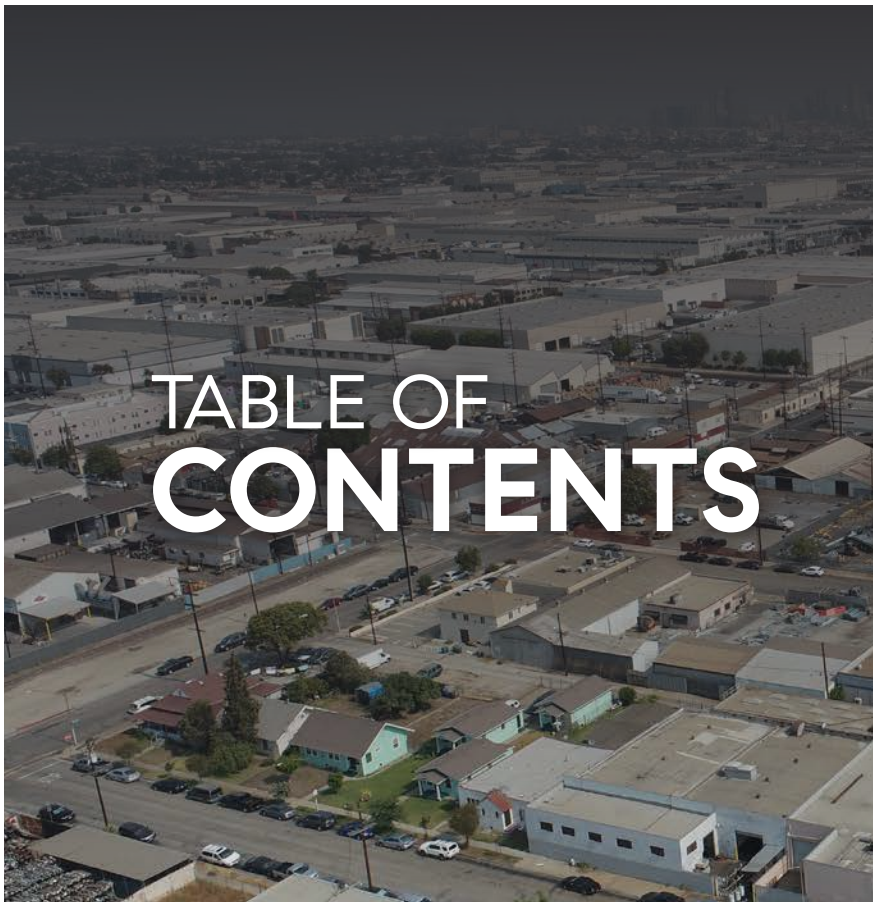




# 2537 - 2539 54th Street

Vacant Warehouse | Rare Owner-User Opportunity

**PARTNERSCRE**  
COMPASS COMMERCIAL



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# 2537-2539 54th Street

## The Offering

2537-2539 E 54th St is a vacant 13,268 square foot warehouse situated on a 13,001 square foot lot. A 4,809 square foot parking lot two doors down is also included in the sale.

With offices strategically placed throughout the building, this asset is perfect for an Owner-User to occupy and modernize. The front office can be easily converted into a show room while the upstairs offices are occupied by staff.

Built in 1973 and updated with 3 new air conditioners (10 years old) and a new roof (5 years old) the original owner created a bedroom loft upstairs, complete with a wood panel bar, bathrooms with a shower, and kitchenette.

The current owner operated a successful men's fashion brand out of the warehouse and spent \$200,000+ to adorn the warehouse with expensive steel beams to hold their product. A new owner could re-utilize the current build-out and turn this into a one-of-a-kind space. Wooden rafters dot the ceiling.

2 bay doors allow for easy loading and unloading.

With the unique design and rare parking for the area, this building will be a gem within Huntington Park, once improvements are completed by a new owner

## Highlights

- Open Floor Plan Warehouse
- 2nd Story Offices
- 1st Floor Showroom
- Parking + 2 bay doors
- Lowest Price Per Square Foot in Vernon/Huntington Park
- Heavy Power | 1,600amps · 480V

## At a Glance

**\$3,350,000**

Price

**\$252**

Price / Sq Ft

**13,268** Sq Ft

Building Size

**\$188**

Price / Sq Ft (Land)

