

# 2049-2053 E 38th St. Vernon, CA

FOR LEASE OR SALE

MULTI-PURPOSE INDUSTRIAL FACILITY AT A PRIME VERNON LOCATION

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# FOR LEASE OR SALE

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# FOR LEASE OR SALE

## 01 Executive Summary

Investment Summary  
Property Features

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## OFFERING SUMMARY

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ADDRESS	2049-2053 E 38th St. Vernon CA 90058
BUILDING SF	38,271 SF
LAND ACRES	±0.78
LAND SF	34,064 SF
YEAR BUILT	1918
YEAR RENOVATED	2017

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	20,505	379,830	1,224,336
2026 Median HH Income	\$57,527	\$59,293	\$61,036
2026 Average HH Income	\$77,274	\$83,661	\$82,277

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## PRICE

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SALE PRICE	Upon Request
LEASE RATE	Upon Request

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- Newly Refurbished and Well Maintained
- Large Drive-In Doors
- Heavy Power
- West Vernon Location Between Alameda St & Santa Fe Ave
- Close Proximity to DLTA & Major Freeways

## IDEAL USES

- Apparel & Garment Manufacturing
- Food Production & Co-Packing
- Cosmetics & Personal care OEM
- E-Commerce / Last-Mile Fulfillment
- Creative Production & Studio Use
- Light Assembly & Distribution

## PROPERTY FEATURES

BUILDING SF	<b>38,271</b>
LAND SF	<b>34,064</b>
LAND ACRES	<b>±0.78</b>
YEAR BUILT	<b>1918</b>
YEAR RENOVATED	<b>2017</b>
ZONING TYPE	<b>VEM</b>
NUMBER OF STORIES	<b>Single</b>
NUMBER OF PARKINGS	<b>±12</b>
CEILING HEIGHT	<b>16'-26'</b>
DOCK HIGH DOORS	<b>0</b>
GRADE LEVEL DOORS	<b>2</b>
FENCED YARD	<b>Wrought Iron Fenced Perimeter</b>
OFFICE SF	<b>±4,760 SF (Renovated)</b>
MEZZANINE	<b>±7,500 SF</b>
POWER	<b>600Amps</b>
ELECTRICAL METERS	<b>2 Meters</b>
UTILITIES	<b>Vernon Municipal - ~30% savings</b>
RESTROOMS	<b>5(3 office, 2 warehouse)</b>
HVAC	<b>3 systems (2 roof, 1 split)</b>
FRONTAGE	<b>Dual(E 38th St &amp; Ross St)</b>

For sale and simultaneously for lease, 2049-2053 E 38th St. a 38,271 SF multi-purpose industrial facility situated in a prime West Vernon between Alameda St and Santa Fe Ave. The property offers a rare combination of heavy power, renovated office, flexible mezzanine, and Vernon utility economics in a single owner-user or investment-grade package.

The building features 4,760 SF of fully renovated office space (2017), an approximately 7,500 SF mezzanine suitable for showroom, QC lab, pick-up, or executive office use, and an open warehouse floor with 16'-26' clear height throughout. A 600 Amps electrical panel supports production-level power demands. The property sits on 34,063 SF of land with dual street frontage on E 38th St. and Ross St., two grade-level drive-in doors, approx. 12 surface parking spaces, and a wrought-iron fenced perimeter yard.

The facility is ideally suited for light manufacturing and assembly, fashion apparel and garment production, food processing and co-packing, cosmetics and personal care OEM operations, e-commerce fulfillment and last-mile distribution, and creative studio or production users seeking a DTLA-adjacent location with genuine industrial infrastructure.

Located in the city of Vernon, founded in 1905 as California's exclusively industrial city, the property benefits from municipal utility rates running approx. 30% below SoCal Edison and LADWP rates. For energy-intensive operations, this translates to meaningful direct operating savings month over month. Combined with a :04 emergency response time, streamlined permitting, and one of the lowest business operating cost structures in LA County, Vernon represents a structural advantage that compounds over the life of the lease or ownership hold.

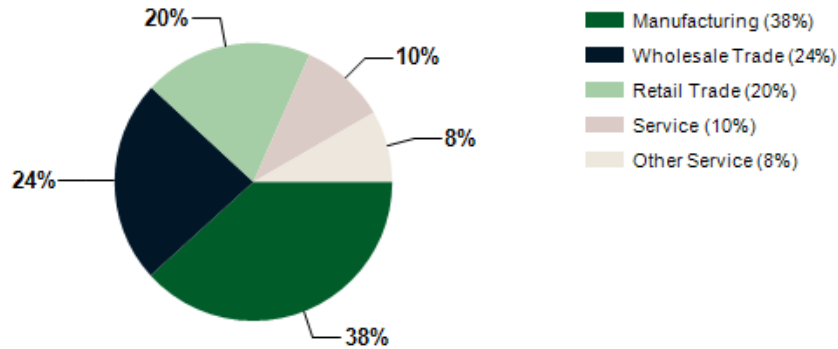
The Property is positioned 1.0 mile from the I-10, 1.4 miles from the I-5, 2.8 miles from the DTLA Arts District, and approx. 22 miles from the Ports of Los Angeles and Long Beach, providing immediate freeway connectivity and same-day delivery reach across Greater Los Angeles.

