

2139 E 52nd Street, Vernon, CA 90058

FOR LEASE

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GLOBAL COMMERCIAL REAL ESTATE

LA REALTY ADVISORS
COMMERCIAL REALESTATE SERVICES, WORLDWIDE.

THE SPACE

Location	2139 E 52nd St Vernon, CA 90058
Size	24,160 SF (additional 14,400 SF also available)
Lease Rate	$1.15 PSF (Monthly)
Lease Type	Gross

HIGHLIGHTS

- Multi-purpose warehouse, divisible building
- 24,150 SF Industrial (14,400 also available)
- Good ingress/egress with access off 52n Street
- Close proximity to Downtown Los Angeles – just off Alameda Street and Santa Fe Avenue
- Fenced and secured yard with ample parking
- Located in the highly desirable City of Vernon
- Dynamic location enhances projects loading, parking and security features
- Convenient access to Santa Ana (I-5), San Bernardino (I-10), Pomona (SR-60), Harbor (110), and Long Beach (710) Freeways
- Excellent for warehousing, distribution, manufacturing, logistics, and contractor operations
- Heavy power available
- Gated yard access
- Efficient loading configuration
- Functional industrial layout
- Gated Yard Access

Exceptional industrial leasing opportunity in the highly desirable City of Vernon! Located at 2139 E 52nd Street, this versatile industrial property offers approximately 24,160 square feet of warehouse space (additional 14,400 SF also available for a total of 38,650 SF), ideally suited for warehousing, distribution, manufacturing, logistics, and contractor operations. The property features 24-foot ceiling clearance, 3–5 dock-high loading doors, approximately 4,000 square feet of office space, heavy electrical power (2,000 amps, 277/480V, 3-phase), a wet sprinkler system, and skylights that provide natural lighting throughout the warehouse. Additional highlights include a fully fenced and secured yard, gated access, ample parking, and an efficient loading configuration designed to accommodate a wide range of industrial operations. The functional layout and flexible square footage make this property an excellent opportunity for businesses seeking operational efficiency in a premier industrial location.

Strategically positioned in one of Southern California's most established industrial markets, the property offers outstanding accessibility to Downtown Los Angeles and the greater Los Angeles metropolitan area. Situated just off Alameda Street and Santa Fe Avenue, the location provides convenient connectivity to five major freeways, including the I-5, I-10, SR-60, I-110, and I-710, facilitating efficient transportation to the Ports of Los Angeles and Long Beach, regional distribution centers, and surrounding commercial markets. The City of Vernon is recognized for its strong industrial infrastructure and concentration of manufacturing, wholesale, and distribution businesses, making this location particularly attractive to companies seeking a strategic operational base. With its combination of heavy power, dock-high loading, secure yard, flexible warehouse configurations, and excellent freeway accessibility, 2139 E 52nd Street presents an outstanding opportunity for industrial users looking to establish or expand their presence in the heart of Los Angeles County.

AVAILABLE PROPERTY FEATURES

BUILDING SF	164,704 SF
NET RENTABLE AREA (SF)	24,160 SF
YEAR BUILT	1967
ZONING TYPE	M
BUILDING CLASS	B
NUMBER OF PARKING SPACES	10 (May be available more if parked double)
CEILING HEIGHT	24'
DOCK HIGH DOORS	5
SKYLIGHTS	Yes
FENCED YARD	Yes
OFFICE SF	4,000 SF
POWER	2000A, 277/480V, 3P, 4W
SPRINKLERS	Wet
RESTROOMS	2 in office, 1 in warehouse

ALSO AVAILABLE

BUILDING SF	164,704 SF
NET RENTABLE AREA (SF)	14,400 SF
YEAR BUILT	1967
ZONING TYPE	M
BUILDING CLASS	B
NUMBER OF PARKING SPACES	2 (May be available more if parked double)
CEILING HEIGHT	24'
DOCK HIGH DOORS	3
SKYLIGHTS	Yes
FENCED YARD	Yes
OFFICE SF	None
POWER	2000A, 277/480V, 3P, 4W
SPRINKLERS	Wet
RESTROOMS	None

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
26,992	373,194	1,188,994

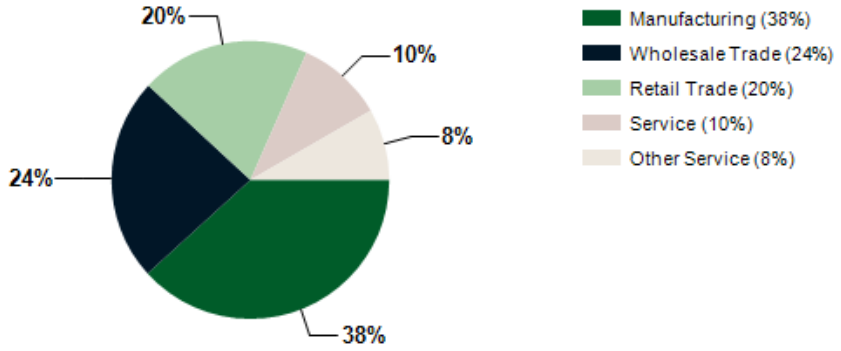
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
$78,114	$83,132	$85,489