**17,810** Sq Ft

Lot Size

**1973**

Year Built

## HPM2 | Light Industrial

Zoning

**6309-011-010, 6309-011-009,  
6309-011-007**

APN





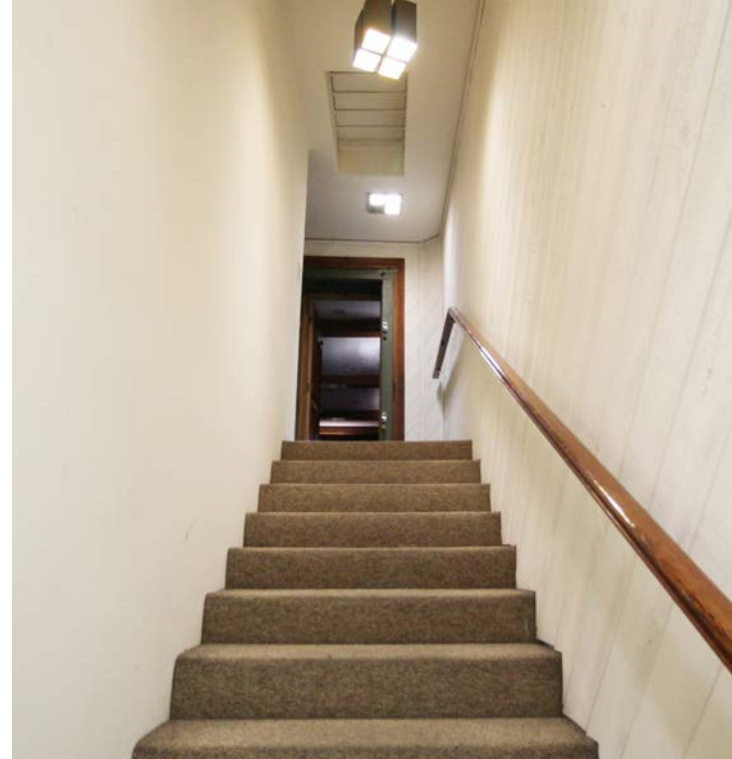


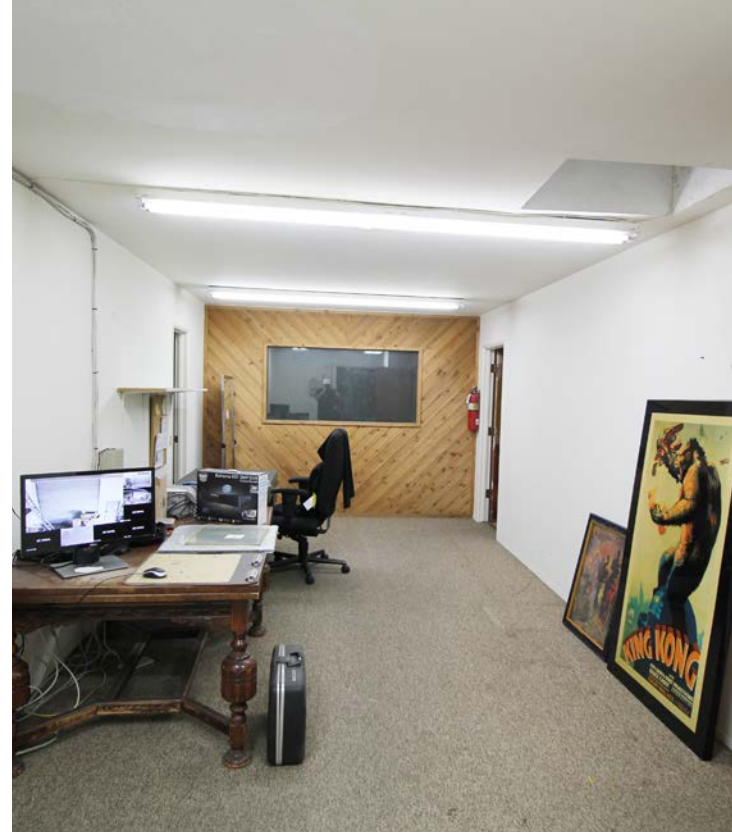














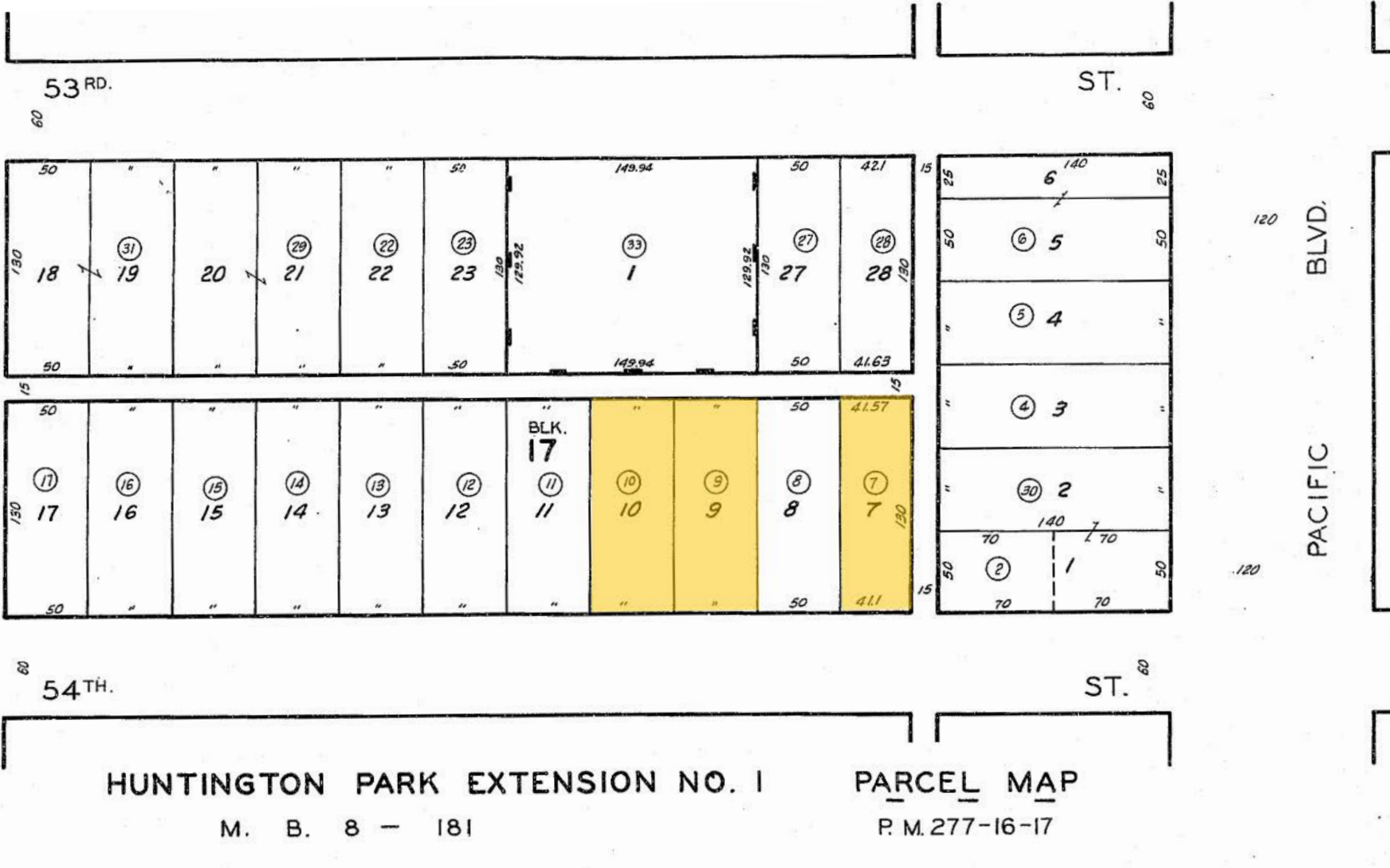






# 2537-2539 54th Street

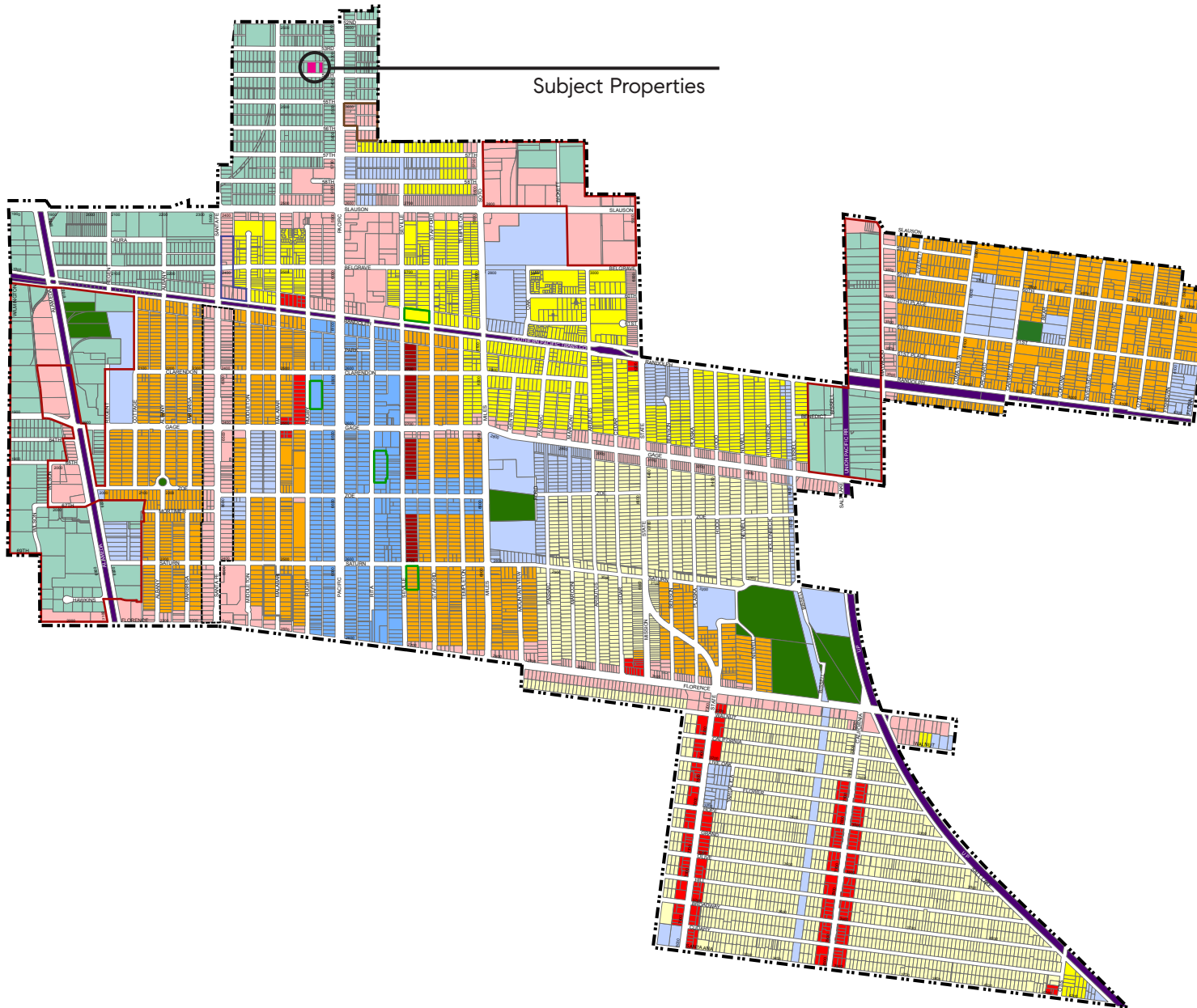
## Plot Map



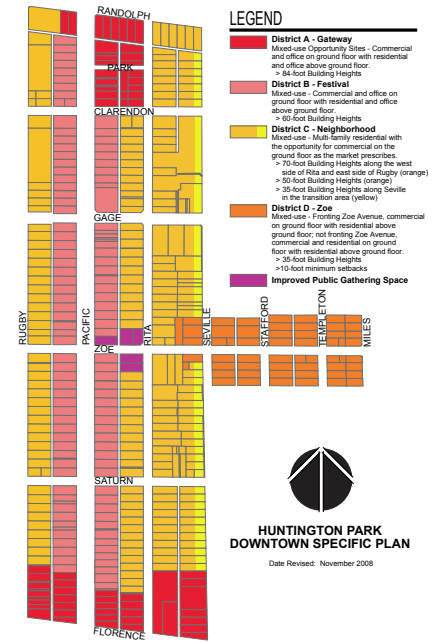


# 2537-2539 54th Street

## City of Huntington Park Zoning Map



Subject Properties



### LEGEND

- District A - Gateway**  
Mixed-use Opportunity Sites - Commercial and office on ground floor with residential and office above ground floor  
> 84-foot Building Heights
- District B - Festival**  
Mixed-use - Commercial and office on ground floor with residential and office above ground floor  
> 60-foot Building Heights
- District C - Neighborhood**  
Mixed-use - Multi-family residential with the opportunity for commercial on the ground floor as the market prescribes  
> 70-foot Building Heights along the west side of Rita and east side of Rugby (orange)  
> 50-foot Building Heights (orange)  
> 35-foot Building Heights along Seville in the transition area (yellow)
- District D - Zoe**  
Mixed-use - Fronting Zoe Avenue, commercial on ground floor with residential above ground floor, not fronting Zoe Avenue, commercial and residential on ground floor with residential above ground floor  
> 35-foot Building Heights  
10-foot minimum setbacks
- Improved Public Gathering Space**

