8058 WESTMAN AVENUE

SANTA FE SPRINGS (WHITTIER PO), CA 90606

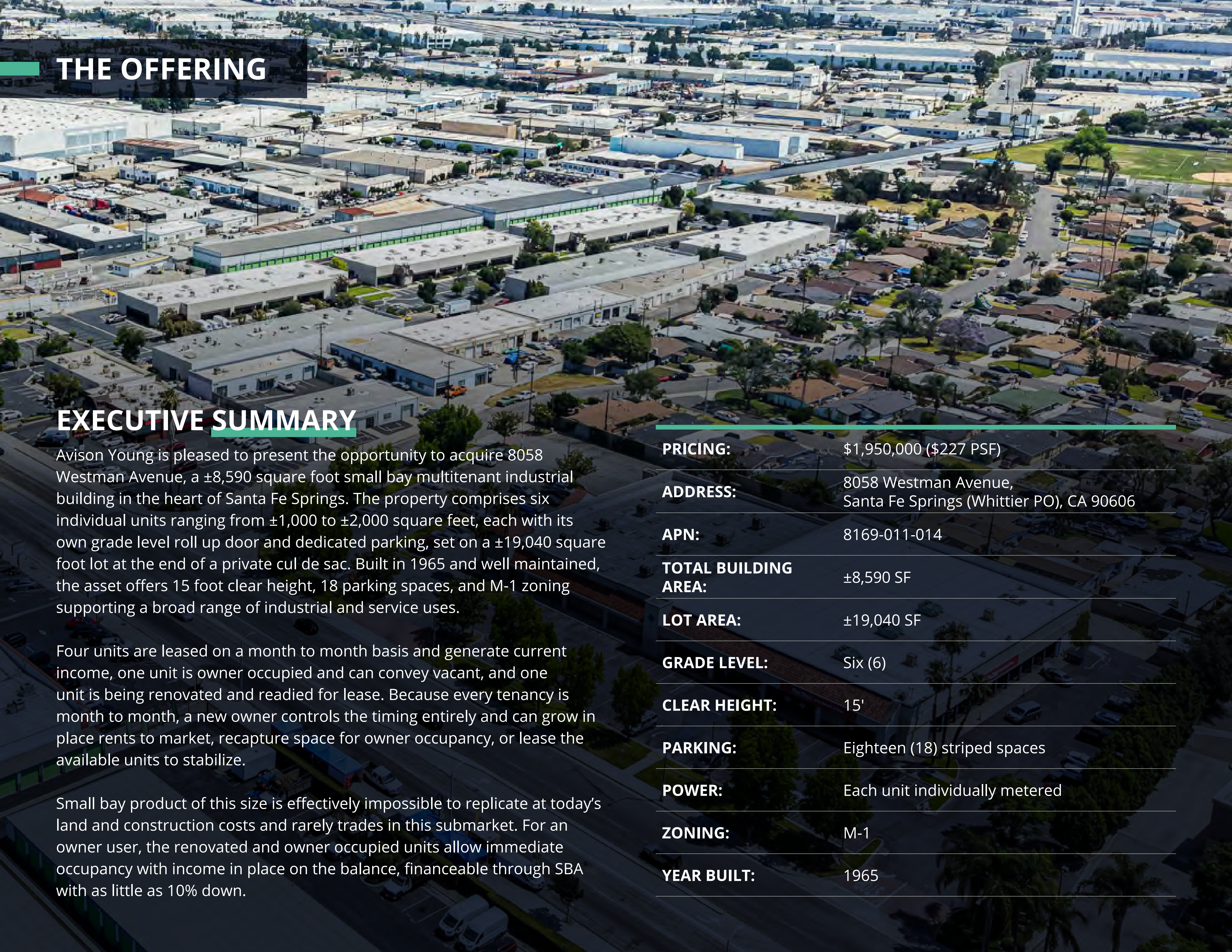
FOR SALE

OWNER USER OR VALUE-ADD INVESTMENT | SIX (6) UNIT SMALL BAY INDUSTRIAL BUILDING

PATRICK BARNES, SIOR
Principal
+1 213 618 3826
License No. 01333182
patrick.barnes@avisonyoung.com

PAUL CLARK
Vice President
+1 213 618 3827
License No. 01949697
paul.clark@avisonyoung.com

AVISON YOUNG



THE OFFERING

EXECUTIVE SUMMARY

Avison Young is pleased to present the opportunity to acquire 8058 Westman Avenue, a ±8,590 square foot small bay multitenant industrial building in the heart of Santa Fe Springs. The property comprises six individual units ranging from ±1,000 to ±2,000 square feet, each with its own grade level roll up door and dedicated parking, set on a ±19,040 square foot lot at the end of a private cul de sac. Built in 1965 and well maintained, the asset offers 15 foot clear height, 18 parking spaces, and M-1 zoning supporting a broad range of industrial and service uses.

