



5063 Gayhurst Ave

Baldwin Park, CA 91706

Industrial Property For Lease

Alex Matevosian

Broker

alex@migcres.com

818.482.3830

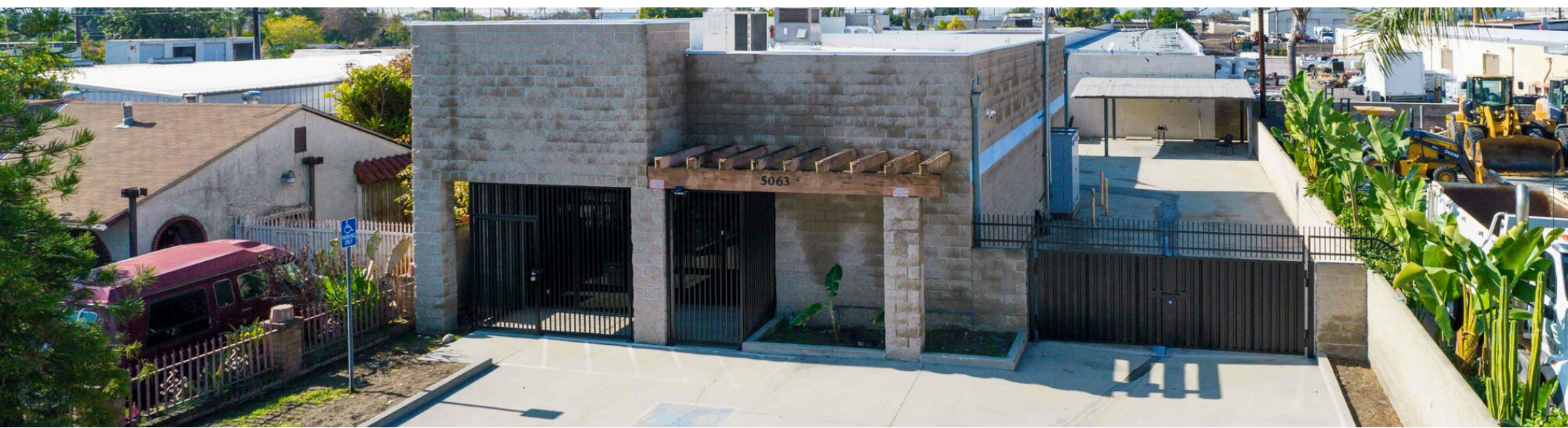
CalDRE #DRE 02047572

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SERVICES, INC

CalDRE #02211621 migcres.com

MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.

Property Summary



PROPERTY HIGHLIGHTS

- ▶ Free Standing
- ▶ Gated Entrance
- ▶ Heavy Power
- ▶ Private Yard
- ▶ Industrial Zoning
- ▶ Vacant
- ▶ 2 Ground Level Loading Doors

OFFERING SUMMARY

| | |
|------------------------|--------------|
| Lease Rate: | \$4,700 |
| Price Per Square Foot: | \$1.87 |
| Lot Size: | 8,082 SF |
| Building Size: | 2,505 SF |
| Year Built: | 1990 |
| Zoning: | Industrial |
| APN: | 8413-009-012 |

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Property Description



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EXECUTIVE SUMMARY

MIG Commercial Real Estate Services, Inc is proud to present 5063 Gayhurst Avenue, a freestanding building in Baldwin Park. This Industrial property is available for lease with a 2,505 square foot structure on a 8,087 square foot lot at \$4,700 per month. The interior includes a private bathroom, office spaces, and a reception area. The subject property features high ceilings, heavy power with an 800 amp electrical service, and excess storage space. Access is convenient with a private gated entrance, and ample parking is provided both at the front and rear of the property. Located near the I-10, I-210 & I-605 freeways making access a breeze. Ideal for a variety of uses including but not limited to Contractors Yard, General Assembly, Fabrication, Manufacturing, Processing, Storage & Welding. Explore the potential of this commercial space, suitable for a range of business needs.

Please note that no guarantee, warranty, or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyers and their agents are encouraged to conduct their own due diligence and independently verify square footage, property condition, measurements, zoning, use, building configuration, and components.

