

2057 S. ATLANTIC BLVD.
COMMERCE, CA 90040

FOR LEASE



Refurbished Club Lodge- meeting hall that can be converted to a multiple of uses including a creative open office space or back to its original use as a meeting hall or club lounge. Located on a major commercial with access to the 5, 10 and 210 freeways connecting you to the LA downtown business district and the surrounding communities, all within a few minutes of leaving the facility.

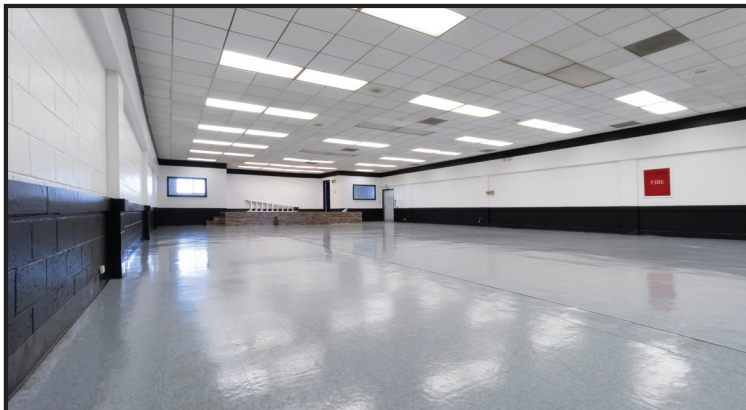
- Net Leasable Area - 6,592 sf
- Rental Rate - \$1.75 p/f or approx. \$11,536 p/m NNN
- Lot Size - 10,579 sf (with access to an adjacent 8,000 sf lot for additional parking)
- Parking - secure gated parking area with 9 to 11 spaces and access to an adjacent shared overflow parking lot with approx. 20 additional spots.
- Built - 1953 - updated in 2020
- Property Type - Specialty - Club Lounge - Meeting Hall - Creative Office
- Zoning - C/M-1 City of Commerce
- Available - Immediately

Please Contact Michael Talbot
(310-422-4309) to schedule an appointment to tour the property utilizing Covid-19 protocol.



Virtual Tour

<https://tour.caimagemaker.com/l/?id=172144>



Michael Talbot
Residential & Commercial Investments

(310) 422-4309 cell
License# 00645363

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This fantastic location has great curb appeal (with the refurbished front) while getting tremendous street exposure with approx. 45,000 cars per day passing by along Atlantic Blvd. The building consist of the following improvements - a grand entry area with check-in windows with offices on each side, two large public/employee bathrooms, a large open creative space with a stage (previously used as a meeting hall) with multiple private offices along one side (one with a closet to accommodate an on site guardian) , a private 3/4 bathroom, an employee lounge with a full kitchen and dining area, high walk ability and bicycling scores while being served by the free local bus service. All this within the City of Commerce which favors business enterprise by offering tax incentives for local business owners.



Neighboring Landmarks and Location Attributes:

- Steven Steak (across the street)
- Commerce Casino
- Citadel Outlets
- The Metro-Link Train Station
- A Major Commercial Corridor
- Immediate access to the local freeway system (5,10 and 210)
- Close Proximity to the Downtown Business District



Steven's Steakhouse is America's premier traditional steakhouse. They are committed to providing you with outstanding hospitality and serving you the best steaks. Their acclaimed wine list, rich ambiance and personal wait-service are designed to provide you with a truly memorable steakhouse experience.



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Riverside Line: Metrolink's Riverside Line is a commuter rail line running from Los Angeles Union Station in Downtown Los Angeles to Riverside along the Union Pacific Railroad.



Citadel Outlets: Citadel Outlets is Los Angeles' only outlet shopping center, housing more than 130 top name brand stores and restaurants. Located just 10 minutes south of downtown LA, 25 minutes north of Anaheim and 20 minutes from the San Gabriel Valley, the 700,000 sq. ft. center is only a 7 minute drive from the site.

