



Drive-thru Development Site

5850 S Eastern Ave, Commerce, CA

Offering Summary	
Building Size (sf)	1,000 sf - 2,500 sf Proposed
Land Size (sf)	27,948 sf
Land Size (AC)	0.64 AC
Parking Spaces	36 Stalls Proposed
APN	6332-015-028

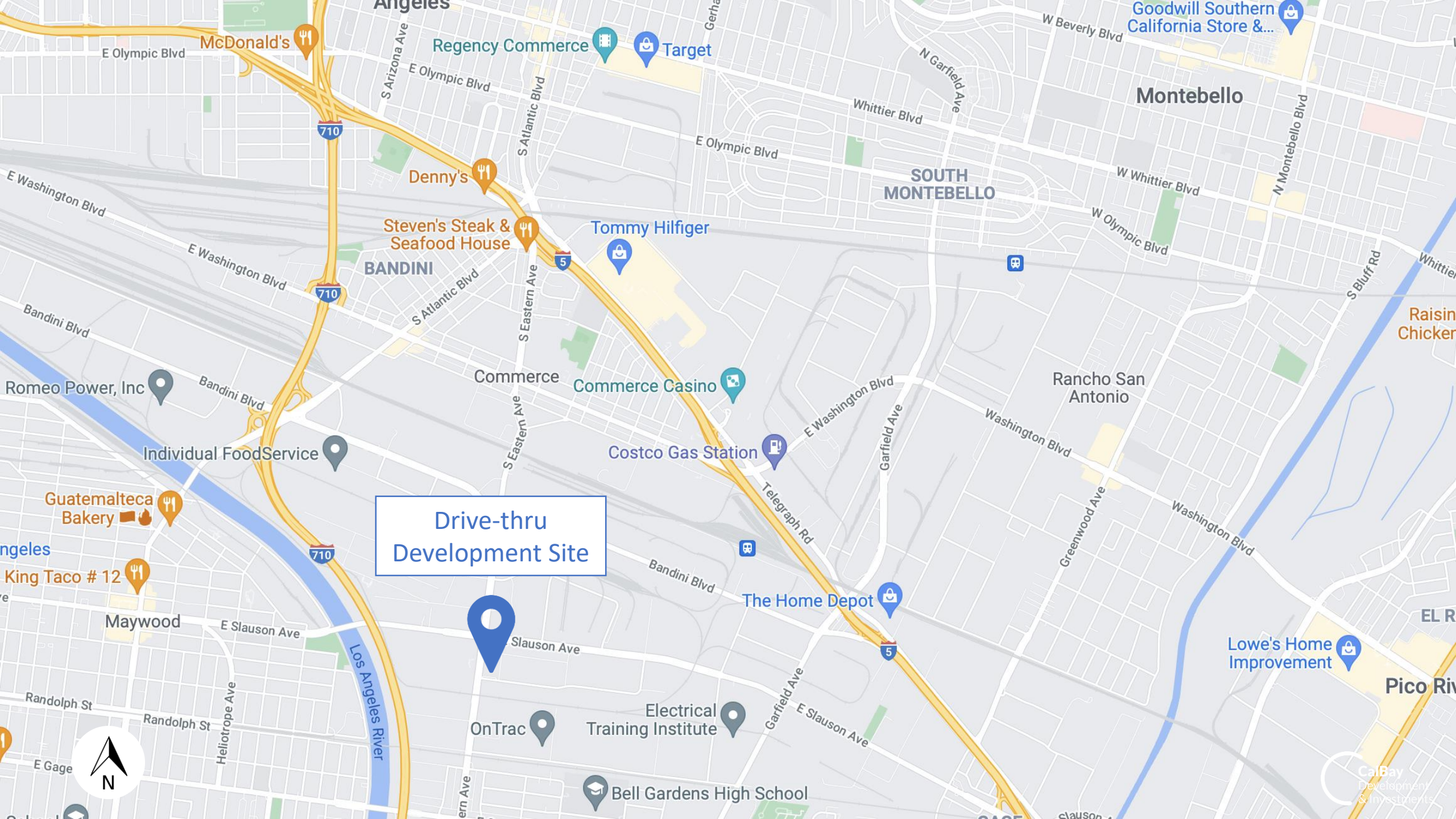


Drive-thru
Development Site

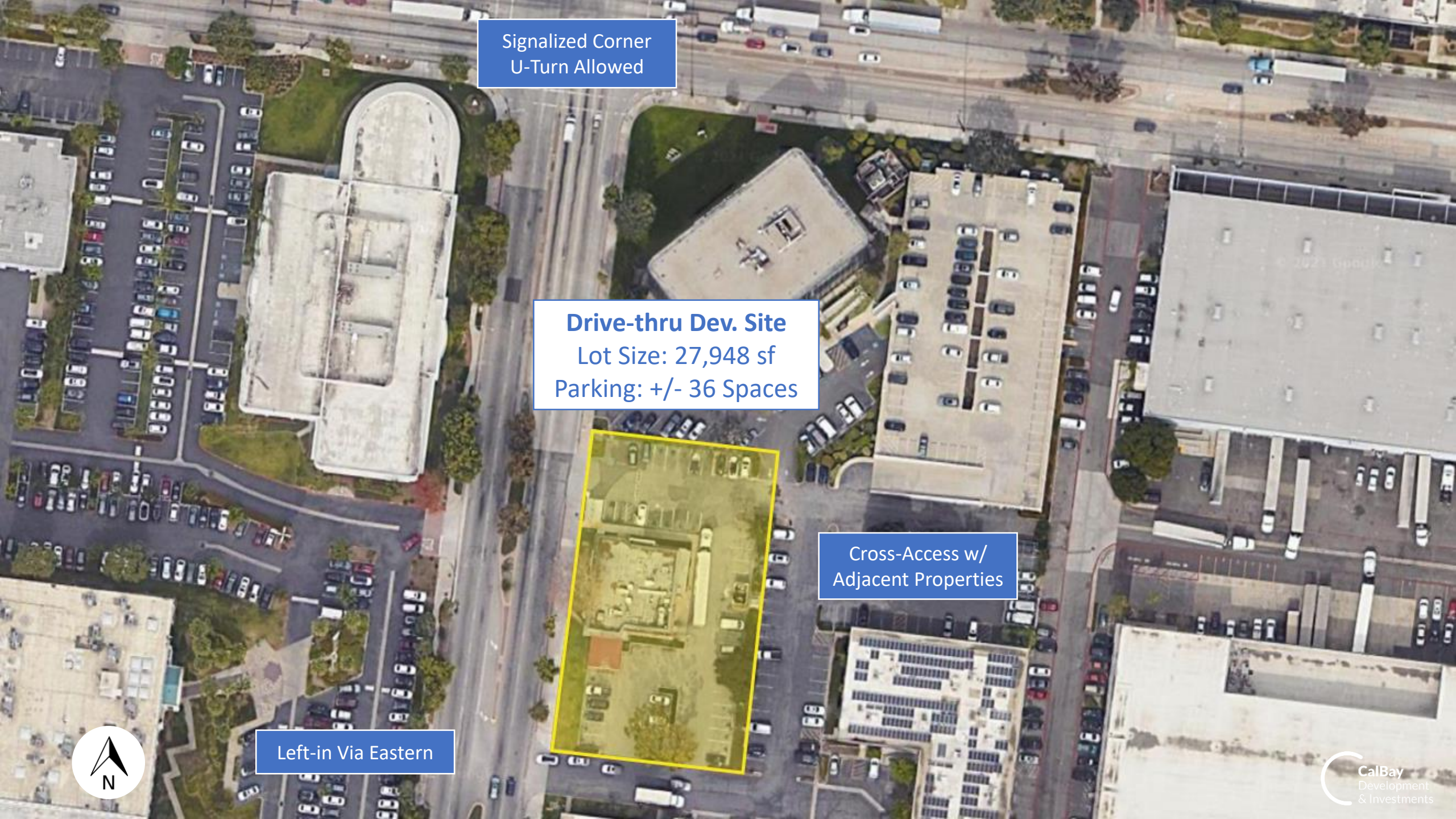
5850 S Eastern Ave, Commerce, CA

Eastern Ave
21,000 CPD

Slauson Ave
32,000 CPD



Drive-thru
Development Site

An aerial photograph of an industrial or commercial district. A rectangular area in the lower-middle section is highlighted with a yellow border, indicating the 'Drive-thru Dev. Site'. Surrounding this site are various industrial buildings, parking lots filled with cars and trucks, and streets. A blue text box at the top center indicates a 'Signalized Corner U-Turn Allowed'. Another blue text box to the right of the highlighted site mentions 'Cross-Access w/ Adjacent Properties'. A blue text box at the bottom left points to a 'Left-in Via Eastern' street. A north arrow is located in the bottom left corner, and the CalBay Development & Investments logo is in the bottom right corner.

