

1026
S. GERHART AVE.

COMMERCE, CA 90022

4,075 SF FOR SALE OR LEASE

OFFERED FOR SALE: \$1,200,000

OFFERED FOR LEASE: \$1.42/SF/MO

- ▶ Perfect for an Owner/User
- ▶ 100% Vacant
- ▶ 4,075 SF (Per Appraisal)
- ▶ 5,009 SF Lot
- ▶ Call Agents for All the Details



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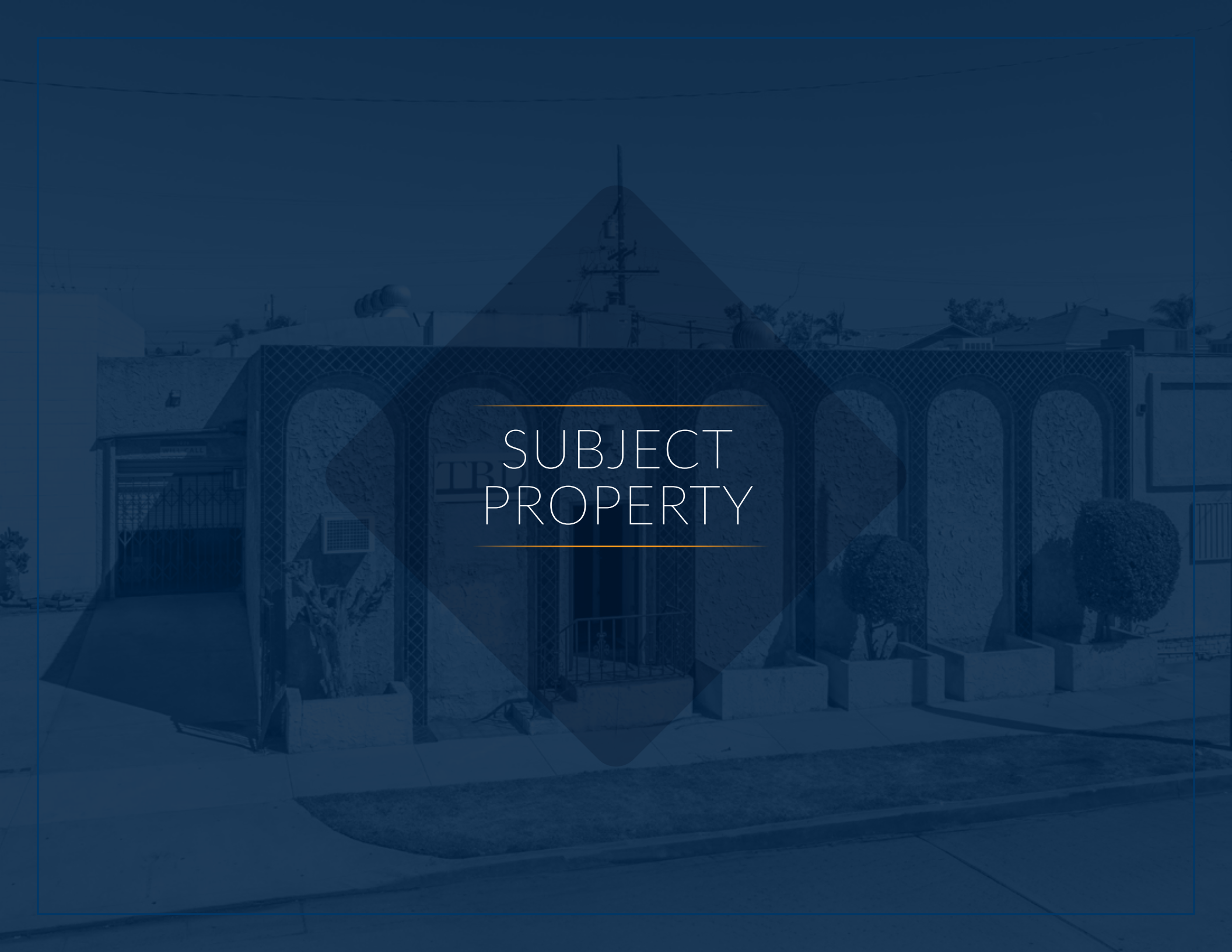
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SUBJECT
PROPERTY

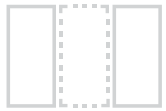
EXECUTIVE SUMMARY | FOR SALE

1026 S. Gerhart Avenue is ideal for a business seeking an industrial manufacturing warehouse in Commerce, CA.

This one-story, single-tenant freestanding industrial light manufacturing asset was constructed in 1950, is 4,075 SF (Appraisal), and sits on a 5,009 SF lot.

