

6252 Telegraph Road  
Commerce, CA



**FREEWAY FRONTAGE OFFICE FOR SALE**

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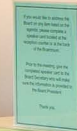
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**LIC. 01227240**

Metropolitan Water District





## BUILDING SUMMARY

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PRICE: TO BE DETERMINED  
BY MARKET

BUILDING SIZE: 21,323 SF  
LOT SIZE: 34,180 SF

YEAR BUILT: 1960  
CONSTRUCTION: CONCRETE TILT UP  
STORIES: 2 PLUS BASEMENT  
PARKING: 34 (MORE AVAILABLE)

CURRENT USE: PROFESSIONAL OFFICE  
ZONING: C2 (UNLIMITED COMMERCIAL)

OWNERSHIP: FEE-SIMPLE  
APN: 6336-008-901

OCCUPANCY: OWNER OCCUPIED WITH  
SHORT-TERM LEASEBACK

# COMMERCE, CA



Commerce, CA is a city in Southeast Los Angeles County. The population within the city was 12,823 according to the 2010 census. The city is primarily dominated by business, many of which are industrial. The city houses the Commerce Casino, featuring 91k SF of gaming space and a 200 room hotel. Additionally, the Citadel Outlets draws visitors with its 700,000 square feet of outlet retail space along I-5. Commerce is centrally located to Los Angeles, Long Beach and Orange County.



## DEMOGRAPHICS AND INCOME

|                           |          |
|---------------------------|----------|
| POPULATION:               | 777,261  |
| AVERAGE HOUSEHOLD INCOME: | \$69,899 |
| BUSINESSES:               | 22,732   |



