



2416 E 24TH ST, VERNON, CA 90058

**INDUSTRIAL**



**FOR LEASE**  
OFFERING MEMORANDUM



## SITE DESCRIPTION

**IKON Properties LA** is excited to present an exceptional leasing opportunity for a prime 8,000 square-foot property located at 2416 24th St., Los Angeles, California. This facility is strategically situated at the entry point of Vernon, providing immediate access to the 5 and 10 freeways, ensuring excellent connectivity for logistics and commuting.

### **Key Features:**

- Size: 8,000 square feet of versatile space available for lease
- Clearance: 16 feet and above, accommodating a variety of uses
- Accessibility: External dock high, gated parking, and a convenient ramp for ease of access
- Power: Upgraded power supply to support diverse operational needs
- Flexibility: Built-in cyc wall that can remain or be removed, making it ideal for creative flex space, production studios, or warehouse functions
- Amenities: Multiple bathrooms, including one with a shower, and a kitchenette for added convenience.

### **Zoning and Potential Uses:**

The property is zoned M3, allowing for heavy manufacturing use and supporting a wide range of activities, including:

- Manufacturing of goods and products
- Warehousing and distribution facilities
- Research and development laboratories
- Assembly and production facilities
- Creative flex space for artistic and production endeavors
- Studio facilities for film, photography, or other creative projects
- Heavy equipment repair and maintenance
- Automotive services and repair
- Contractors' yards

\*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.



# PROPERTY HIGHLIGHTS

- M3 Zoning
- 16 ft clearance
- Exterior dock high
- Gated Parking
- Upgraded power

**PROPERTY TYPE**  
Industrial

**BUILDING**  
8,000 SF

**ASKING PRICE**  
\$0.95 MG

**PARCEL NUMBER**  
5168-020-006

**YEAR BUILT**  
1947

**ZONING**  
[LF1-WH1-6][I2-N]

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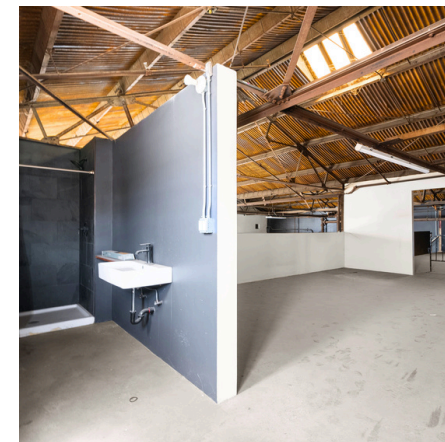
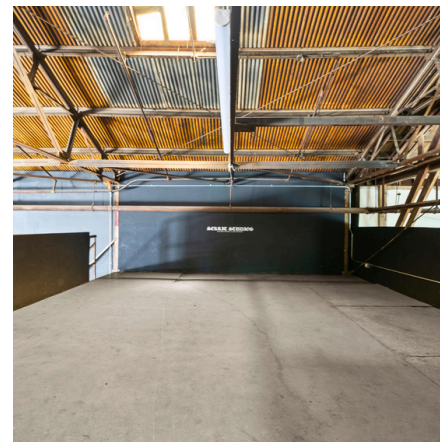
# PROPERTY PHOTOS

