



4337

**S DOWNEY ROAD
VERNON • CA**



S DOWNEY ROAD

EVERNON AVE

1 Building | 5,249 Square Feet | Warehouse

OFFERING MEMORANDUM

Marcus & Millichap



EXCLUSIVELY LISTED BY

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INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the opportunity to acquire 4337 S Downey Road, a ±5,249-square-foot freestanding industrial building situated on a ±0.48-acre parcel in the heart of Vernon—one of Los Angeles County's premier industrial submarkets. This offering presents a rare opportunity for an owner-user or value-add investor to secure a highly functional infill industrial site featuring an exceptionally low floor-to-area ratio and a fully fenced, secured yard with significant excess land suitable for outdoor storage, container parking, or fleet staging. The building is further enhanced by four oversized ground-level loading doors. Strategically located just south of Downtown Los Angeles with immediate access to the I-110, I-710, I-5, and SR-60 freeways, the property offers outstanding connectivity to the Ports of Los Angeles and Long Beach, as well as the region's primary intermodal rail yards. This mission-critical location positions the asset within one of the most supply-constrained and tenant-driven industrial markets in the country.



OFFERING OVERVIEW

Address	4337 S Downey Road, Vernon, CA 90058	Clear Height	14'
Purchase Price	\$1,600,000 (\$304 PSF)	Power	200 Amps; 240V, 3W (Verify)
Total Rentable Building Area	5,249 SF	Parking	2.27 per 1,000 SF
Land Area	21,101 SF (0.48 Acres)	Year Built/ Renovated	1955
Stories	1	County	Los Angeles
Number of Buildings	1	APN	6303-010-034
GL/DH Doors	4 GL (14' x 11"W)	Zoning	VEM&MS1*
		Construction	Masonry





INVESTMENT HIGHLIGHTS



RARE VERNON INFILL INDUSTRIAL OPPORTUNITY

Opportunity to acquire a ±5,249 SF free-standing industrial building located in the heart of Vernon—one of Los Angeles County’s most desirable and supply-constrained industrial submarkets.



EXCEPTIONAL LOW COVERAGE PROPERTY WITH SECURED YARD

Approximately 25 percent floor-to-area ratio featuring a fully fenced and secured yard with significant excess land ideal for outdoor storage, container parking, or fleet staging—a rare and increasingly difficult feature to replicate in Central Los Angeles.



HIGHLY FUNCTIONAL INDUSTRIAL IMPROVEMENTS

Improved with four oversized ground-level loading doors, allowing for efficient circulation and accommodating a wide variety of industrial and logistics-related uses.



MISSION-CRITICAL LOCATION WITH OUTSTANDING FREEWAY ACCESS

Strategically located just south of Downtown Los Angeles with immediate access to the I-110, I-710, I-5, and SR-60 freeways, providing exceptional connectivity to the greater Los Angeles industrial marketplace, ports, and intermodal infrastructure.

