

FREESTANDING BUILDINGS | LARGE FENCED YARD

FOR SALE & LEASE

Prepared by:

Frank Lahijani

CEO

(213) 792-7007

frankl@global-cre.com

Lic: 01022511

Vee Sookiasian

Senior Sale Associate

(818) 922-5192

vee@global-cre.com

Lic: 02039708

SANTA FE AVE.

11010-11020 Santa Fe Ave
Lynwood, CA 90262



THE SPACE

Location	11010-11020 Santa Fe Ave Lynwood, CA 90262
County	Los Angeles
APN	6170-015-022, 6170-015-023
LEASE RATE	\$0.89 psf NNN + \$0.25 Net Charges
SALE PRICE	\$11,000,000.00

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
48,000	407,301	963,466

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$79,870	\$86,289	\$86,598

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
11,837	105,398	260,620

The subject property is located in the City of Lynwood, within the highly desirable Downey/Paramount industrial submarket of Los Angeles County. The property offers excellent accessibility to the 105 and 710 Freeways, providing convenient connectivity between Downtown Los Angeles and the Ports of Long Beach and Los Angeles, one of Southern California's most critical logistics corridors.

This offering consists of two freestanding industrial buildings situated on a large, secured yard, making it ideal for a variety of industrial, manufacturing, and distribution uses. The property is equipped with substantial power capacity, including approximately 4,000 amps with upgraded transformers and panels. The main electrical service and panel are located in Building 11010, which currently distributes power to the site. Building 11020 does not have an independent power source and will require power to be extended from Building 11010. Both buildings will require appropriate power distribution improvements depending on the user's operational needs.

Additionally, Building 11010 includes a bonus ±4,560 square feet of rear sprinklered structure, not included in the stated building square footage. This area contains no office, restrooms, or lighting (buyer or tenant to verify permit status), and offers additional utility for storage or operational use.

Currently vacant, the property presents a rare opportunity for an owner-user or investor to immediately occupy, reposition, or lease the asset in a strong infill industrial market with high demand and limited supply.

PROPERTY FEATURES

BUILDING SF	46,591 SF
LAND SF	70,567 SF
LAND ACRES	1.62 AC
YEAR BUILT	1951
ZONING TYPE	LYM*
CEILING HEIGHT	±16'-19'
DOCK HIGH DOORS	1
GRADE LEVEL DOORS	3
OFFICE SF	1600 SF
YARD	Fenced Yard Shared
POWER	4000 AMPS 277/480 V – 2 meters – Brand new transformer and panels
PARKING	46
SPRINKLERS	YES

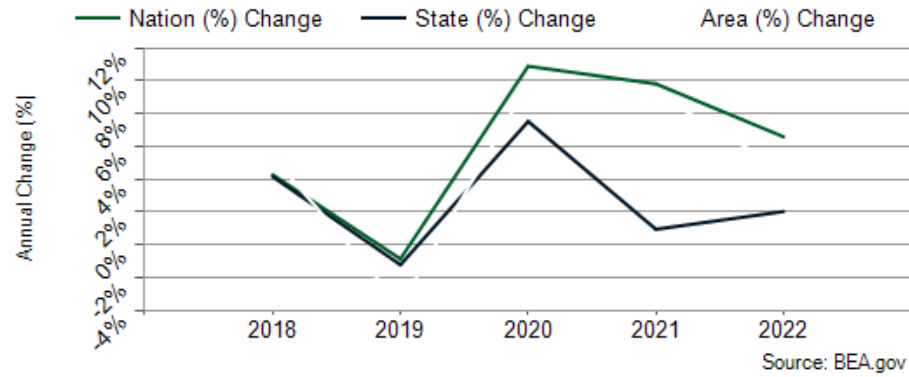
11010 SANTA FE AVE

BUILDING SF	22,100 SF + Bonus 4,560 SF
LAND SF	34,615 SF
LAND ACRES	0.79 AC
YEAR BUILT	1951
ZONING TYPE	LYM*
CEILING HEIGHT	±16'-19'
DOCK HIGH DOORS	0
GRADE LEVEL DOORS	1
OFFICE SF	None-Built to Suit
YARD	Fenced Yard shared with 11020
POWER	4000 AMPS 277/480 V – 2 meters – Brand new transformer and panels
SAFE	Brand New Walking Safe
RESTROOMS	None - Built to Suit
BUILDING LIGHTS	None - Built to Suit

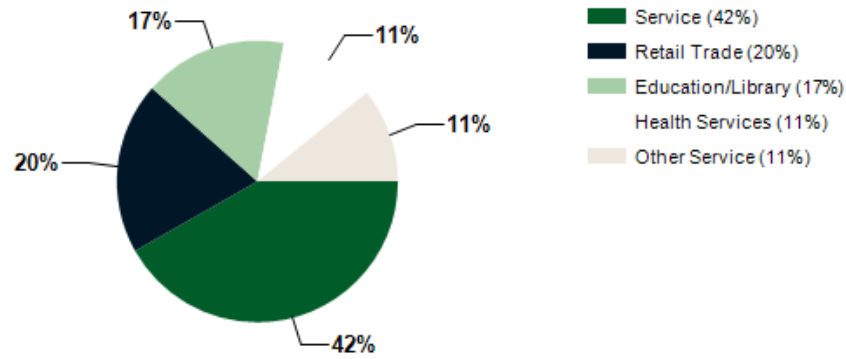
11020 SANTA FE AVE

BUILDING SF	24,491 SF
LAND SF	35,982 SF
LAND ACRES	0.82 AC
YEAR BUILT	1951
ZONING TYPE	LYM*
CEILING HEIGHT	±16'
DOCK HIGH DOORS	1
GRADE LEVEL DOORS	2
OFFICE SF	1600 SF of Open Space (Built to Suit)
YARD	Fenced Yard shared with 11010
RESTROOMS	None - Built to Suit
BUILDING LIGHTS	None - Built to Suit
POWER	None