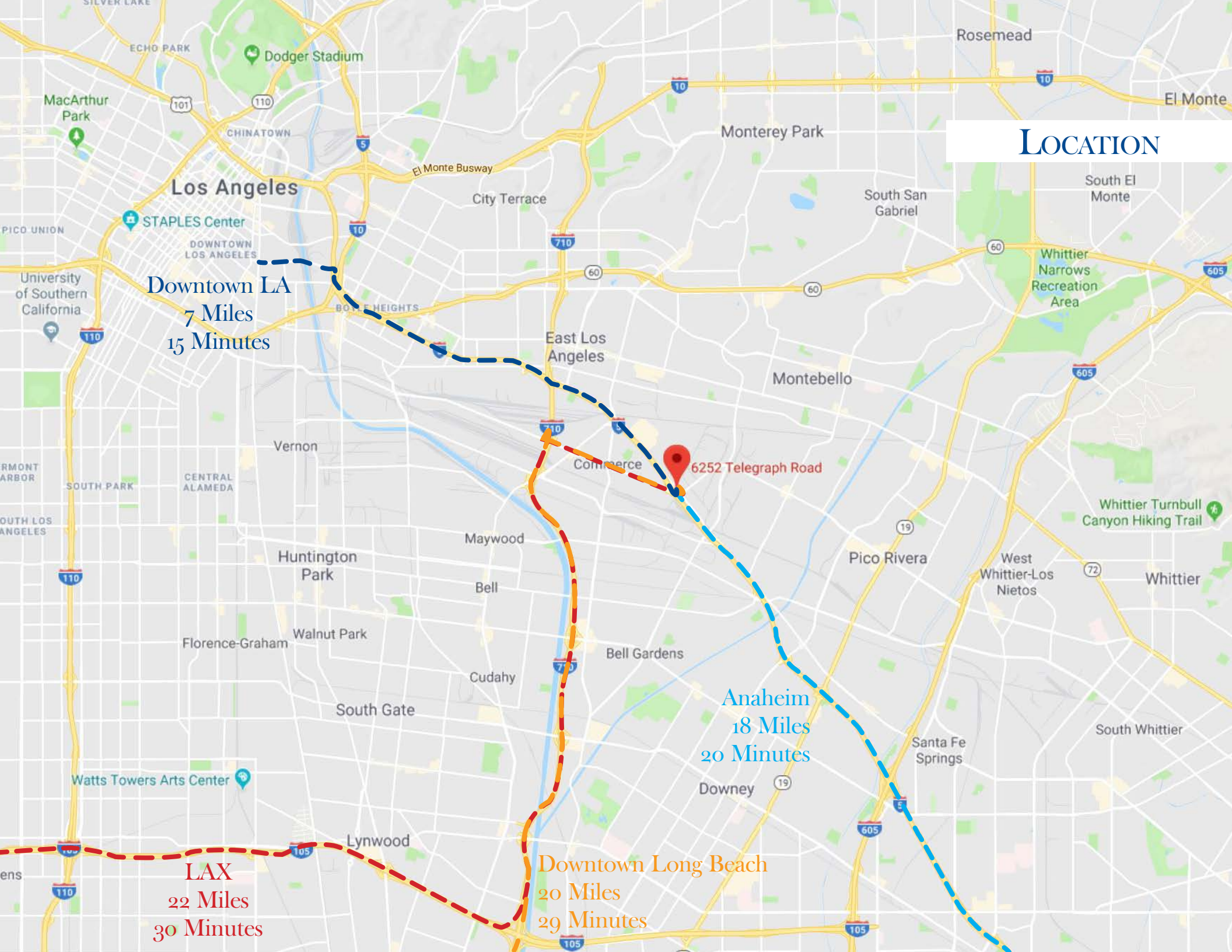
# LOCATION

Downtown LA  
7 Miles  
15 Minutes

Anaheim  
18 Miles  
20 Minutes

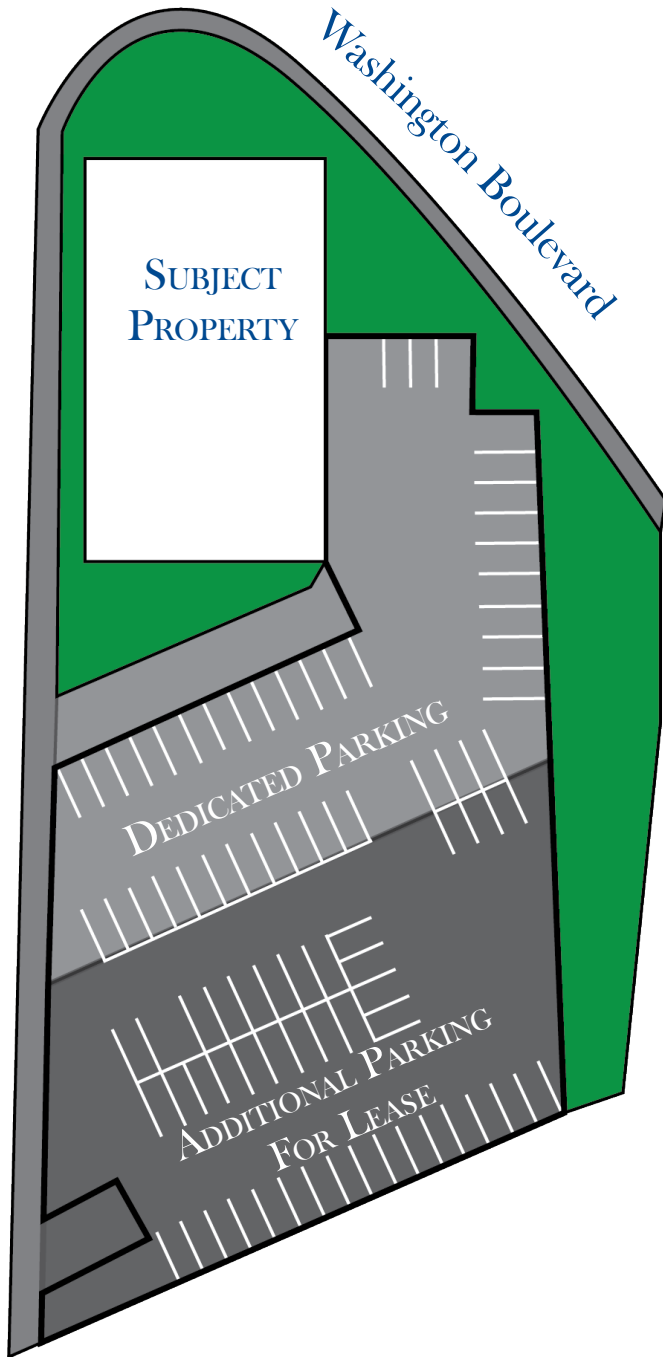
LAX  
22 Miles  
