

# Vernon Multi-Use Property For Sale & Lease

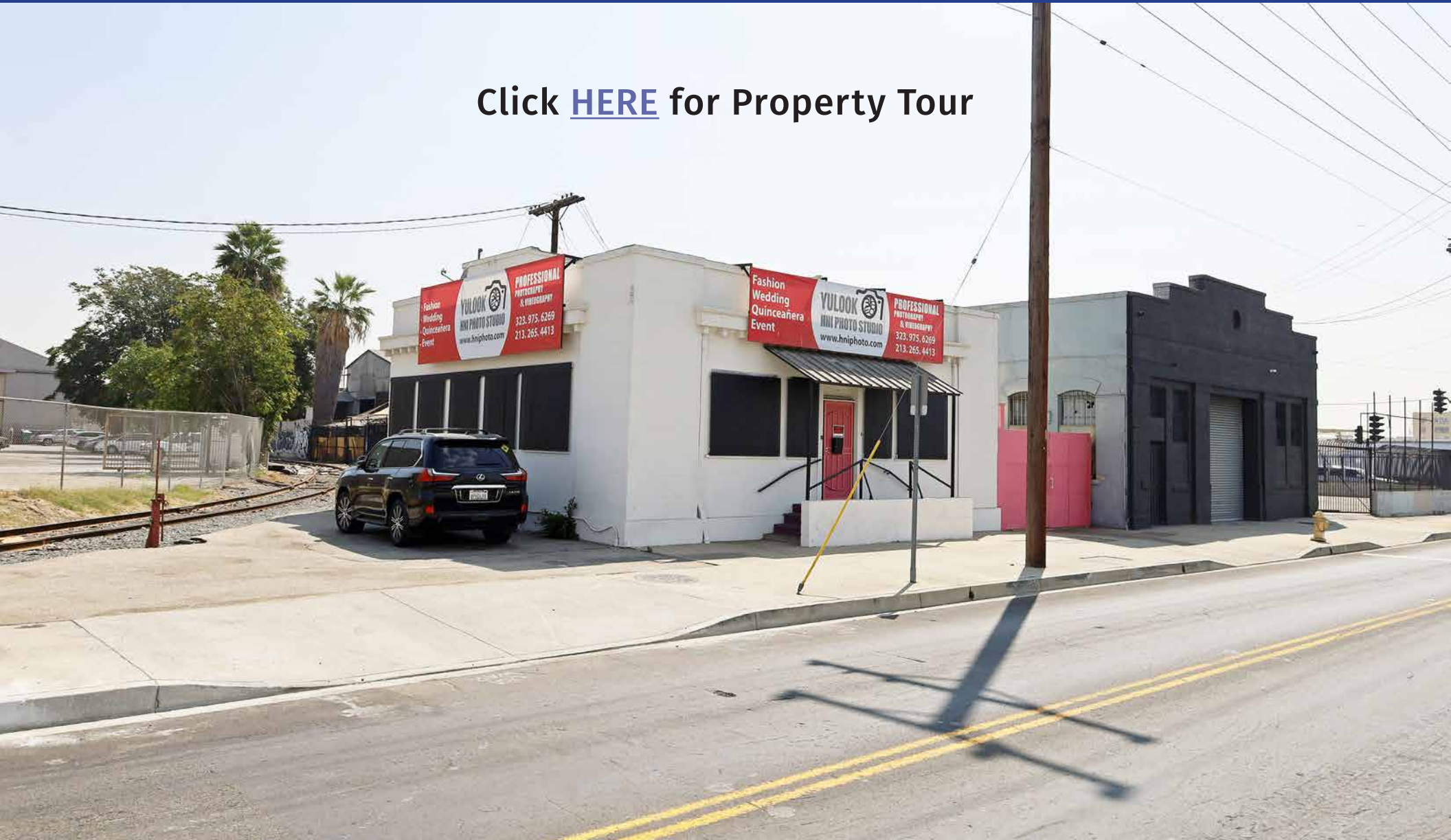
*Ideal for Owner/User or Developer*

3710 & 3716 S ALAMEDA STREET, VERNON, CA 90058



Offering Memorandum

Click [HERE](#) for Property Tour



- **Vernon Multi-Use Property**
- **2 Buildings on Large Lot**
- **Potential to Convert to Retail**
- **Heavy Traffic Signalized Corner**
- **Current \$28,980 Annual Income From 1,796 SF Building**