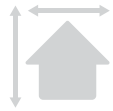
Zoned M (Light Manufacturing), 1026 S. Gerhart Ave. can accommodate a variety of businesses that require an industrial or manufacturing facility. The lot and zoning may allow for future expansion and growth. Delivered 100% vacant!

ASSESSOR
PARCEL NUMBER



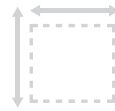
6339-001-007

TOTAL
BUILDING SIZE



4,075 SF

TOTAL
LOT SIZE



5,009 SF

YEAR
BUILT



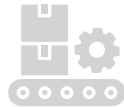
1950

PROPERTY
TYPE



Industrial

LAND
USE



Light Manufacturing

ZONING



CMM1



INVESTMENT LEASING OVERVIEW

LEASING HIGHLIGHTS

Vanilla Shell condition with flexible room layouts suitable for various professional or business purposes. The property features an open, efficient workspace with owner improvements ready for occupancy.

- ▶ **Rental Rate:** \$1.42 Per SF MG
- ▶ **Building Size:** ±4,075 SF
- ▶ **Access:** Secured Property w/Two Entrances
- ▶ **Zoning:** Light Manufacturing (CMM1) – suitable for industrial, warehouse, or light manufacturing use
- ▶ **Availability:** Immediate occupancy
- ▶ **Lease Term:** Flexible, negotiable
- ▶ **Ideal Users:** Light manufacturing, distribution, e-commerce, storage, or production operations



INVESTMENT LOCATION OVERVIEW

LOCATION

The property is located in Commerce, CA which has a dense concentration of manufacturing companies and logistics operators. These businesses benefit from convenient access to cargo from Los Angeles and Long Beach ports via the Alameda Corridor, a vital 20-mile freight rail expressway.

POTENTIAL

1026 S. Gerhart Avenue will be delivered vacant, enabling an Owner/User to operate their business, or an Investor can set the market rent.

Ideal for an Owner/User to run their business or an Owner who wants to lease the property out at the current market rental rate.

LOCATION	
Distance to Airport	17.7 mi
Distance to Seaport	20.5 mi
Distance to Rail Terminal	1.7 mi
Population 500 Mile Radius	46,841,273
Population 250 Mile Radius	26,565,663
Population 50 Mile Radius	14,658,436