# FOR LEASE OR SALE

## 02 Location

- Location Summary
- Local Business Map
- Major Employers Map
- Drive Times
- Drive Times (Heat Map)

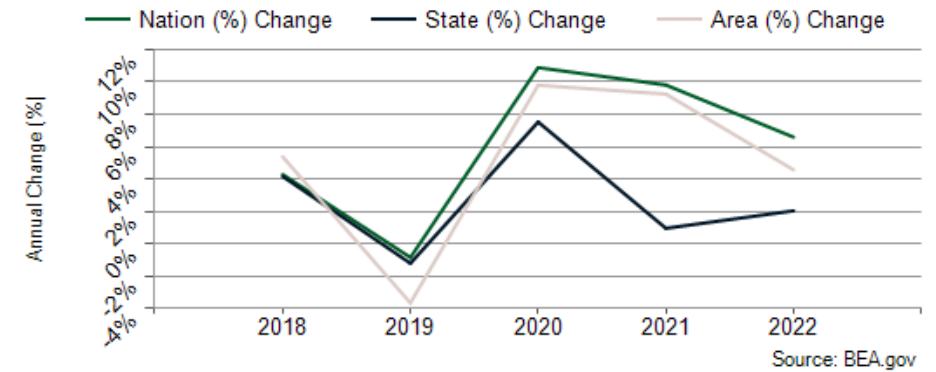
## Major Industries by Employee Count



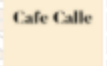
## Largest Employers

NUCOR WAREHOUSE SYSTEMS INC	500
F Gavina & Sons Inc	500
Dunn-Edwards Corp	500
E B Bradley Co	500
Golden Mattress Co Inc	500
Vernon Central Warehouse Inc	20
Re Bilt Metalizing Co	14
One More Time Inc	10

