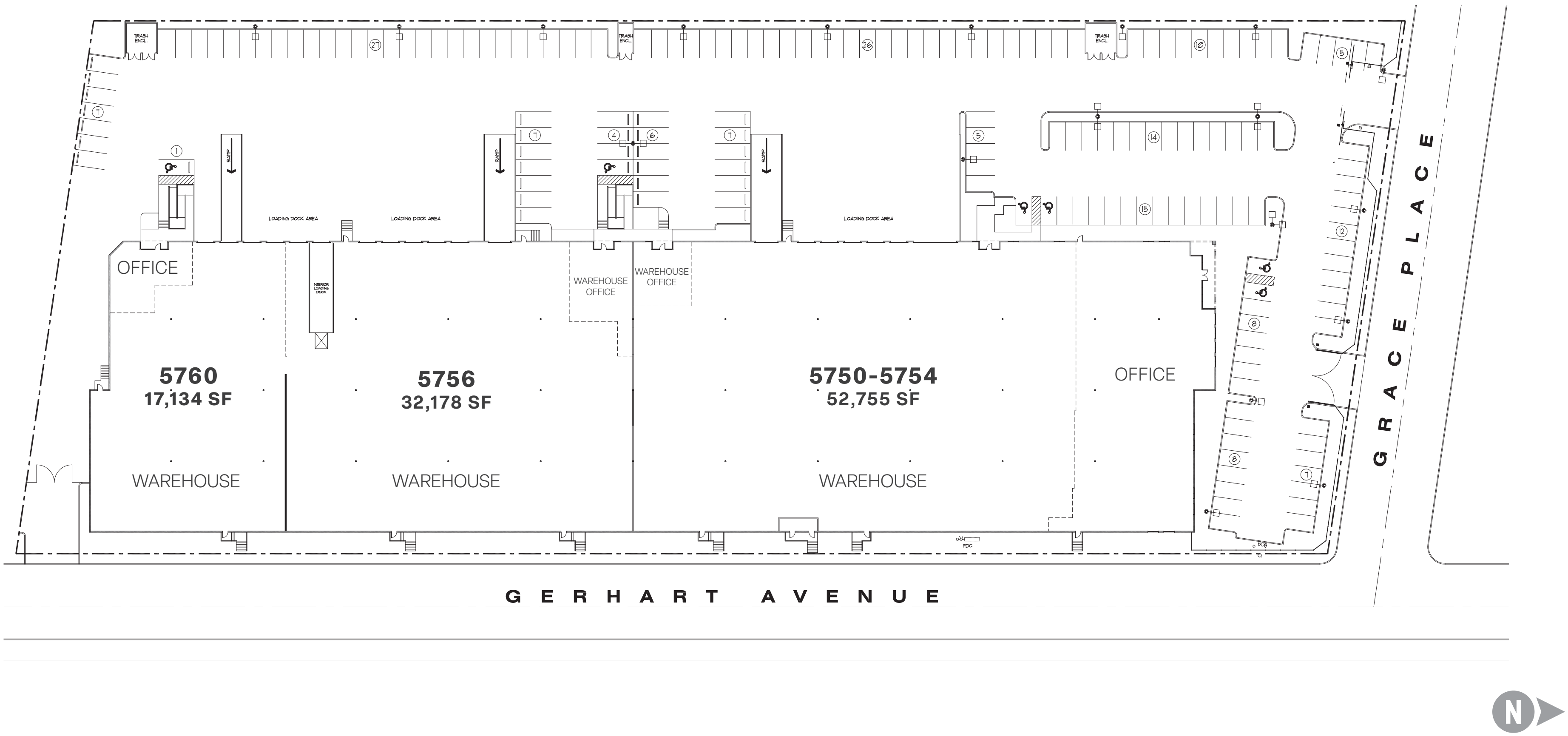
Address	5750-5760 Grace Place Commerce, CA 90022
APN	6340-006-069
Submarket/Market	Commerce / Vernon Central Los Angeles
Square Footage	102,067 SF (incl. 15,305 SF office)
Year Built	1991
Lot Size	220,865 SF (5.07 acres)
Clear Height	24’
Dock High Doors	17
Ground-Level Doors	3
Truck Court Depth	125’
Power	Disconnected (prior capacity was 2000 amps, 277/480V, 3-phase, 4-wire)
Construction Type	Concrete Tilt-Up
Roof	(Type, Age, Skylight/Smoke-Vent Count)
Sprinkler System	0.45/3,000
Zoning	M2
Occupancy	Vacant (0% Leased)
Taxes	$167,433 (2025)