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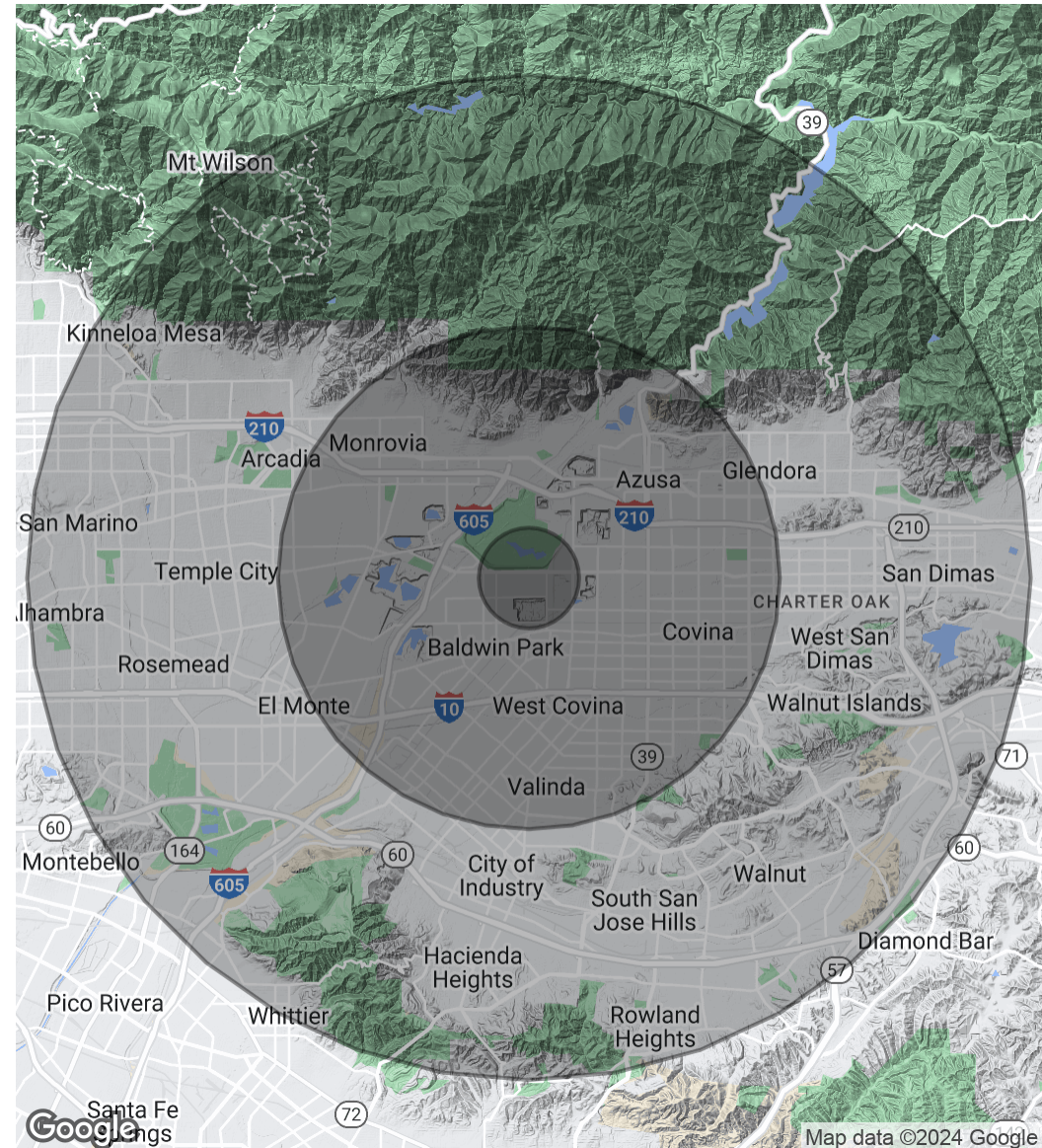
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Demographics Map & Report

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|-----------|
| Total Population | 10,952 | 494,445 | 1,263,062 |
| Average Age | 34.1 | 37.2 | 39.7 |
| Average Age (Male) | 33.8 | 35.7 | 38.0 |
| Average Age (Female) | 33.9 | 38.8 | 41.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,480 | 142,001 | 389,204 |
| # of Persons per HH | 4.4 | 3.5 | 3.2 |
| Average HH Income | \$79,750 | \$88,725 | \$96,186 |
| Average House Value | \$427,962 | \$540,363 | \$623,152 |