## Los Angeles County GDP Trend

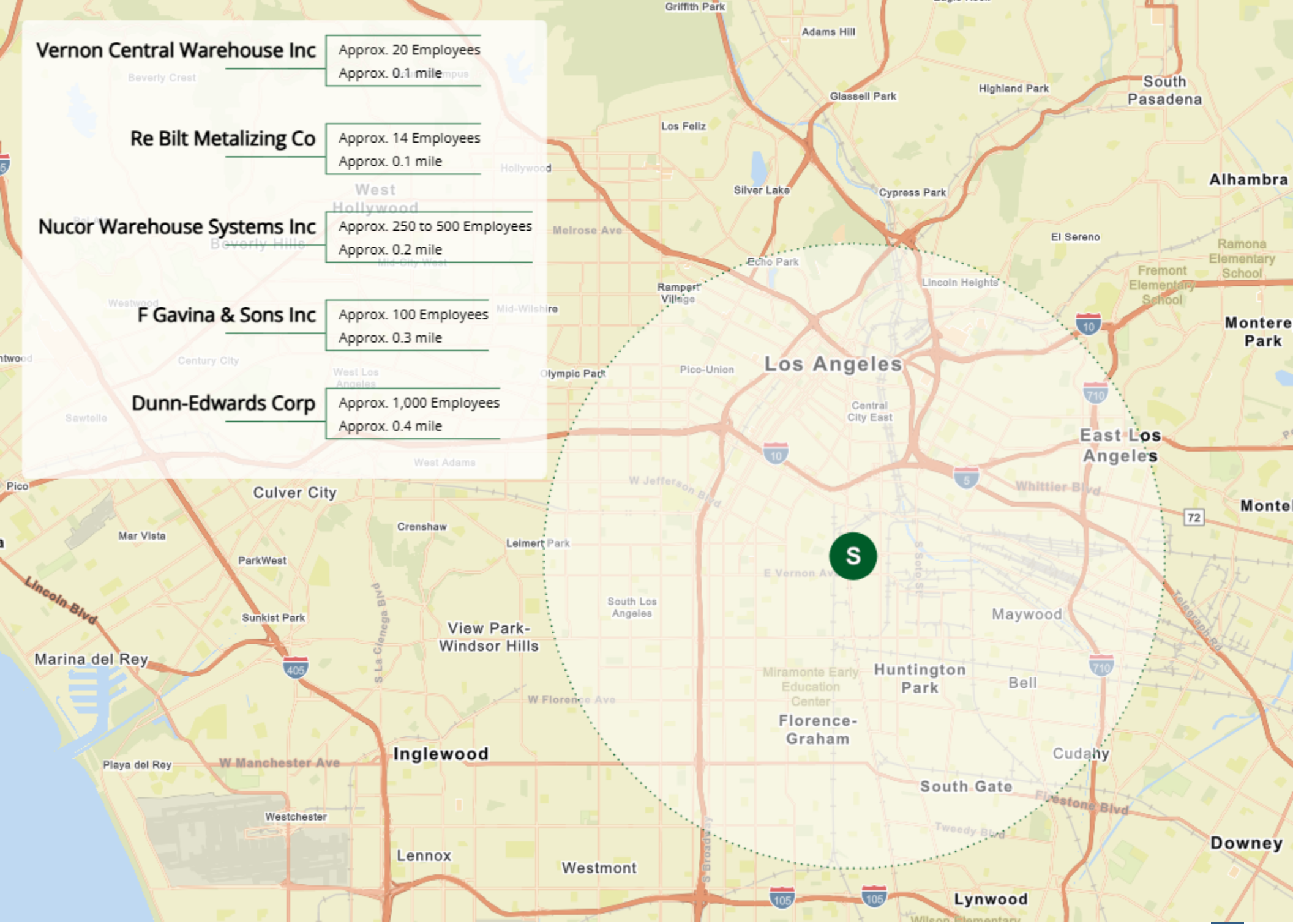


Vernon's M-2/VEM zoning supports the broadest range of manufacturing, food production, and distribution uses in LA County. Direct access to I-10, I-5, CA-60, and I-110 provides same-day delivery reach across Greater Los Angeles. Ports of LA/LB ±22 miles South



Subject Property





1

**Long Beach**  
21.55 miles | 34.6 minutes

2

**Downtown Los Angeles**  
3.48 miles | 14.4 minutes

3

**LAX**  
16.56 miles | 34.7 minutes

4

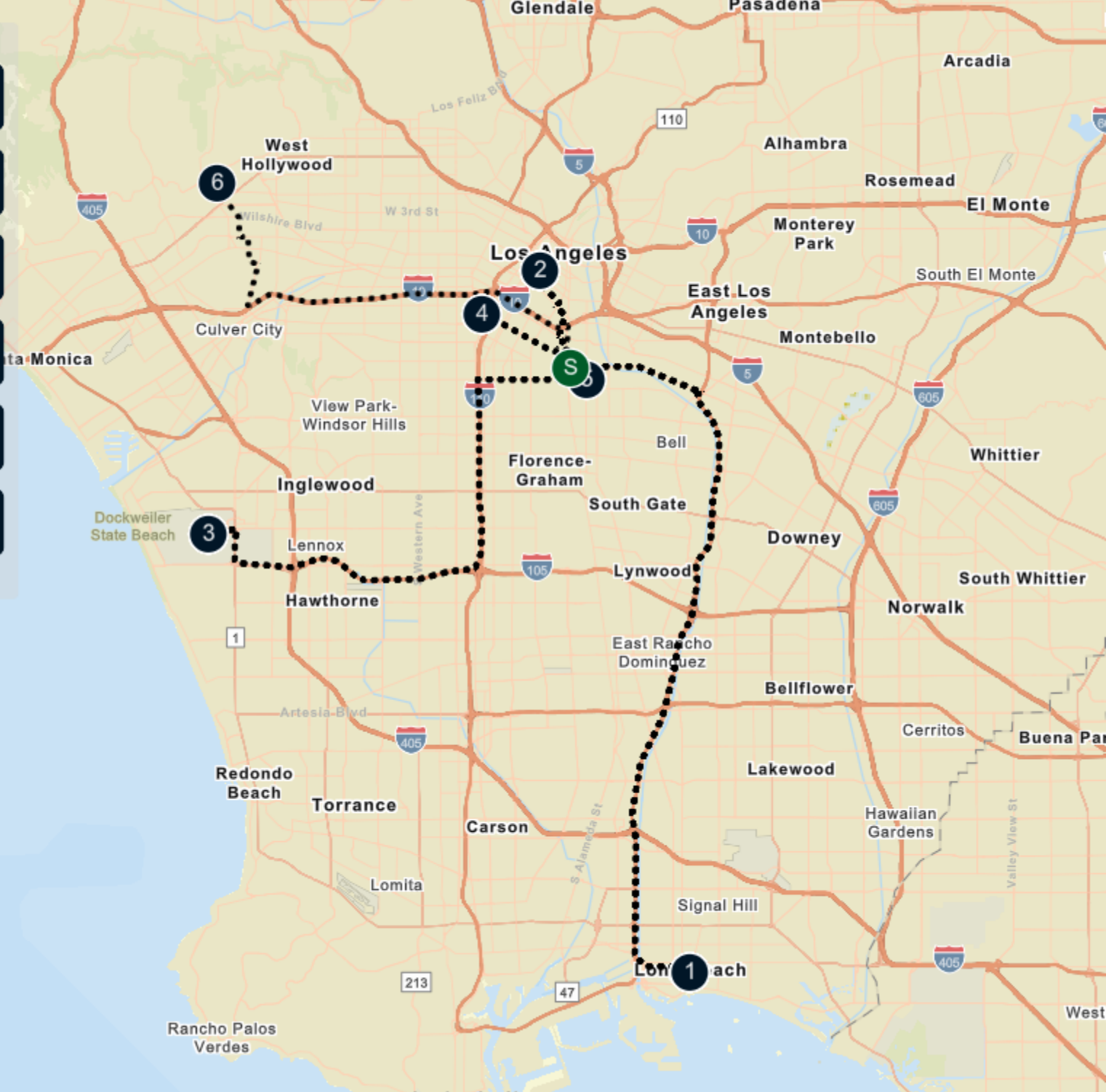
**Hollywood**  
3.25 miles | 13.0 minutes