### LEGEND

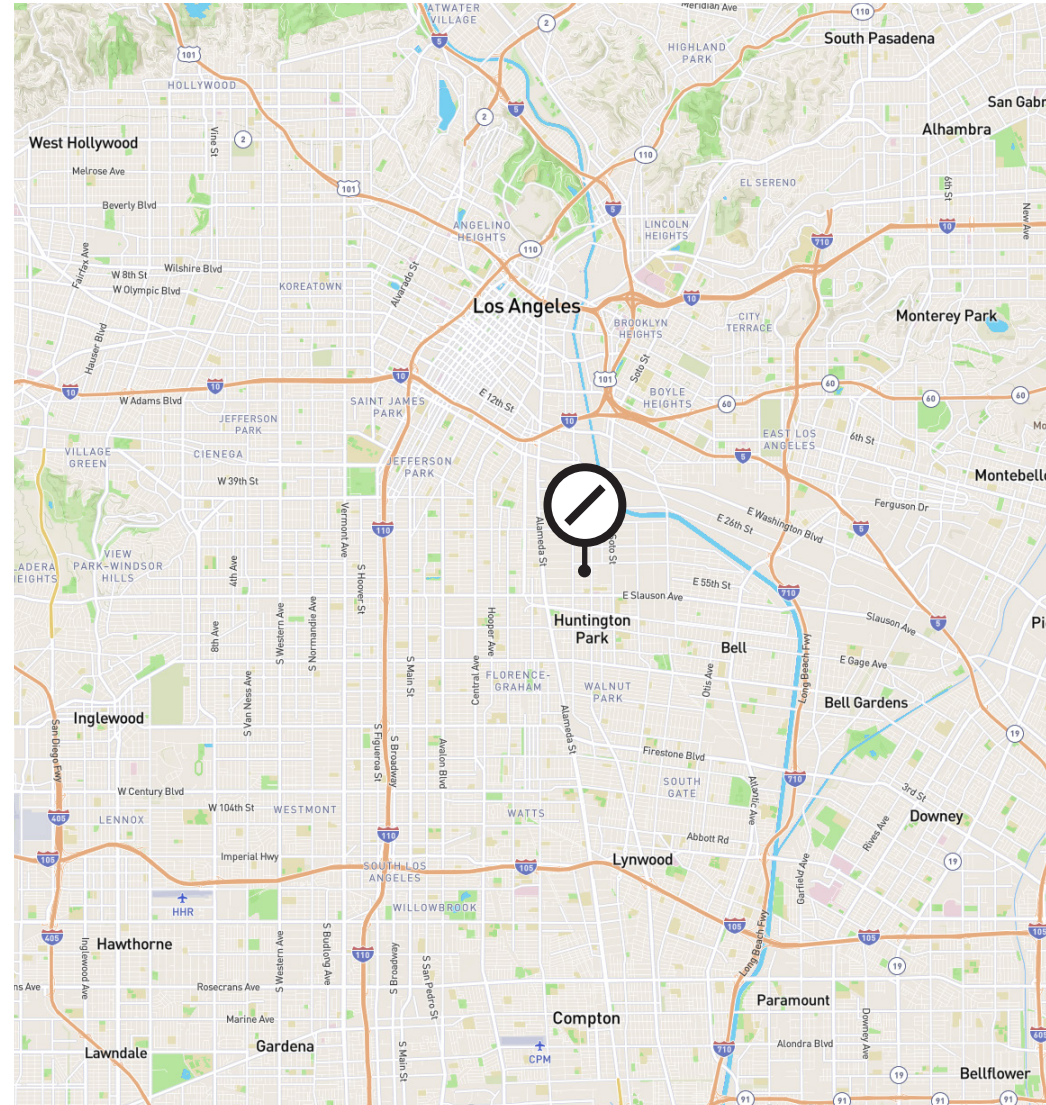
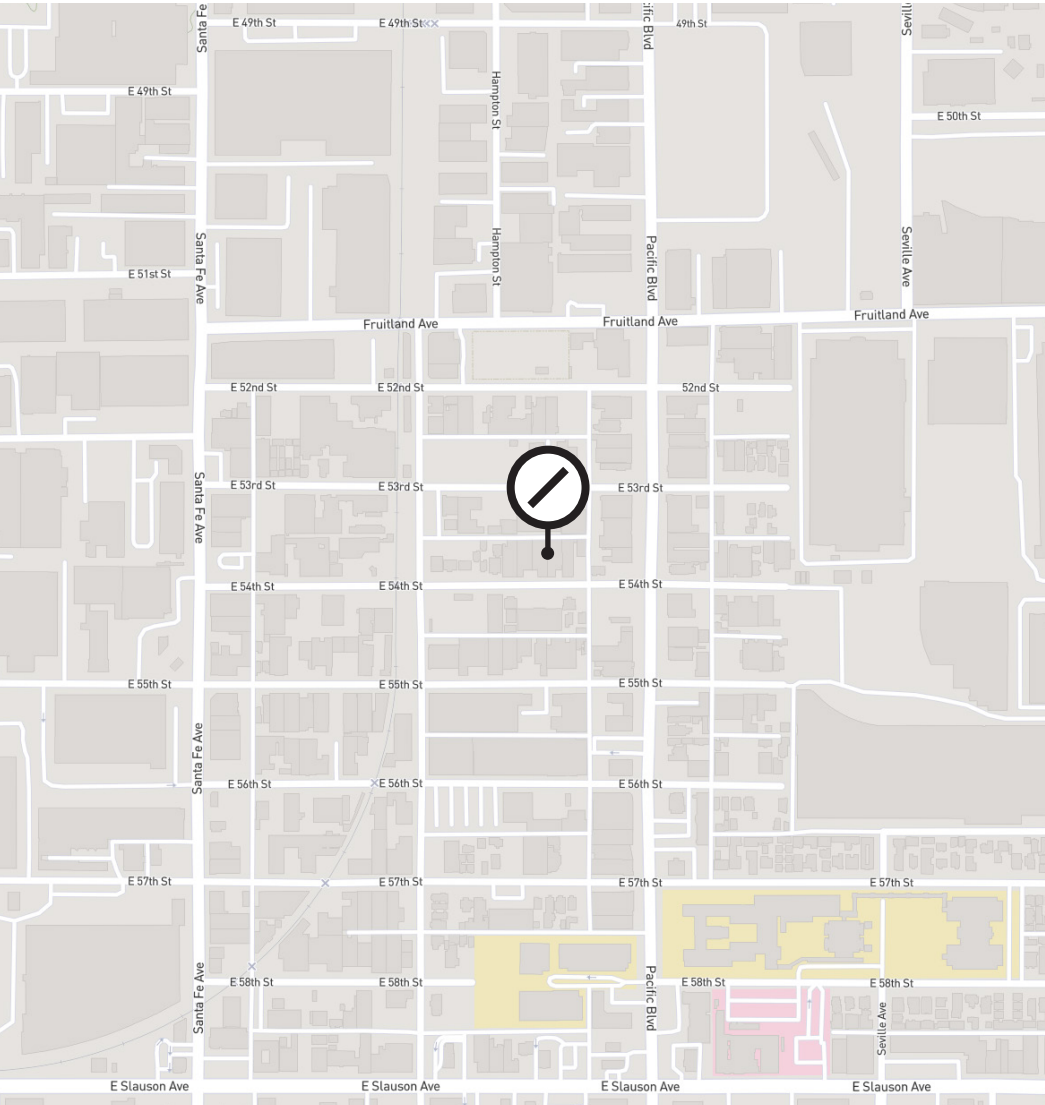
- CG - Commercial General
- CN - Commercial Neighborhood
- CP - Commercial Professional
- PF - Public Facilities
- DTSP - Downtown Huntington Park Specific Plan
- RL - Low Density Residential (8.712 du/ac)
- RM - Medium Density Residential (17.424 du/ac)
- RH - High Density Residential (20 du/ac)
- MPD - Manufacturing Planned Development
- OS - Open Space
- T - Transportation
- Affordable Housing Overlay (70 du/ac)
- Medium Density Overlay (up to 17.424 du/ac)
- Senior Citizen Housing Overlay (225 du/ac)
- Single Room Occupancy Overlay (400 du/ac)
- Special Use Overlay Zone
- Historic District Overlay