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,278	97,459	356,367

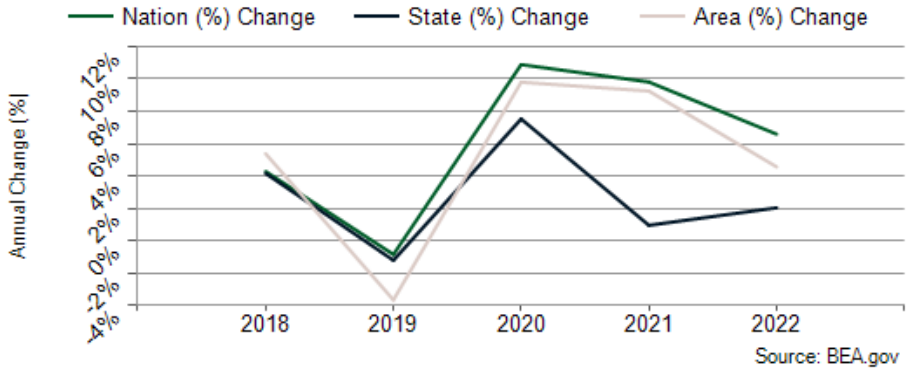
Major Industries by Employee Count

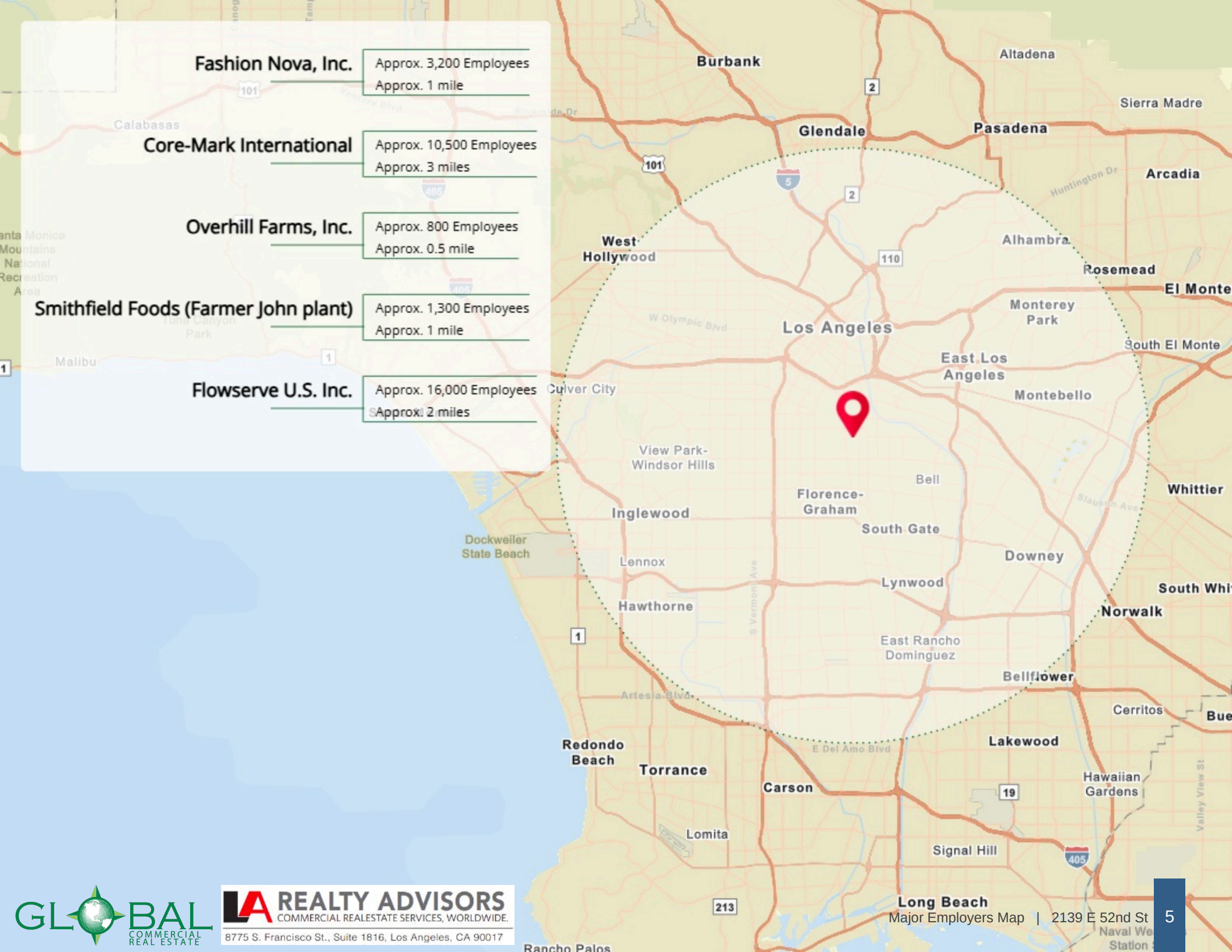


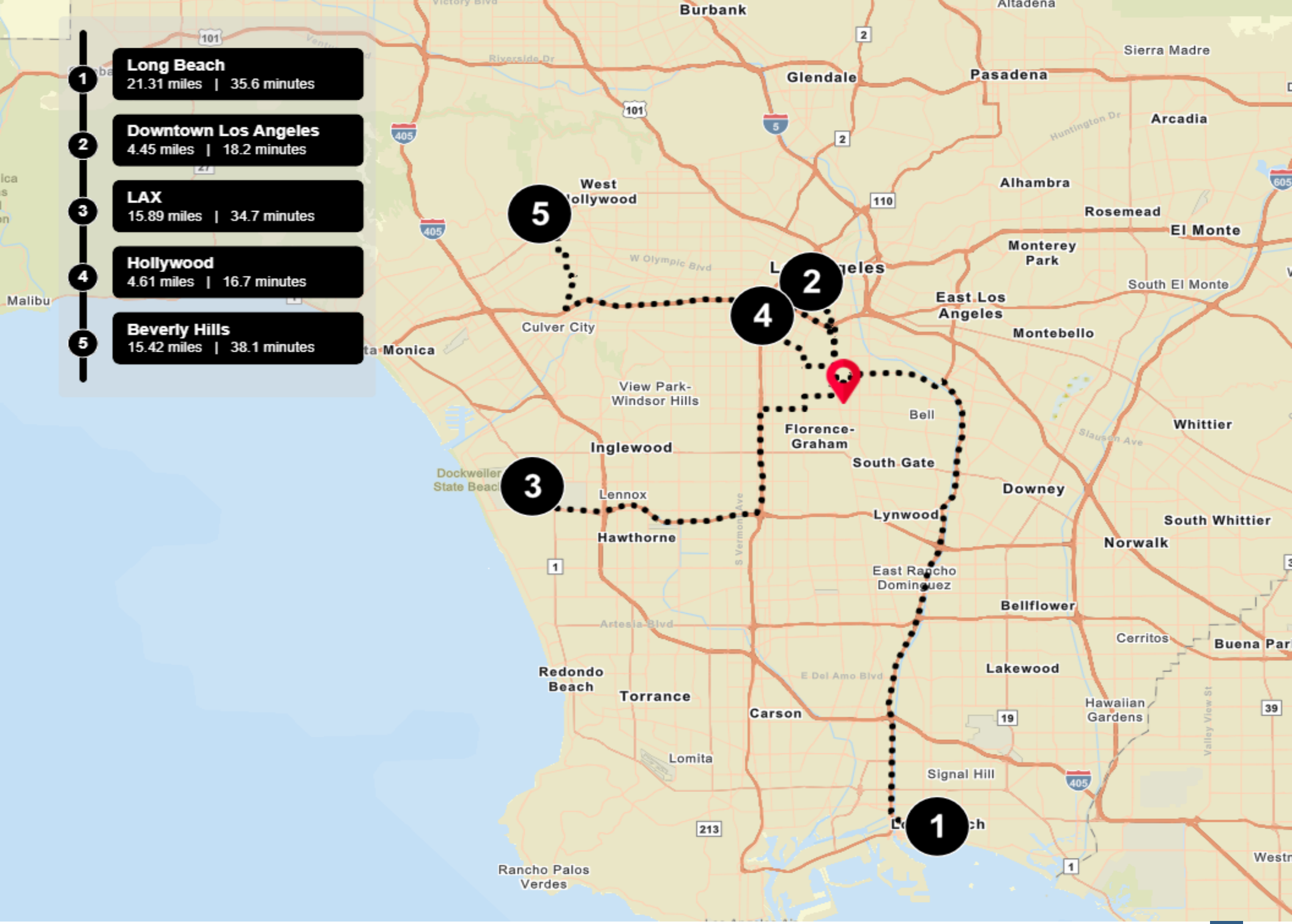
Largest Employers