AERIAL VIEW



PHOTO GALLERY

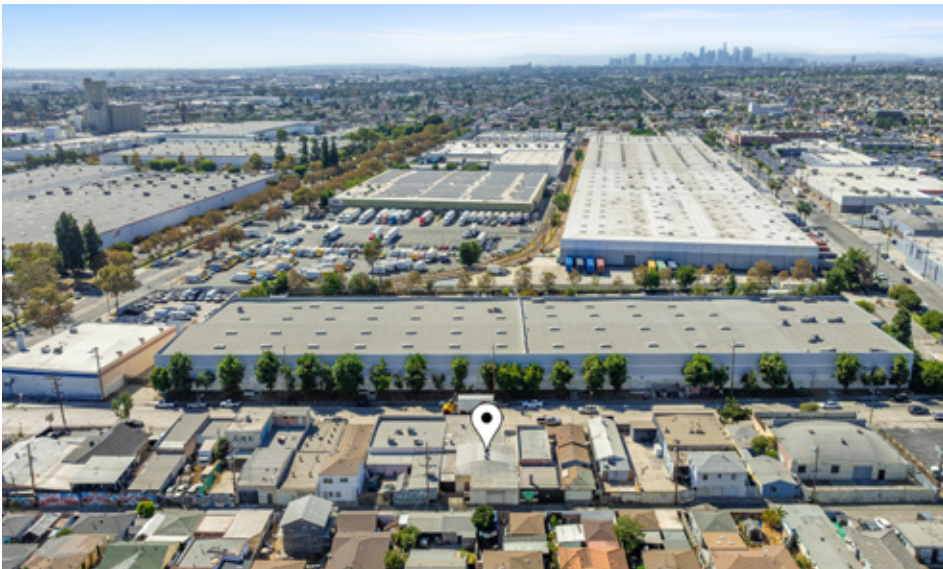


PHOTO GALLERY



An aerial photograph of a large parking lot with several rows of cars and a line of tall, thin trees. A large, semi-transparent diamond shape is overlaid on the center of the image. Inside the diamond, the words "SOLD" and "COMPARABLES" are written in a white, sans-serif font, stacked vertically. Two thin, horizontal orange lines are positioned above and below the text. The background image is dimmed with a dark blue tint.

SOLD COMPARABLES

1026 S. GERHART AVENUE

SOLD COMPARABLES

PROPERTY ADDRESS	BUILT	BLDG SF	SALE PRICE	\$/SF	SALE DATE
1026 S. Gerhart Ave., Commerce, CA 90022	1950	4,075	\$1,200,000	\$294	TBD
5200 60th St., Maywood, CA 90270	1929	9,759	\$1,700,000	\$174	6/4/2024
5255 Washington Blvd., Los Angeles, CA 90016	1950	3,000	\$1,350,000	\$450	5/22/2024
5612 E Washington Blvd., Commerce, CA 90040	1954	4,000	\$1,300,000	\$325	4/25/2024
6415 E Canning St., Commerce, CA 90040	1982	11,410	\$3,900,000	\$342	1/22/2024
3546 E 15th St., Los Angeles, CA 90023	1949	6,960	\$1,200,000	\$172	12/26/2023
4749-4751 Slauson Ave., Maywood, CA 90270	1967	3,936	\$1,000,000	\$254	12/14/2023
5141 Telegraph Rd., Commerce, CA 90022	1947	8,618	\$1,300,000	\$151	10/16/2023
1460 S Bonnie Beach Pl., Commerce, CA 90022	1947	3,930	\$1,150,000	\$293	9/29/2023
4027 E 52nd St., Maywood, CA 90270	1968	7,200	\$1,350,000	\$188	8/30/2023
3411 E 15th St., Los Angeles, CA 90023	1954	8,800	\$1,800,000	\$205	8/11/2023
5324 E Washington Blvd., Commerce, CA 90040	1951	3,350	\$1,225,000	\$366	8/10/2023
4528 E Washington Blvd., Commerce, CA 90040	1946	3,295	\$725,000	\$220	8/4/2023
4937 Slauson Ave., Maywood, CA 90270	1948	6,410	\$1,500,000	\$234	6/22/2023
1521 Beach St., Montebello, CA 90640	1964	8,900	\$3,000,000	\$337	3/20/2023
5005 E Slauson Ave., Los Angeles, CA 90058	1951	3,162	\$780,000	\$247	1/19/2023
3363 E 15th St., Los Angeles, CA 90023	1965	3,500	\$962,500	\$275	10/14/2022
4956-4962 Slauson Ave., Maywood, CA 90270	1973	3,876	\$1,400,000	\$361	10/10/2022
1625 Beach St., Montebello, CA 90640	1979	11,808	\$3,537,000	\$300	7/19/2022

SALES COMPS	AVERAGE PRICE/SF	AVERAGE VACANCY AT SALE
18	\$273	0%

SALE ATTRIBUTES	LOW	AVERAGE	MEDIAN	HIGH
Sale Price	\$725,000	\$1,621,083	\$1,325,000	\$3,900,000
Price/SF	\$151	\$273	\$265	\$450
Cap Rate	5.3%	5.3%	5.3%	5.3%
Time Since Sale in Months	1.5	11.2	10.9	24.0

PROPERTY ATTRIBUTES	LOW	AVERAGE	MEDIAN	HIGH
Building SF	3,000	6,105	5,205	11,808
Ceiling Height	10'	14'11"	14'	20'
Docks	0	0	0	4
Vacancy Rate At Sale	0%	3.5%	0%	100%
Year Built	1929	1957	1953	1982

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TBD

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