Los Angeles County GDP Trend

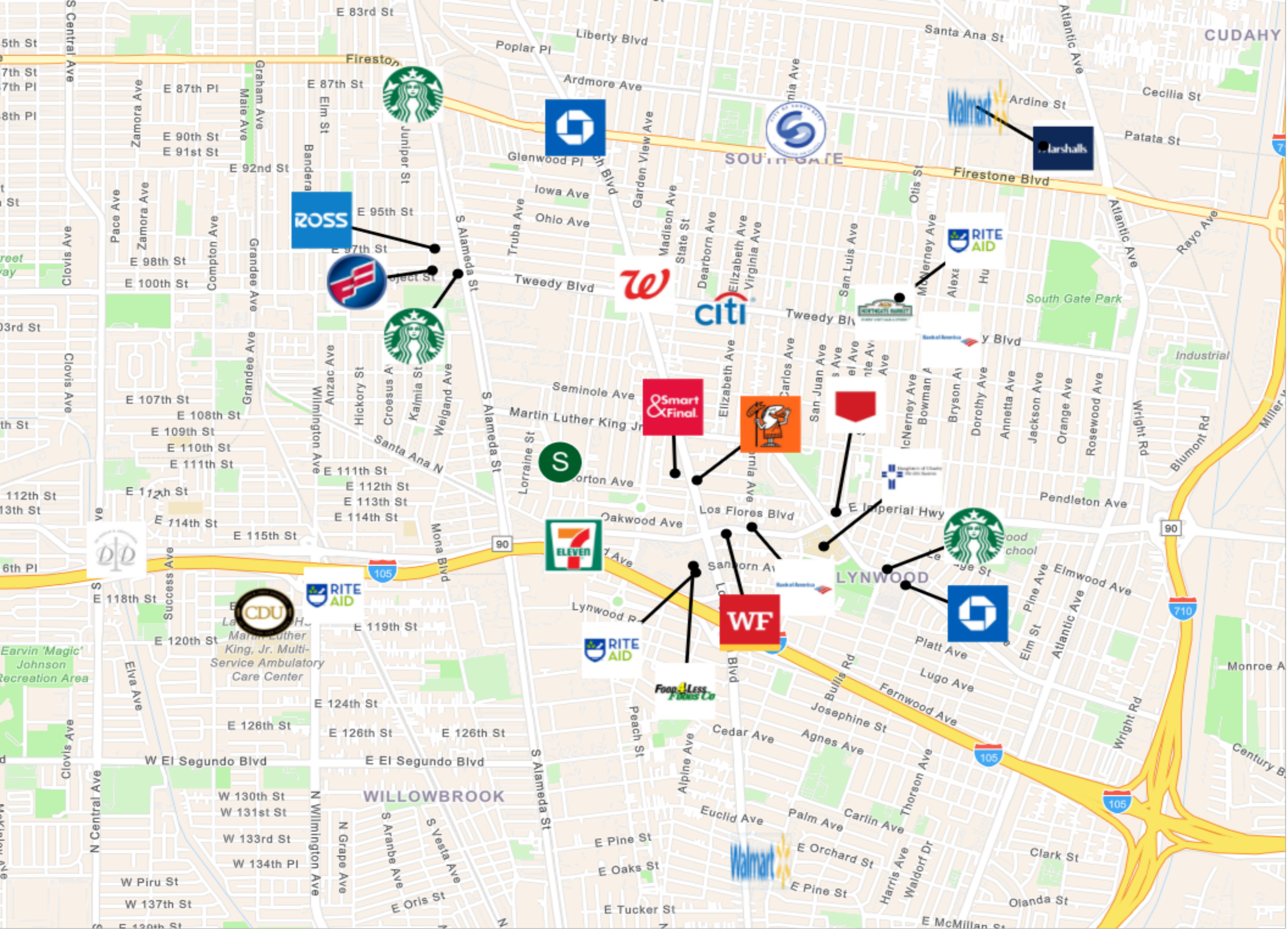


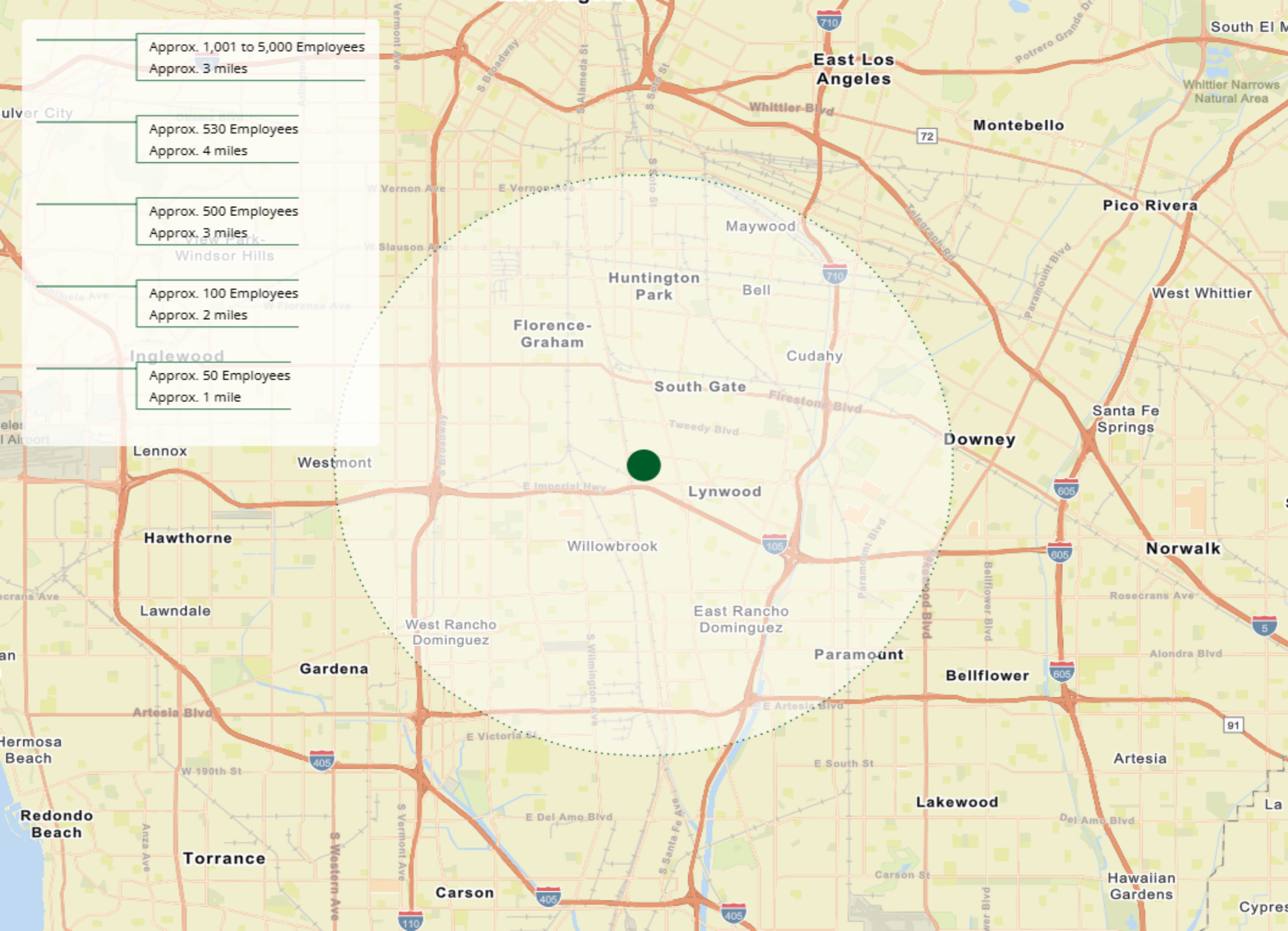
Major Industries by Employee Count



Largest Employers

McMaster-Carr	706
Vans	472
Southern Glazer's Wine and Spirits	389