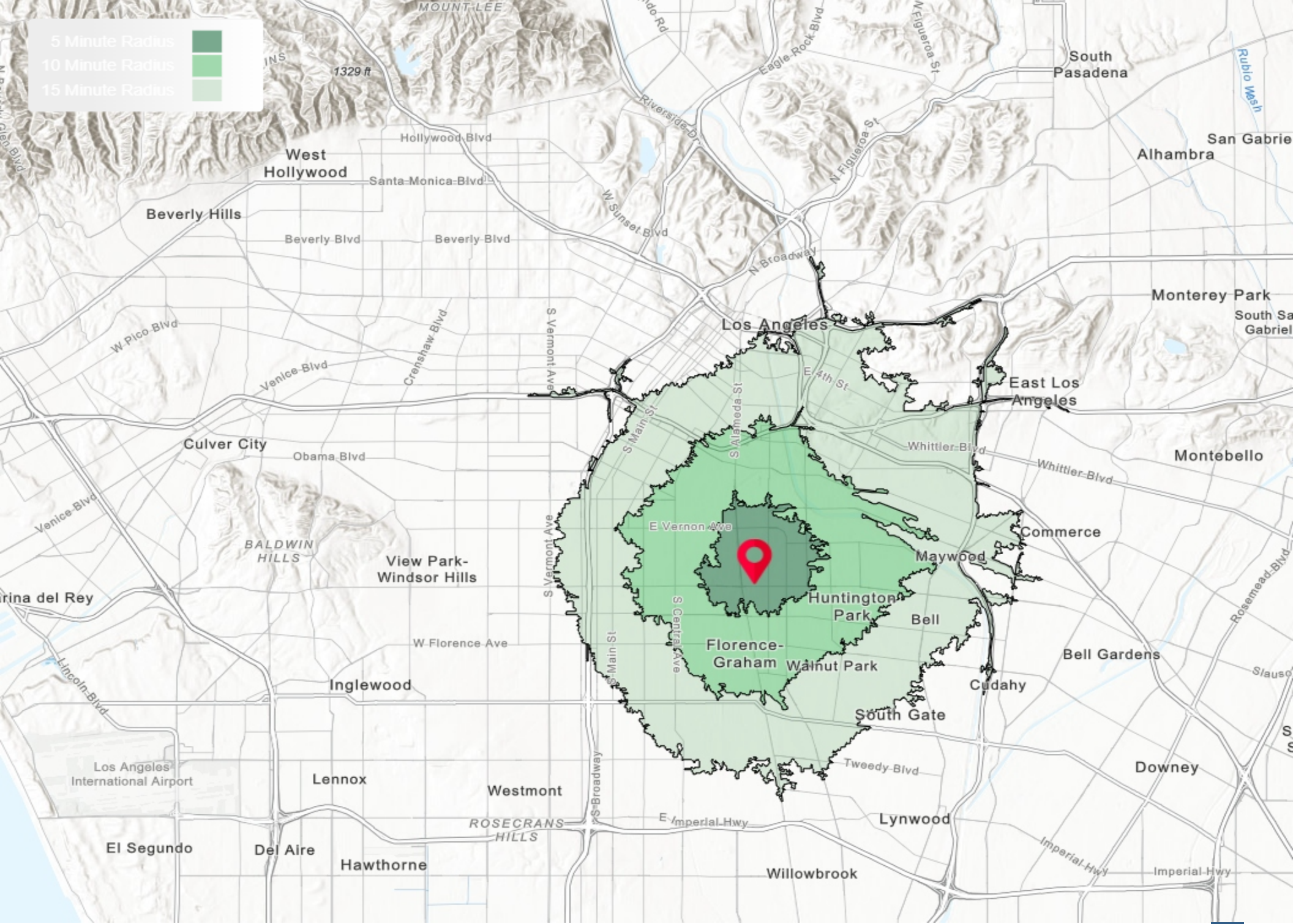
Clougherty Packing, LLC	1,226
BCBG Max Azria Group, Inc.	1,101
United Parcel Service, Inc.	1,087
Overhill Farms, Inc.	494
J & J Snack Foods Corp Of California	380
Camino Real Foods, Inc.	368
Flowserve Corporation	368
Seven For All Mankind	358