5

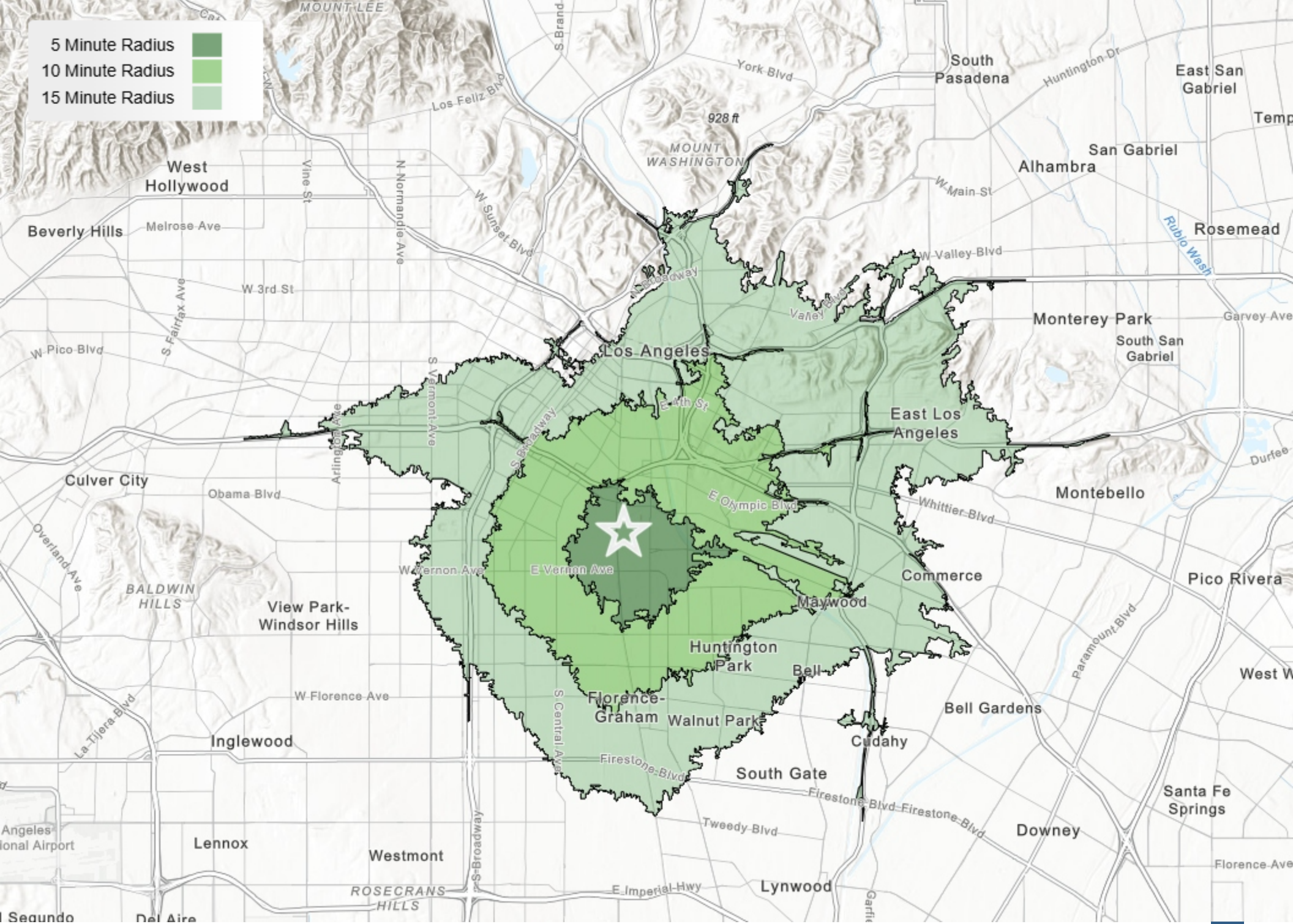
**Vernon**  
0.7 miles | 3.3 minutes

6

**Beverly Hills**  
14.44 miles | 34.4 minutes



- 5 Minute Radius ■
- 10 Minute Radius ■
- 15 Minute Radius ■



