

VERNON SHOPPING CENTER RETAIL FOR LEASE

Heavy Traffic Corner With Fantastic Exposure

2529 & 2545 S SANTA FE AVENUE, VERNON, CA 90058



Offering Memorandum



2 UNITS AVAILABLE: 1,720± SF AND 3,465± SF

- Modern Shopping Center Built in 2006 With Heavy Traffic Exposure
- Great Vernon Corner Location Just One Mile South of Downtown Los Angeles
- Ideal for Bank, Check Cashing, and Various Retail Applications
- Includes Shared Striped Parking for 94 Vehicles Plus 4 Handicap Spaces



Exclusively Offered by

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2529 & 2545 S SANTA FE AVENUE VERNON, CA 90058

Property Details

Unit 2529 Area: 1,720± SF

Unit 2545 Area: 3,465± SF

Land Area: 51,860± SF

Stories: One

Year Built: 2006

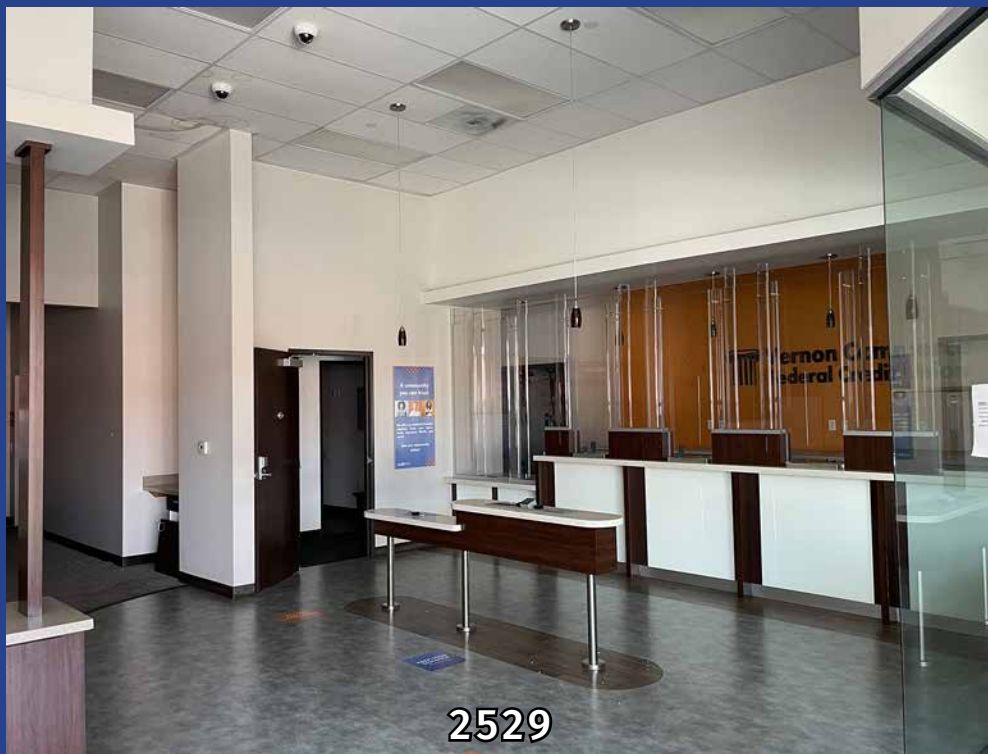
Shared Parking: 94± Striped Spaces + 4 Handicap

Zone: Commercial-2 (C-2) Overlay Zone

Property Highlights

- High profile shopping center with corner exposure
- Unit 2529 is ideal for a bank, credit union, or check cashing business
- Unit 2545 is ideal for various retail applications
- Great existing tenant mix: Market, restaurant and employment office
- Modern, well-maintained building with abundant shared parking
- Signalized southwest corner of Santa Fe Avenue and East 25th Street
- Major north/south thoroughfare with heavy traffic
- Ideal Vernon location just minutes south of DTLA
- 43,372 vehicles per day traffic count (2022)