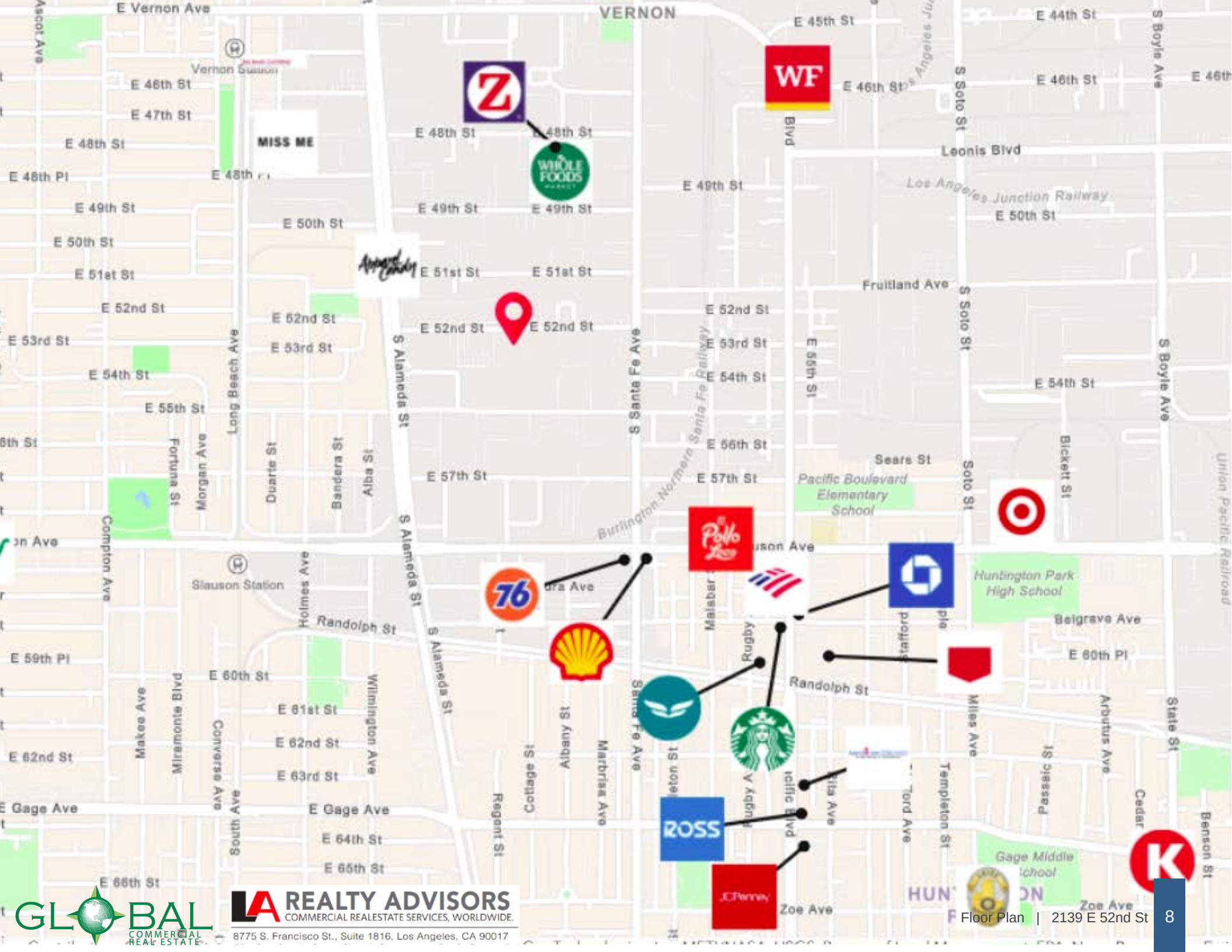
Los Angeles County GDP Trend

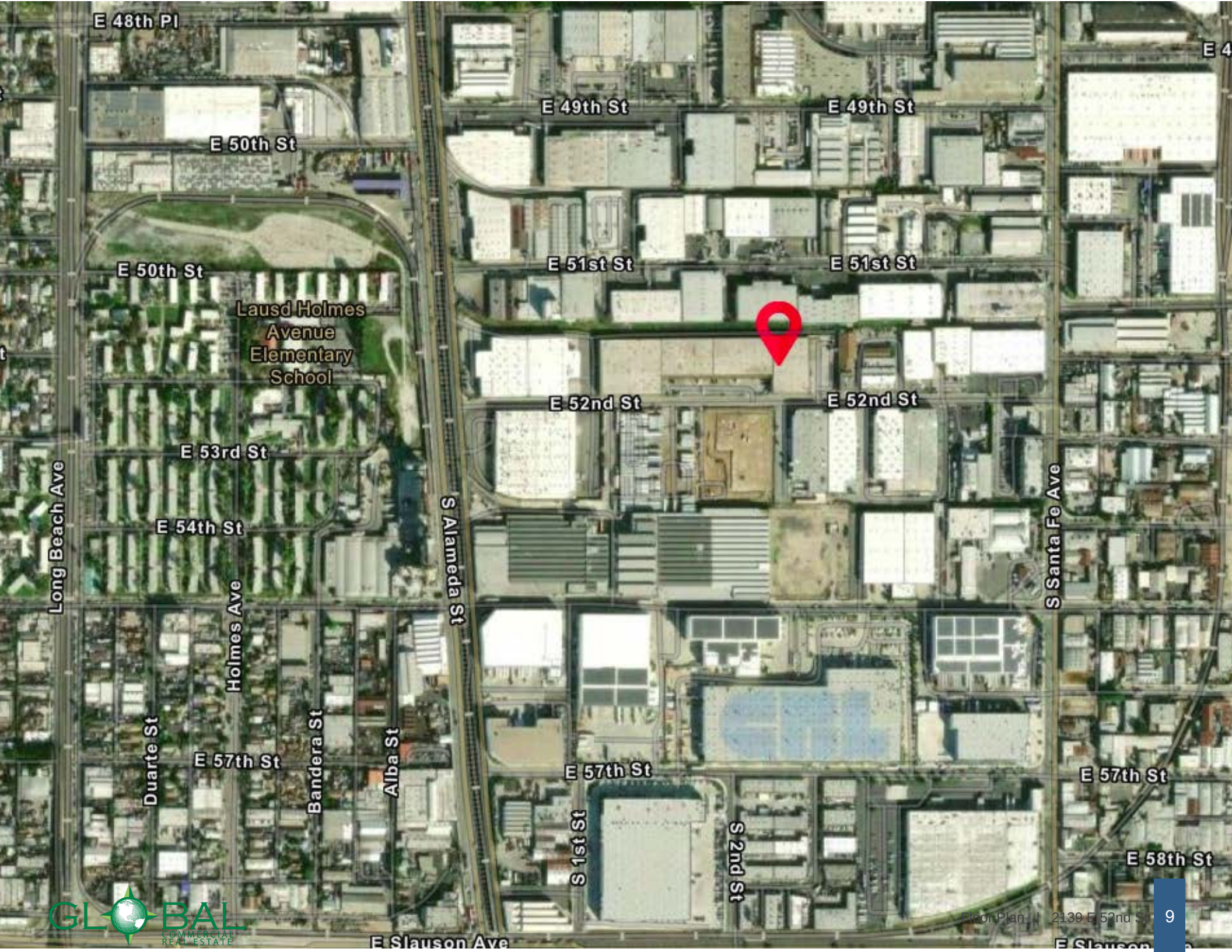


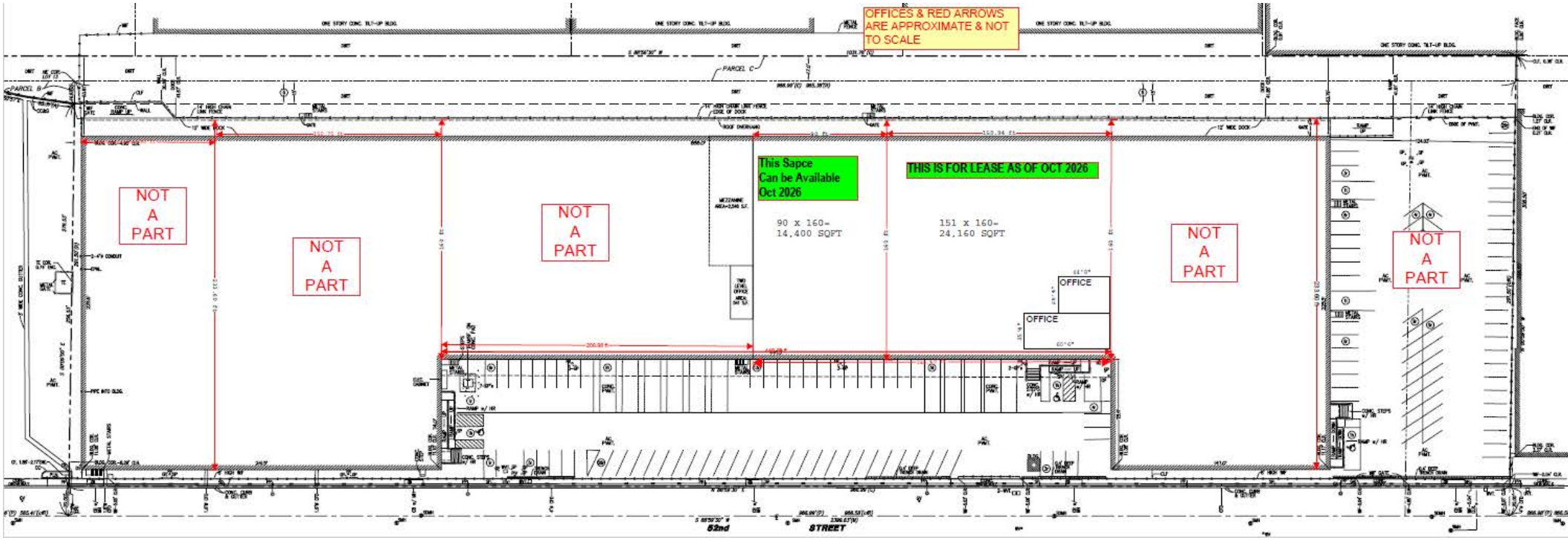

Fashion Nova, Inc.
Approx. 3,200 Employees
Approx. 1 mile
Core-Mark International
Approx. 10,500 Employees
Approx. 3 miles
Overhill Farms, Inc.
Approx. 800 Employees
Approx. 0.5 mile
Smithfield Foods (Farmer John plant)
Approx. 1,300 Employees
Approx. 1 mile
Flowserve U.S. Inc.
Approx. 16,000 Employees
Approx. 2 miles
Burbank
Altadena
Sierra Madre
Glendale
Pasadena
Arcadia
West Hollywood
Alhambra
Rosemead
El Monte
Monterey Park
Los Angeles
South El Monte
East Los Angeles
Montebello
Culver City
View Park-Windsor Hills
Bell
Florence-Graham
Whittier
Inglewood
South Gate
Dockweiler State Beach
Lennox
Downey
Lynwood
Hawthorne
Norwalk
East Rancho Dominguez
Bellflower
Artesia Blvd
Cerritos
Redondo Beach
Torrance
Lakewood
Carson
Hawaiian Gardens
Lomita
Signal Hill
Long Beach
Malibu
Calabasas