Four units are leased on a month to month basis and generate current income, one unit is owner occupied and can convey vacant, and one unit is being renovated and readied for lease. Because every tenancy is month to month, a new owner controls the timing entirely and can grow in place rents to market, recapture space for owner occupancy, or lease the available units to stabilize.

Small bay product of this size is effectively impossible to replicate at today's land and construction costs and rarely trades in this submarket. For an owner user, the renovated and owner occupied units allow immediate occupancy with income in place on the balance, financeable through SBA with as little as 10% down.

PRICING:	$1,950,000 ($227 PSF)
ADDRESS:	8058 Westman Avenue, Santa Fe Springs (Whittier PO), CA 90606
APN:	8169-011-014
TOTAL BUILDING AREA:	±8,590 SF
LOT AREA:	±19,040 SF
GRADE LEVEL:	Six (6)
CLEAR HEIGHT:	15'
PARKING:	Eighteen (18) striped spaces
POWER:	Each unit individually metered
ZONING:	M-1
YEAR BUILT:	1965

INVESTMENT HIGHLIGHTS

SCARCE, IN DEMAND SMALL BAY INDUSTRIAL PRODUCT

- Six individual suites ranging from ±1,000 to ±2,000 square feet serve the deepest and most active segment of industrial demand
- Product of this size is effectively no longer built given land and construction costs, keeping it chronically undersupplied

IN PLACE INCOME WITH SUBSTANTIAL MARK TO MARKET UPSIDE

- Tenancies are in place and producing income today, including below market storage units leasing well under prevailing rates

IRREPLACEABLE INFILL LOCATION IN A SUPPLY CONSTRAINED SUBMARKET

- Santa Fe Springs is among the most central and supply constrained industrial submarkets in the Mid-Counties submarket, where limited developable land restricts new supply
- The property offers immediate access to the I-605 and connectivity to the regional freeway network, with proximity to the ports of Los Angeles and Long Beach

IMMEDIATE OWNER USER OCCUPIABILITY WITH SBA FINANCING

- The renovated and owner occupied units allow a buyer to take occupancy upon close while collecting income on the balance, with the flexibility to expand
- Qualifying owner users can acquire with SBA financing and as little as 10% down, the deepest and most aggressive segment of buyer demand for assets of this size

COMPLETE CONTROL THROUGH MONTH TO MONTH TENANCY

- Every unit operates month to month, giving a new owner full control of the business plan with no long term lease encumbrance
- Raise rents to market, recapture suites for occupancy or repositioning, or stabilize on the owner’s timeline, without waiting out fixed term leases