**Exclusively offered by  
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# The Offering

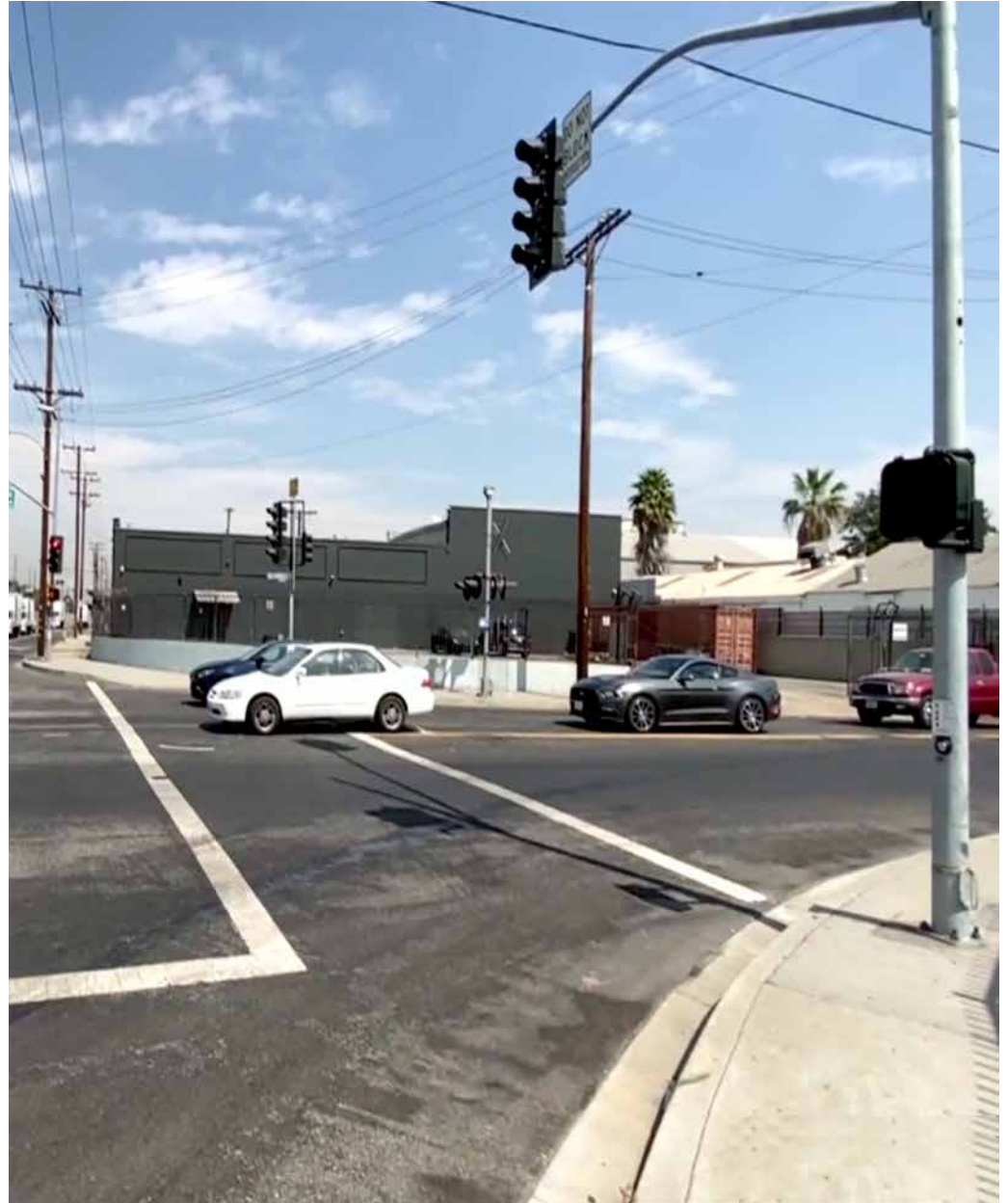
The subject property is located at the northeast corner of East 38th Street and Alameda Street in the City of Vernon. There are two free standing buildings totaling 7,296± SF situated on 22,017± SF of land.