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# PROPERTY PHOTOS

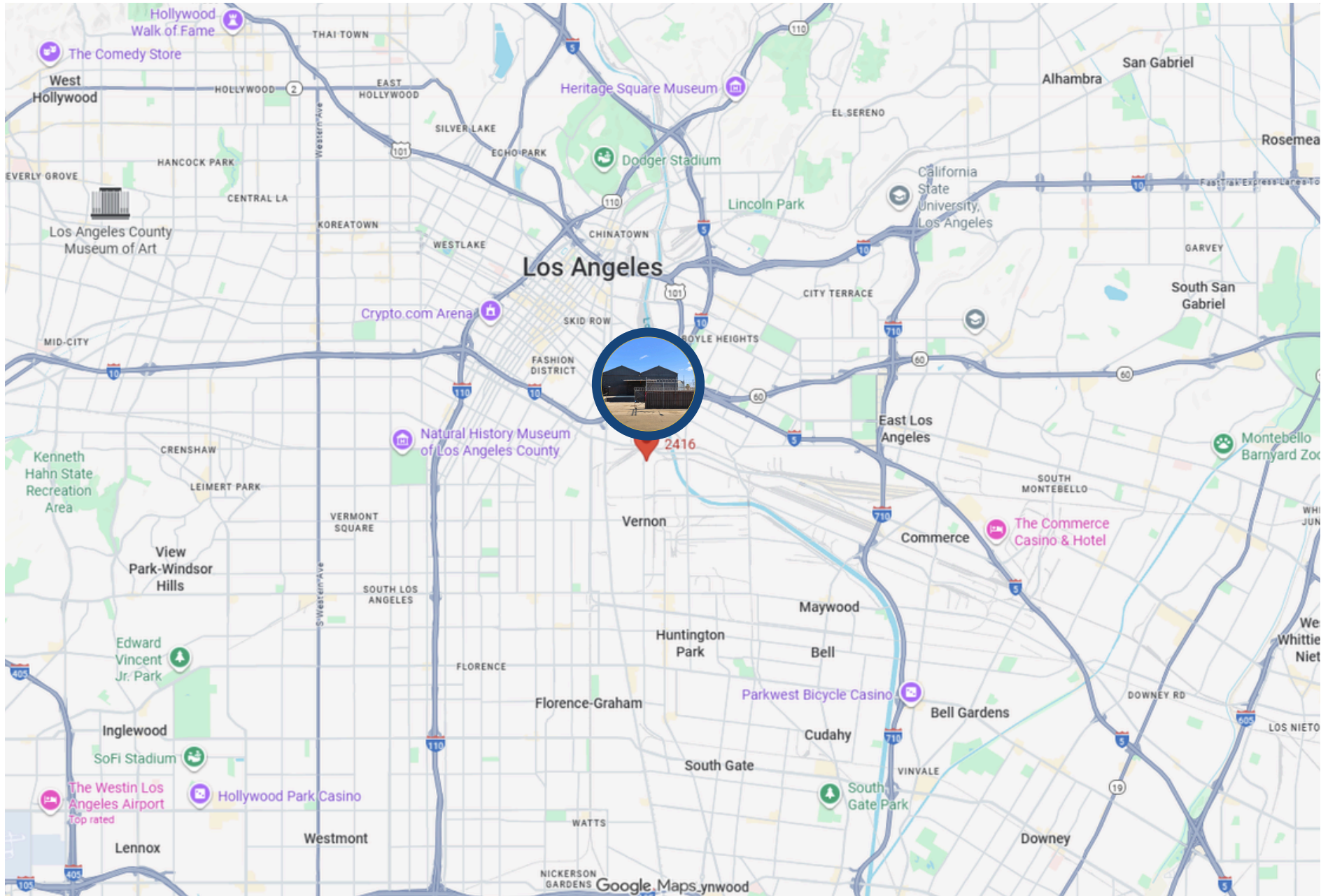
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# RETAIL MAP



# LOCATION MAP



# DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	4,410	332,276	1,076,739
2029 Population	29,807	344,840	1,117,334
Pop Growth 2024-2029	-4.01%	-3.64%	-3.63%
Average Age	35.90	36.80	36.90
2024 Total Households	1,134	104,765	336,502
HH Growth 2024-2029	-4.67%	-3.32%	-3.64%
Median Household Income	\$49,687	\$58,439	\$58,858
Avg Household Size	3.60	3.00	3.10
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$621,621	\$703,550	\$714,729
Median Year Built	1948	1958	1955



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**BLAS FERNANDEZ**

MANAGING DIRECTOR

818.319.9191

[blas@ikonpropertiesla.com](mailto:blas@ikonpropertiesla.com)

[ikonpropertiesla.com](http://ikonpropertiesla.com)

LIC NO. 02012036



**ARTHUR CHALEKIAN**

MANAGING DIRECTOR - INVESTMENTS

818.634.2844

[arthur@ikonpropertiesla.com](mailto:arthur@ikonpropertiesla.com)

[ikonpropertiesla.com](http://ikonpropertiesla.com)

LIC NO. 01982432