CONDITION & SCOPE OF WORK

- Reconnect and redistribute building power (currently disconnected).
- Refresh offices, restrooms, and warehouses ceilings.
- Refresh the exterior: dock equipment, paint, landscaping, motorized gate, and parking slurry seal & re-striping.
- Replace broken windows and LED lights.
- Re-certify the fire sprinkler system and install new heads.

Contact CBRE for more detailed cost estimates.

SITE PLAN



SUMMARY

- » 102,067 square feet
- » 24' Clearance Height
- » 17 Docks/3 Ground Level Doors
- » 169 Parking Spaces
- » Built in 1991
- » Fire Sprinklers = .45/3,000

Grace Place is currently vacant (0% leased) and can be demised for multiple tenants or fully occupied by one, a rare opportunity for owner/users and value-add investors in a supply-constrained submarket.

03 LOCATION OVERVIEW

5750-5760
Grace Place

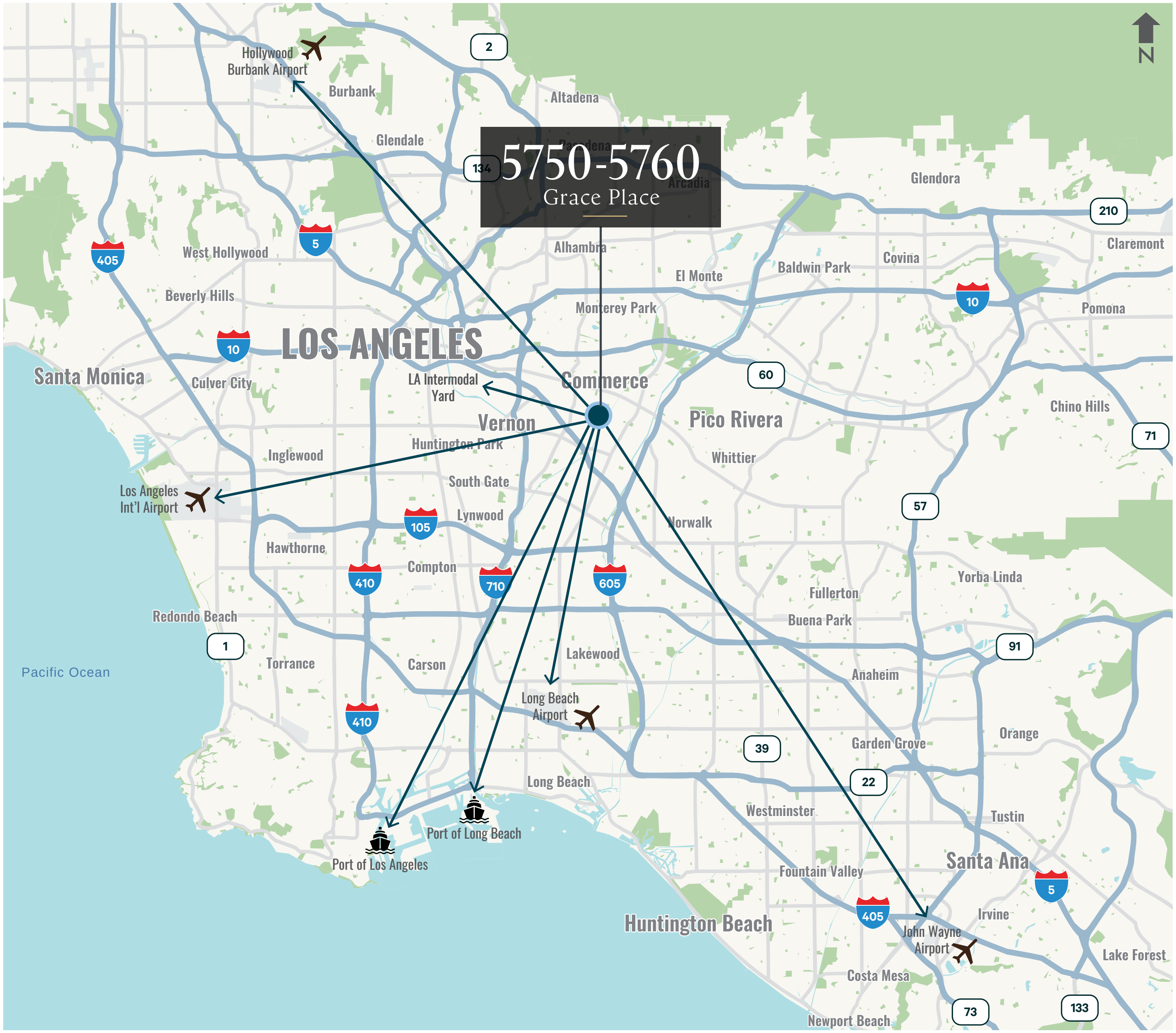
Grace Place is situated within the heart of Los Angeles County, one of the largest and most economically active counties in the world. The county generates more than $1 trillion in gross domestic product, roughly 24% of California's $4.1 trillion total. The broader Los Angeles metropolitan area generates roughly $1.5 trillion in GDP, the third-largest metropolitan economy in the world behind only Tokyo and New York.