# FOR LEASE OR SALE

## 03 Property Description

- Floor Plan
- Site Plan
- Property Images

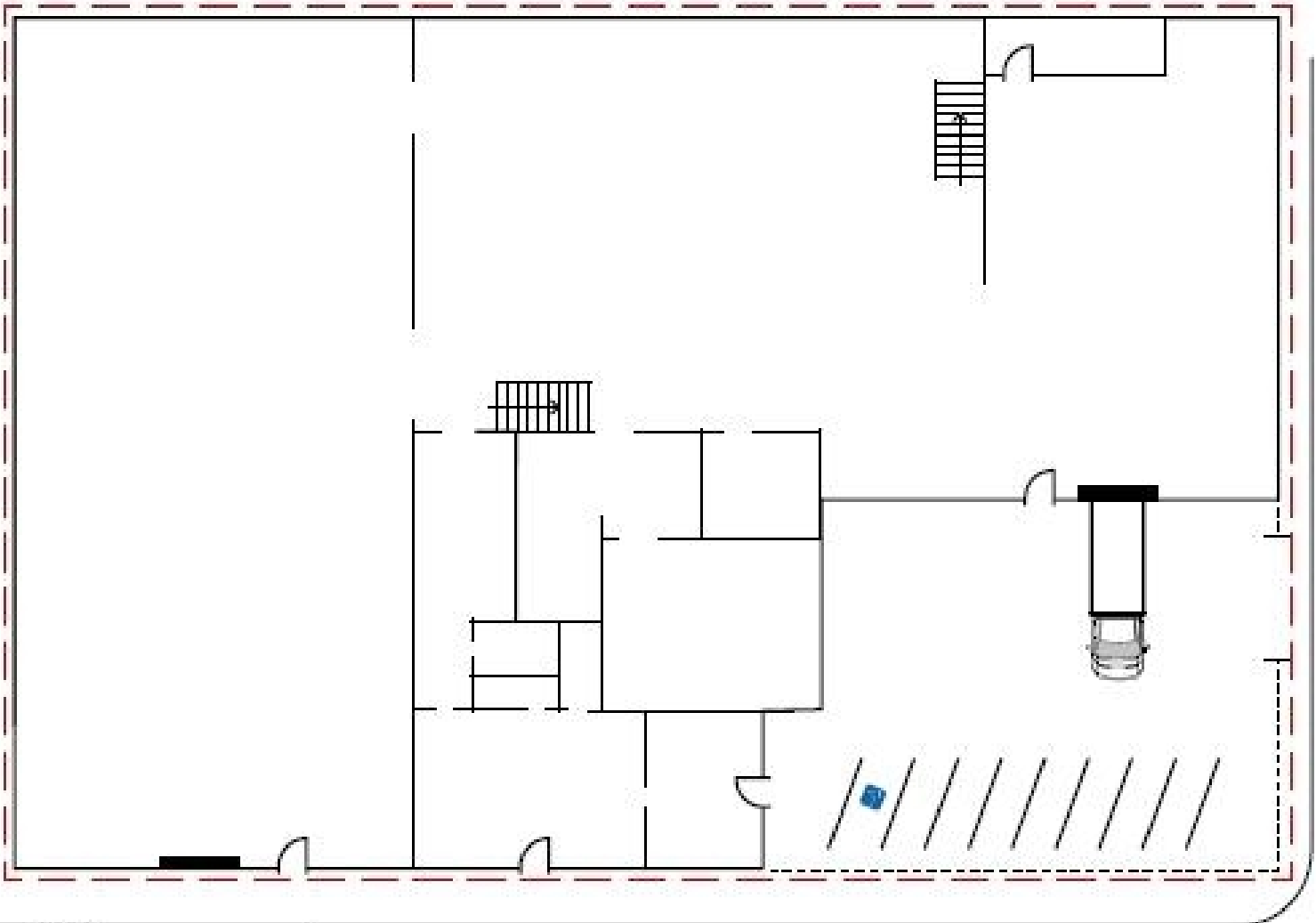
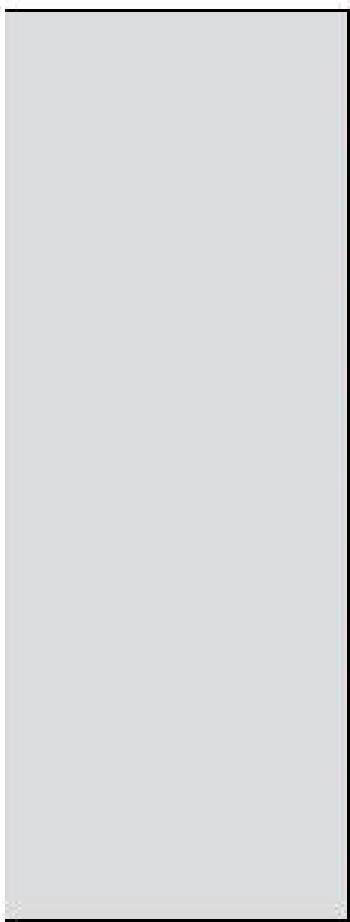
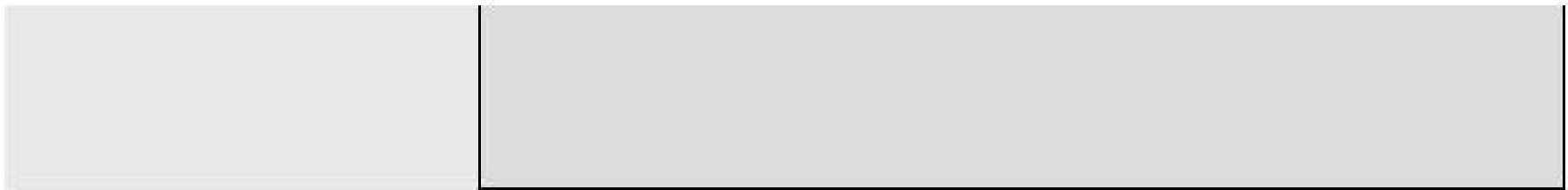