Lease Rental: \$1.95 Per SF NNN



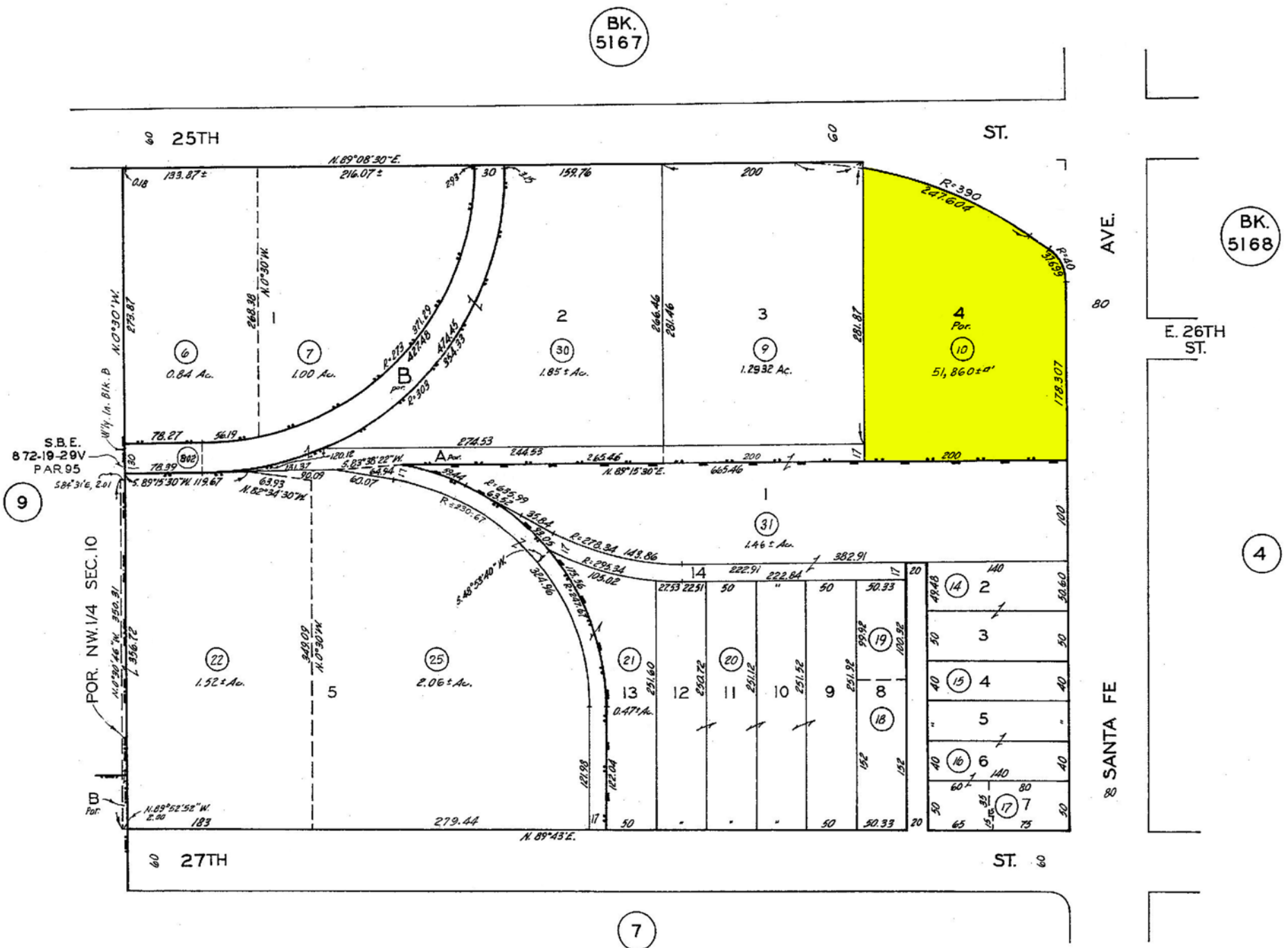




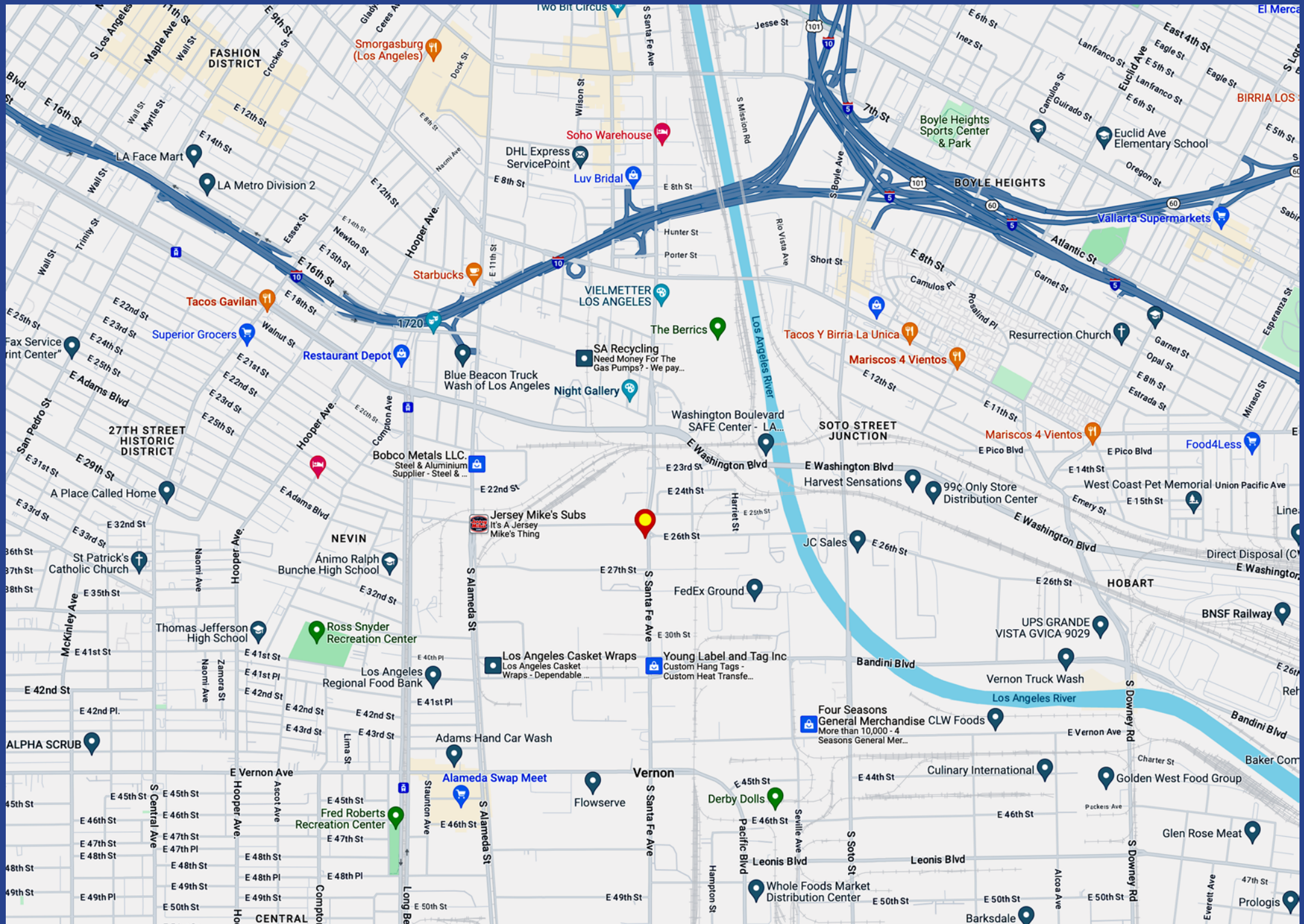
Property Aerial



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Area Map





About the City of Vernon

Vernon, California, situated in the heart of Los Angeles County, is a bustling hub for businesses across a wide variety of industries.

The city encompasses 5.2 square miles, and is situated just one mile southeast of Downtown Los Angeles.

Vernon is home to more than 1,800 businesses, while employing an estimated 55,000 people. Renowned for its strategic location and business-friendly environment, Vernon has consistently attracted companies seeking proximity to major transportation hubs, including the Ports of Los Angeles and Long Beach.

With a strong focus on manufacturing and distribution, the city boasts a diverse economic landscape encompassing food processing, textiles, and technology. Its accessibility to major freeways and rail lines further enhances its appeal as a logistics and distribution center.

Vernon is an untapped market for retail. Certain amenities like restaurants, health and wellness retail, and big-box businesses are absent in the city whose daytime population swells with diverse and skilled workers.

Vernon's neighboring cities of Commerce, Huntington Park, Maywood, Bell, and the Downtown Los Angeles Arts District, Boyle Heights, and East LA are home to just over 450,000 people. Access to these consumers and workforce are reasons to consider Vernon for unlimited retail opportunity.

Vernon has a proven track record of helping customers stay in business. It boasts an 80-year tenancy with some businesses and has an average 30-year tenancy with 25 of its top businesses. Vernon is proud to have won the Los Angeles Economic Development Corporation's (LAEDC) "Most Business-Friendly City Award" and to be a four-time finalist.

A Prime Location for Business

Vernon is the **economic epicenter** of Southern California commerce.