Genesis Logistics/7-Eleven Distribution	387
Bumble Bee Foods	325
FedEx Ground	324
Shaw Industries	317
Walmart	308





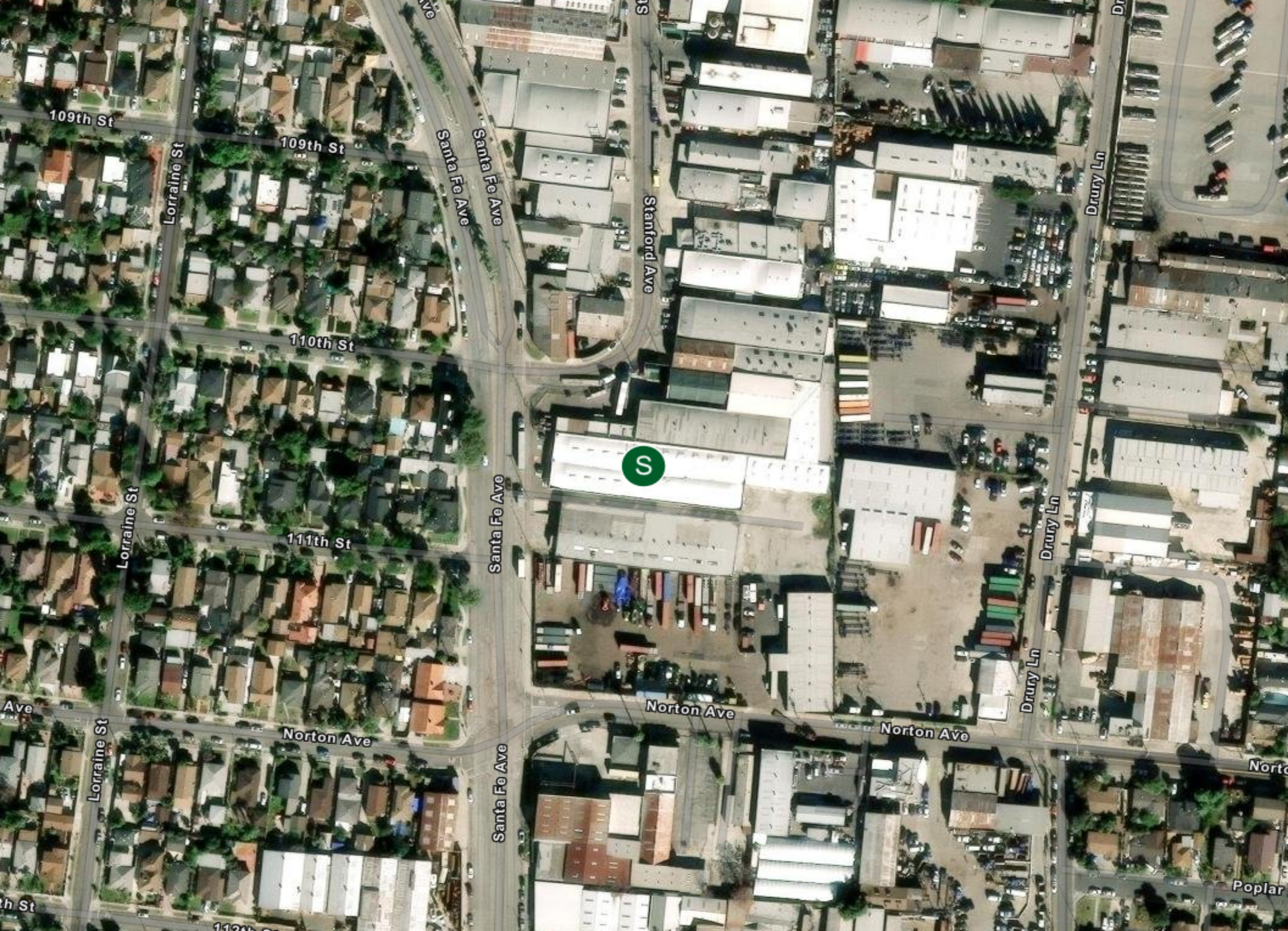
Approx. 1,001 to 5,000 Employees
Approx. 3 miles