The property is ideal for an owner/user, investor, or developer. An owner/user can occupy the vacant 5,500± SF building at 3716 S Alameda Street, and collect rent from the tenant at the 1,796± SF building at 3710 S Alameda Street.

Alternatively, a developer could purchase the property and convert the warehouse to a QSR (Quick Service Restaurant) convenience store or other retail that is needed to serve the industrial community of Vernon. The large lot, positioned at a signalized corner, provides great ingress and egress to the property.

The site is located directly across the street from a new ground up industrial park.

The Alameda Corridor is a highly traveled north/south thoroughfare from Downtown Los Angeles to the ports of Los Angeles. The subject is minutes from DTLA, and has easy access to the I-10, 110, 5, and 60 freeways.



# 3710 & 3716 S ALAMEDA STREET, VERNON, CA 90058

## Property Details

### 3710 S Alameda St

Building Area:	1,796± SF
Land Area:	5,576± SF
Parking:	4 Surface Spaces
Year Built:	1914
Zone:	VEM
Assessor's Parcel Number:	6302-012-027
Occupied:	Yes
Income:	\$2,415 per Month (expires 5/21; No Options)

### 3716 S Alameda Street

Building Area:	5,500± SF
Land Area:	16,441± SF
Construction:	Brick
Ceiling Height:	16'-20' Clear
Power:	240V/3-Phase
Ground Level Loading:	1: 10 x 12
Skylights:	Yes
Mezzanine Area (Not Included in Total SF):	300± SF
Parking:	13 Surface Spaces
Year Built:	1917
Zone:	VEM
Assessor's Parcel Number:	6302-012-026
Available For Lease:	\$6,500 per month

## Property Highlights

- **7,296± SF of buildings on 22,017± SF of land**
- Ideal for owner/user or developer
- Occupy one building and rent out the other
- Two adjacent parcel numbers
- Large corner lot with fantastic exposure & Visibility
- Heavy traffic signalized corner location
- **Abundant** fenced and paved parking
- Excellent ingress and egress
- 3716 S Alameda St is clear span
- Many possible uses! Retail potential
- Click [HERE](#) for a property tour

Asking Price: \$2,000,000  
(\$274.12 Per SF Building | \$90.84 Per SF Land)  
Lease: \$6,500 Per Month (\$1.18 Per SF Gross)

