



FOR SUBLEASE

# 6467 E WASHINGTON

COMMERCE, CA 90040



FRANK LAHIJANI | frankl@global-cre.com | O: 213.221.1292 | C: 213.792.7007  
VEE SOOKIASIAN | vee@global-cre.com | O: 213.221.1294 | C: 818.922.5192

FOR SUBLEASE

6467 E WASHINGTON



### PROPERTY DESCRIPTION

Large Fenced Yard Area  
Shared Bathroom  
Sublease Starts August 1st, 2019  
Flexible Terms

### LOCATION DESCRIPTION

Major Corner Location  
Close to 5 Freeway  
Washington Blvd Frontage

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	10,000 SF
Building Size:	71,052 SF
Ceiling Ht:	20'
Power:	400a/120-240v 3p 3w
Zoning	M2
Parking:	Available Per Request
Office:	Available Per Request
Loading:	Available Per Request

FRANK LAHIJANI | frankl@global-cre.com | O: 213.221.1292 | C: 213.792.7007  
VEE SOOKIASIAN | vee@global-cre.com | O: 213.221.1294 | C: 818.922.5192

PROPERTY SUMMARY

FOR SUBLEASE

6467 E WASHINGTON

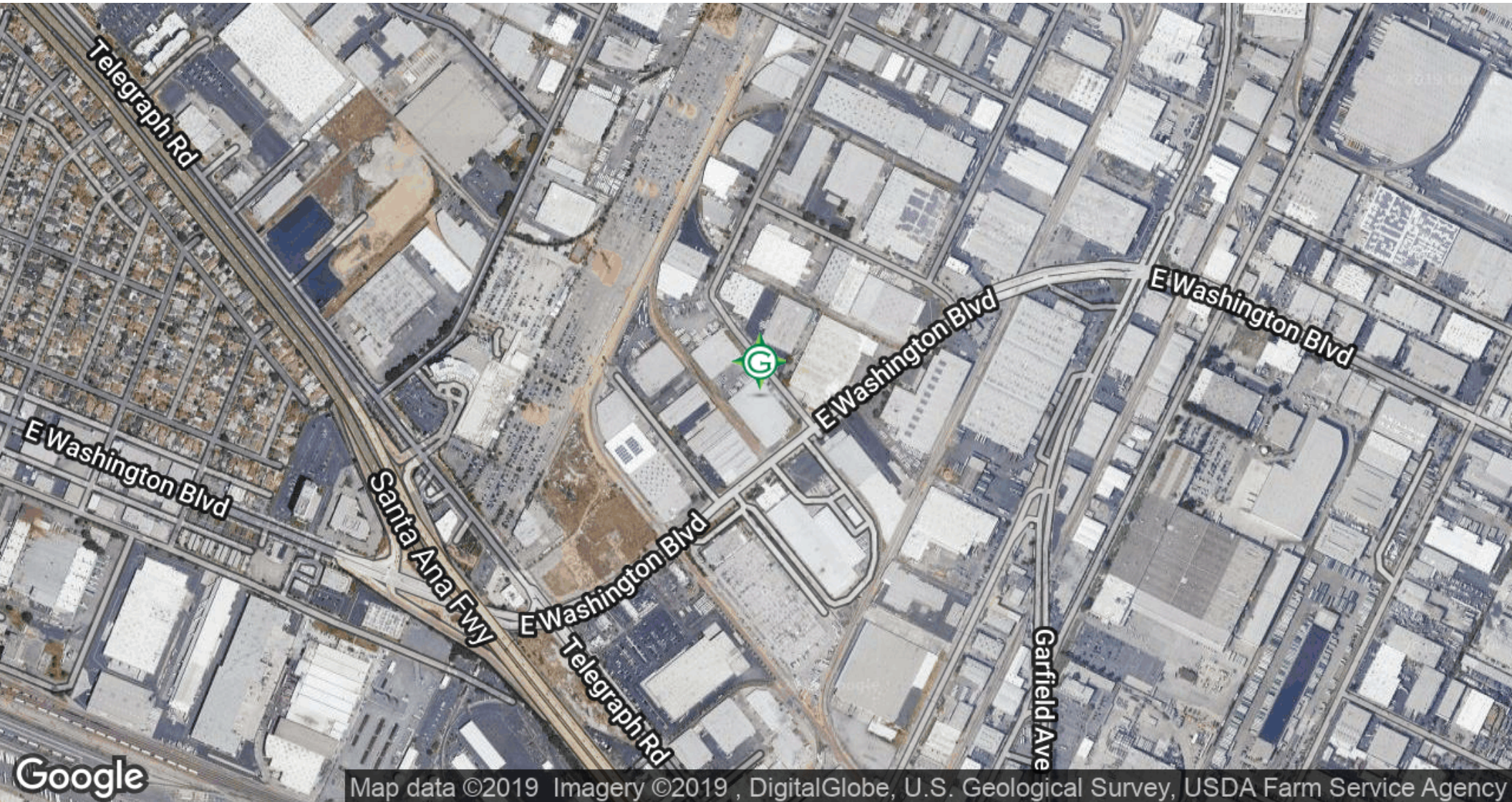