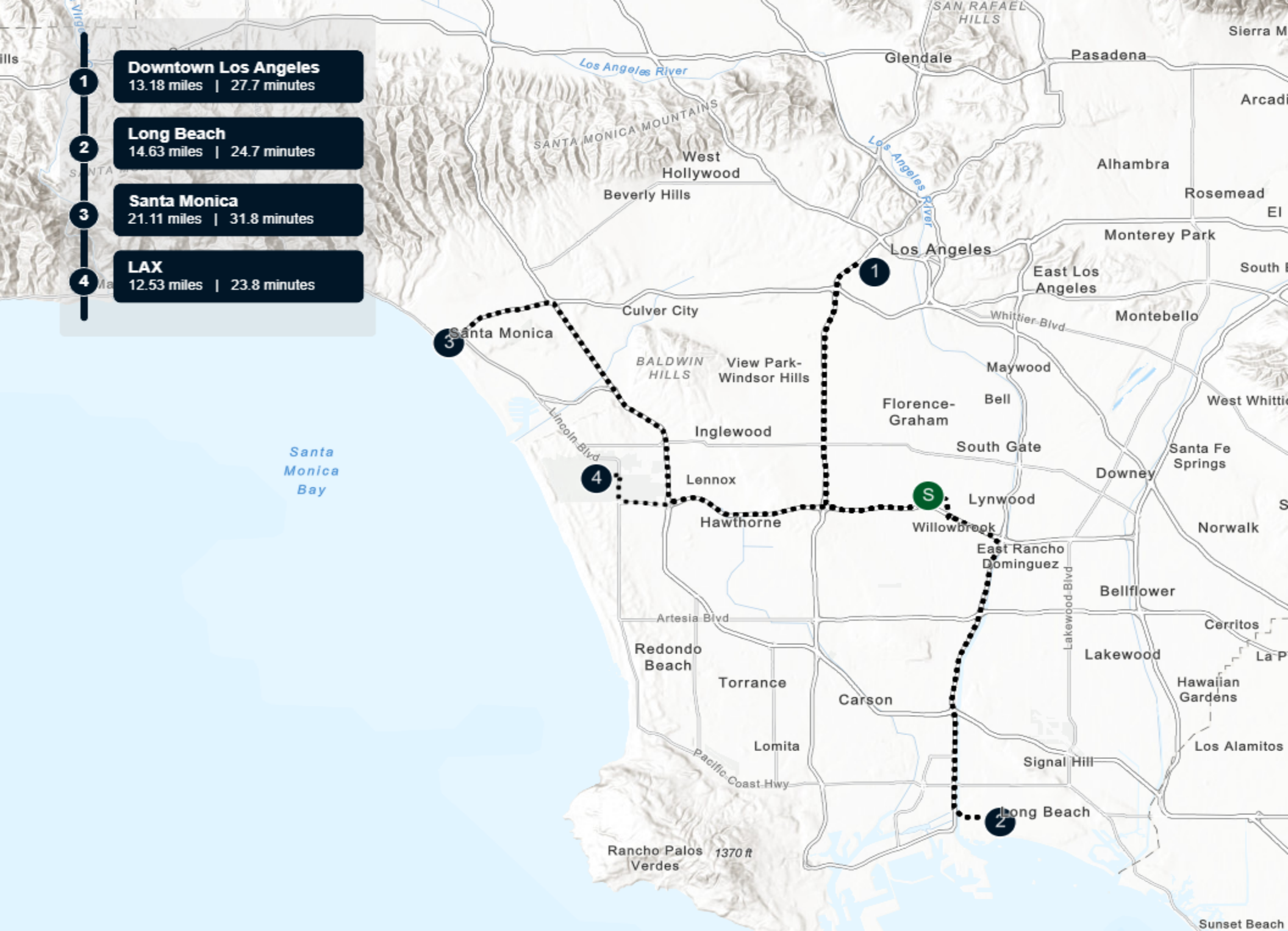
Approx. 530 Employees
Approx. 4 miles

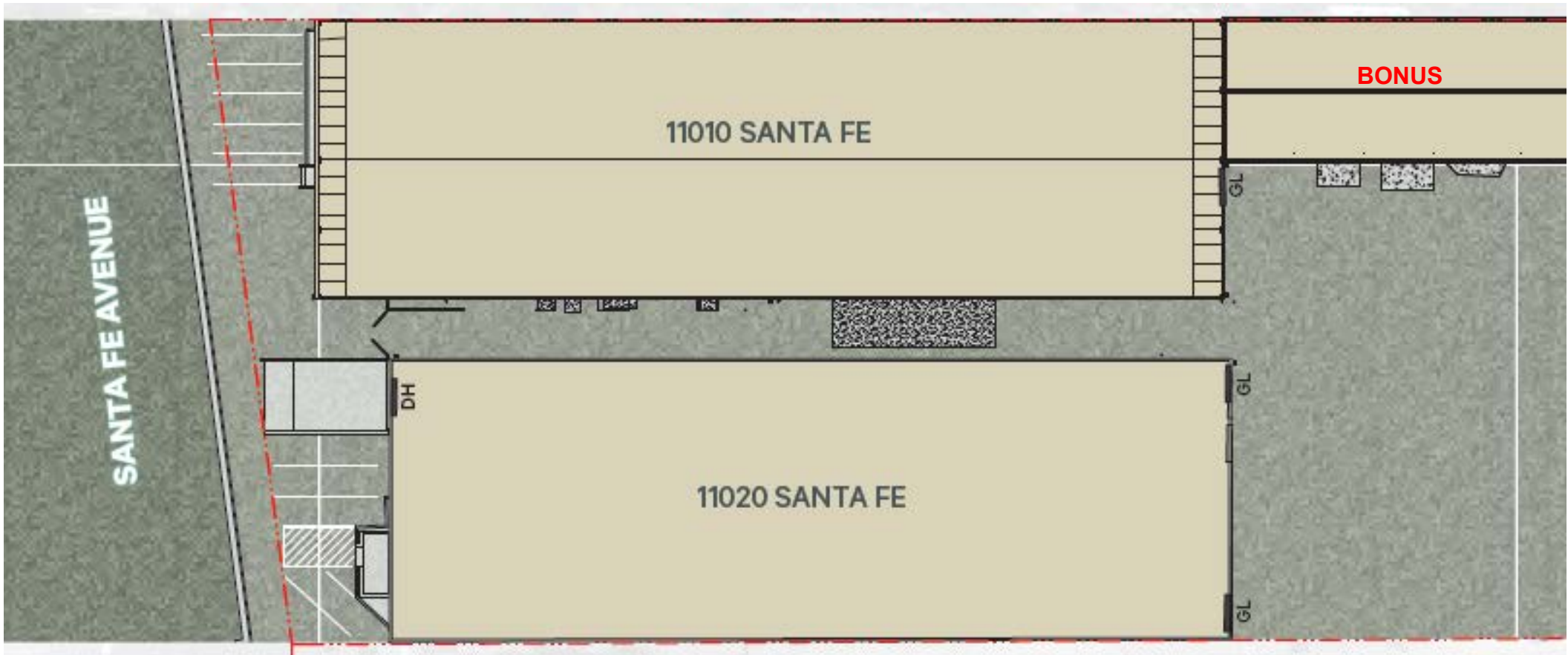
Approx. 500 Employees
Approx. 3 miles

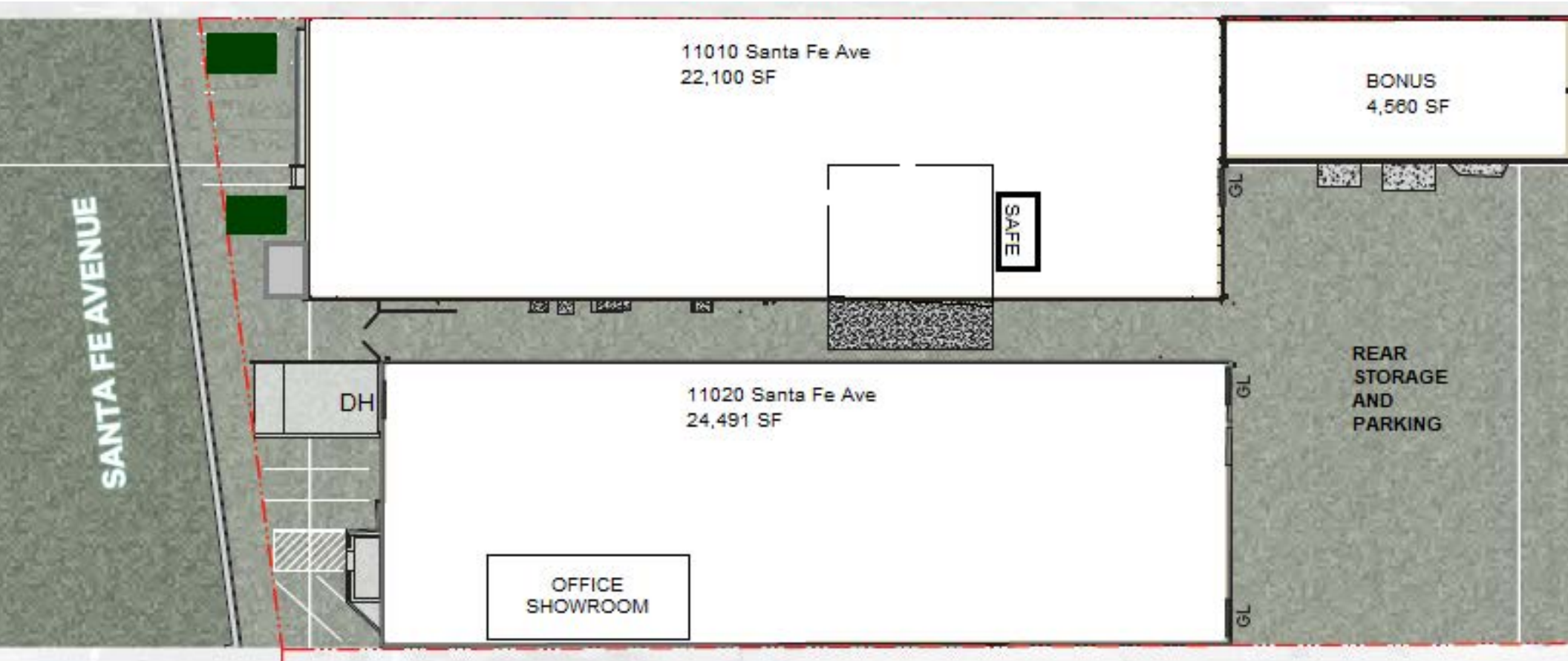
Approx. 100 Employees
Approx. 2 miles

Approx. 50 Employees
Approx. 1 mile













LYNWOOD



LONG BEACH BLVD