* Demographic data derived from 2020 ACS - US Census



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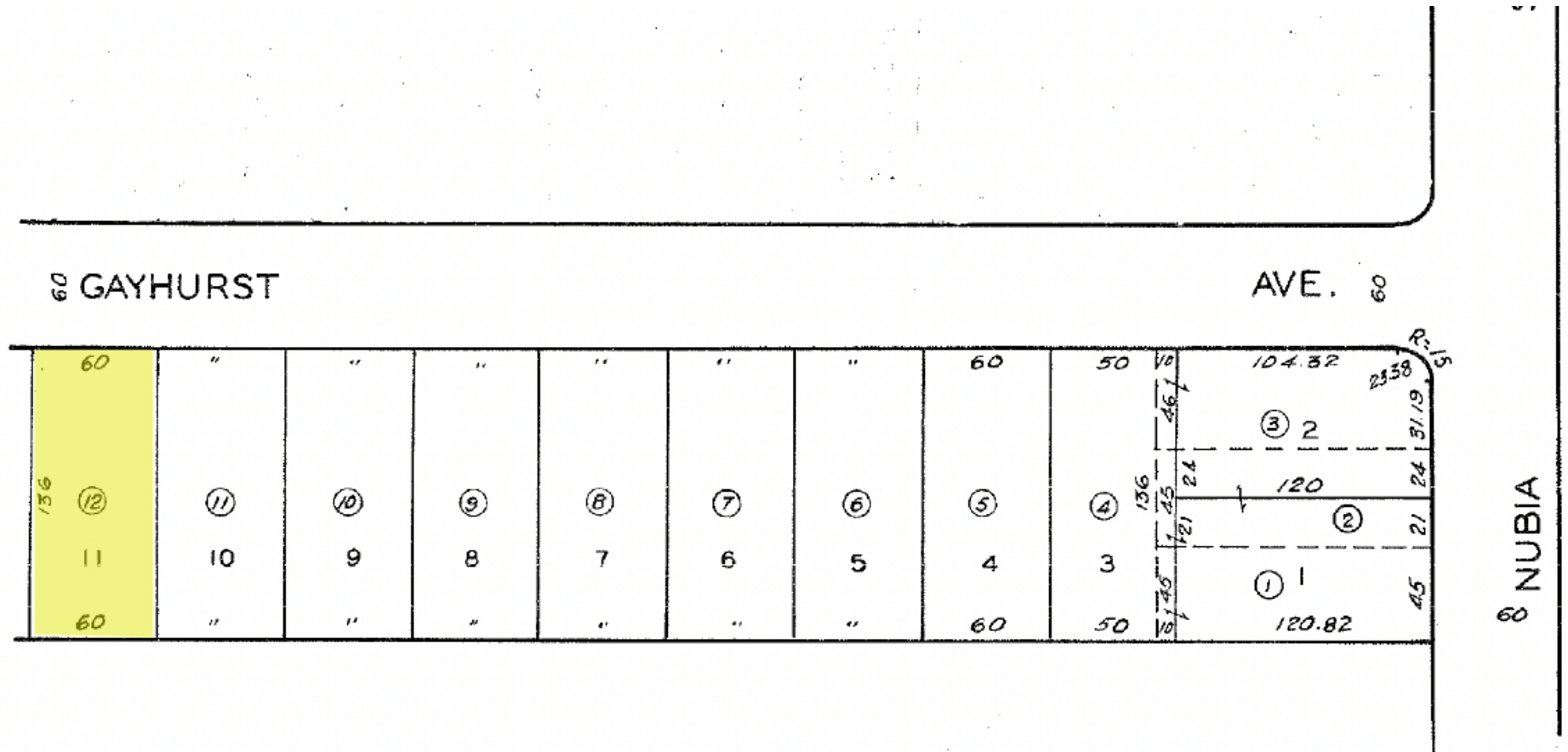
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Parcel Map



TRACT NO. 15308

CODE

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Zoning Map



City of Baldwin Park Zoning Map

Zoning Designations

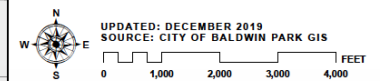
- Single-Family Residential (R-1)
- Garden Multi-Family Residential (R-G)
- Multi-Family Residential (R-3)
- Neighborhood Commercial (C-1)
- General Commercial (C-2)
- Freeway Commercial (F-C)
- Mixed Use 1 (MU-1)
- Mixed Use 2 (MU-2)
- Industrial Commercial (I-C)
- Industrial (I)
- Open Space (OS)
- Specific Plan (SP)

Overlay Zones

- Sierra Vista Overlay (SV)
- Planned Development Overlay (PD)