FRANK LAHIJANI | [frankl@global-cre.com](mailto:frankl@global-cre.com) | O: 213.221.1292 | C: 213.792.7007  
VEE SOOKIASIAN | [vee@global-cre.com](mailto:vee@global-cre.com) | O: 213.221.1294 | C: 818.922.5192

ADDITIONAL PHOTOS

FOR SUBLEASE

6467 E WASHINGTON



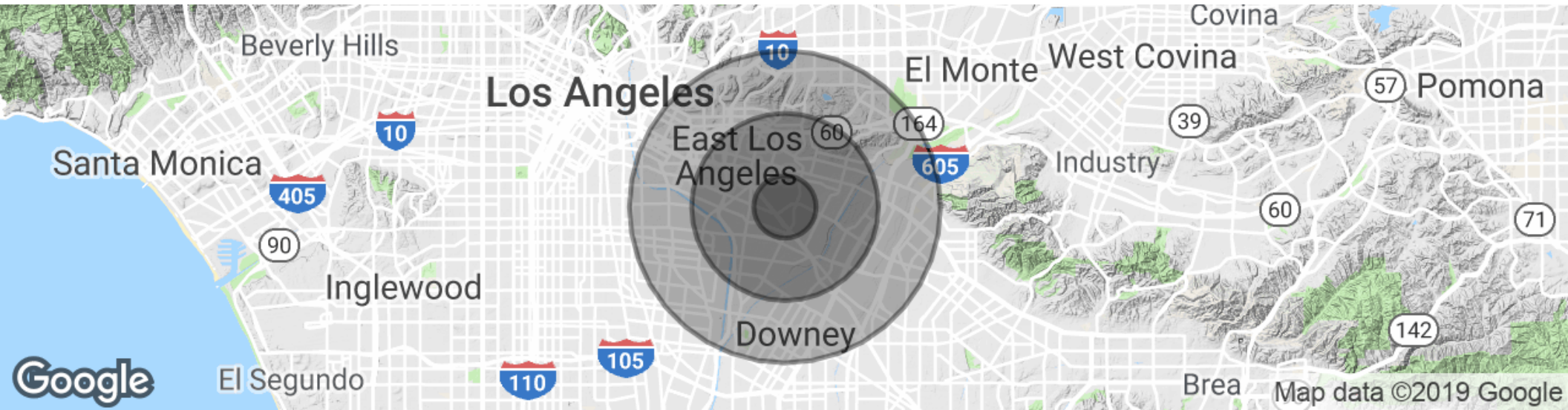
Map data ©2019 Imagery ©2019, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

FRANK LAHIJANI | frankl@global-cre.com | O: 213.221.1292 | C: 213.792.7007  
VEE SOOKIASIAN | vee@global-cre.com | O: 213.221.1294 | C: 818.922.5192

LOCATION MAPS

FOR SUBLEASE

6467 E WASHINGTON



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,590	231,878	715,226
Median age	30.3	30.7	32.2
Median age (Male)	29.6	30.0	31.1
Median age (Female)	31.1	31.5	33.2

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,635	61,762	194,400
# of persons per HH	3.6	3.8	3.7
Average HH income	\$54,592	\$55,597	\$59,274
Average house value	\$362,963	\$467,821	\$445,711

*\* Demographic data derived from 2010 US Census*