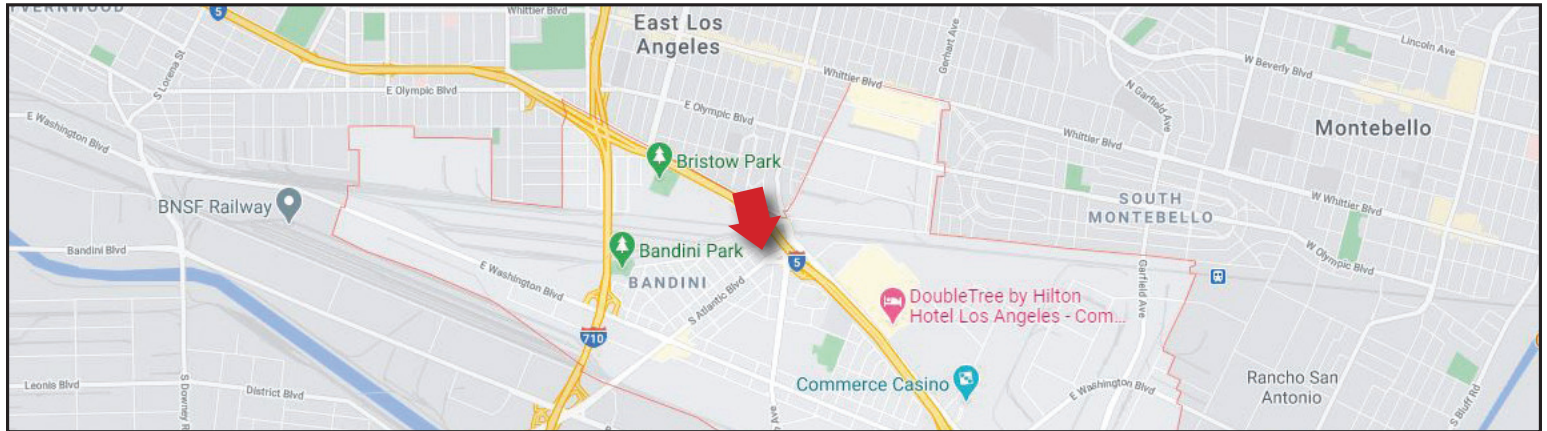


Commerce Casino: Located in the Los Angeles suburb of Commerce. With over 240 tables on site, Commerce Casino is the largest cardroom in the world.[3] Established in 1983, the casino accounted for 38% of Commerce's tax revenues for the 2006-2007 fiscal year.[4] As of 2016, the casino was providing \$22 million a year in licensing fees to the city.

Downtown Los Angeles: Only 15 minute drive from the commerce location. Downtown, comprising diverse smaller areas such as Chinatown, Little Tokyo and the Arts District, offers renowned art museums, cutting-edge restaurants & hip bars. Modern high-rises mix with architectural landmarks, anchoring the Music Center performing arts complex is Walt Disney Concert Hall.

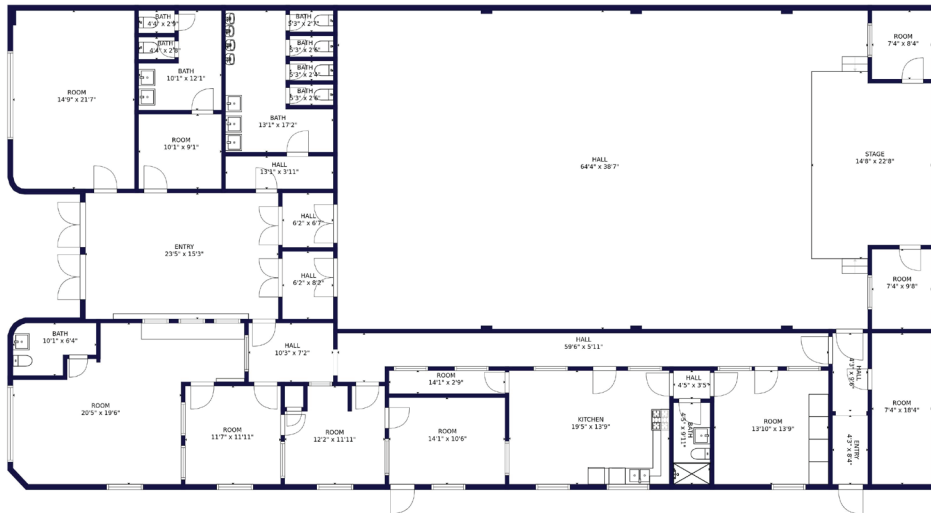
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A Major Commercial Corridor, Immediate access to the local freeway system 5,10 and 210.

FLOOR PLAN WITH OPEN AREA



"Your referrals are greatly appreciated"



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License# 00645363

(310) 422-4309 cell

Email:

m.talbotre@gmail.com

RE/MAX
ESTATE PROPERTIES

63 Malaga Cove Plaza,
Palos Verdes Estates, CA 90274



Information contained herein deemed to be reliable
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