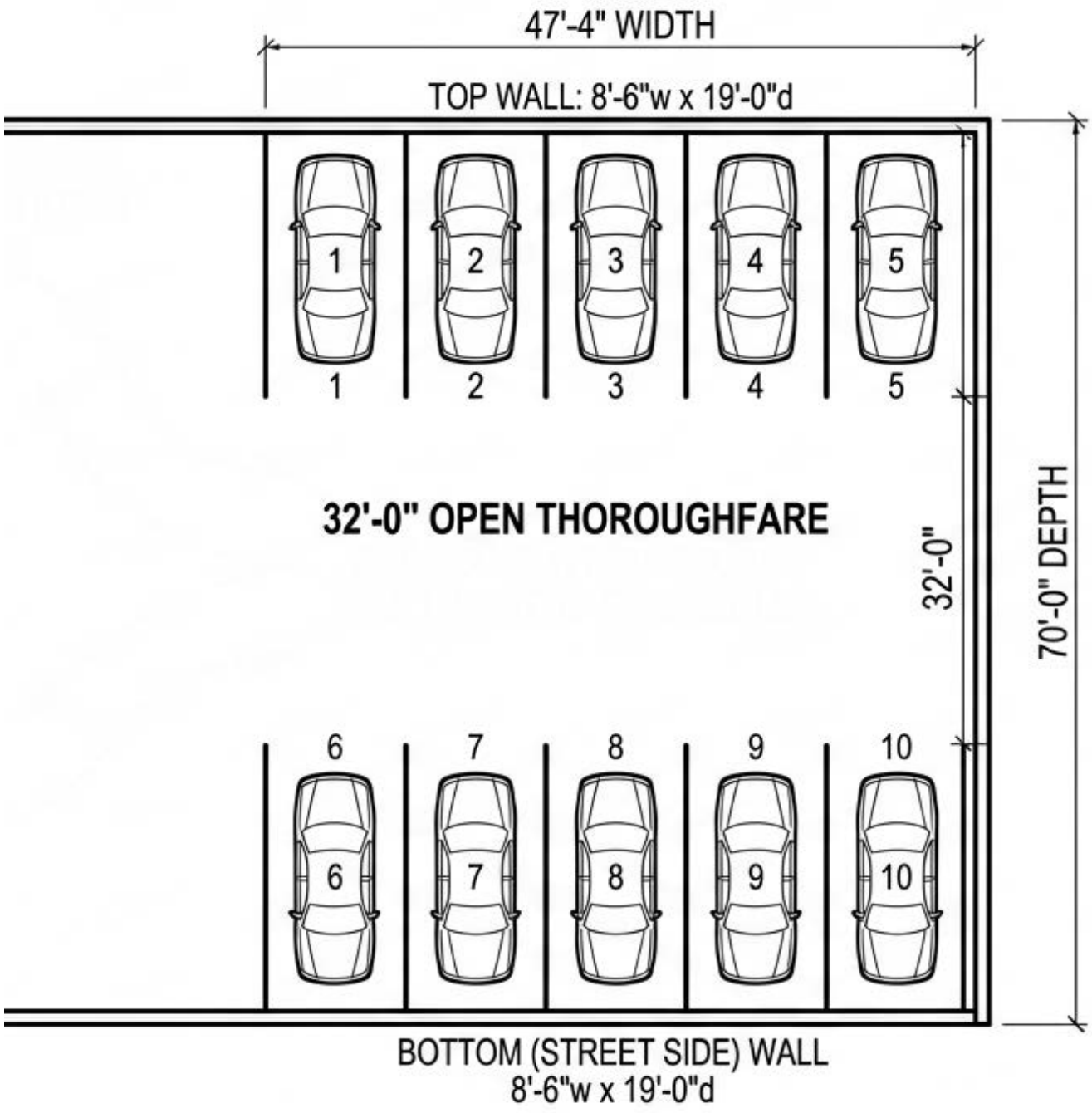

1
Long Beach
21.31 miles | 35.6 minutes
2
Downtown Los Angeles
4.45 miles | 18.2 minutes
3
LAX
15.89 miles | 34.7 minutes
4
Hollywood
4.61 miles | 16.7 minutes
5
Beverly Hills
15.42 miles | 38.1 minutes
Burbank
Glendale
Pasadena
Sierra Madre
Arcadia
Alhambra
Rosemead
El Monte
Monterey Park
South El Monte
East Los Angeles
Montebello
West Hollywood
Culver City
Monica
Malibu
View Park-Windsor Hills
Inglewood
Florence-Graham
Bell
Whittier
South Gate
Downey
Lynwood
South Whittier
Norwalk
Lennox
Hawthorne
East Rancho Dominguez
Bellflower
Cerritos
Buena Park
Lakewood
Redondo Beach
Torrance
Carson
Hawaiian Gardens
Lomita
Signal Hill
Rancho Palos Verdes
Dockweiler State Beach
Riverside Dr
Victory Blvd
W Olympic Blvd
Huntington Dr
Slauson Ave
Artesia Blvd
E Del Amo Blvd
S Vermont Ave
Valley View St
101
405
110
605
213
19
39


5 Minute Radius
10 Minute Radius
15 Minute Radius
MOUNT LEE
1329 ft
Hollywood Blvd
West Hollywood
Santa Monica Blvd
Beverly Hills
Beverly Blvd
Beverly Blvd
W Sunset Blvd
N Broadway
Eagle Rock Blvd
N Figueroa St
Riverside Dr
South Pasadena
Rubio Wash
San Gabriel
Alhambra
Monterey Park
South Gabriel
Los Angeles
E 4th St
East Los Angeles
W Pico Blvd
Venice Blvd
Crenshaw Blvd
S Vermont Ave
S Main St
S Alameda St
Whittier Blvd
Montebello
Culver City
Obama Blvd
Venice Blvd
BALDWIN HILLS
View Park-Windsor Hills
E Vernon Ave
Commerce
Maywood
Huntington Park
Bell
Florence-Graham
Walnut Park
W Florence Ave
Inglewood
Bell Gardens
Cudahy
South Gate
Rosemead Blvd
Lincoln Blvd
Los Angeles International Airport
Lennox
Westmont
S Broadway
Tweedy Blvd
Downey
E Imperial Hwy
Lynwood
ROSECRANS HILLS
El Segundo
Del Aire
Hawthorne
Willowbrook
Imperial Hwy
Imperial Hwy


VERNON
E Vernon Ave
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E 64th St
E 65th St
E 66th St
E Gage Ave
Vernon Station
Slauson Station
MISS ME
WHOLE FOODS MARKET
Leonis Blvd
Fruitland Ave
Sears St
Randolph St
Belgrave Ave
Zoe Ave
S Alameda St
S Santa Fe Ave
S Soto St
S Boyle Ave
Long Beach Ave
Compton Ave
Wilmington Ave
Miles Ave
Templeton St
Benson St
Los Angeles Junction Railway
Burlington Northern Santa Fe Railway
Pacific Boulevard Elementary School
Huntington Park High School
Gage Middle School
ROSS
JCPenney