STATE ST

E IMPERIAL HWY

NORTON AVE

SANTA FE AVE

WATER RING JR

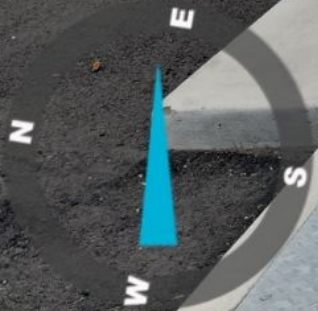


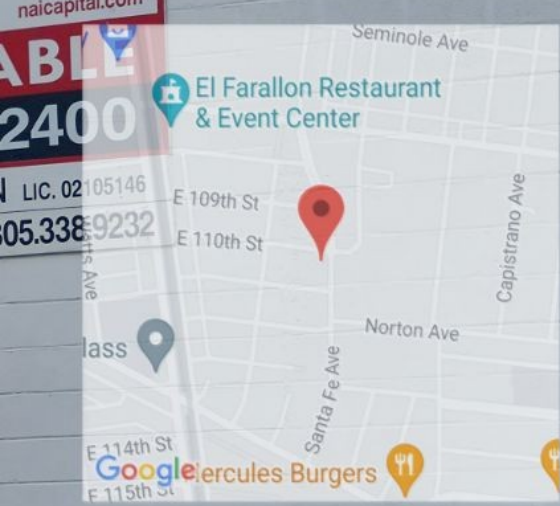




5/3/24 12:14 PM
33.9350N 118.2224W
82° E

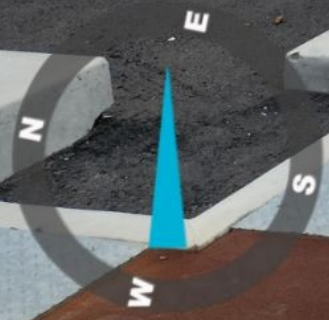
11018 Santa Fe Avenue
Lynwood
Los Angeles County
California