*E 38th Street*

*Ross Street*

*Parking Lot / Gated Area*





**ROSS STREET**



**38TH STREET**















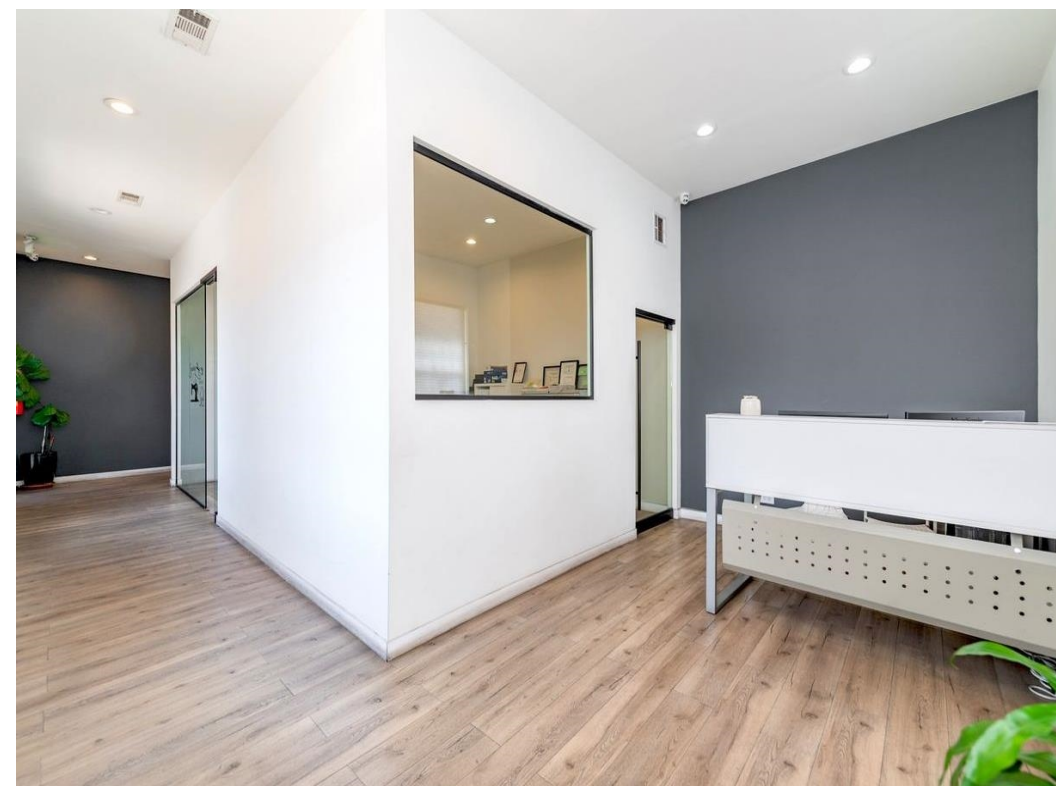
















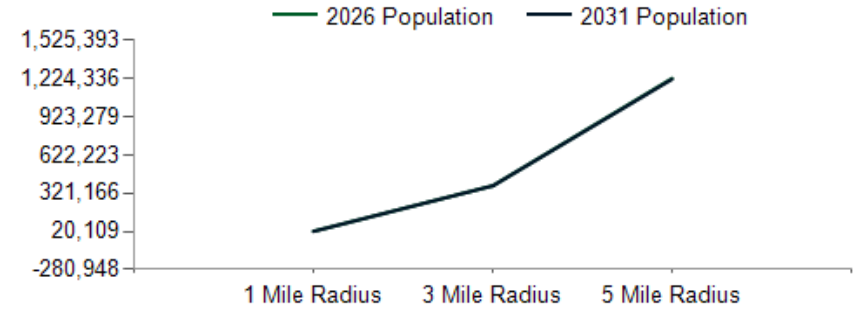
## 04 Demographics

General Demographics

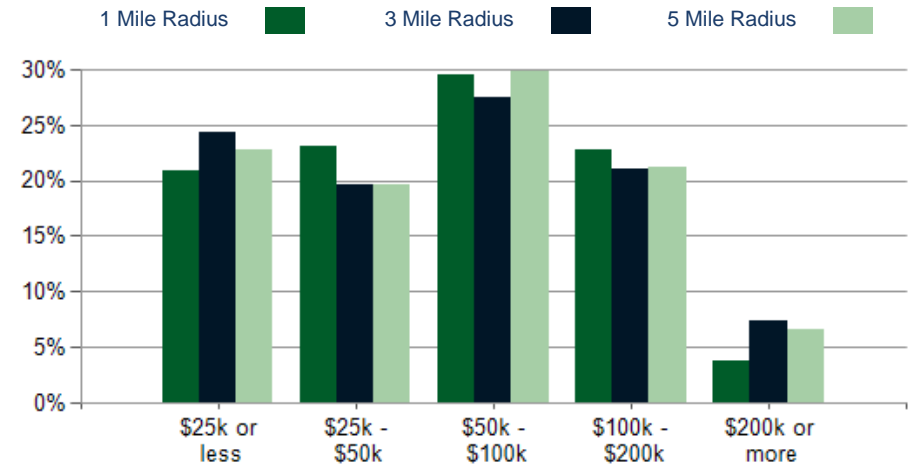
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,382	355,687	1,211,335
2010 Population	21,629	372,809	1,244,791
2026 Population	20,505	379,830	1,224,336
2031 Population	20,109	378,486	1,218,992
2026 African American	1,640	29,783	121,272
2026 American Indian	619	10,671	34,425
2026 Asian	177	20,108	89,069
2026 Hispanic	18,325	299,995	931,747
2026 Other Race	12,930	202,692	626,649
2026 White	2,046	58,248	166,869
2026 Multiracial	3,078	57,895	184,748
2026-2031: Population: Growth Rate	-1.95%	-0.35%	-0.45%