With its dense population and prime location to serve the area, Vernon offers a competitive edge.

25 mi
10,600,000

5 mi
690,000

15 mi
6,200,000

Los Angeles

Pasadena

Beverly Hills

Anaheim

Long Beach

Irvine



Average 3 miles to major interstates



Average 19 miles to 3 regional airports (LAX, Long Beach, and Burbank)

4 miles or less to cargo and commuter rail lines



Average 22 miles to ports of LA and Long Beach

The Vernon Advantage

- Abundant labor pool
- Proximity to Downtown Los Angeles
- Proximity to major airports, rail, and the San Pedro Bay Port Complex

A Diversified Future

As the city evolves, it is broadening its sights and attracting a variety of businesses including:

- ✓ Mixed-Use Residential
- ✓ Stand-alone Retail
- ✓ Health and Wellness Retail (like fitness centers and yoga studios)
- ✓ Clean Commerce

Vernon's north-western border is adjacent to the Downtown LA Arts District which presents a unique opportunity to curate a neighborhood filled with **all sizes and types of retail from big-box to artisanal production**. We welcome high-profile chains and "mom and pop" operations.

The city is rapidly changing and poised to quintuple its population in the next two to three years. Currently in the queue are four separate mixed-use residential developments.

The first is anticipated to bring approximately 500 residential units zoned to combine with retail, restaurants, and open space. Proposed projects are projected to increase the available residential units in the city to 2,000 in five years' time.

Vernon has created a culture of innovation, entrepreneurship, and a resource-rich business environment and it's taking that forward-thinking approach to cultivate a complementary residential community.



2529 & 2545 S Santa Fe Avenue
Vernon, CA 90058

2 Units Available For Lease:
1,720± SF and 3,565± SF

Heavy Traffic, Signalized
Corner Location

Abundant Shared Parking



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