The county has a population of approximately 9.7 million people, all of whom need to be fed, housed, clothed and entertained. This relentless consumer demand is bolstered by international trade that flows through the Ports of Los Angeles and Long Beach, which collectively handle roughly 40% of all U.S. containerized imports.

The Central LA industrial submarket is ideally situated within 15 linear miles of almost all neighborhoods in LA County. The submarket is extremely supply-constrained and represents a core infill industrial market that attracts a broad user base, such as logistics, light manufacturing, apparel, wholesale consumer goods, and food & beverage users.

Grace Place benefits from being located in the city of Commerce, with direct access to the I-5, I-710 and SR-60 freeways. Commerce ranks among the preferred municipalities in the county for owner-users and investors alike, backed by a variety of business-friendly initiatives such as low business license fees, no gross receipts tax and streamlined permitting processes. To reinforce this business-friendly stance, Commerce recently co-founded the "BIG 4," alongside Industry, Santa Fe Springs and Vernon. The coalition aligns policy, permitting and incentives across the four cities, with the goal of attracting and keeping industrial users and investors in the region.

REGIONAL MAP



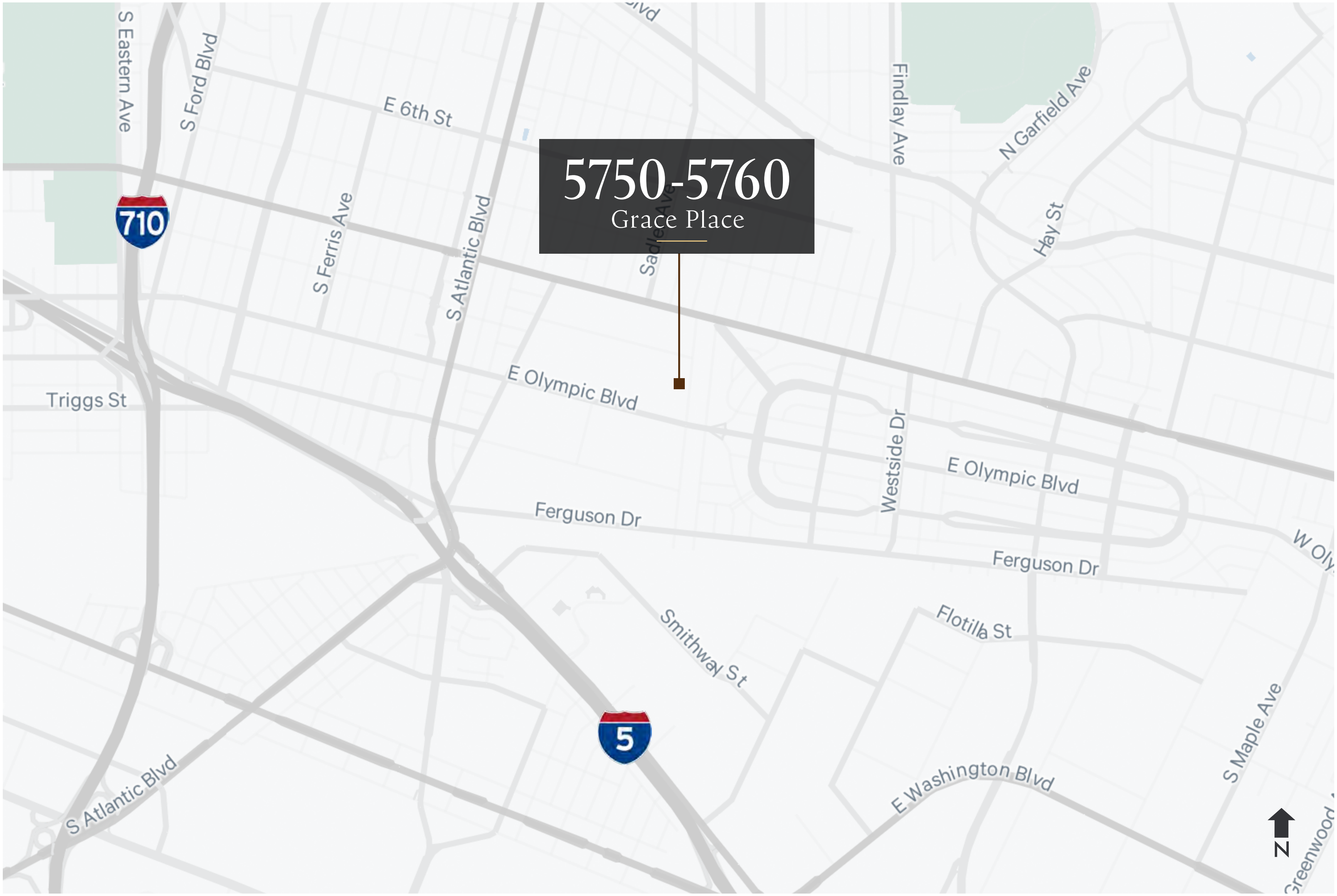
DISTANCE TO AIRPORTS/PORTS

AIRPORTS/PORTS	MILES
Los Angeles Airport	23
Long Beach Airport	18
John Wayne Airport	34
Hollywood Burbank Airport	22
Port of Los Angeles	26
Port of Long Beach	20
LA Intermodal Yard	8