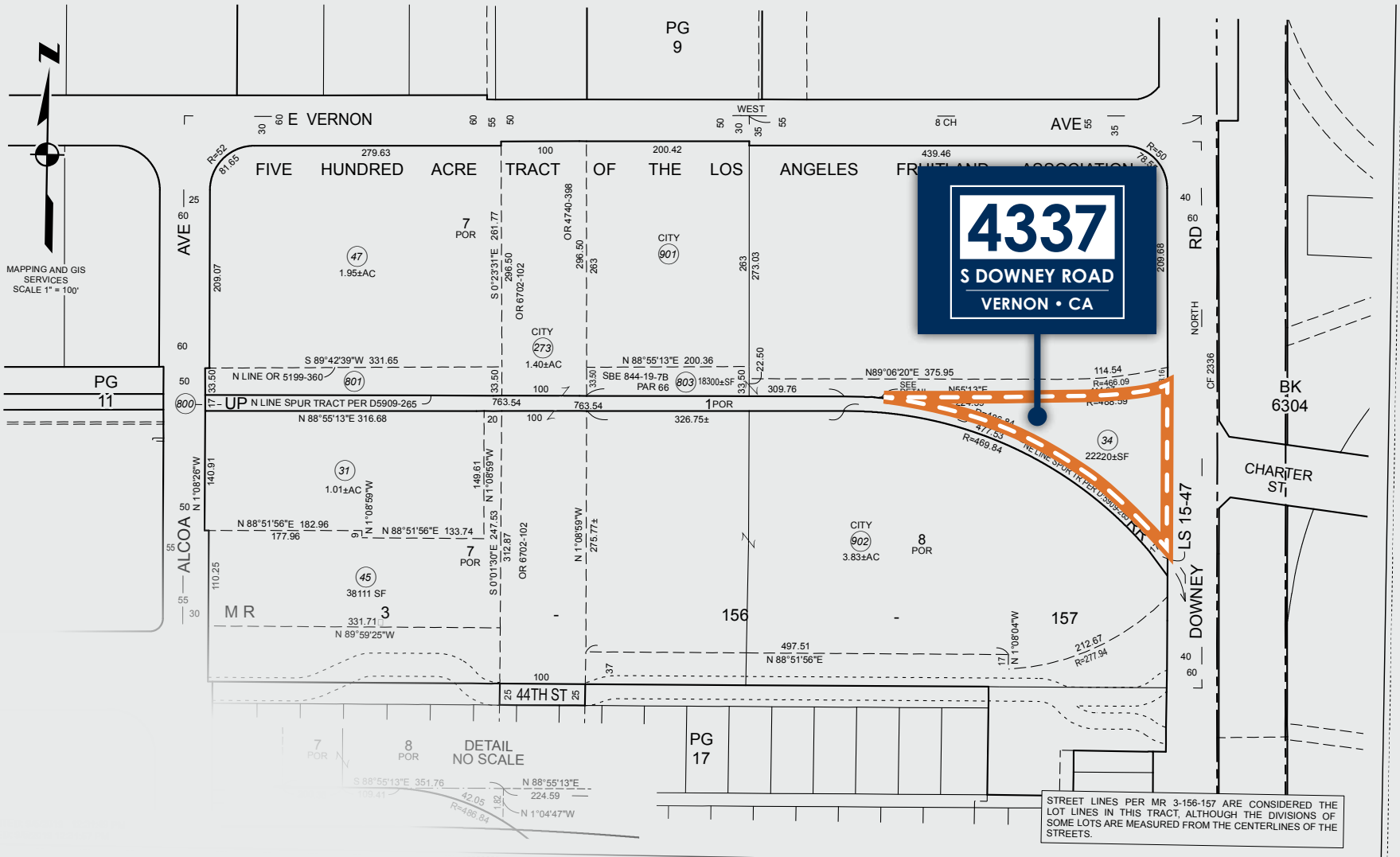


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B&B Tank &
Trailer Repair

S DOWNEY ROAD



4337
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STREET LINES PER MR 3-156-157 ARE CONSIDERED THE LOT LINES IN THIS TRACT, ALTHOUGH THE DIVISIONS OF SOME LOTS ARE MEASURED FROM THE CENTERLINES OF THE STREETS.

MARKET OVERVIEW

The *Los Angeles-Long Beach* metro is located entirely within Los Angeles County, encompassing 4,751 square miles and 88 incorporated cities, along with numerous unincorporated communities. Bordered by the Pacific Ocean to the west and neighboring counties including Orange, Ventura, Kern, and San Bernardino, the metro serves as one of the most influential economic and cultural centers in the world. The region is home to nearly 10 million residents, making it the largest metropolitan area in the United States. The City of Los Angeles accounts for approximately 3.8 million residents, while the county's coastline spans 81 miles of internationally recognized beaches.

A desirable Mediterranean climate, diverse economy, and extensive transportation infrastructure continue to attract businesses and residents to the region. The Santa Monica and San Gabriel mountain ranges provide significant recreational amenities, with Mount San Antonio rising above 10,000 feet. Historically known as the global center of the entertainment industry, Los Angeles has evolved into a multifaceted economic powerhouse driven by logistics, aerospace, technology, healthcare, tourism, and international trade. The metro's proximity to the Ports of Los Angeles and Long Beach, combined with one of the nation's most robust transportation networks, positions the region as a critical hub in both domestic and global commerce.