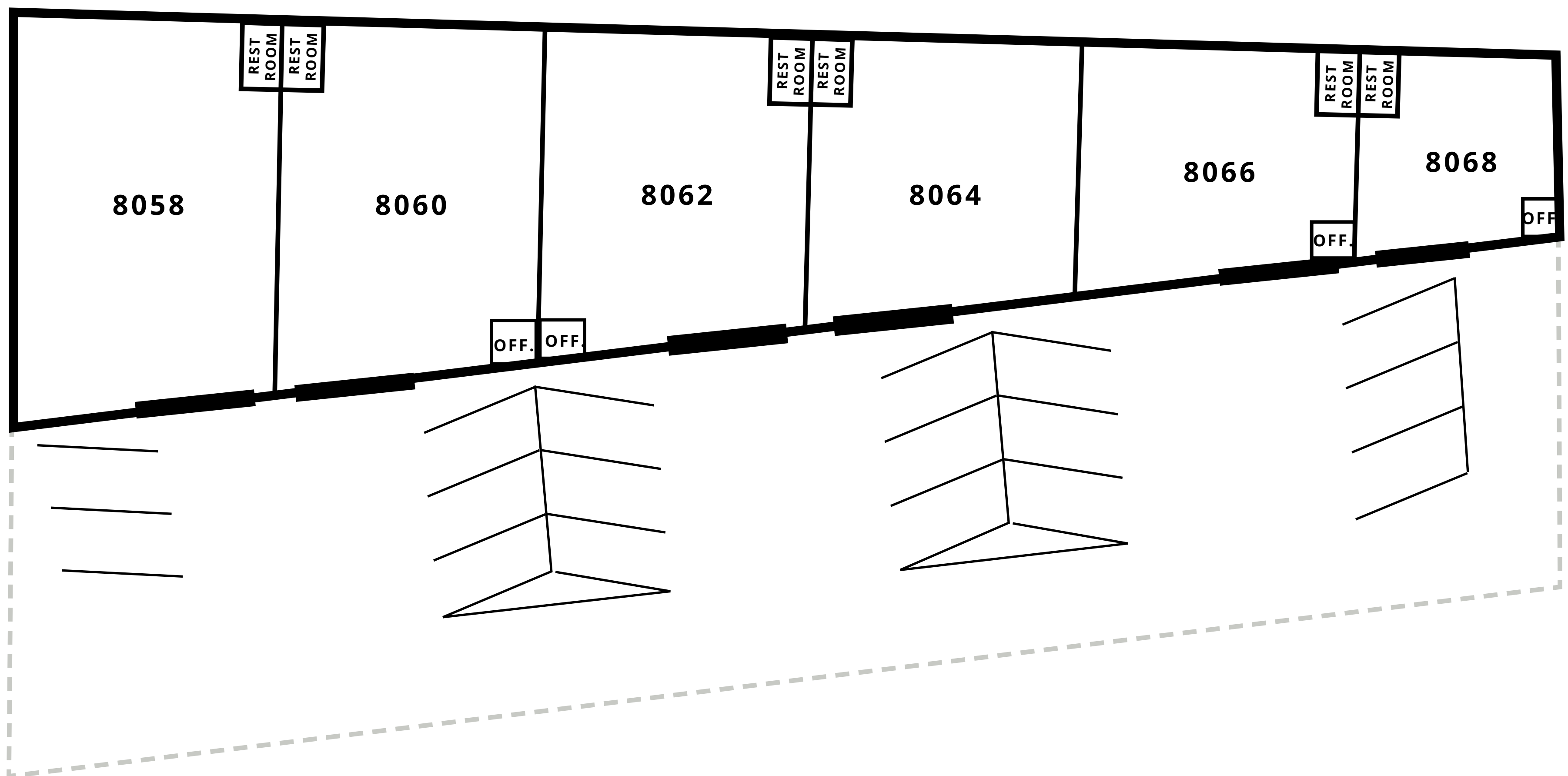
FLEXIBLE, DIVISIBLE CONFIGURATION WITH DIVERSIFIED INCOME

- Six separately demised units, each with its own roll up door and dedicated parking, 15 foot clear height, and 18 on site spaces, deliver flexible and low maintenance income
- The private cul de sac setting offers potential to secure additional parking or a small yard

RENT ROLL

IN-PLACE RENT ROLL				
UNIT	**TERM**	**MONTHLY RENT**	**ANNUAL RENT**	**NOTES**
8058	Vacant / Reno	-	-	Currently being renovated
8060	MTM	$2,500	$30,000	Recently renovated unit.
8062	MTM	$1,070	$12,840	Storage use, below market rate.
8064	MTM	$1,285	$15,420	Storage use, below market rate.
8066	Owner Occupied	-	-	Occupied by ownership, no rent in place.
8068	MTM	$1,500	$18,000	Same tenant as Unit 8064.
TOTAL / OCCUPIED **8,590 SF**		**$6,355**	**$76,260**	

