

# COMMERCIAL PROPERTY FOR SALE

**COLDWELL BANKER** | **BLAIR**  
**COMMERCIAL**

THINK  
BOUTIQ  
REAL ESTATE



**2075 S. ATLANTIC BLVD**  
COMMERCE, CALIFORNIA 90040

**George Bustamante**  
Principal  
T: 714-856-7017  
GBustamante@cbcblair.com  
BRE #01484265

**Steve Warshauer**  
Principal  
T: 562-397-9520  
SteveW@cbcblair.com  
BRE #00499477

**Dublin Wahlberg**  
Think Boutiq Real Estate  
T: 323-578-1732  
Dublin@wahlberggroup.com  
BRE #01755663

## PROPERTY INFORMATION

<b>SALE PRICE:</b>	\$1,450,000 (\$347.89/PSF)
<b>BUILDING SF:</b>	4,168 SF
<b>TOTAL LOT SIZE SF:</b>	5,065 SF
<b>ZONING:</b>	C2
<b>APN:</b>	5244-013-009

## PROPERTY HIGHLIGHTS

- Upgraded creative space with a warehouse component, built out for studio production.
- Full HVAC coverage throughout the space.
- Bow truss ceilings up to 20'
- 12' clear height.
- Dedicated kitchen area
- Live-work space
- Ground-level loading door (10' x 10')
- 400-amp, 200-volt, 3-phase power
- Conveniently located off the 5 FWY and close access to the 710 FWY
- Current tenant is month-to-month

## LOCATION INFORMATION

The City of Commerce sits at the geographic and logistical heart of the Greater Los Angeles Basin, offering unparalleled access to one of the world's largest consumer markets. Incorporated in 1960 as California's first industrial city, Commerce has cultivated a uniquely business-friendly environment spanning approximately 6.5 square miles — virtually all of it zoned for commercial and industrial use.

Strategically positioned just 5 miles southeast of Downtown Los Angeles, Commerce provides immediate access to a regional population exceeding 18 million people within a 30-mile radius. Its central location within the I-5 / I-710 / I-60 freeway triangle makes it one of Southern California's most coveted distribution and manufacturing addresses.

## **EXECUTIVE SUMMARY**

Coldwell Banker Commercial Blair is pleased to present the attached proposal for 2075 S. Atlantic Boulevard, located in the heart of Commerce's thriving business corridor. This 4,168 square foot flex/studio space is a single-story, free-standing structure situated on approximately 5,065 square feet of land near the 710 Freeway. The building features open beam warehouse ceilings, finished concrete floors, and an HVAC system, with a fully gated outdoor area providing privacy and security and a studio apartment. Built in 1948 and rehabbed in 2014. Surrounded by retail, office, and industrial uses, the property is easily accessible and supported by nearby businesses and neighborhoods — making it an ideal, move-in ready location for professional offices, creative studios, or a variety of other commercial uses.

## **ZONING**

### ***Commercial (C-2)***

The commercial (C-2) zone is intended to support various retail, service, and office activities along main arterial roads. It permits commercial activities, including retail stores, restaurants, and professional services in conveniently located areas of the city. Permitted uses include retail centers, stand-alone commercial businesses, general business activities, offices, personal and related services, as well as mixed-use developments that combine commercial and residential functions. These may also feature live/work units designed for both residential and business purposes.



## LOCAL AMENITIES

### Citadel Outlets 0.6 Miles

- » Auntie Anne's Pretzels
- » Charleys Grilled Subs / Philly Steaks
- » Chipotle Mexican Grill
- » Cinnabon
- » Jamba Juice
- » Lamajoon Shish Kabob Mediterranean Restaurant
- » Lollicup Fresh
- » NiBi Pho Bistro
- » Panda Express
- » Pieology Pizzeria
- » Pronto Café
- » Roll It Sushi
- » Ruby's Diner
- » Aéropostale
- » American Eagle Outfitters
- » Ann Taylor Factory Store
- » Armani Exchange / Armani Outlet
- » ASICS
- » Calvin Klein
- » Champion
- » Coach / Coach Men's
- » Nike Factory Store
- » Oakley
- » Old Navy
- » New Balance
- » Nike Factory Store
- » Puma
- » Reebok
- » Skechers
- » Citizen
- » Claire's
- » Fossil
- » Furla
- » Kipling
- » Lids
- » Luggage Factory
- » Luxury Beauty Store
- » Michael Kors
- » Movado
- » Pandora
- » Samsonite
- » Swarovski Crystal
- » Sunglass Hut
- » Sun's Up Optical Services
- » Watch Station
- » Zales Outlet

### Downtown Los Angeles 7.4 Miles

- » Whole Foods Market
- » Ralphs
- » Grand Central Market
- » Nijiya Market
- » Mitsuwa Marketplace
- » Smart & Final Extra!
- » Union Station
- » 7th Street / Metro Center
- » LADOT DASH
- » Metro Bike Share
- » Grand Park
- » Pershing Square
- » Vista Hermosa Natural Park
- » Equinox
- » Gold's Gym
- » LA Fitness
- » Basecamp Fitness

PROPERTY PHOTOS



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