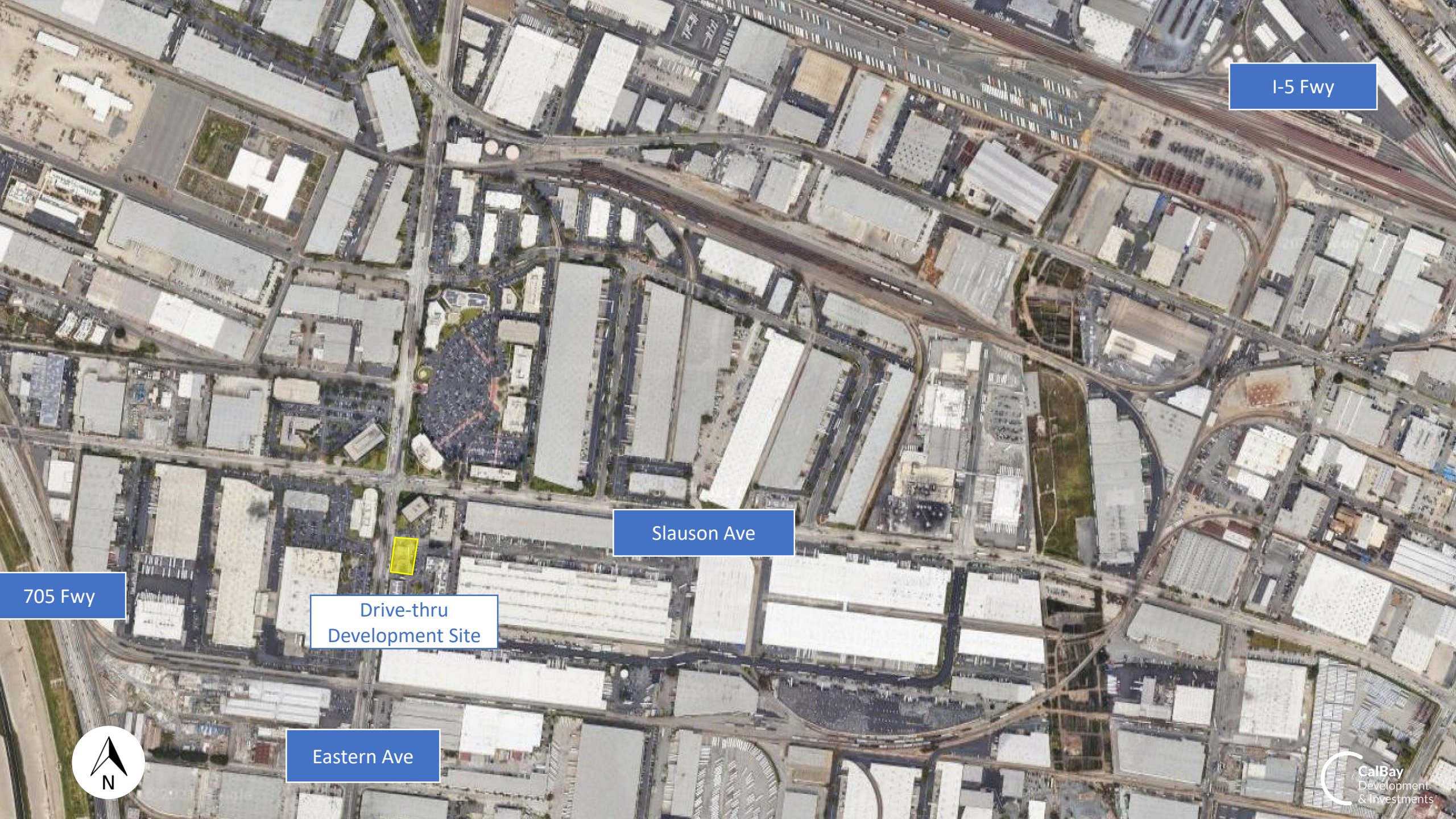
Signalized Corner
U-Turn Allowed

Drive-thru Dev. Site
Lot Size: 27,948 sf
Parking: +/- 36 Spaces

Cross-Access w/
Adjacent Properties

Left-in Via Eastern





I-5 Fwy

705 Fwy

Slauson Ave

Drive-thru
Development Site

Eastern Ave

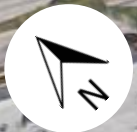


I-5 Fwy
220,000 CPD

Eastern Ave

Slauson Ave

Drive-thru Development Site





710 Fwy
207,000 CPD

Eastern Ave

Drive-thru Development Site

Slauson Ave



Demographics

Population

1 Mile	18,772
2 Mile	113,387
3 Mile	269,924

Households

1 Mile	4,350
2 Mile	27,078
3 Mile	67,035

Percent Hispanic

1 Mile	96%
2 Mile	96%