30 Minutes

Downtown Long Beach  
20 Miles  
29 Minutes



# BUILDING SITE PLAN

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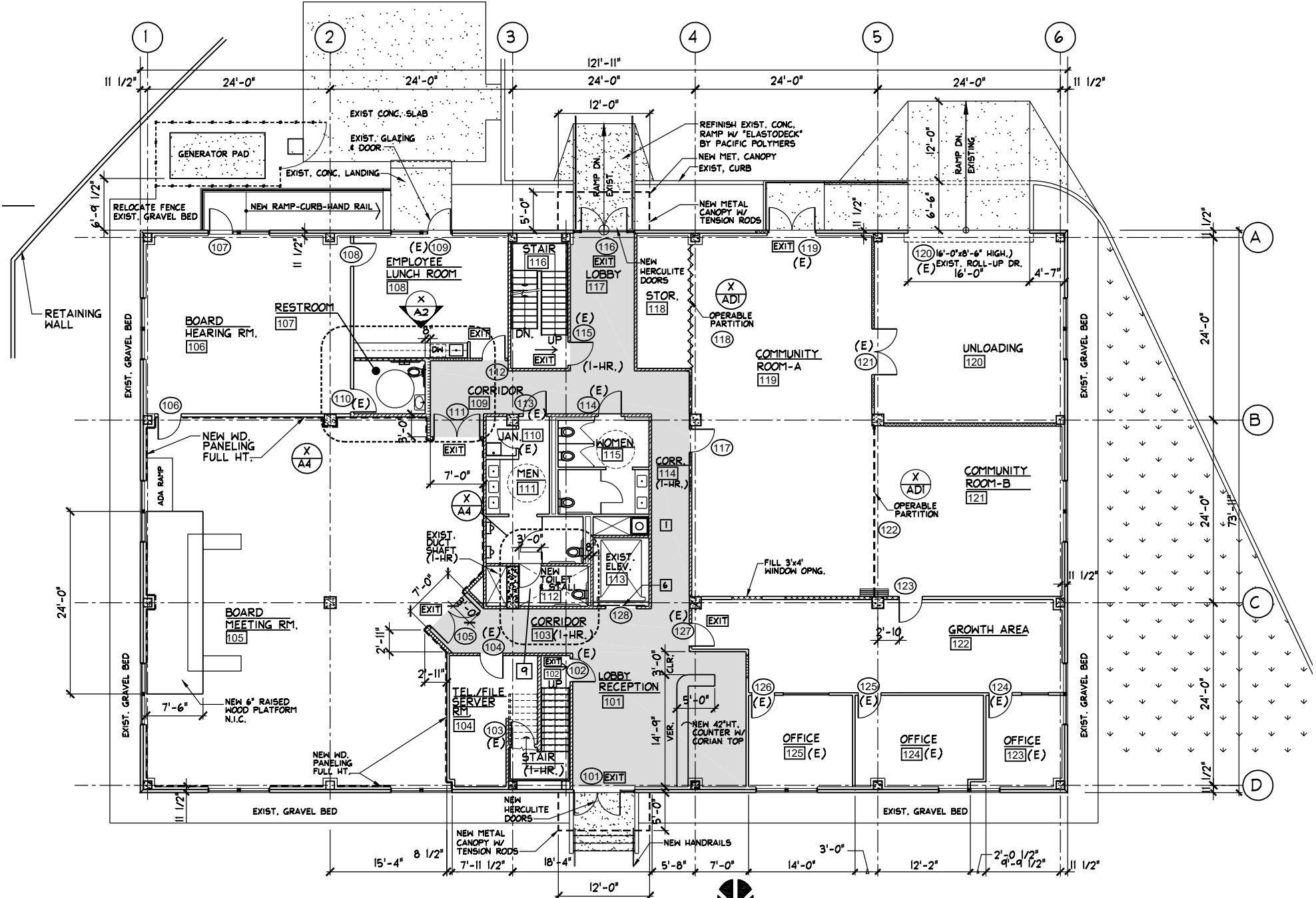