Base Map Features

- City Boundary
- Freeways
- Surrounding Roads
- Railroad
- Hydrology



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Zoning Map

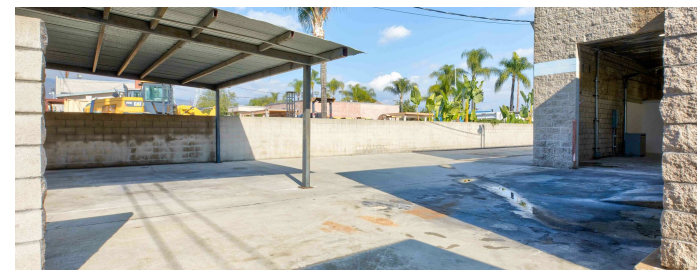
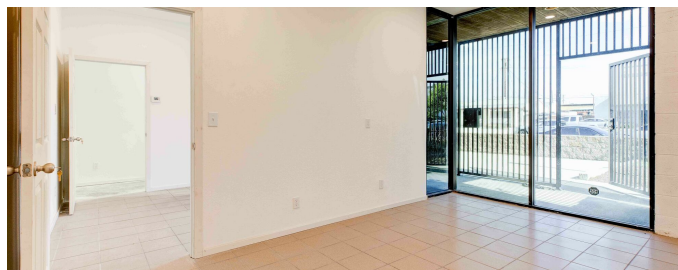
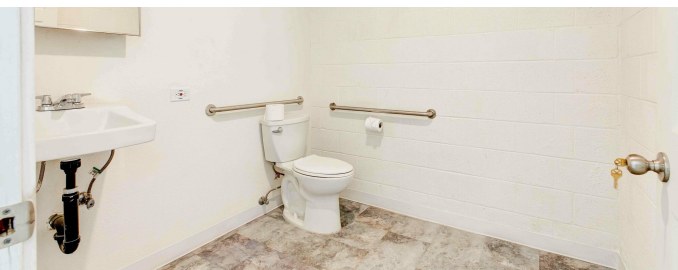
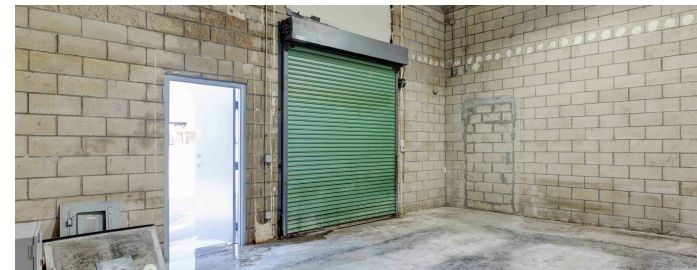
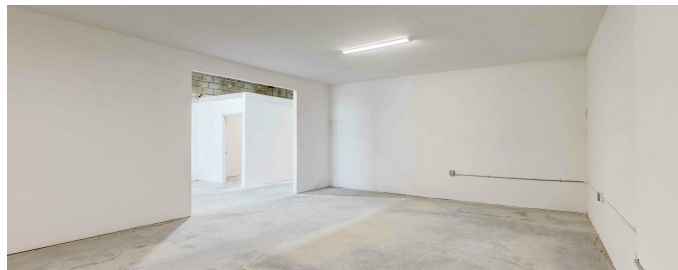
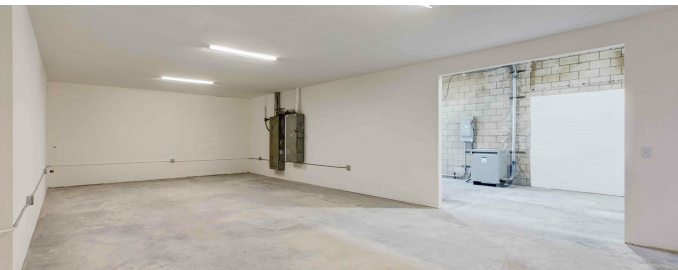
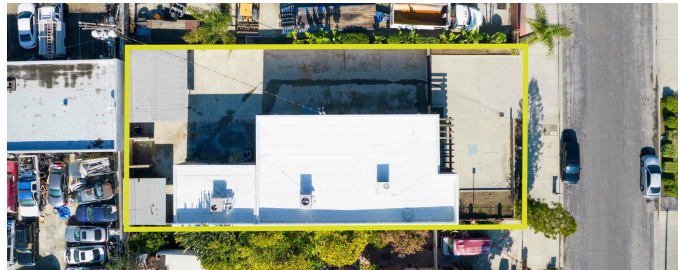
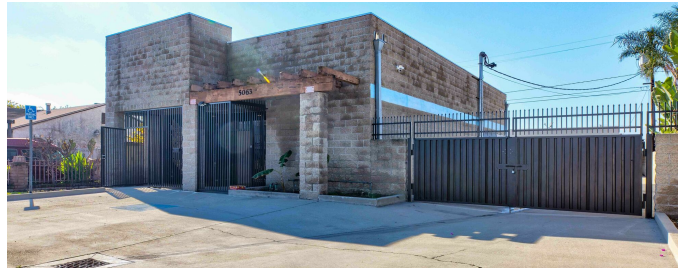
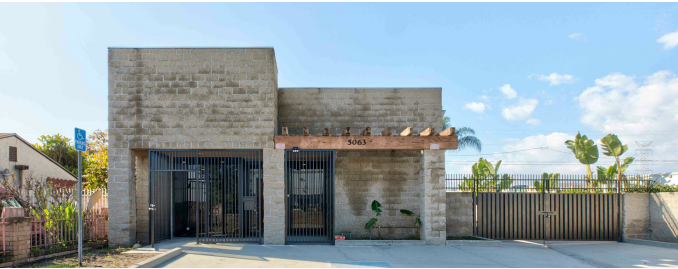