5/3/24 11:57 AM
33.9350N 118.2224W
78° E

2740 East 110th Street
Lynwood
Los Angeles County
California





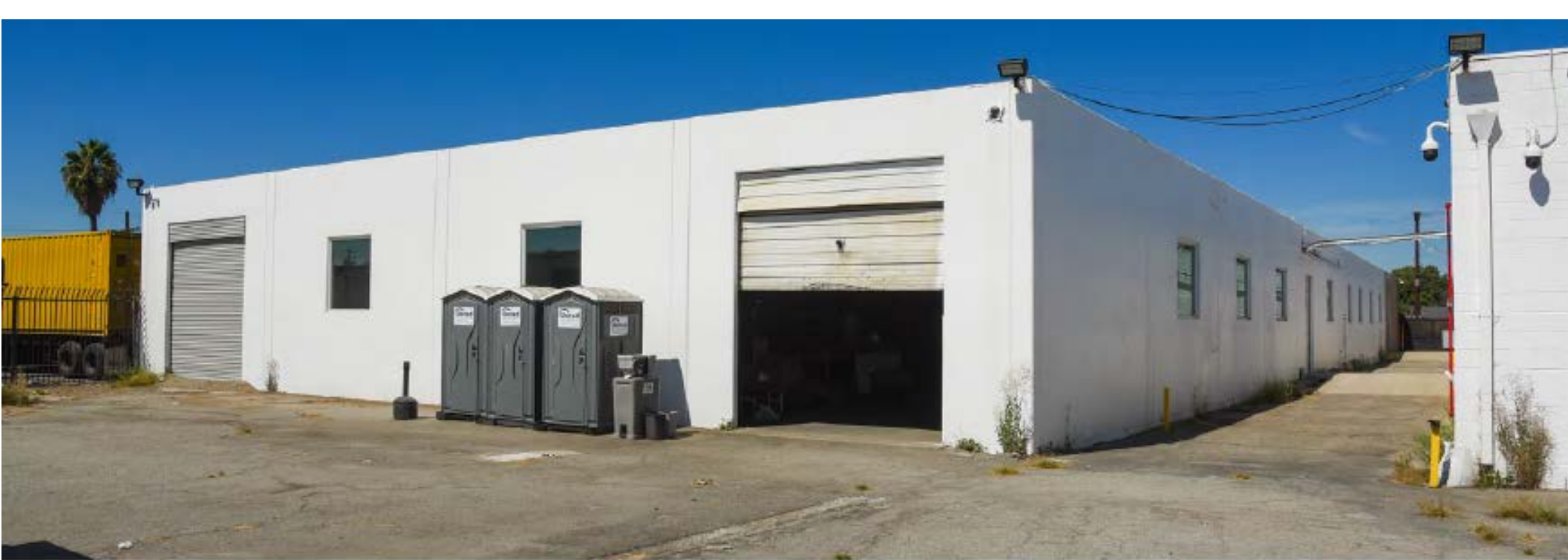


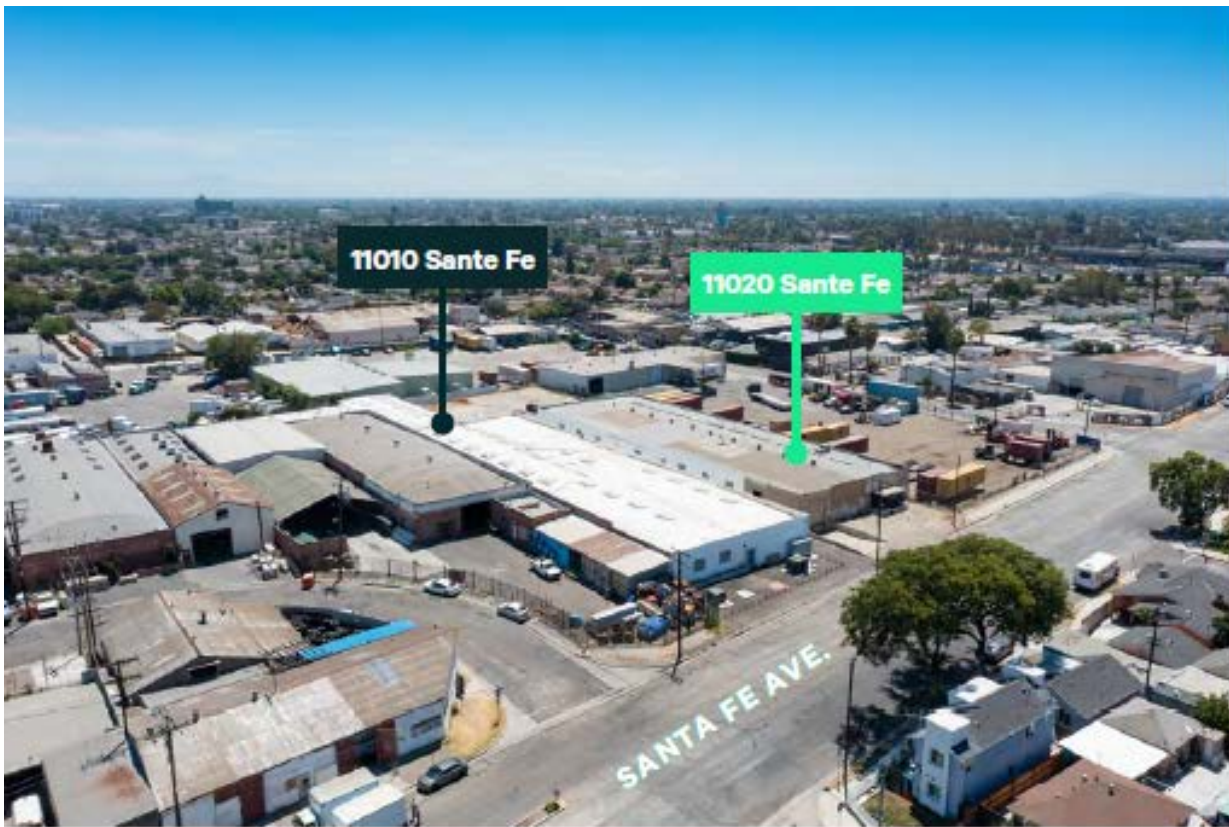


11010 Sante Fe

11020 Sante Fe

SANTA FE AVE.

