

2440 – 2482 S ATLANTIC BLVD, COMMERCE, CA 90040

# COMMERCE VILLAGE

- FOR LEASE (533-10,170 Sq. Ft. AVAILABLE) -



**RETAIL FOR LEASE**



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# COMPETITION MAP

2240 – 2482 S ATLANTIC BLVD, COMMERCE, CA 90040



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

# EXECUTIVE SUMMARY

2240 – 2482 S ATLANTIC BLVD, COMMERCE, CA 90040



**8,987**  
# of businesses  
w/ 3-mile radius



**298,467**  
Population  
w/ 3-mile radius



**120,839**  
# of employees  
w/ 3-mile radius



**ADDRESS**  
2240 – 2482 S Atlantic Blvd  
Commerce, CA 90040



**APNs**  
6335-006-015, -016, -017, -019, -020



**LEASE RATE**  
\$1,50 - \$2.00 + NNN



**AVAILABILITY**  
533 – 10,170 Sq. Ft.



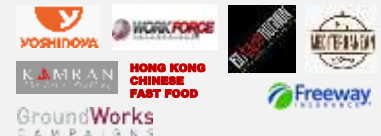
**BUILDING SIZE**  
43,199 Sq. Ft.  
**LAND SIZE**  
108,960 Sq. Ft.