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Additional Photos

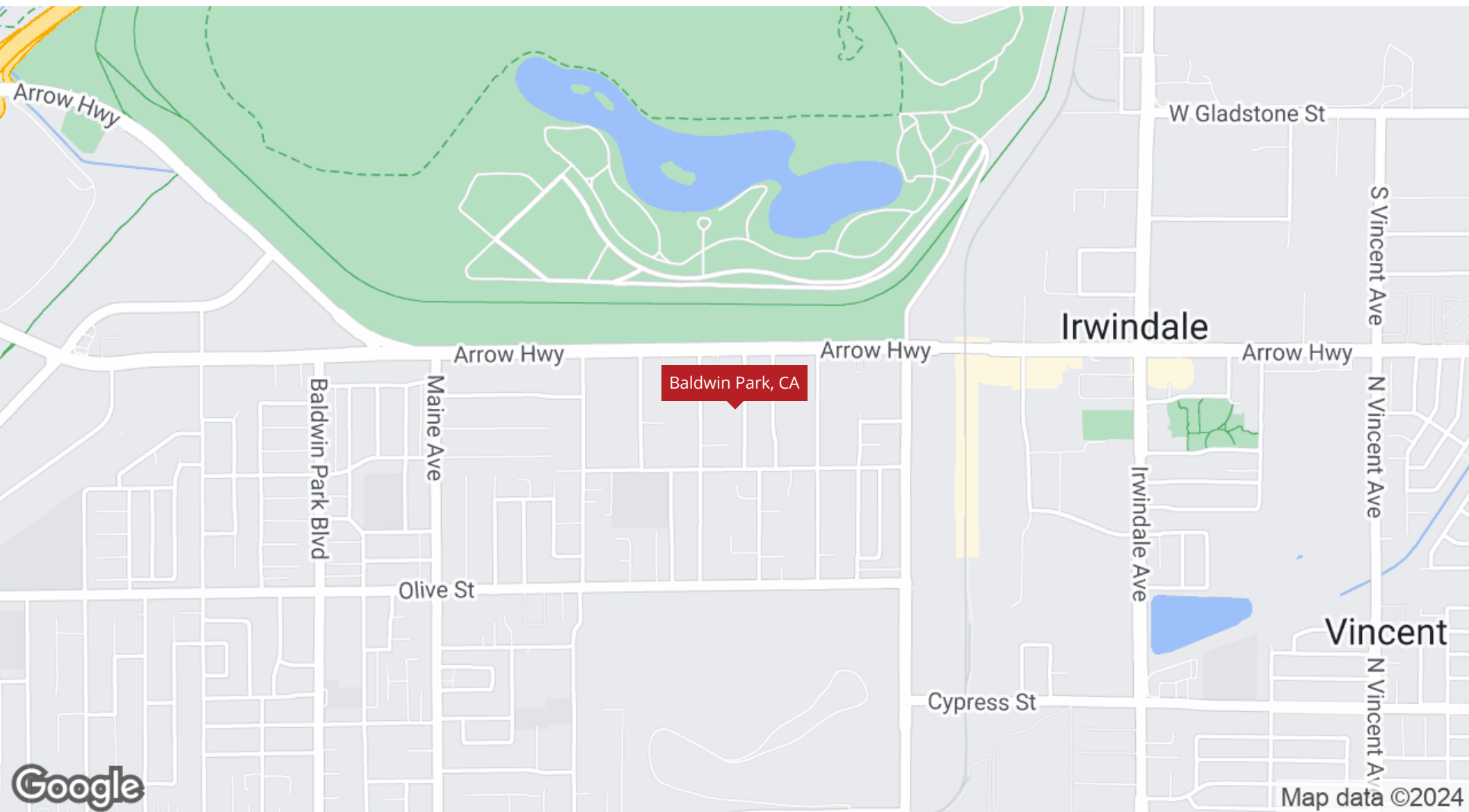


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Regional Map



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