

3728-3740 FRUITLAND AVE MAYWOOD, CA 90270

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



FOR SALE OR LEASE

EXCLUSIVELY LISTED BY:

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PROPERTY PRICING

18,350 SF OF IMPROVEMENTS
ON 0.61 AC OF LAND

FOR SALE

Price: \$4,250,000

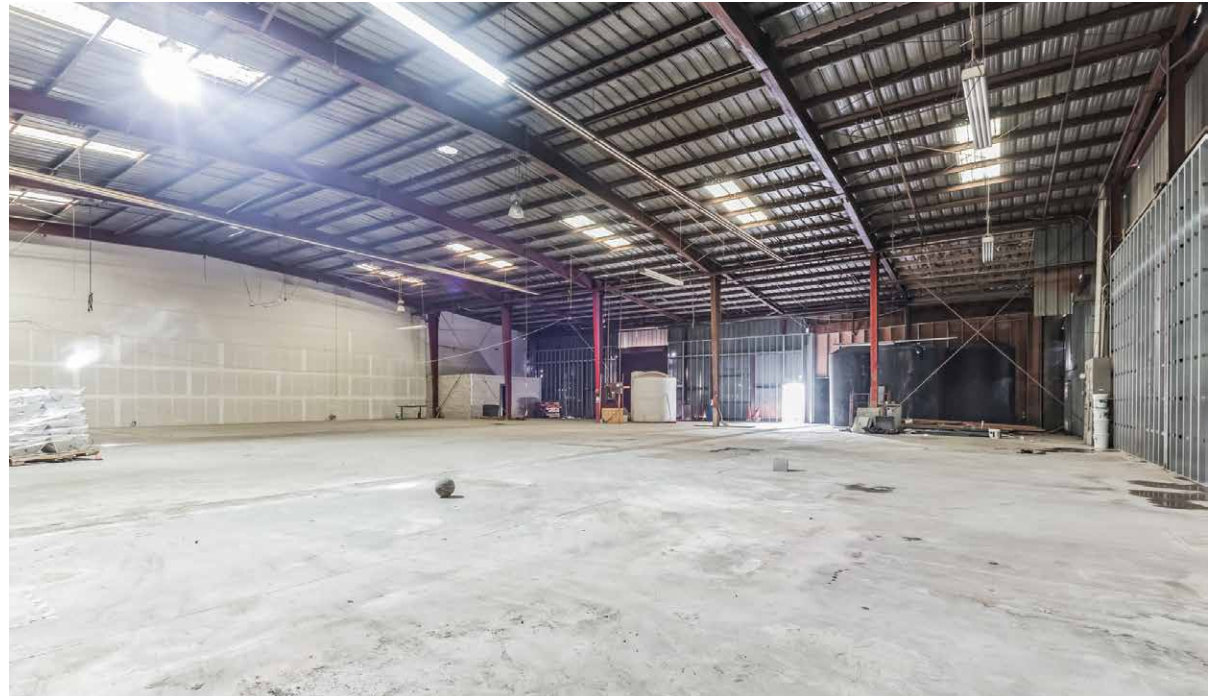
Price per SF: \$232/SF

Price per Land SF: \$160/SF

FOR LEASE

Availability: 18,350 SF

Lease Rate: \$1.05/SF NNN



PROPERTY DETAILS

3728 – 3740 FRUITLAND AVE, MAYWOOD, CA 90270

Clearance Height: 20-24 ft

Grade Level Doors: 2 (10X16)