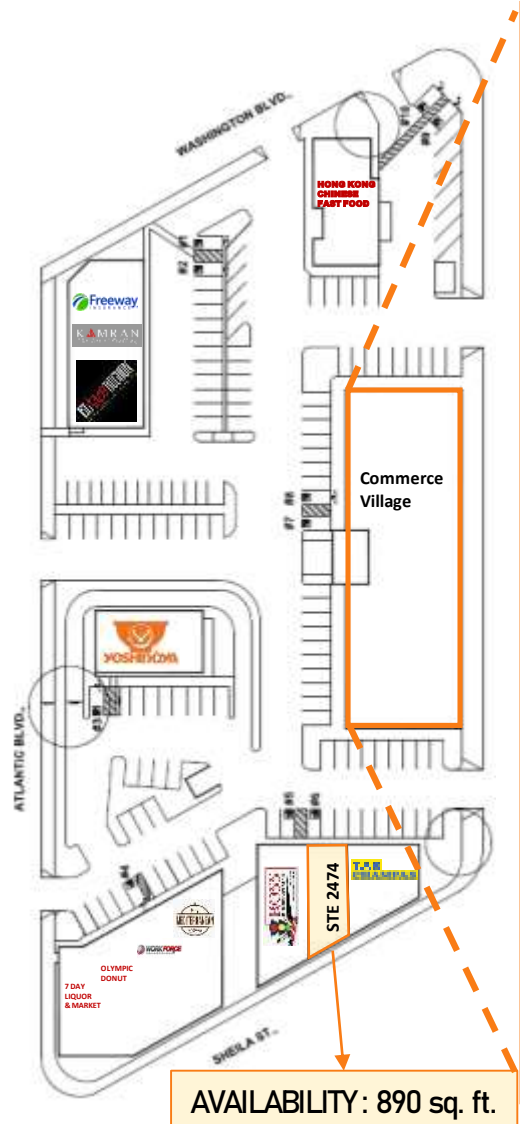


**PARKING**  
134 Spaces

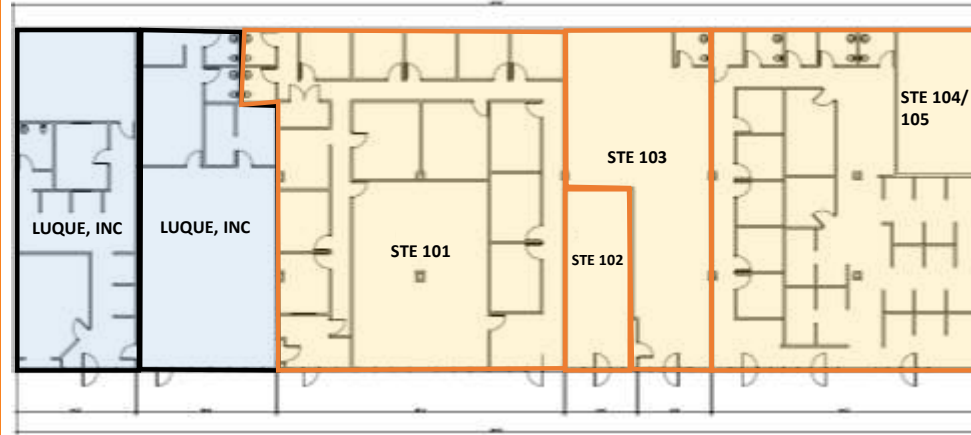
## PROPERTY HIGHLIGHTS

- Ideal for Food Use, Retail, or Office.
- SE Corner S Atlantic Blvd and Washington Ave
- Convenient access to the 5 & 710 Freeway
- 287,467 Residents w/i a 3-mile radius
- Anchored by:



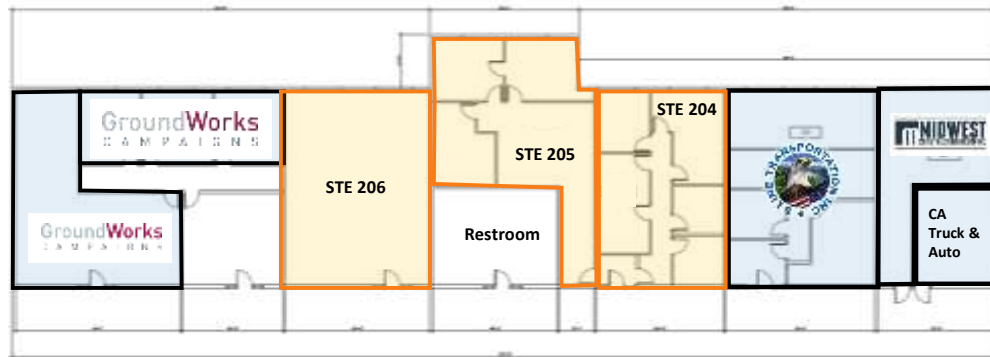


**FIRST FLOOR**       AVAILABILITY: 533 sq. ft. – 10,170 sq. ft.



Suite	Size (SF)
101	4,160
102	533
103	1,607
104/105	3,870

**SECOND FLOOR**       AVAILABILITY: 1,248 sq. ft. – 4,048 sq. ft.



Suite	Size (SF)
204	1,248
205	1,300
206	1,500

**AVAILABILITY: 890 sq. ft.**

# PROPERTY PHOTOS

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# AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2019 Population	16,771	289,467	803,670
2024 Population	16,974	291,097	808,816
2010 Population	16,218	289,980	795,339
Growth Rate: 2019 - 2024	1.21%	0.56%	0.77%



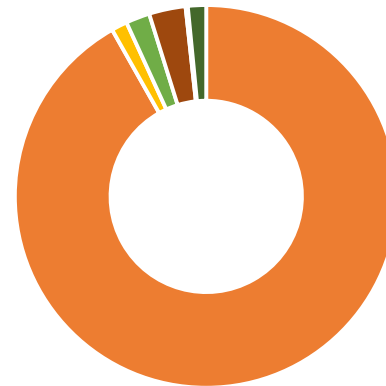
HOUSEHOLD	1 MILE	3 MILES	5 MILES
2019 Households	4,300	72,490	211,700
2024 Households	4,359	72,858	213,430
2010 Households	4,133	72,885	209,320
Growth Rate: 2019 - 2024	1.37%	0.51%	0.82%



INCOME	1 MILE
2019 Average Household Income	\$55,736
2024 Average Household Income	\$56,502
2010 Average Household Income	\$49,171
2024 Median Household Income	\$56,502



## RACE & ETHNICITY ( 3-Mile Radius)



- White - 91.82%
- Black/ African American - 1.34%
- Am. Indian & Alaskan - 2.02%
- Asian - 3.09%
- Native Hawaiian/ Other Pacific Islander - 0.19%
- Other Race - 1.54%

**93.70%** HISPANIC/LATINO POPULATION