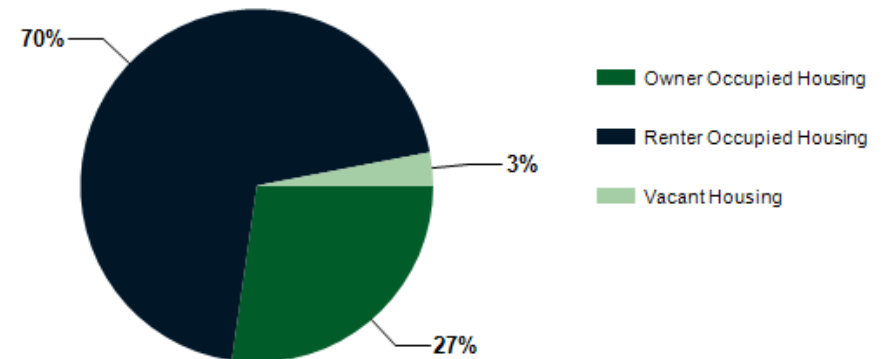
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	630	18,598	55,808
\$15,000-\$24,999	398	9,858	31,298
\$25,000-\$34,999	479	10,296	33,087
\$35,000-\$49,999	655	12,552	42,001
\$50,000-\$74,999	843	18,156	64,825
\$75,000-\$99,999	614	14,003	49,904
\$100,000-\$149,999	726	15,873	54,113
\$150,000-\$199,999	395	8,725	27,126
\$200,000 or greater	181	8,638	25,357
Median HH Income	\$57,527	\$59,293	\$61,036
Average HH Income	\$77,274	\$83,661	\$82,277



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

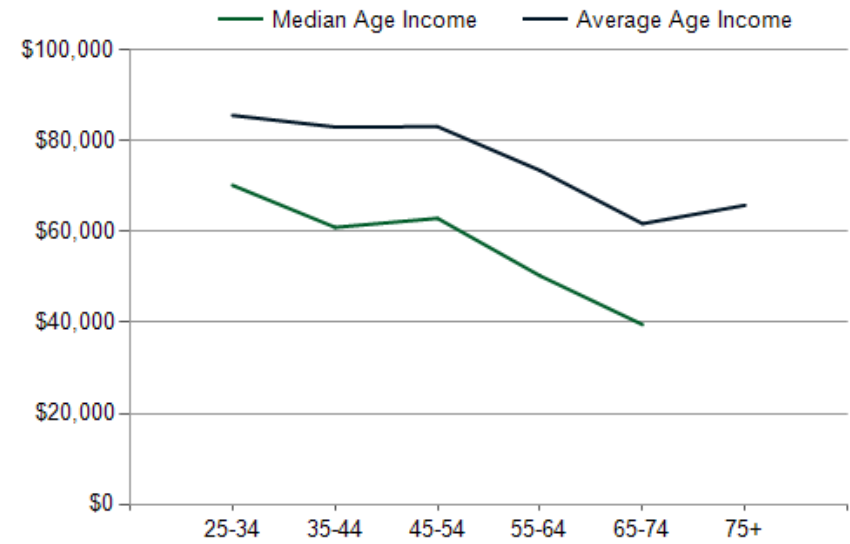
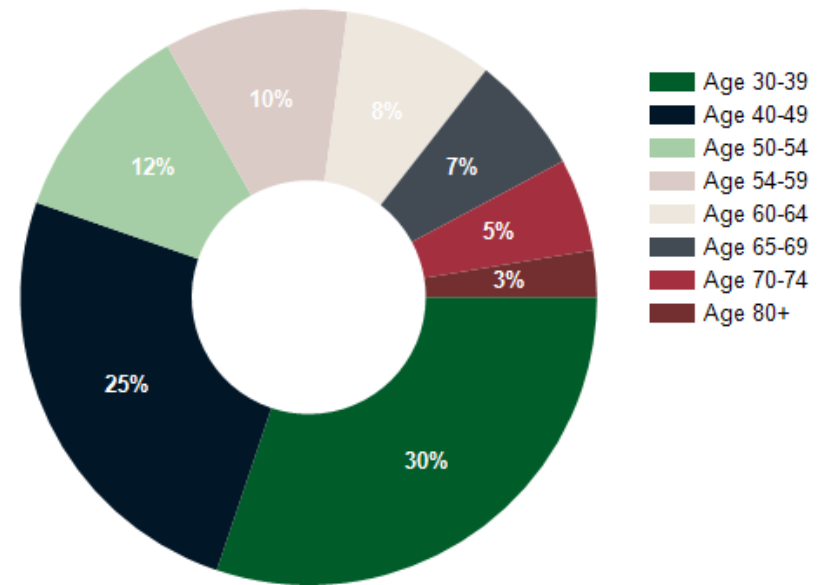