SITE PLAN



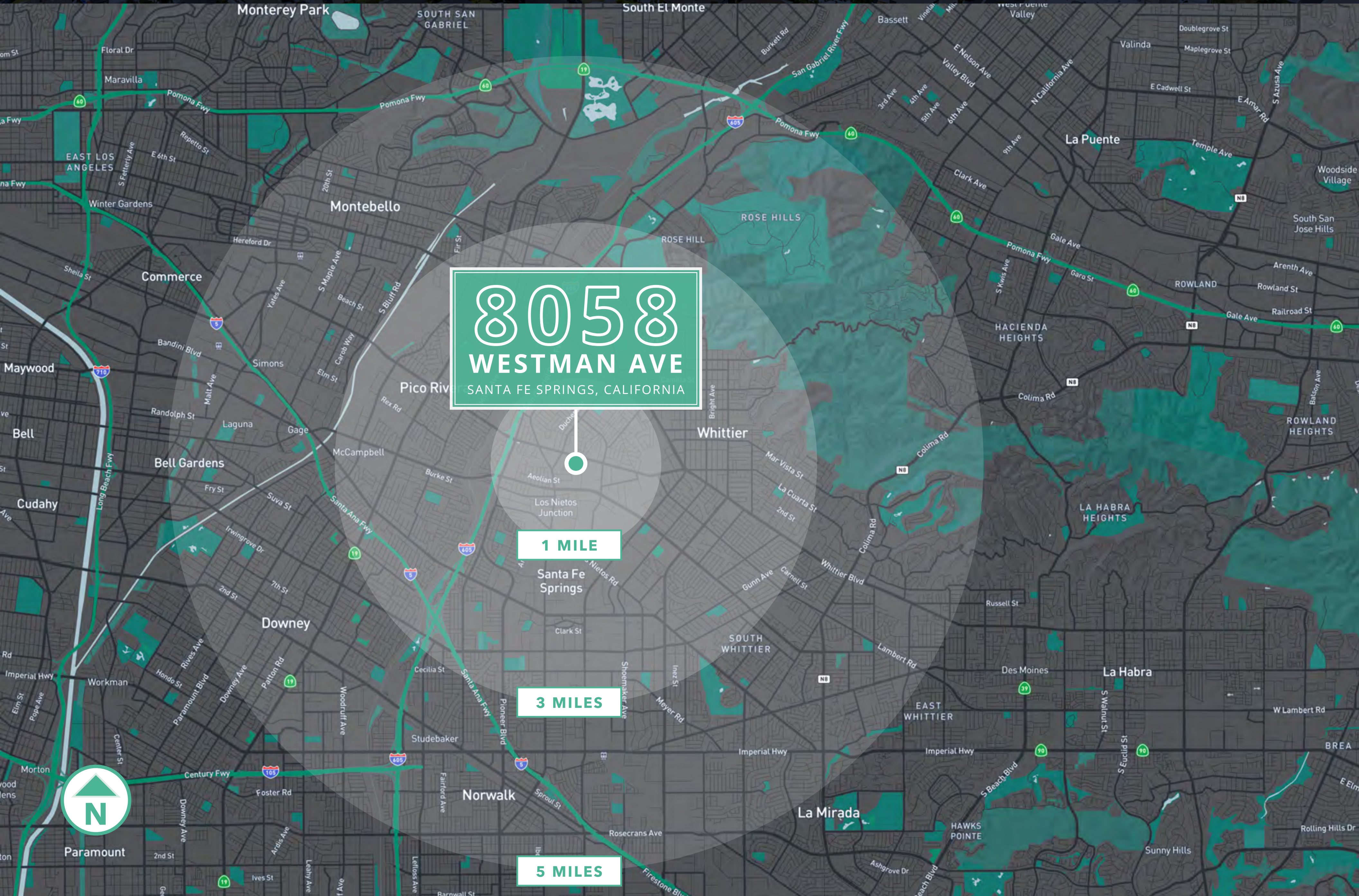
GROUND LEVEL ROLL-UP DOORS

CORPORATE NEIGHBORS

NEARBY RETAIL AMENITIES

PARCEL MAP

REGIONAL MAP



SANTA FE SPRINGS, CA

Santa Fe Springs is a premier industrial hub within Los Angeles County, strategically positioned at the intersection of major transportation corridors including Interstates 5, 605, and 105, with direct access to the Ports of Los Angeles and Long Beach and proximity to regional airports. The city is home to more than 3,000 businesses and approximately 55 million square feet of industrial and manufacturing space, supporting key sectors such as logistics, advanced manufacturing, food production, and aerospace. This concentration of industrial users is reinforced by a large daytime workforce exceeding 30,000 employees and a business-friendly environment with established infrastructure and predominantly industrial zoning, making it a highly efficient location for distribution and operations.