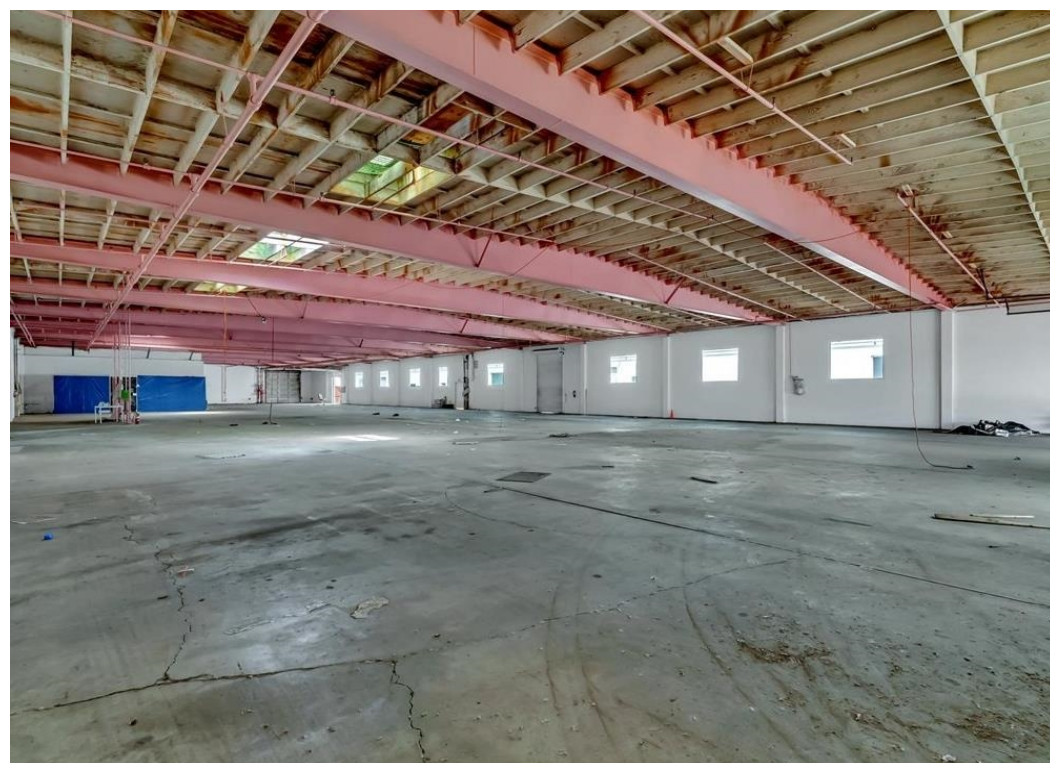








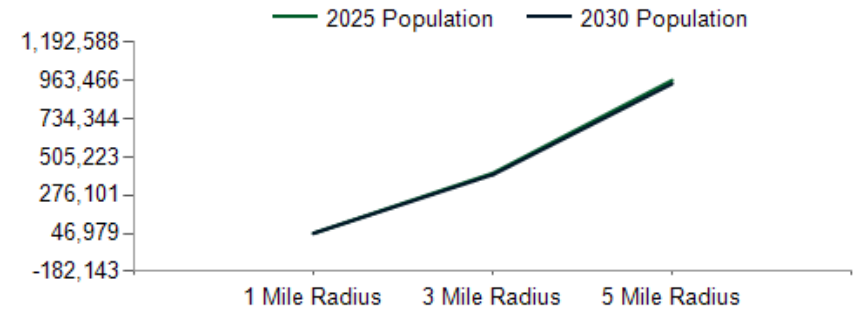




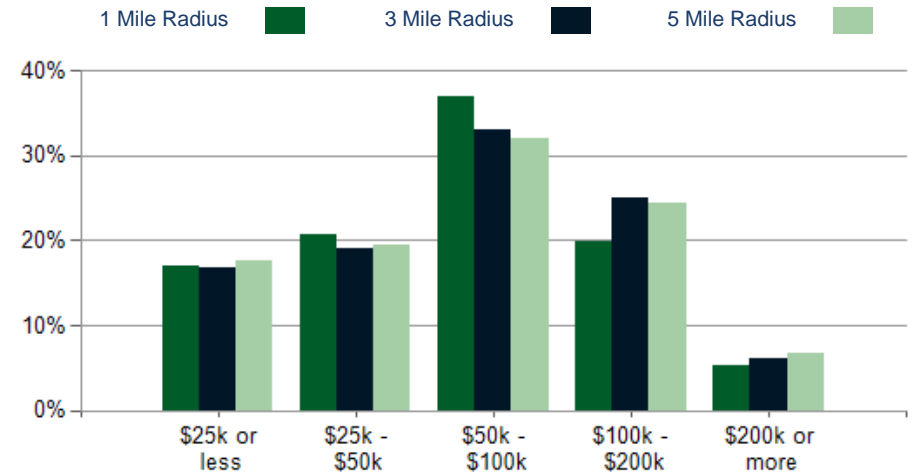
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	49,989	410,428	972,890
2010 Population	52,230	424,855	999,439
2025 Population	48,000	407,301	963,466
2030 Population	46,979	398,649	943,675
2025-2030: Population: Growth Rate	-2.15%	-2.15%	-2.05%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,217	10,436	27,298
\$15,000-\$24,999	800	7,336	18,460
\$25,000-\$34,999	1,093	8,472	21,098
\$35,000-\$49,999	1,367	11,533	29,560
\$50,000-\$74,999	2,585	19,786	47,193
\$75,000-\$99,999	1,783	15,113	36,072
\$100,000-\$149,999	1,618	17,676	43,013
\$150,000-\$199,999	744	8,688	20,632
\$200,000 or greater	631	6,357	17,292
Median HH Income	\$63,642	\$68,071	\$67,121
Average HH Income	\$79,870	\$86,289	\$86,598