E 48th Pl
E 49th St
E 49th St
E 50th St
E 50th St
E 51st St
E 51st St
Lausd Holmes Avenue Elementary School
E 52nd St
E 52nd St
E 53rd St
E 54th St
Long Beach Ave
Holmes Ave
S Alameda St
S Santa Fe Ave
Duarte St
E 57th St
Bandera St
Alba St
E 57th St
E 57th St
S 1st St
S 2nd St
E 58th St
E Slauson Ave


OFFICES & RED ARROWS ARE APPROXIMATE & NOT TO SCALE
This Sapce Can be Available Oct 2026
THIS IS FOR LEASE AS OF OCT 2026
90 x 160-
14,400 SQFT
151 x 160-
24,160 SQFT
NOT A PART
NOT A PART
NOT A PART
NOT A PART
NOT A PART
OFFICE
OFFICE
52nd STREET


47'-4" WIDTH
TOP WALL: 8'-6"w x 19'-0"d
1
2
3
4
5
1
2
3
4
5
32'-0" OPEN THOROUGHFARE
32'-0"
70'-0" DEPTH
6
7
8
9
10
6
7
8
9
10
BOTTOM (STREET SIDE) WALL
8'-6"w x 19'-0"d














TJMAX
TJMAX
TJMAX
ICON




P.M.T.
MARATHON





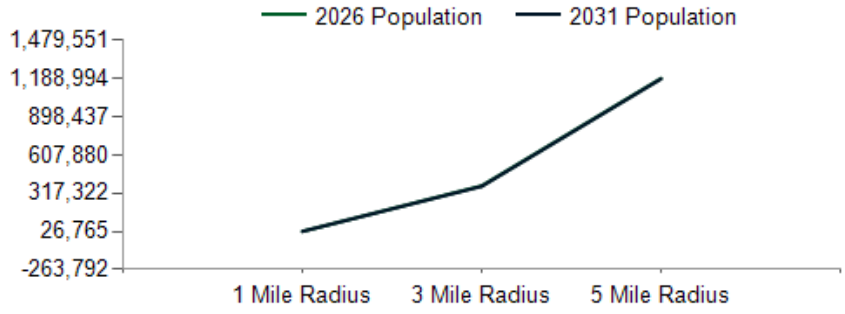

EXIT


WOMEN
MEN
MEN

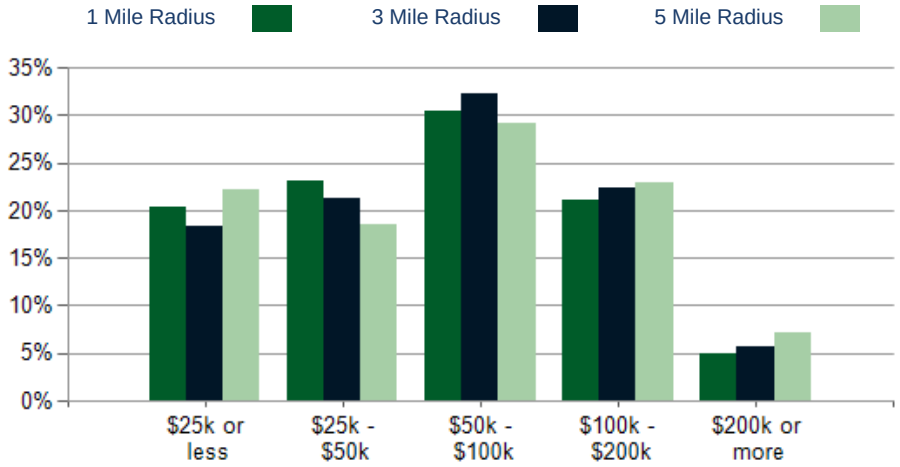


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,651	384,420	1,158,726
2010 Population	28,132	390,594	1,200,506
2026 Population	26,992	373,194	1,188,994
2031 Population	26,765	369,435	1,185,520
2026 African American	1,542	24,838	129,329
2026 American Indian	747	11,269	32,738
2026 Asian	302	3,140	55,164
2026 Hispanic	24,668	335,515	933,789
2026 Other Race	16,888	228,230	630,381
2026 White	3,306	43,838	157,491
2026 Multiracial	4,188	61,609	182,606
2026-2031: Population: Growth Rate	-0.85%	-1.00%	-0.30%

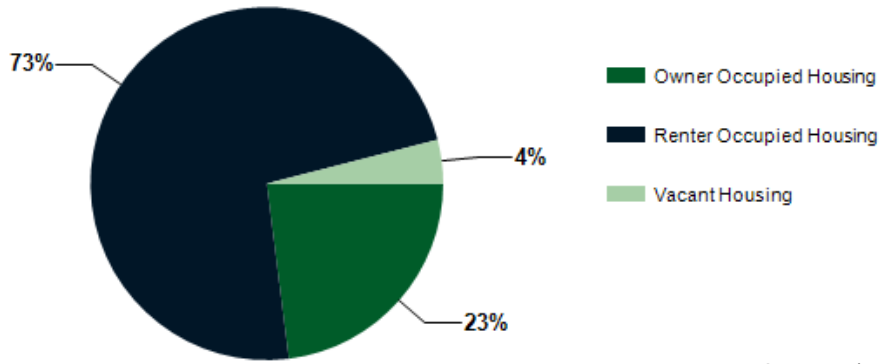
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	927	10,134	51,693
$15,000-$24,999	554	7,721	27,490
$25,000-$34,999	627	8,509	27,314
$35,000-$49,999	1,058	12,214	38,441
$50,000-$74,999	1,249	17,655	58,642
$75,000-$99,999	970	13,857	45,572
$100,000-$149,999	903	14,728	54,325
$150,000-$199,999	630	7,127	27,369
$200,000 or greater	359	5,514	25,522
Median HH Income	$57,217	$63,711	$63,467
Average HH Income	$78,114	$83,132	$85,489