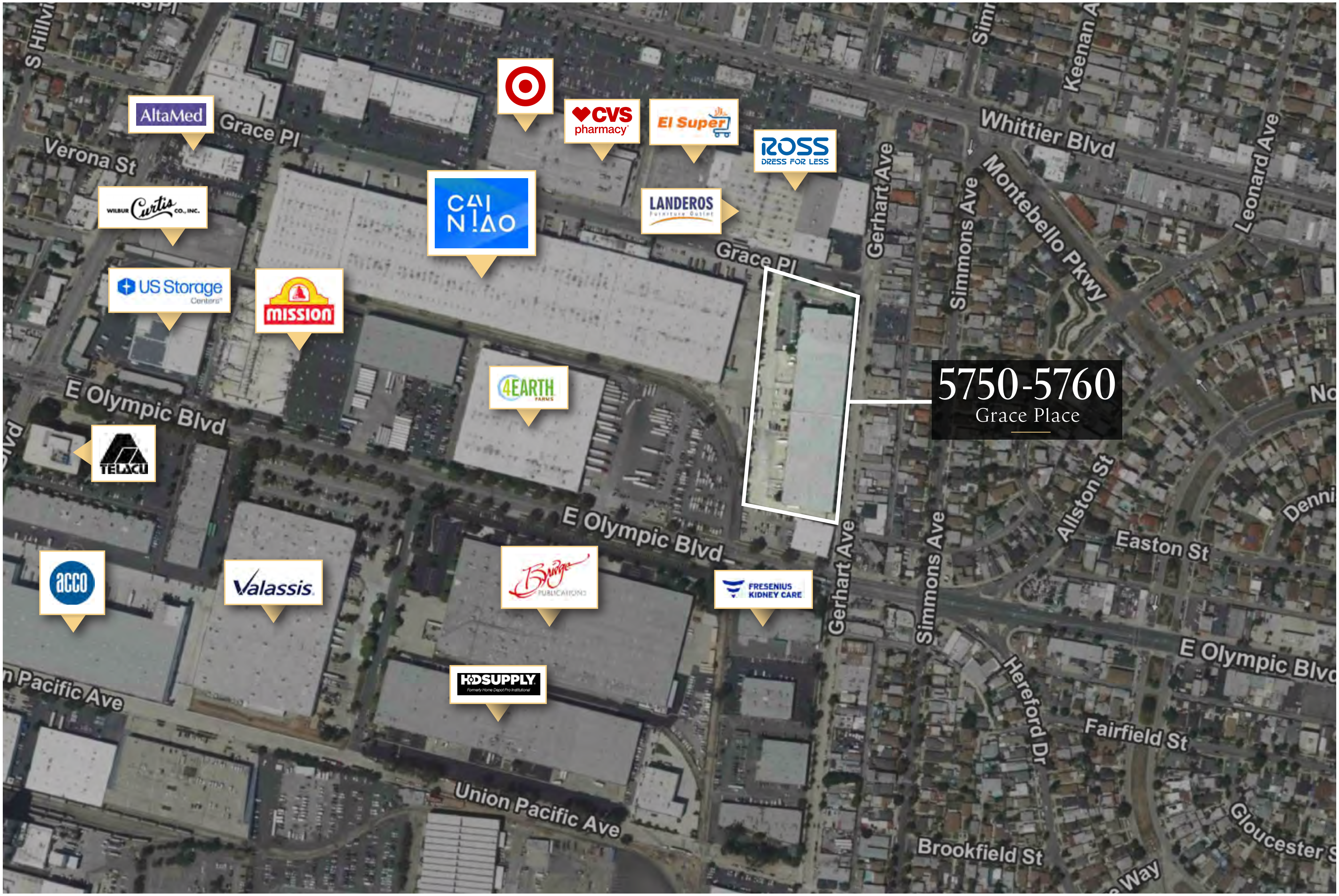
PROXIMITY TO FREEWAYS

FREEWAYS	MILES
I-5	2
I-605	5.2
I-710	1
I-105	13
I-10	7
I-405	18

LOCATION MAP



NEIGHBORHOOD MAP



MARKET HIGHLIGHTS

The City of Commerce is an integral part of the mature Commerce/Vernon submarket which features 152m SF of inventory in 2,724 buildings. The hyper-infill location of the Commerce/Vernon submarket attracts users due to the immediate proximity to the largest consumer base in the country, ideal freeway connectivity, and business-friendly infrastructure.