Year Built: 1968

Zoning: MYM1*

Green Zone: Yes

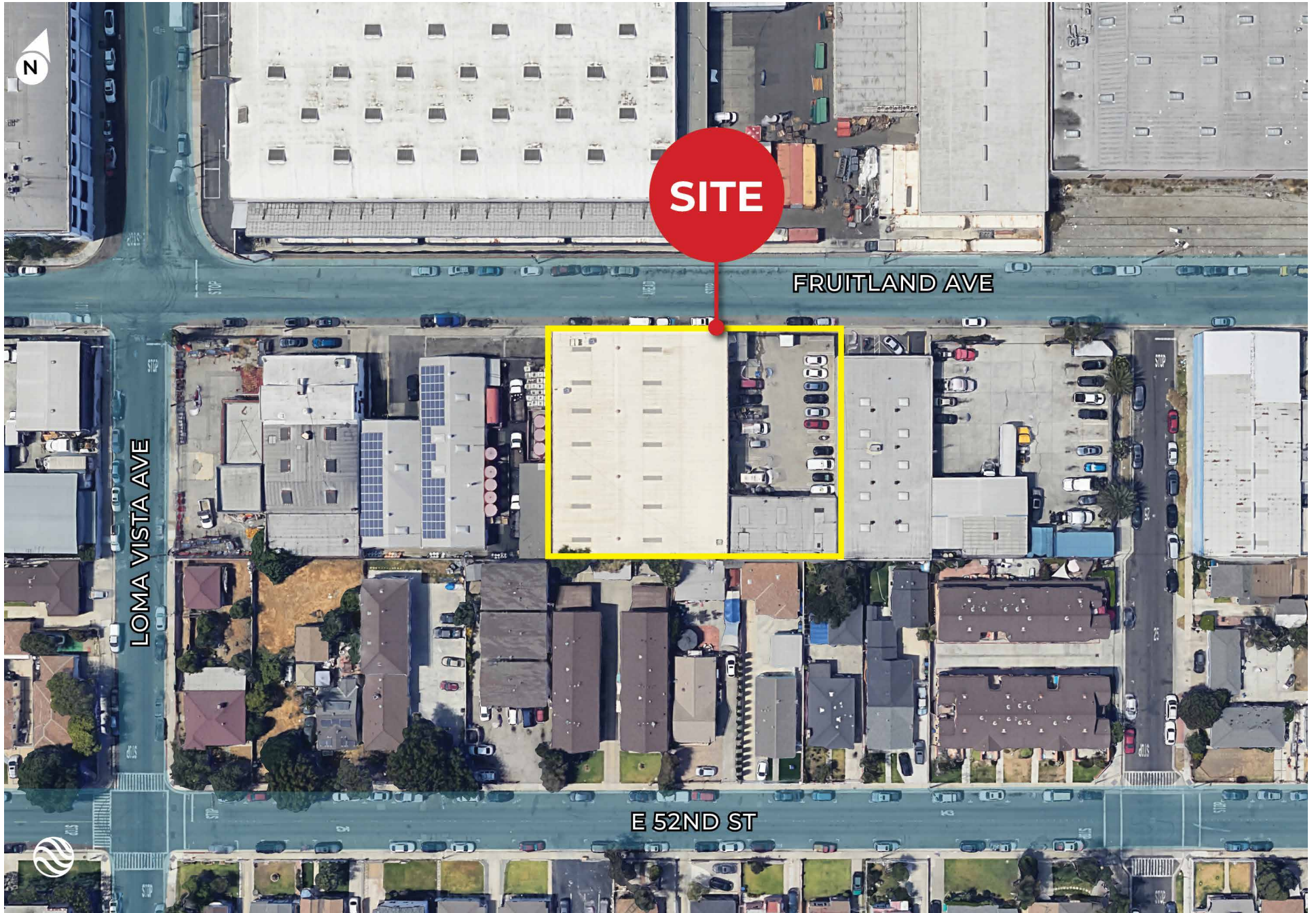
Fire Sprinklered: Yes

Parking: 22 spaces

Power: 800 AMPS, 3 phase, 240V



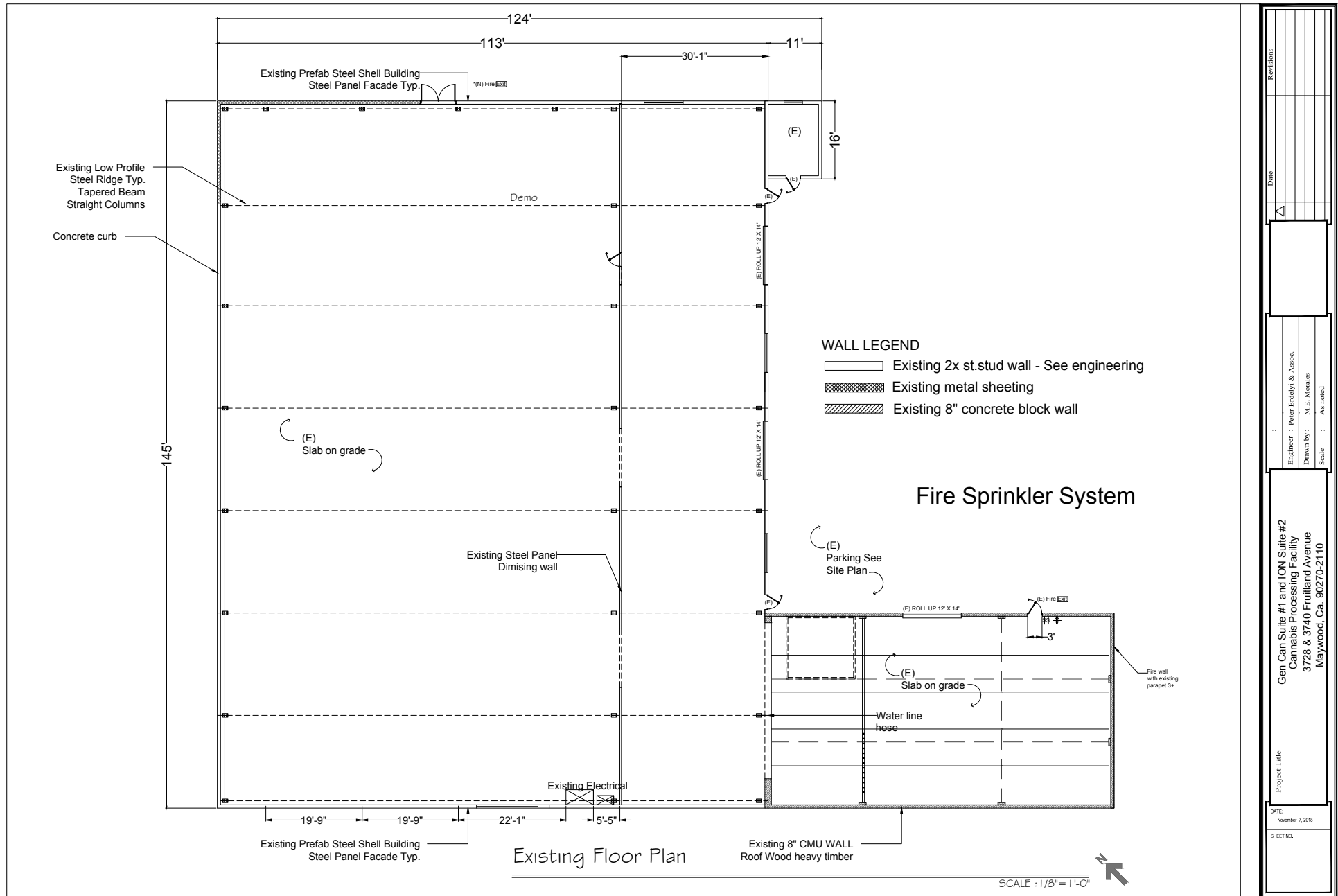
LOCATION MAP



PROPERTY PHOTOS



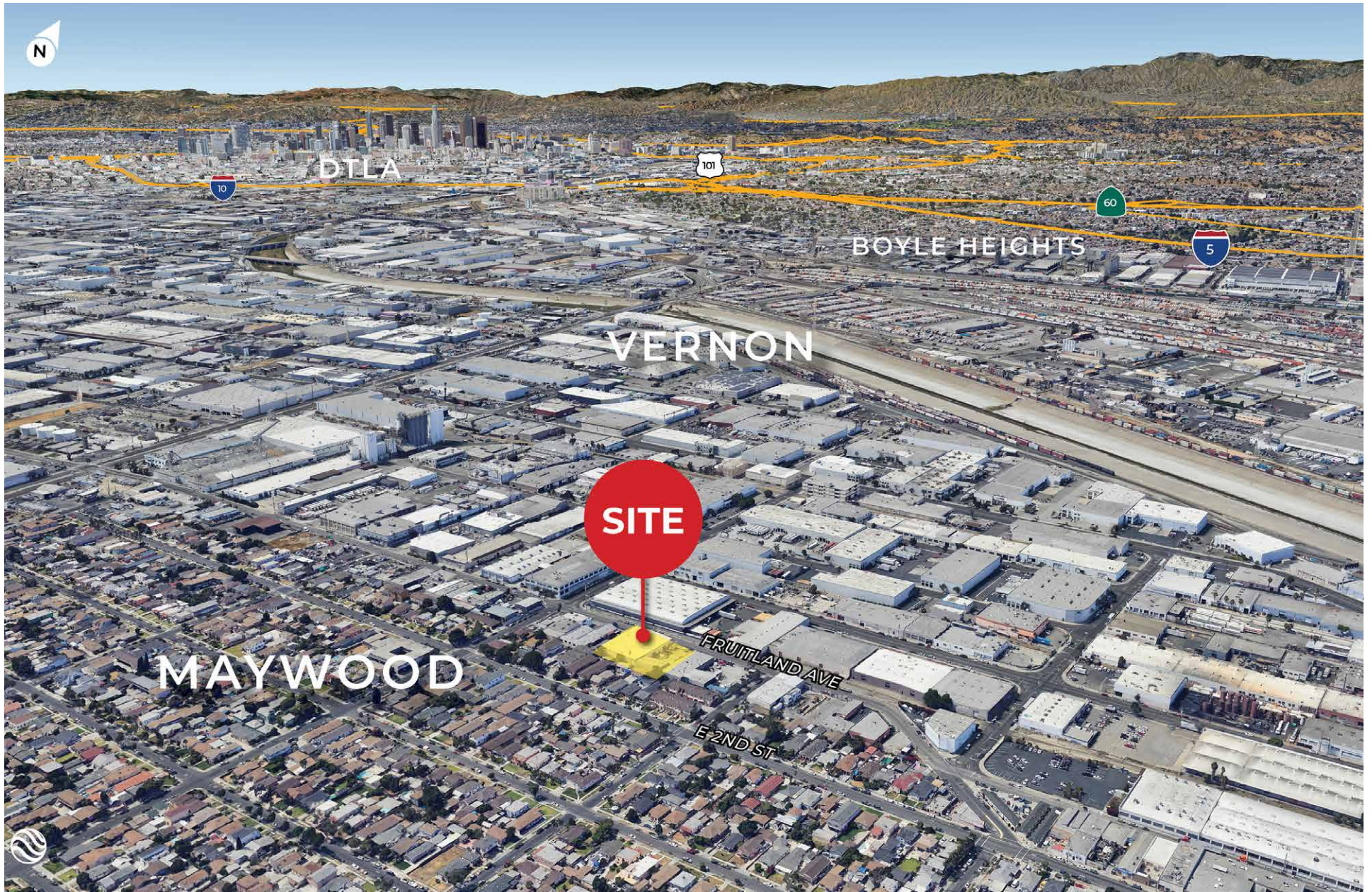
SITE PLAN



AERIAL MAPS



AERIAL MAPS



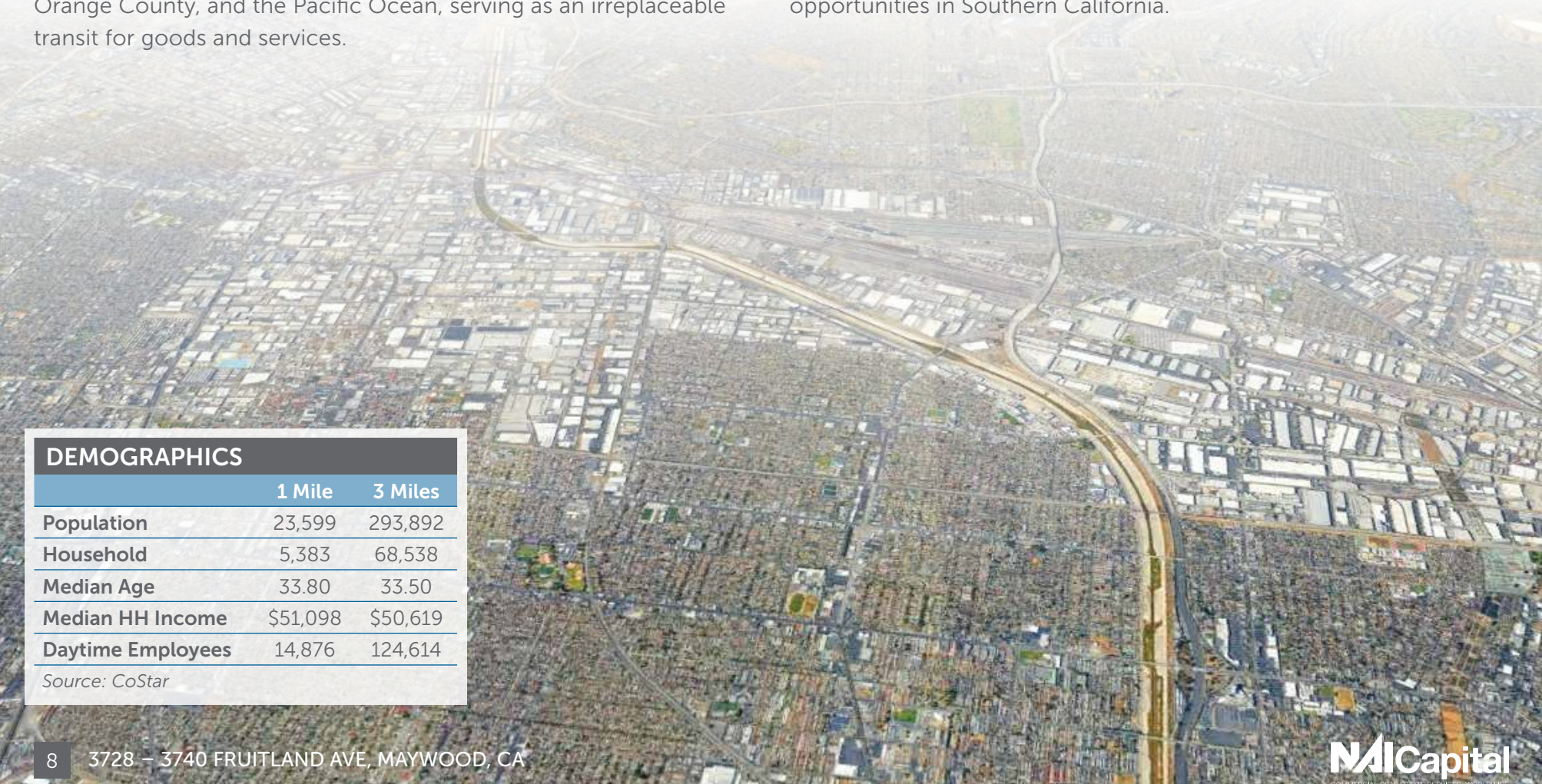
AREA OVERVIEW

The city of Maywood is an industrial powerhouse serving some of southern California’s most prominent economic centers. Located in Central South Los Angeles, it is adjacent to the bustling markets of Commerce, Downey and Vernon, offering a strategic location for businesses. Positioned conveniently off the 710 Freeways, it serves as a vital link on the industrial corridor connecting downtown Los Angeles to the Port of Long Beach.

Maywood is considered a “gateway city” between Los Angeles, Orange County, and the Pacific Ocean, serving as an irreplaceable transit for goods and services.

The industrial sector in Maywood thrives, with low vacancy rates, mirroring trends seen across the broader Los Angeles area. This scarcity of available space has driven up demand, leading to current effective rents averaging \$1.35 per square foot.

Investors find Maywood an attractive market, with current cap rates hovering around 5%, aligning with historical market rates. This stability and growth potential make Maywood a compelling destination for industrial ventures seeking prime real estate opportunities in Southern California.



DEMOGRAPHICS		
	1 Mile	3 Miles
Population	23,599	293,892
Household	5,383	68,538
Median Age	33.80	33.50
Median HH Income	\$51,098	\$50,619
Daytime Employees	14,876	124,614

Source: CoStar

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