The area benefits from its limited land availability and entrenched industrial base, which have historically supported strong occupancy and long-term tenant demand. The city's central infill location within the Mid-Counties submarket provides immediate connectivity to a dense consumer base and major logistics networks, with assets typically located within 20–25 miles of the ports. Additionally, solid economic fundamentals, including a median household income above the national average and a stable labor force participation rate, support business stability and tenant retention. These factors collectively position Santa Fe Springs as a highly desirable and supply-constrained industrial market, attractive to both institutional and private investors seeking long term value in Southern California.

CITY DEMOGRAPHICS

(1, 3, AND 5 MILE RADIUS)

	POPULATION	MEDIAN AGE	HOUSEHOLDS	MEDIAN HOME VALUE	MEDIAN HOUSEHOLD INCOME	TOTAL EMPLOYEES
1 Mile	20,682	38.9	5,642	$654,266	$101,211	10,185
3 Mile	190,238	38.6	59,121	$704,317	$100,179	95,332
5 Mile	473,917	38.5	146,601	$721,717	$99,592	241,177

®esri

LOS ANGELES INDUSTRIAL MARKET OVERVIEW

RENT TRAJECTORY

- **Rents have corrected meaningfully from the 2023 peak.** Average asking rent has declined approximately 33% from $1.97/SF to $1.32/SF as demand softened and availability expanded, prompting landlords to reprice space to maintain leasing velocity.
- **Rate of decline is decelerating.** Rents have slipped roughly 5% since 2025, a meaningful slowdown that suggests the market is approaching a floor.
- **The post-2020 average is the benchmark to watch.** Adjusted for the 2022–2023 outlier period of unsustainable rent growth, the $1.29/SF post-2020 average serves as a key reference point for a potential rent floor.
- **Concessions are easing, tenant competition is firming.** Slight pullback in concessions across select size segments and asset classes points to early stabilization, positioning the market for renewed rent growth in 2026.

9.5%
TOTAL AVAILABILITY

$1.32
AVERAGE ASKING RENT (NNN)

+785K SF
Q1 NET ABSORPTION

MARKET SNAPSHOT

Los Angeles industrial fundamentals continued to rebalance in Q1 2026. Availability rose to 9.5%, reversing the late-2025 tightening trend, though sublease inventory remains contained at 8.9M SF — a signal that the market is absorbing softness without widespread distress. Tour activity and tenant engagement are improving despite ongoing tariff and geopolitical uncertainty, pointing to a more constructive 2026 outlook.

Demand is bifurcating: smaller, functional spaces and large credit occupiers continue to transact, while mid-size product faces longer leasing timelines. Advanced manufacturing — particularly aerospace and defense — is emerging as a structural demand driver, anchoring momentum in the South Bay, while LA Central remains on firm footing with consistent logistics activity.

ABSORPTION & DEMAND

- **Net absorption turned positive in Q1 2026.** The market recorded +785,886 SF of net absorption marketwide, a meaningful inflection after several quarters of negative or flat absorption. The shift reflects renewed tenant commitments rather than purely opportunistic moves.
- **LA Central and LA South Bay are driving the gains.** LA Central posted +1,048,119 SF of net absorption and LA South Bay added +1,002,274 SF in Q1 — together accounting for the bulk of marketwide positive momentum.
- **Demand is bifurcating by size.** Smaller, functional spaces and large credit occupiers continue to transact, while mid-size product faces longer leasing timelines. Tour activity is picking up for well-located assets.
- **Advanced manufacturing is reshaping the demand profile.** Aerospace and defense activity is emerging as a structural driver, particularly in the South Bay, with elevated geopolitical tensions and increased defense spending reinforcing Los Angeles as a key innovation hub.

LOS ANGELES INDUSTRIAL MARKET OVERVIEW

ABSORPTION & DEMAND

- **LA South Bay is driving leasing acceleration.** Approximately 3.0M SF of aerospace and defense activity is anchoring momentum amid constrained supply. Elevated geopolitical tensions and increased defense spending — particularly around AI and autonomous systems — are reshaping demand and reinforcing Los Angeles as a key innovation hub.
- **LA Central remains a stable demand driver.** Q1 leasing of approximately 2.9M SF reflects consistent activity from traditional logistics users, supported by the submarket's port-adjacent positioning.
- **San Gabriel Valley and Mid-Counties are tracking sideways.** Both submarkets recorded meaningful Q1 activity but face pockets of negative absorption as tenants right-size.