## 3710 & 3716 S Alameda St Exterior





## 3710 S Alameda St Exterior



## 3716 S Alameda St Exterior





## 3716 S Alameda St Exterior



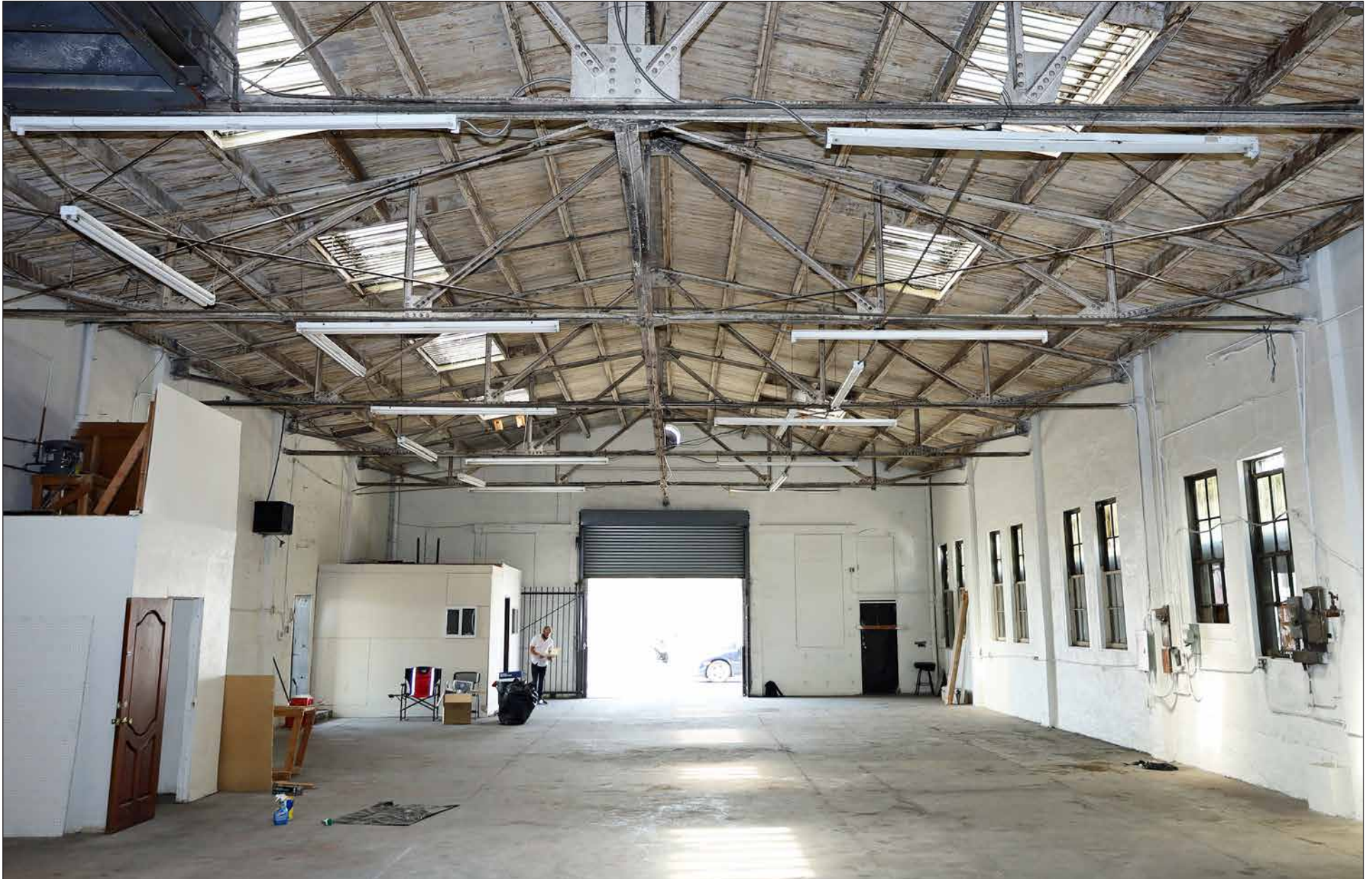


## 3716 S Alameda St Interior





## 3716 S Alameda St Interior



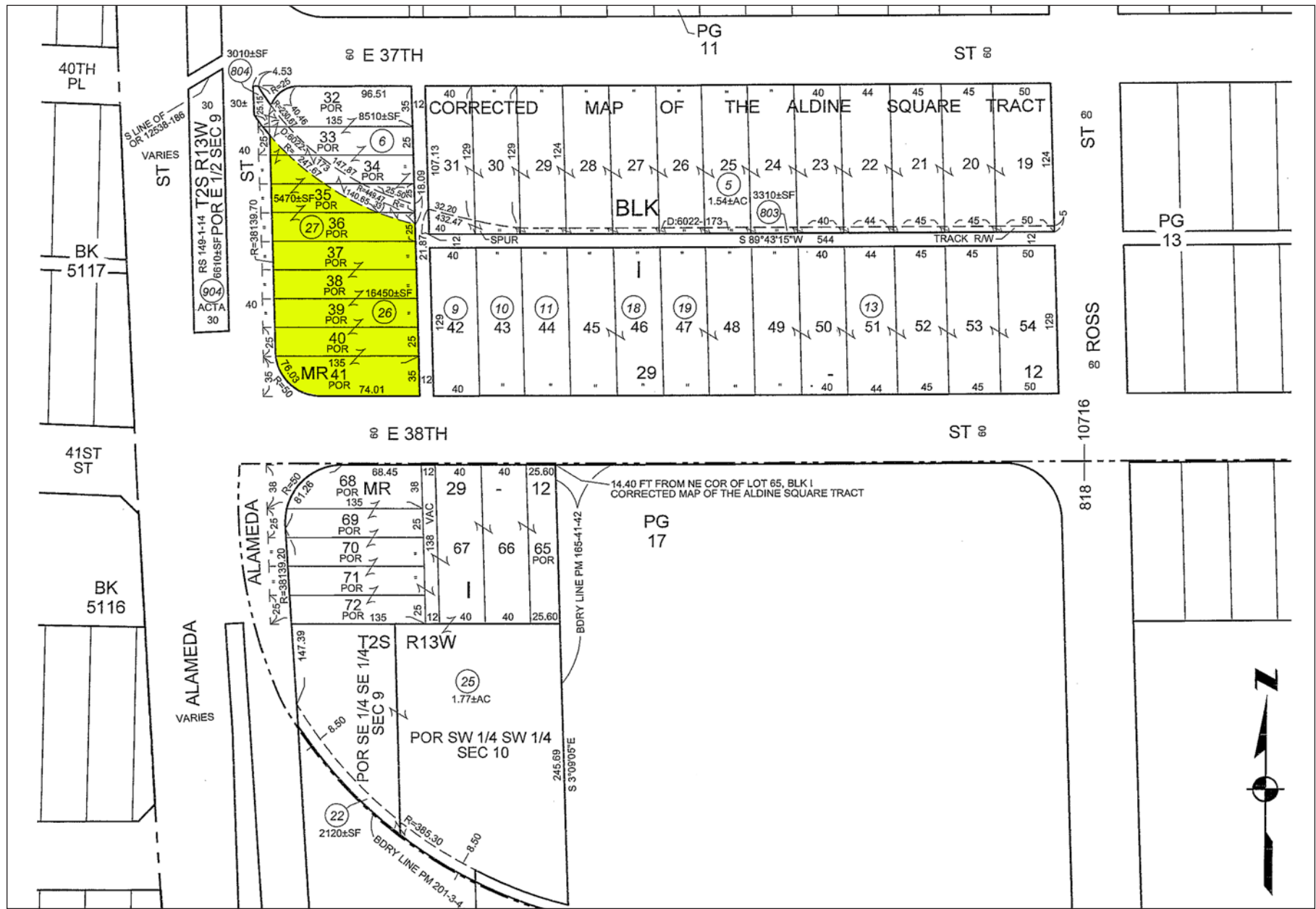


## 3716 S Alameda St Parking Lot

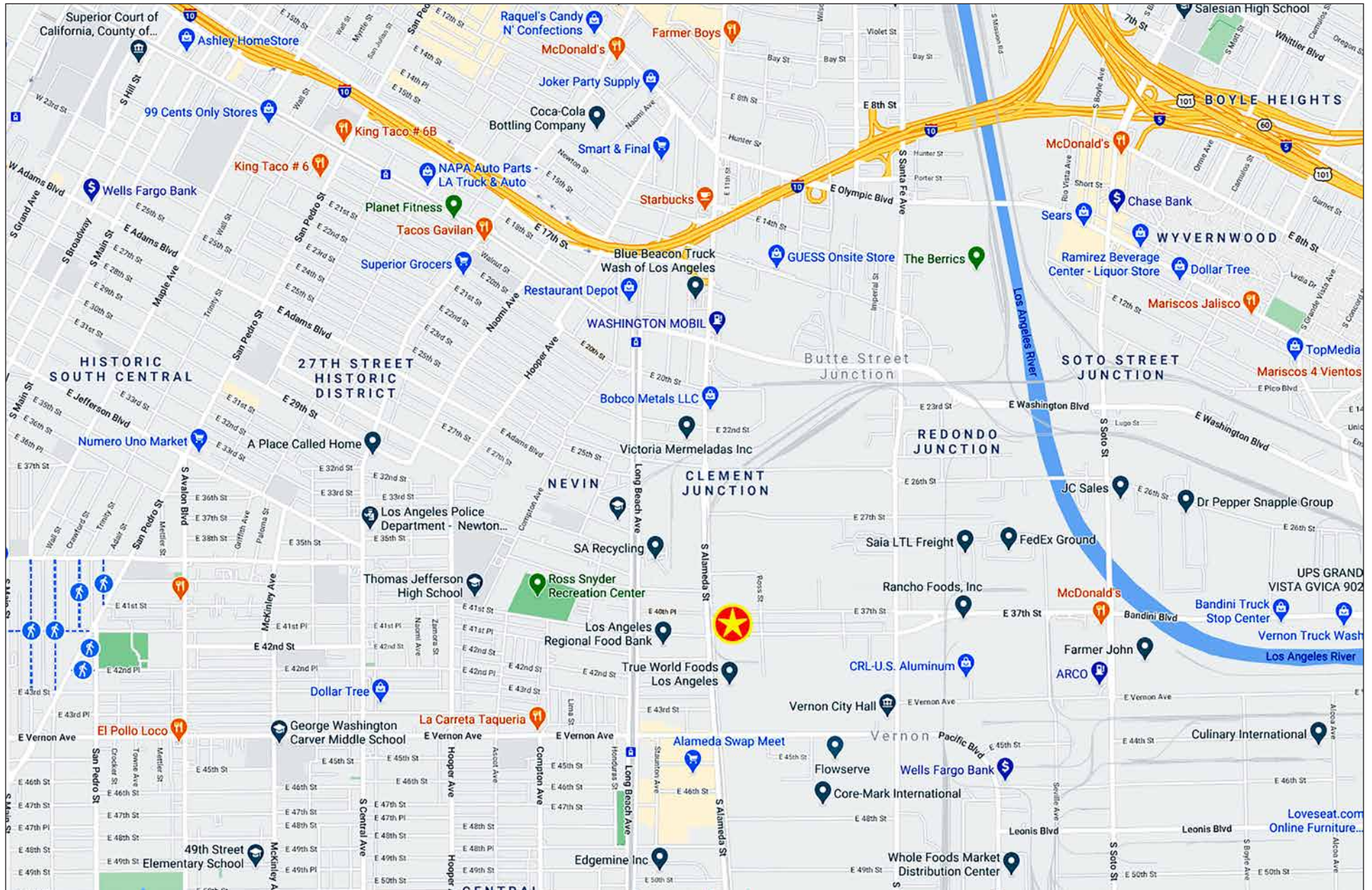




## Plat Map



# Area Map





# The City of Vernon



**T**he City of Vernon is an industrial city of 5.2 square miles located several miles to the southeast of Downtown Los Angeles in Southern California.

Founded in 1905 as the first exclusively industrial city in the Southwestern United States, Vernon currently houses more than 1,800 businesses that employ approximately 50,000 men and women from nearby communities throughout the Greater Los Angeles area, serving as a vital economic engine in the region.

Offering an environment uniquely friendly to business, Vernon is the home to industries including food and agriculture, apparel, steel, plastics, logistics and home furnishings.

Vernon maintains strong philanthropic ties with the neighboring communities where much its workforce lives, providing significant financial support for public services like health care and education.

## Vernon Means Business

**V**ernon is the industrial heart of Southern California. Major manufacturers, processors and distributors have made Vernon their home for more than a century.

Vernon's businesses include food processors, fashion apparel manufacturers, furniture manufacturers, electronics manufacturers, paper products producers and business logistics companies. Familiar firms with significant operations in Vernon include Farmer John, Seven for All Mankind and Tapatío Hot Sauce.

Vernon offers businesses a range of advantages compared to nearby cities in L.A. County, including excellent city services custom tailored to specific business needs; easy access to major transportation hubs; and substantial skilled workforce availability.

### **Vernon also offers:**

- The lowest municipal utility rates in Southern California for electricity, natural gas, water and fiber optics.
- Ideal development 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 construction and health permit fees.
- Low business license fees.



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Vernon, CA 90058**

**7,296± SF of Buildings  
22,017± SF of Land**



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