3 Mile	94%

Total Pop. Hispanic

1 Mile	18,018
2 Mile	108,411
3 Mile	253,074

Average Income

1 Mile	\$	57,135
2 Mile	\$	59,841
3 Mile	\$	67,158

Median Income

1 Mile	\$	48,080
2 Mile	\$	47,084
3 Mile	\$	52,099

Daytime Population

1 Mile	11,782
2 Mile	54,232
3 Mile	105,194

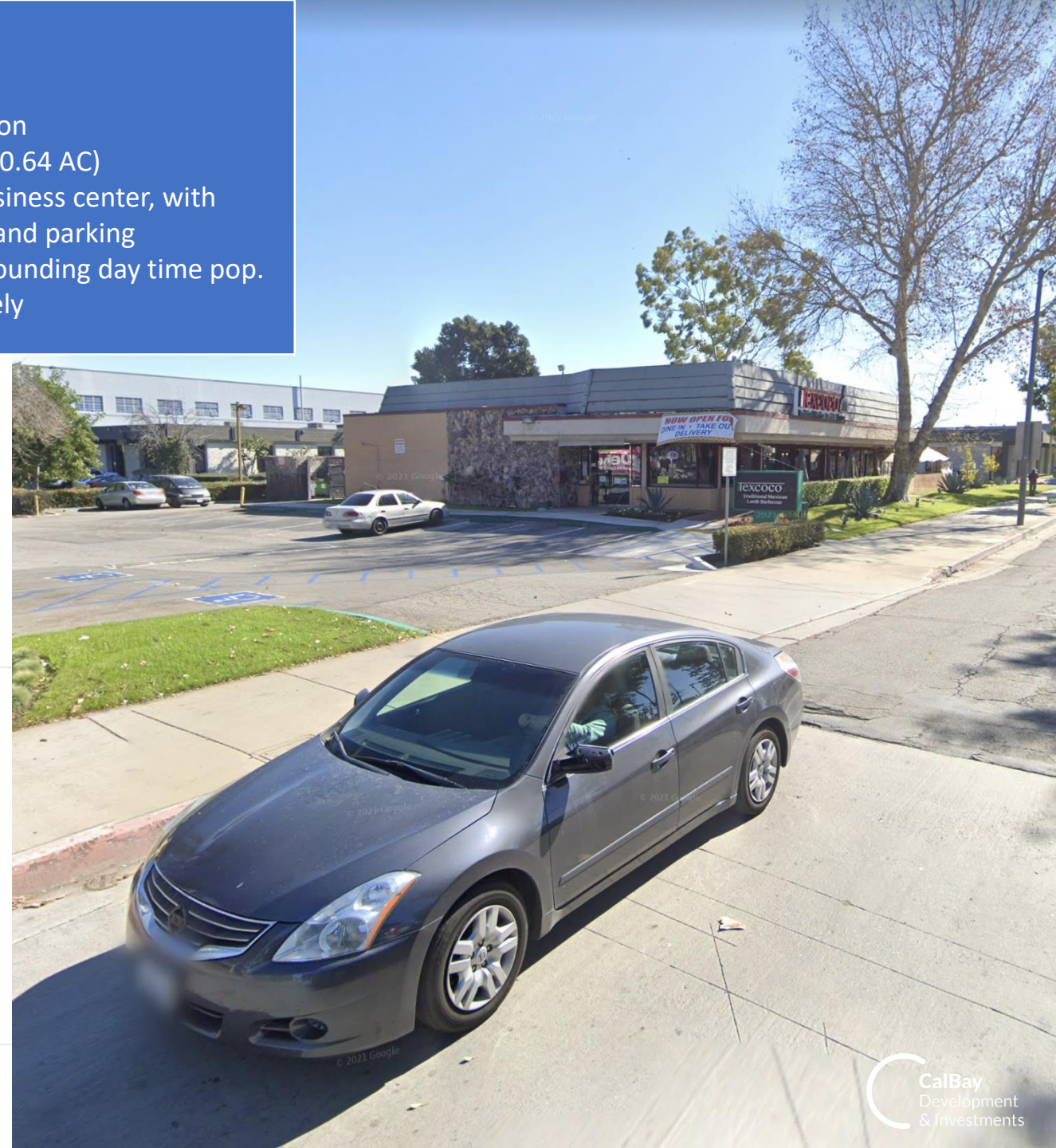
Daytime # of Businesses

1 Mile	788
2 Mile	4,044
3 Mile	8,624



Highlights

- Signalized intersection
- Compelling lot size (0.64 AC)
- Located within a business center, with strong cross access and parking
- Extremely high surrounding day time pop.
- Available immediately



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