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,689	35,839	113,107
2026 Population Age 35-39	1,412	28,914	92,649
2026 Population Age 40-44	1,263	25,343	82,162
2026 Population Age 45-49	1,323	23,439	75,326
2026 Population Age 50-54	1,184	22,954	72,737
2026 Population Age 55-59	1,058	20,797	66,521
2026 Population Age 60-64	863	17,316	58,058
2026 Population Age 65-69	681	13,652	48,761
2026 Population Age 70-74	536	10,205	37,319
2026 Population Age 75-79	269	6,792	24,787
2026 Population Age 80-84	159	4,159	15,474
2026 Population Age 85+	103	3,699	14,106
2026 Population Age 18+	15,007	297,707	960,162
2026 Median Age	31	33	34
2031 Median Age	32	34	35

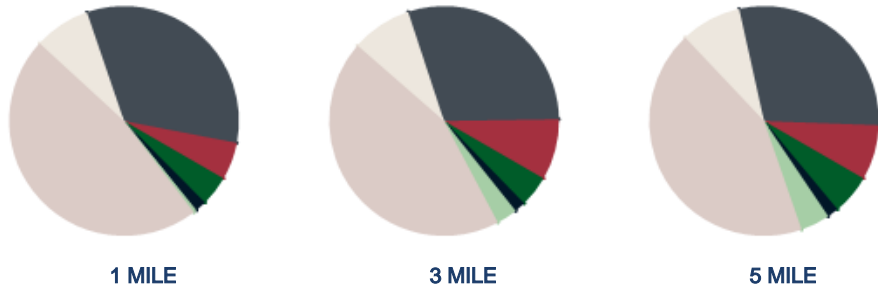
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,233	\$75,766	\$73,242
Average Household Income 25-34	\$85,615	\$94,231	\$90,036
Median Household Income 35-44	\$60,971	\$68,978	\$68,382
Average Household Income 35-44	\$83,067	\$100,460	\$96,171
Median Household Income 45-54	\$62,949	\$64,419	\$67,220
Average Household Income 45-54	\$83,158	\$90,049	\$90,269
Median Household Income 55-64	\$50,299	\$50,990	\$55,325
Average Household Income 55-64	\$73,499	\$76,034	\$78,686
Median Household Income 65-74	\$39,558	\$37,804	\$42,031
Average Household Income 65-74	\$61,773	\$65,106	\$67,737
Average Household Income 75+	\$65,824	\$54,339	\$55,241

Population By Age



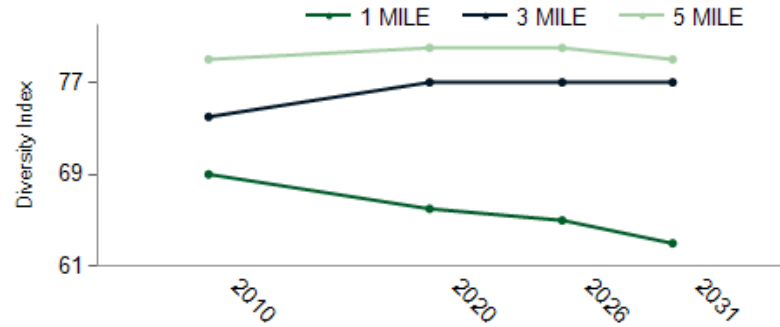
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	63	77	79
Diversity Index (current year)	65	77	80
Diversity Index (2020)	66	77	80
Diversity Index (2010)	69	74	79

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	4%	6%
American Indian	2%	2%	2%
Asian	0%	3%	4%
Hispanic	47%	44%	43%
Multiracial	8%	9%	9%
Other Race	33%	30%	29%
White	5%	9%	8%

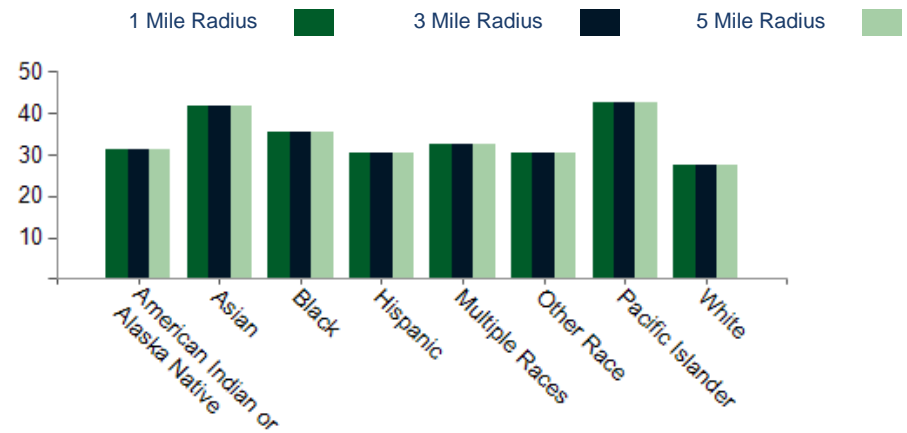
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	31	35	35
Median Asian Age	42	35	40
Median Black Age	35	39	38
Median Hispanic Age	30	32	33
Median Multiple Races Age	32	35	35
Median Other Race Age	30	32	32
Median Pacific Islander Age	43	33	33
Median White Age	28	33	33

2026 MEDIAN AGE BY RACE



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*Exclusively Marketed by*

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