# 6252 TELEGRAPH ROAD | BUILDING PLANS - FIRST FLOOR

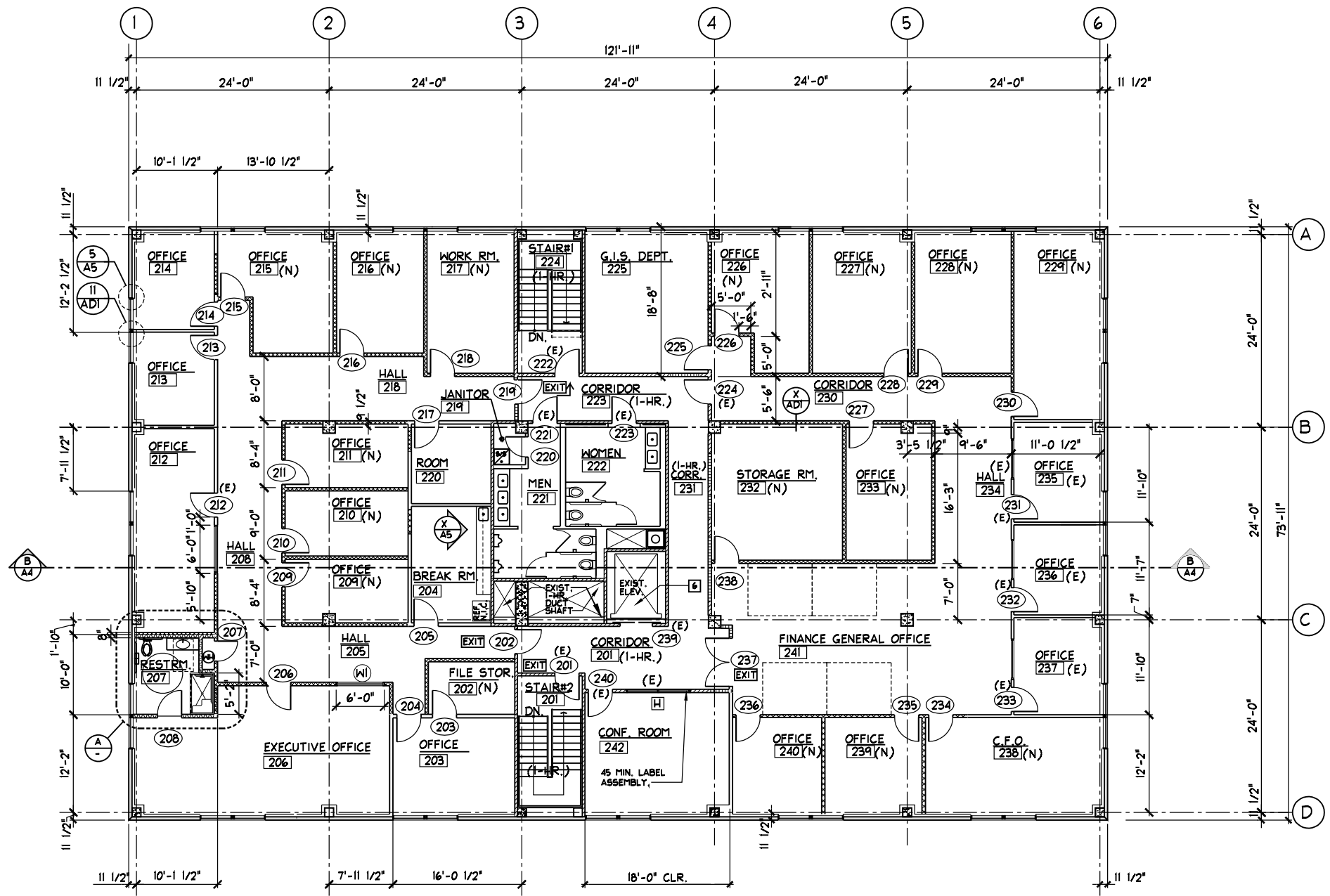


## FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"



# 6252 TELEGRAPH ROAD | BUILDING PLANS - SECOND FLOOR



## SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0"



DOWNTOWN LOS ANGELES

THE COMMERCE  
CASINO & HOTEL

CITADEL OUTLETS  
700K SF OUTLET MALL

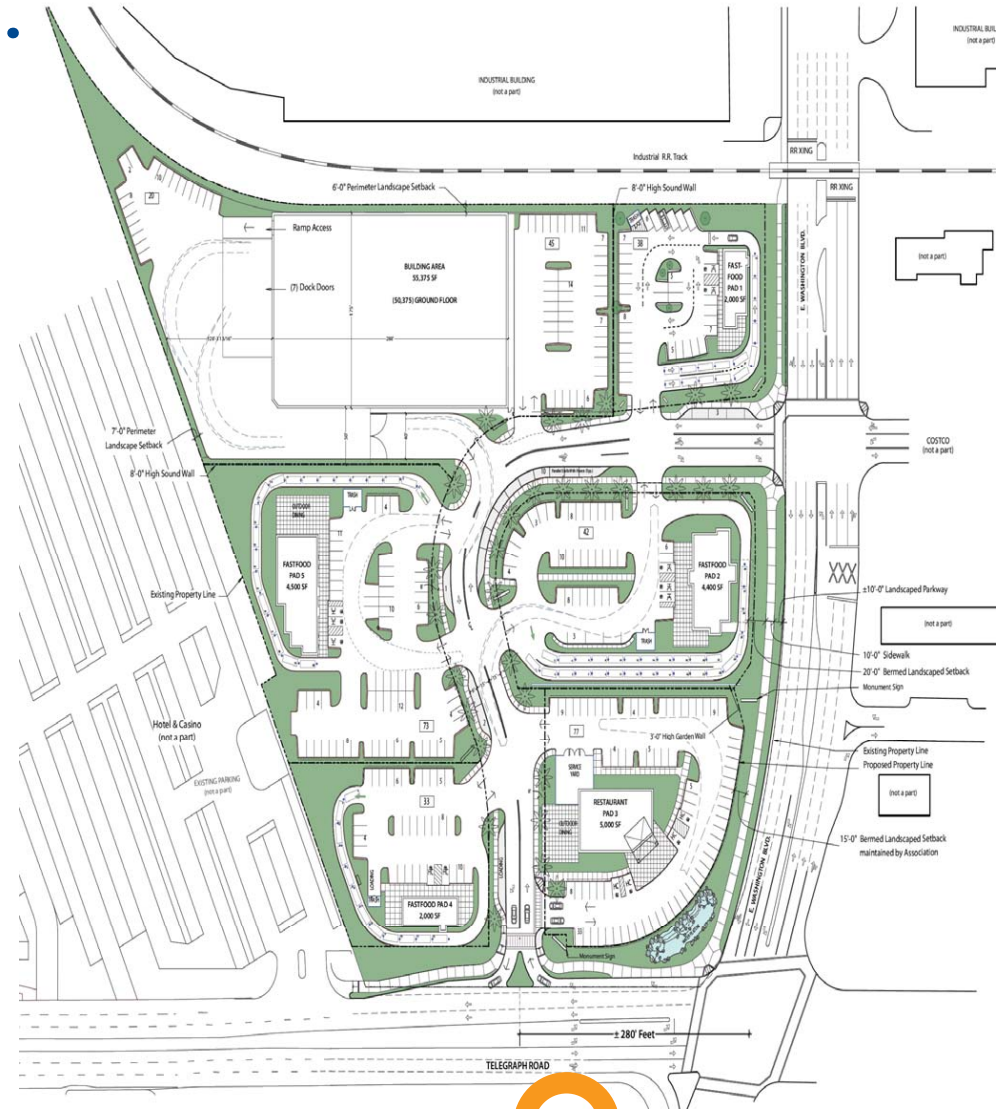


# DEVELOPING AREA

6252 Telegraph Road is surrounded by several new developments currently in the planning phase through the City of Commerce. Most significantly for the subject property is the 10 acre site across the street located on the Northern Corner of Washington Boulevard and Telegraph Road. Proposed new elements include at least four (4) restaurant pads, sit down and drive through, a potential fifth restaurant pad or office, and a 55,000 square foot industrial building. A rendering of the proposed site plan is pictured on the right.

Other major developments in the area include an expansion of the Citadel Outlets and two new hotels along Telegraph Road, developed along side additional retail.

More information about the aforementioned new developments can be found [HERE](#).



## 6252 TELEGRAPH ROAD



**EXHIBIT 2-11**  
**FUTURE DEVELOPMENT CONCEPT FOR AREA 3**  
Source: Studio Progetti, Inc.

FOR MORE INFORMATION, PLEASE CONTACT:



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If Seller determines that Receiving Party or any of its Representatives has defaulted under or has breached any provision of this Agreement, Seller may in its sole and absolute discretion, refuse to consider a bid from Receiving Party (or any client or affiliate of Receiving Party). This right shall be available in addition to, not in lieu of, any other legal or equitable right or remedy to which Seller is entitled on account of Receiving Party's default of any of the provisions of this Agreement, including, without limitation, the seeking of damages, an injunction to prevent breaches of this Agreement and/or an order compelling specific performance of this Agreement. Seller shall not be deemed to have waived any rights or remedies on account of its failure, delay, or forbearance in exercising any such right or remedy in a particular instance.

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