» The Commerce/Vernon total vacancy rate fell to 4.8% at the end of Q2 2026, reflecting five consecutive quarters of declining total vacancy.

» Although today's average NNN rental rates are well below the prior cycle's peak, today's averages are 78% above where averages were 10-years ago. This reflects a CAGR of over 5.5% during this time-period.

» There is very little Class A/B+ product available today across the Commerce/Vernon submarket and almost nothing new being delivered. Tenants are increasingly focused on "flight-to-quality" warehouses.

CITY OF COMMERCE OVERVIEW

4.9%
OVERALL VACANCY RATE

297K
SF UNDER CONSTRUCTION

$1.08
NNN/MO LEASE RATE

5.3%
UNEMPLOYMENT RATE, JUNE 2026. PRELIM. LOS ANGELES COUNTY

Note: Arrows indicate change from previous quarter.

CENTRAL LA OVERVIEW

FIGURE 2: Submarket Statistics

SUBMARKET	BLDG. COUNT	NRA	DIRECT VACANCY RATE	OVERALL VACANCY RATE	OVERALL AVAILABILITY RATE	LEASING ACTIVITY	NET ABSORPTION Q2	NET ABSORPTION YTD	AVG. ASK NNN	UNDER CONST.	DELIVERIES
Bell	79	5,495,503	2.5%	2.5%	5.9%	0	0	(74,404)	$1.26	0	0
Bell Gardens	77	2,292,768	4.5%	4.5%	5.1%	0	4,310	6,088	$1.01	0	0
City of Commerce	777	48,411,174	4.3%	4.9%	9.1%	1,587,939	118,268	454,644	$1.09	283,621	0
Montebello	198	11,316,501	4.8%	5.0%	5.4%	18,240	(127,755)	137,541	$0.91	13,825	0
Monterey Park	92	2,105,073	8.3%	8.3%	12.5%	107,809	74,455	58,642	$0.83	0	0
Pico Rivera	181	10,238,565	4.1%	5.1%	8.1%	41,250	(66,699)	76,609	$1.13	0	0
COMMERCE	**1,404**	**79,859,584**	**4.3%**	**4.9%**	**8.2%**	**1,755,238**	**2,579**	**656,541**	**$1.08**	**297,446**	**0**
Cudahy	35	1,145,481	11.3%	11.3%	11.3%	0	0	10,912	$1.10	0	0
Huntington Park	141	4,355,214	2.2%	2.4%	8.3%	156,073	103,945	181,745	$0.69	0	0
Maywood	26	762,979	0.0%	0.0%	0.0%	0	0	0	N/A	0	0
South Gate	223	10,281,265	4.5%	4.5%	7.6%	85,816	(25,394)	(25,394)	$0.91	0	0
City of Vernon	895	55,356,744	4.6%	4.9%	7.7%	728,632	122,182	(99,041)	$0.99	330,199	69,695
VERNON	**1,320**	**71,901,683**	**4.8%**	**4.7%**	**7.7%**	**970,521**	**200,733**	**68,222**	**$0.96**	**330,199**	**69,695**
COMMERCE/ VERNON	**2,724**	**151,761,267**	**4.6%**	**4.8%**	**8.0%**	**2,725,759**	**203,312**	**727,342**	**$1.03**	**627,645**	**69,695**
DOWNTOWN LOS ANGELES	**2,449**	**91,098,865**	**5.6%**	**5.7%**	**7.6%**	**325,252**	**(220,898)**	**(416,768)**	**$0.92**	**170,475**	**0**
CENTRAL LOS ANGELES	**5,173**	**242,860,132**	**4.8%**	**5.1%**	**7.8%**	**3,051,011**	**(17,586)**	**310,574**	**$0.99**	**867,815**	**69,695**

Source: CBRE Research,Q2 2026.

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