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

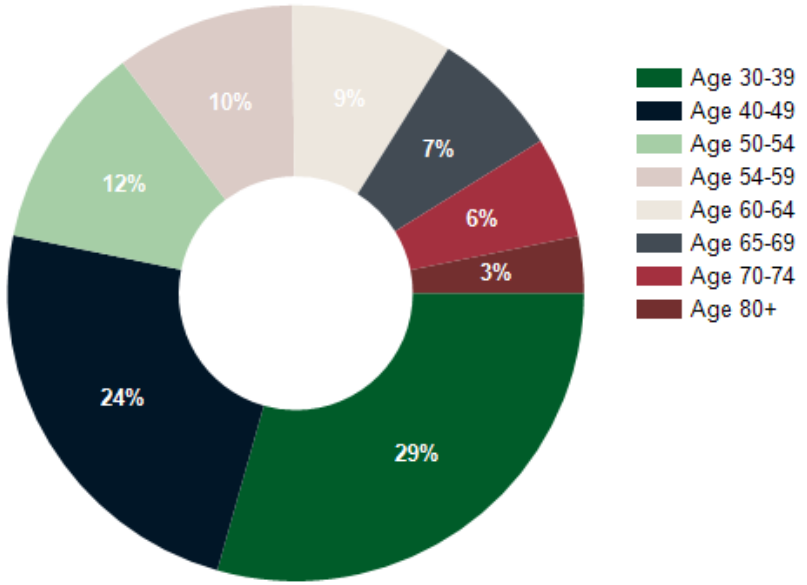


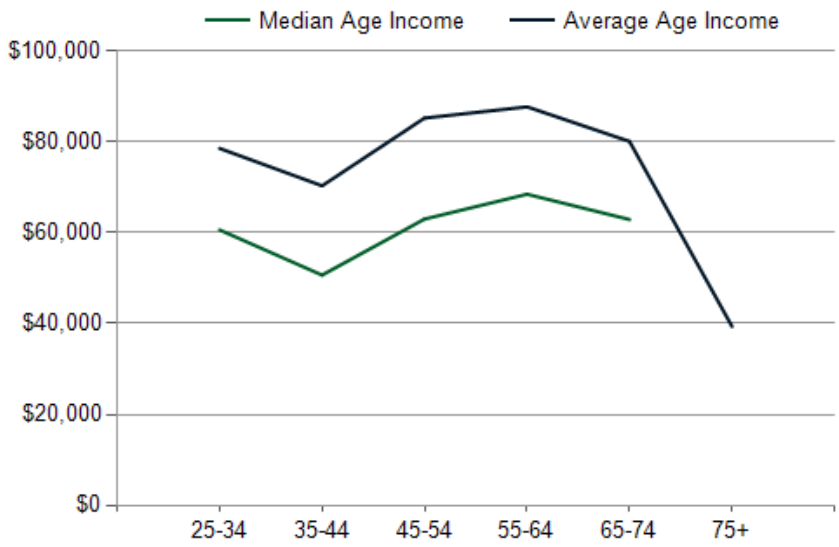
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,303	32,116	108,529
2026 Population Age 35-39	1,801	25,568	87,741
2026 Population Age 40-44	1,642	23,659	77,480
2026 Population Age 45-49	1,686	23,359	73,149
2026 Population Age 50-54	1,610	22,719	69,332
2026 Population Age 55-59	1,402	21,026	65,393
2026 Population Age 60-64	1,268	17,048	55,826
2026 Population Age 65-69	1,013	14,023	47,332
2026 Population Age 70-74	794	10,695	36,626
2026 Population Age 75-79	444	6,633	23,486
2026 Population Age 80-84	262	3,757	14,225
2026 Population Age 85+	178	2,984	12,689
2026 Population Age 18+	20,039	281,139	926,165
2026 Median Age	32	33	34
2031 Median Age	33	34	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$60,644	$65,814	$71,646
Average Household Income 25-34	$78,585	$83,075	$93,376
Median Household Income 35-44	$50,672	$58,959	$67,136
Average Household Income 35-44	$70,339	$78,611	$94,173
Median Household Income 45-54	$63,023	$75,500	$73,242
Average Household Income 45-54	$85,267	$95,366	$94,883
Median Household Income 55-64	$68,489	$74,820	$71,071
Average Household Income 55-64	$87,743	$91,731	$89,515
Median Household Income 65-74	$62,907	$60,752	$49,750
Average Household Income 65-74	$80,120	$80,353	$72,123
Average Household Income 75+	$39,370	$48,916	$50,740

Population By Age





DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	62	65	77
Diversity Index (current year)	63	66	78
Diversity Index (2020)	65	67	78
Diversity Index (2010)	67	69	78

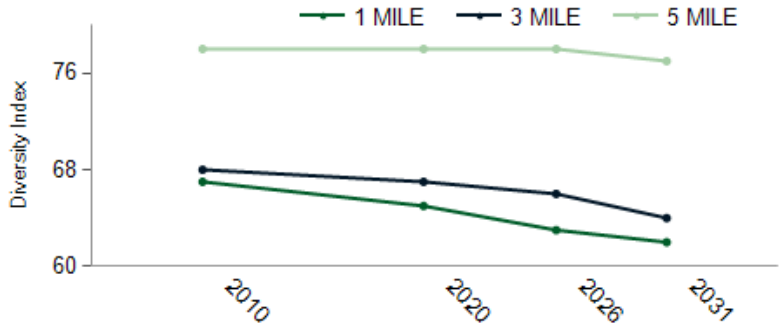
POPULATION BY RACE



1 MILE | 3 MILE | 5 MILE

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	4%	6%
American Indian	1%	2%	2%
Asian	1%	0%	3%
Hispanic	48%	47%	44%
Multiracial	8%	9%	9%
Other Race	33%	32%	30%
White	6%	6%	7%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	34	35
Median Asian Age	47	43	38
Median Black Age	34	38	38
Median Hispanic Age	32	32	33
Median Multiple Races Age	34	35	35
Median Other Race Age	32	32	32
Median Pacific Islander Age	33	32	33
Median White Age	29	31	32

2026 MEDIAN AGE BY RACE