Submarket	Inventory (SF)	Total Vacancy	Net Absorption (Q1)	Asking Rent NNN
LA Central	134.9M	7.1%	+1,048,119	$1.25
LA South Bay	126.8M	8.3%	+1,002,274	$1.50
San Gabriel Valley	89.9M	7.2%	(551,451)	$1.30
Mid-Counties	66.9M	7.0%	+232,513	$1.27
San Fernando Valley	45.9M	7.4%	(519,966)	$1.38
Market Total	547.7M	7.7%	+785,886	$1.32

CONSTRUCTION & SUPPLY

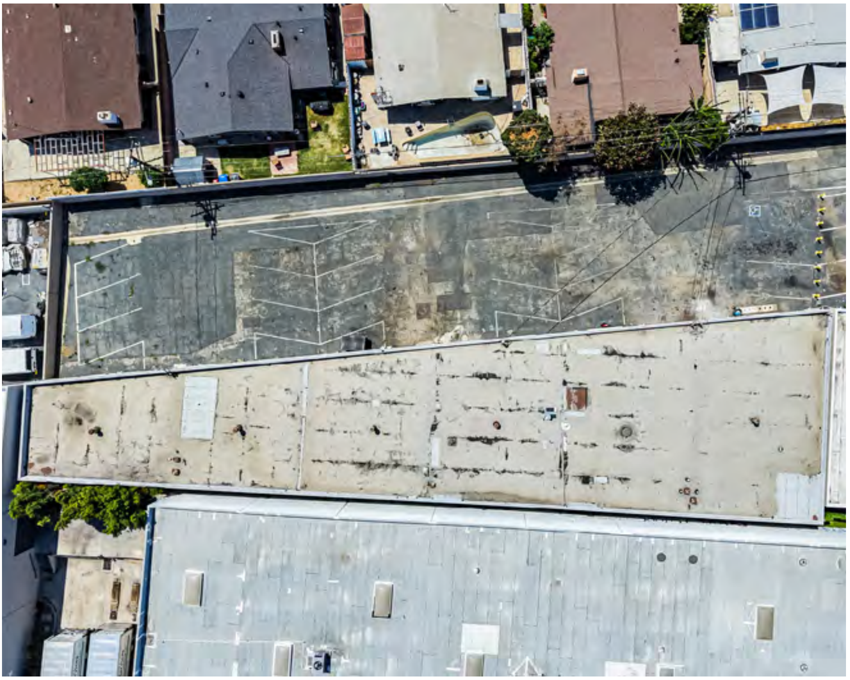
- **The development pipeline continues to moderate.** AB 98, land scarcity, entitlement friction, and elevated costs are constraining new supply, helping stabilize availability levels. Under-development inventory now stands at 2.9M SF across the market.
- **Owners of vacant product are increasingly open to disposition.** Well-located land continues to trade at aggressive pricing, supported in part by capital-constrained merchant developers.
- **Forward inventory growth remains limited.** Top projects under development include 15825 Roxford St (440,000 SF, San Fernando Valley) and 7400 E Slauson Ave (283,621 SF, LA Central) — both currently 0% preleased.

PORT ACTIVITY & TRADE DYNAMICS

- **San Pedro Bay throughput is normalizing.** February 2026 loaded TEU volumes totaled 1,015,827, a 1.9% decline from the prior month. Earlier strength was driven by tariff-related front-loading and pre-Lunar New Year shipments.
- **Global uncertainty remains a wildcard.** Middle East tensions, shifting shipping patterns, and the Supreme Court tariff ruling are influencing supply chain decision-making, though U.S.-bound cargo flows remain intact.
- **LA continues to serve as the primary U.S. gateway.** Port-adjacent industrial fundamentals remain underpinned by the region's structural logistics advantage despite near-term volatility.

Source: Avison Young Market Intelligence; CoStar. Statistics current as of Q1 2026 unless otherwise noted. Port data per Port of Los Angeles and Port of Long Beach (February 2026).

PROPERTY PHOTOS



PROPERTY PHOTOS

Get in touch

PATRICK BARNES, SIOR
Principal
+1 213 618 3826
License No. 01333182
patrick.barnes@avisonyoung.com

PAUL CLARK
Vice President
+1 213 618 3827
License No. 01949697
paul.clark@avisonyoung.com

AVISON YOUNG

Visit us online
avisonyoung.com