LOS ANGELES MARKET STATISTICS

9.8M
POPULATION

3.8M
RESIDENTS
CITY OF LOS ANGELES

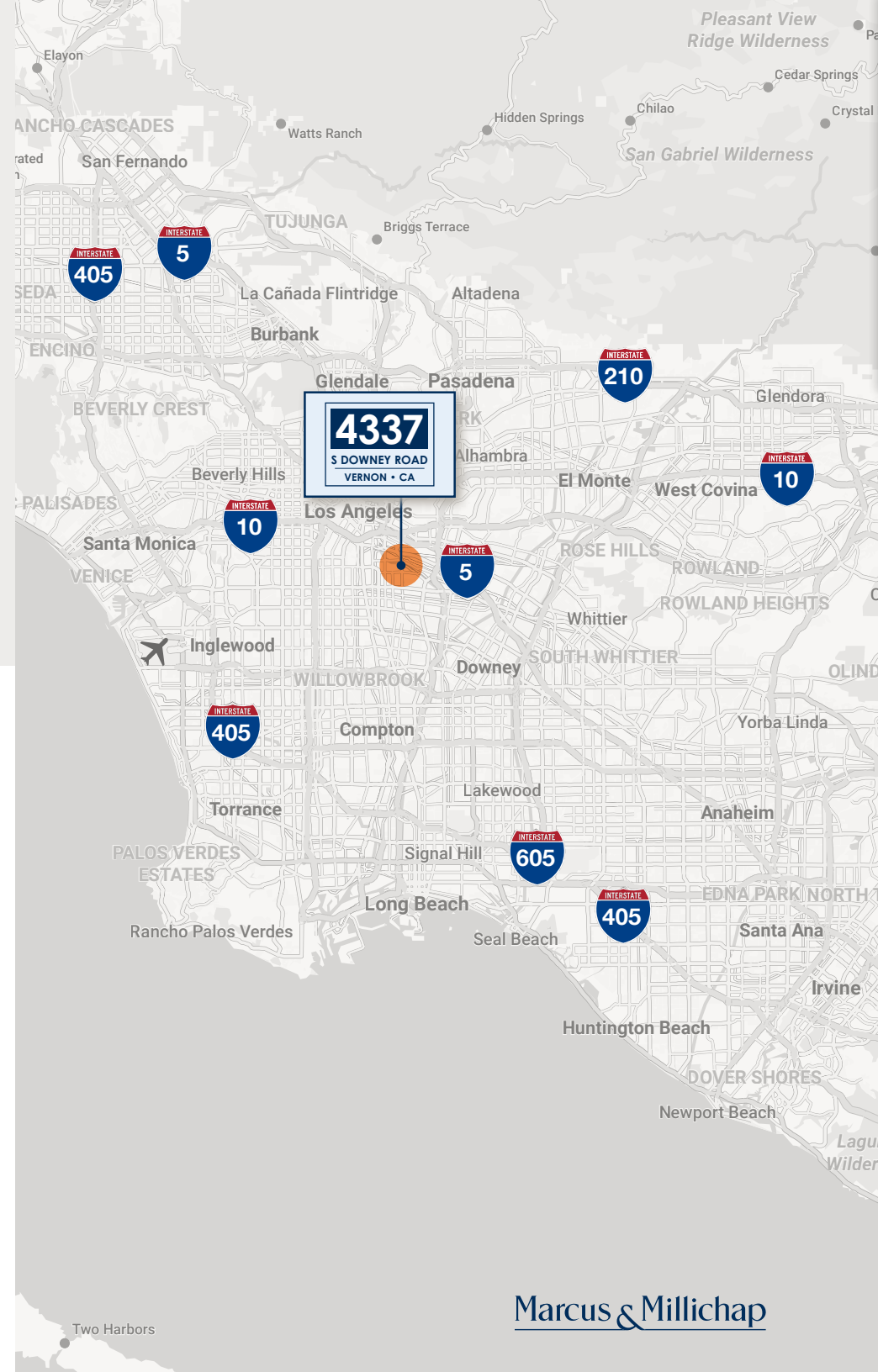
1.47M
HOUSEHOLDS

38 YR
MEDIAN AGE

\$87,510
MEDIAN
FAMILY INCOME

KEY MARKET DRIVERS

- Extensive transportation infrastructure supports the regional economy, including Interstates 5, 10, 15, 110, 210, 215, 405, and 710, along with passenger rail provided by Amtrak and Metrolink and freight rail operated by Union Pacific and BNSF.
- The Ports of Los Angeles and Long Beach, combined with the Alameda Corridor and LAX, make the metro one of the nation's premier logistics and international trade hubs, fueling continued warehouse and distribution demand.
- The entertainment industry remains a cornerstone of the economy, while aerospace, healthcare, tourism, and technology sectors continue to expand, supported by major employers including Walt Disney, Boeing, Northrop Grumman, Molina Healthcare, and Skechers USA.



VERNON, CALIFORNIA DEMOGRAPHICS - AT A GLANCE

	1-mile	3-mile	5-mile
Average Household Income	\$71,941	\$73,673	\$77,381
Total Population 2025 Est.	5,145	310,905	966,351
Median Age	32	33	33
Median Home Value	\$326,980	\$334,251	\$344,559

INVESTMENT SUMMARY

OVER **310,905** PEOPLE IN A 3-MILE RADIUS AND AN ASTOUNDING **966,351** IN A 5-MILE RADIUS!

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