Revised Effective Date: 03/03/2015

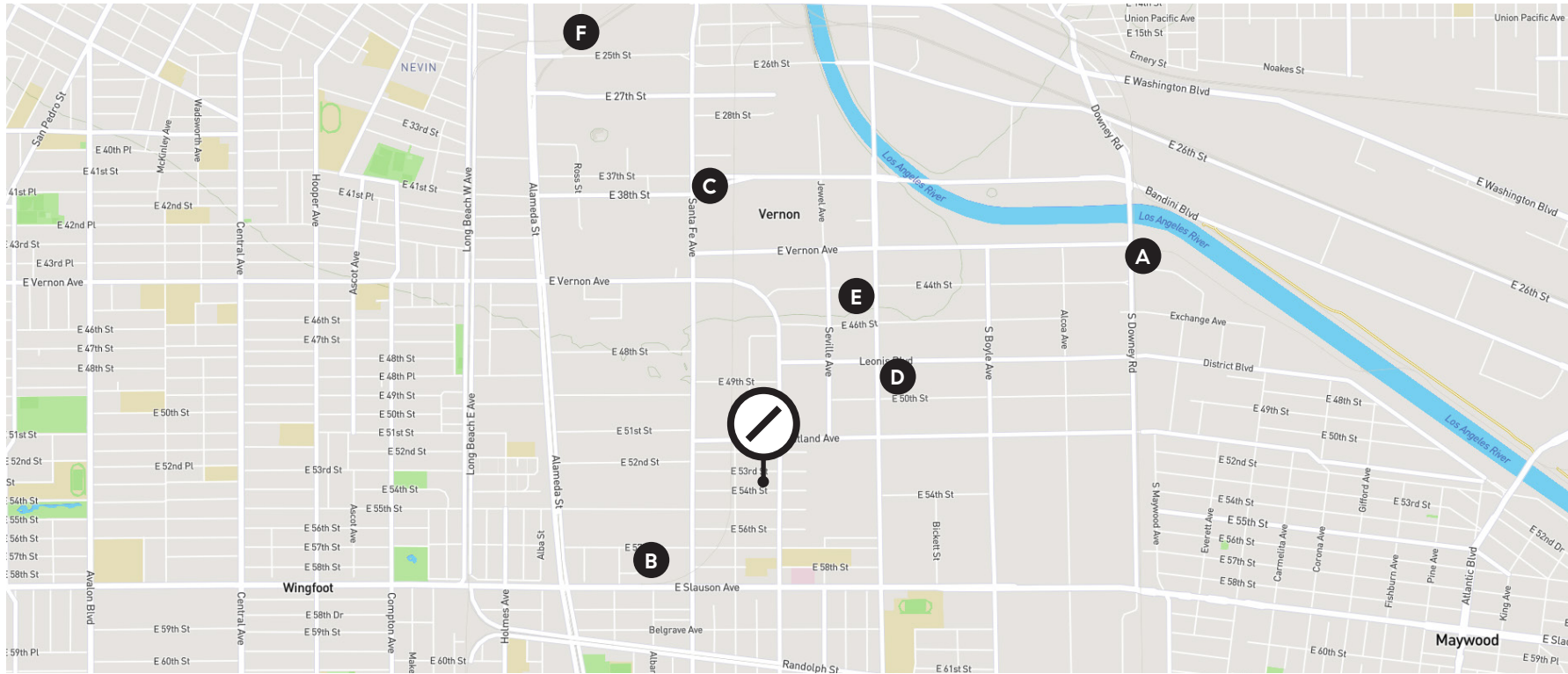
# 2537-2539 54th Street

## Location Maps



# 2537-2539 54th Street

## Sales Comps



Address	Yr. Built	Sales Price	Gross Sq. Ft.	Price / Sq. Ft.	Lot Size	COE
<b>A</b> 4185 Charter St, Vernon, CA 90058	1962	\$3,700,000	14,048	\$263	34,848	06/29/20
<b>B</b> 5770 Anderson St, Vernon, CA 90058	1982	\$2,500,000	8,904	\$281	14,762	01/19/21
<b>C</b> 2407 E 38th St, Vernon, CA 90058	1966	\$2,250,000	7,726	\$291	20,909	09/23/19
<b>D</b> 2820 Leonis Blvd, Vernon, CA 90058	1950	\$1,320,000	5,075	\$260	11,164	12/23/20
<b>E</b> 2727 E 46th St, Vernon, CA 90058	1956	\$5,100,000	16,198	\$315	38,655	01/21/21
<b>F</b> 1864 E 22nd St, Vernon, CA 90058	1959	\$4,700,000	17,400	\$270	23,958	10/01/20
<b>Sales Averages</b>	<b>1963</b>	<b>\$3,261,667</b>	<b>11,559</b>	<b>\$280</b>	<b>24,049</b>	
<b>Subject</b>	<b>1973</b>	<b>\$3,350,000</b>	<b>13,268</b>	<b>\$252</b>	<b>17,810</b>	

# 2537-2539 54th Street

## Area Overview



### Huntington Park, CA

Huntington Park/Vernon consist almost entirely of warehouses and factories. The city's main industries are food service manufacturing, metalworking, and manufacture of glass and plastic equipment.

Some of the larger companies in Huntington Park/Vernon include Farmer John Meat Packing, J&J Snack Foods, 7 for All Mankind, BCBG, Lucky Brand Jeans and True Religion.

The city is also home to rendering plants, smelters, and metalworking companies. In 2008, the Los Angeles County Economic Development Corporation named Vernon Los Angeles County's "Most Business Friendly City"



# 2537-2539 54th Street

## Demographics

Households			
	2 Mile	5 Mile	10 Mile
2010 Households	33,948	293,487	1,132,866
2021 Households	32,267	297,696	1,142,291
2026 Households Projection	31,630	295,500	1,132,601
Annual Growth 2010-2021	0%	6.0%	0.4%
Annual Growth 2021-2026	-0.4%	-0.1%	-0.2%
Owner Occupied Households	9,241	80,199	389,307