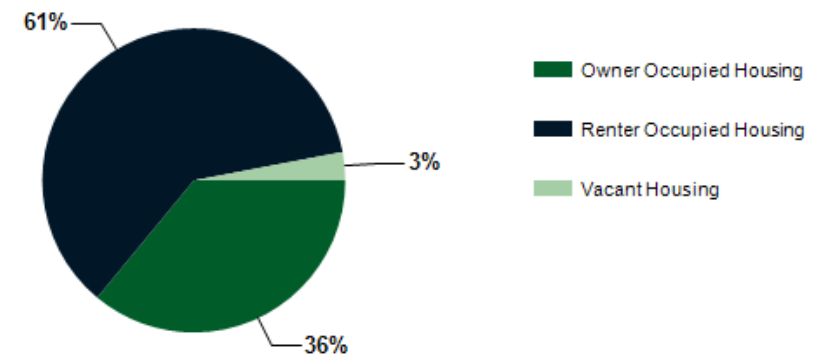
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,206	101,286	253,044
2010 Total Households	11,141	98,640	245,235
2025 Total Households	11,837	105,398	260,620
2030 Total Households	11,856	105,597	261,158
2025 Average Household Size	3.85	3.82	3.66
2025-2030: Households: Growth Rate	0.15%	0.20%	0.20%



2025 Household Income



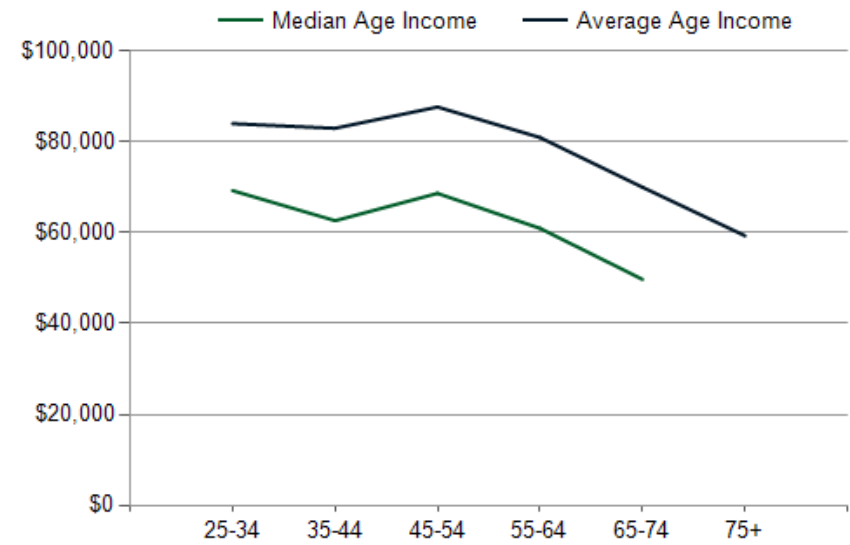
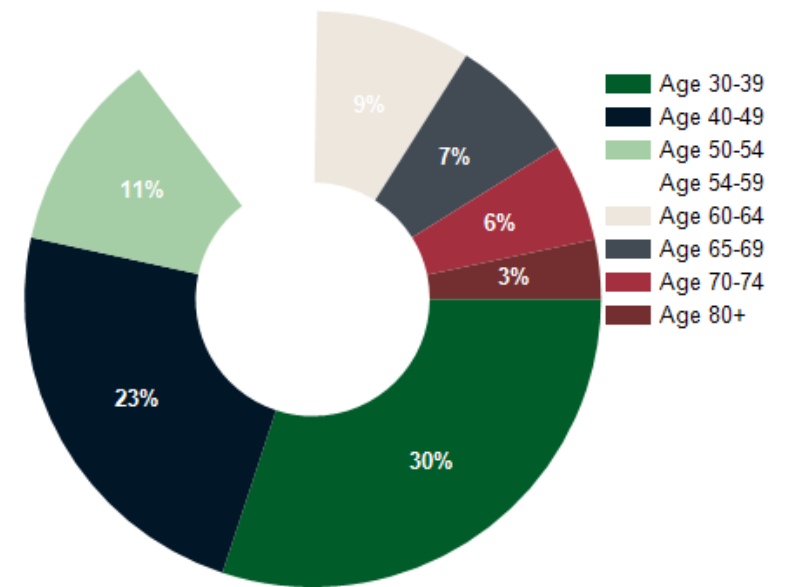
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	4,087	34,354	80,185
2025 Population Age 35-39	3,450	28,480	67,058
2025 Population Age 40-44	3,100	25,832	61,909
2025 Population Age 45-49	2,758	24,513	58,744
2025 Population Age 50-54	2,829	23,866	57,153
2025 Population Age 55-59	2,638	22,385	53,736
2025 Population Age 60-64	2,180	19,552	47,165
2025 Population Age 65-69	1,802	16,375	39,813
2025 Population Age 70-74	1,384	12,416	29,481
2025 Population Age 75-79	837	7,747	18,644
2025 Population Age 80-84	488	4,318	10,819
2025 Population Age 85+	387	3,522	9,064
2025 Population Age 18+	35,917	305,335	724,371
2025 Median Age	32	33	33
2030 Median Age	34	34	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,286	\$75,922	\$75,369
Average Household Income 25-34	\$84,045	\$89,100	\$89,261
Median Household Income 35-44	\$62,663	\$74,913	\$73,921
Average Household Income 35-44	\$83,010	\$95,959	\$96,840
Median Household Income 45-54	\$68,670	\$76,968	\$76,120
Average Household Income 45-54	\$87,691	\$95,009	\$95,354
Median Household Income 55-64	\$60,972	\$66,598	\$65,681
Average Household Income 55-64	\$80,971	\$86,324	\$86,829
Median Household Income 65-74	\$49,741	\$51,454	\$51,050
Average Household Income 65-74	\$70,024	\$74,215	\$74,391
Average Household Income 75+	\$59,343	\$60,766	\$62,236





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Exclusively Marketed by:

Frank Lahijani

Global Commercial Real Estate
CEO
(213) 792-7007
frankl@global-cre.com
Lic: 01022511

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