Renter Occupied Households	22,389	215,300	743,294
Avg Household Size	4.2	3.6	3.1
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$930.3M	\$8.3B	\$34.8B

Population			
	2 Mile	5 Mile	10 Mile
2010 Population	145,957	1,145,972	3,676,350
2021 Population	139,754	1,141,959	3,696,946
2026 Population Projection	137,181	1,129,754	3,663,761
Annual Growth 2010-2021	-0.4%	0%	0.1%
Annual Growth 2021-2026	-0.4%	-0.2%	-0.2%
Median Age	31	32.1	35.1
Bachelor's Degree or Higher	5%	5%	21%
U.S. Armed Forces	17	69	641

Income			
	2 Mile	5 Mile	10 Mile
Avg Households Income	\$54,997	\$61,429	\$78,601
Median Households Income	\$42,460	\$43,700	\$57,141
< \$25,000	8,973	89,094	258,447
\$25,000 - \$50,000	9,518	75,681	249,791
\$50,000 - \$75,000	5,925	50,063	203,000
\$75,000 - \$100,000	3,625	31,164	134,505
\$100,000 - \$125,000	2,021	21,184	103,004
\$125,000 - \$150,000	1,136	11,269	59,582
\$150,000 - \$200,000	752	10,589	64,709
\$200,000 +	315	8,655	69,251

## Demographics

Daytime Employment	2 Mile Radius		
	Employees	Businesses	Employees Per Businesses
<b>Service-Producing Industries</b>	43,832	4,905	9
Trade Transportation & Utilities	21,250	1,973	11
Information	1,563	140	11
Financial Activities	1,973	470	4
Professional & Business Services	3,444	520	7
Education & Health Services	7,278	765	10
Leisure & Hospitality	4,899	439	11
Other Services	2,310	567	4
Public Administration	845	32	26
<b>Goods-Producing Industries</b>	17,321	785	22
Natural Resources & Mining	79	18	4
Construction	784	152	5
Manufacturing	16,458	615	27
<b>Total</b>	61,153	5,690	11

Lease Rates	Submarket		
	Property	1-2 Star	Submarket
Availability			
Market Rent/SF		\$1.01	\$1.02
Vacancy Rate	0%	1.8%	1.9%
Vacancy SF	0	855,000	1.6M
Availability Rate		2.9%	2.3%
Available SF		1.4M	1.9M
Sublet SF		122,000	357,000
Months on Market		5.8	4.9

## The Team



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*Executive Vice President*



**Morgan McMullin**  
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