

EXCLUSIVELY LISTED **FOR SALE** BY LEE & ASSOCIATES - NEWPORT BEACH



±9,304 SF

7602

JACKSON STREET
PARAMOUNT, CALIFORNIA

±9,304 SF
USDA APPROVED FOOD
PROCESSING FACILITY

INVESTMENT
SALE



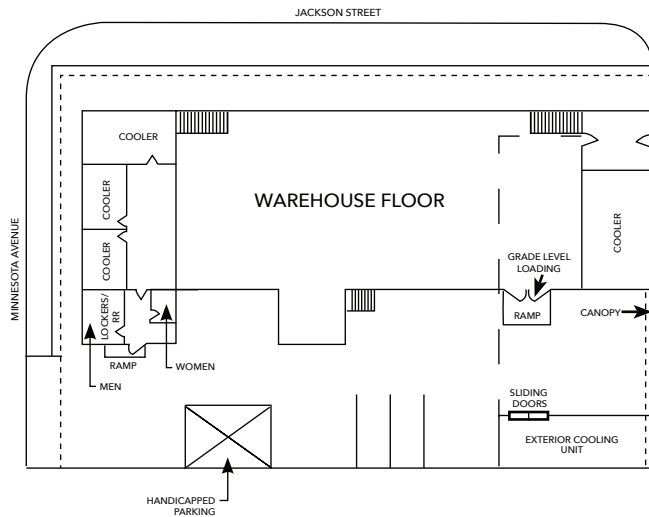
JACK HOGAN, SVP | PRINCIPAL . 949.724.4738 . JHOGAN@LEE-ASSOCIATES.COM . DRE# 01274996

INVESTMENT SALE

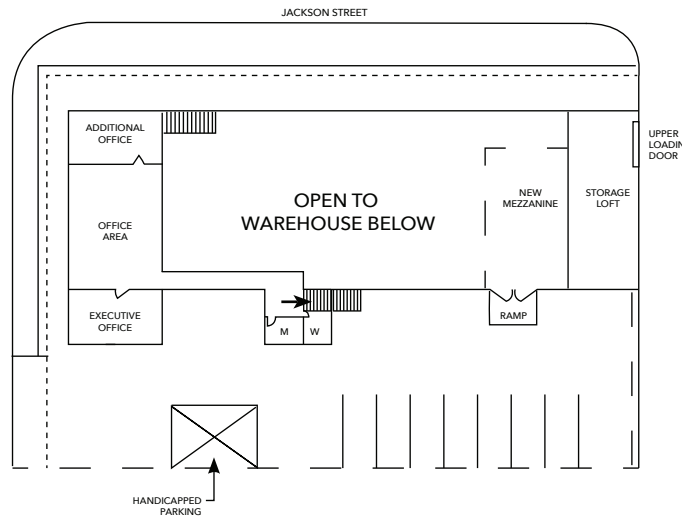
7602 Jackson Street, Paramount CA is an FDA and USDA approved food manufacturing building occupied by Ariza Global Foods, Inc. for the manufacturing of Artisan Cheese products which are sold to restaurants and large regional supermarket chains. The property is a rare food processing facility with an ideal location for a local food manufacturing company serving all of Southern California from it's centralized Los Angeles County location.

The property features an industrial facility consisting of approximately 9,304 SF of warehouse and office space, floor drains throughout, 2 large Milk Silo's, Bonus Mezzanine space including Coolers and 2nd floor Loading access, an enclosed exterior cooler unit of approx. 960 SF, Grade Level loading area, Fenced yard and truck parking, 600 amp power panel, and immediate access to 710, 105, and 91 Freeways. Food grade improvements can take years to build, but 7602 Jackson Street is ideally situated as a kitchen and/or food processing facility with government approvals in place for food processing. The building and its systems have been maintained by current ownership who plans to keep all systems in operational order after the Seller becomes the tenant for new ownership.

FIRST FLOOR - LAYOUT



SECOND FLOOR - LAYOUT



INVESTMENT SUMMARY

Offering Price:	\$3,500,000 (\$376/SF)
Cap Rate:	5.5%
Lease:	Ten (10) Years after Close of Escrow

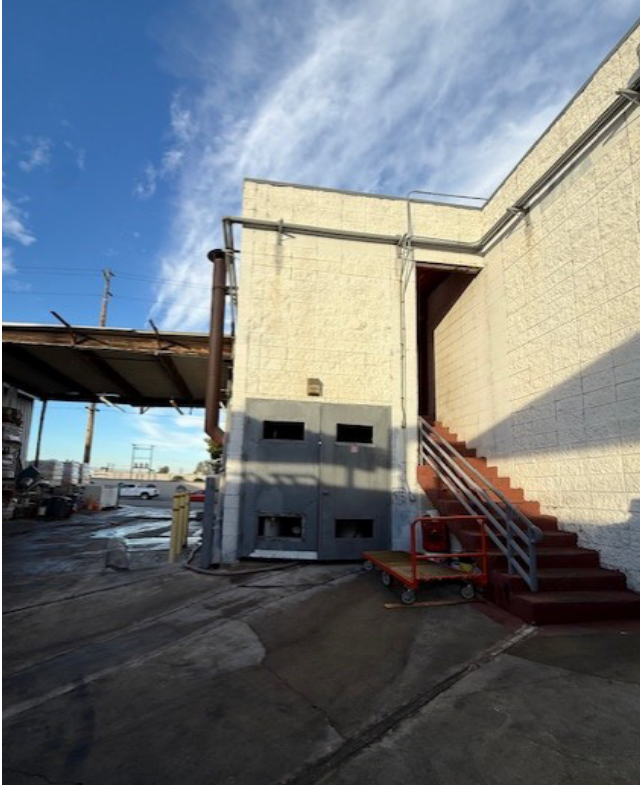
PROPERTY FEATURES

Building Area:	±9,304 SF
Office Area:	±1,770 SF
Clear Height	20' Minimum
Loading	One (1) Grade Level Loading Door
Parking:	1:1000 (Street Parking Available)
Power	600 Amps
Cooling Systems:	5 Walk in Coolers including Exterior ±960 SF Cooler
Year Built:	1988
Additional Features:	Food Grade USDA & FDA Approved Food Processing facility
	Floor Drains
	Fenced yard and truck parking area



LEASE-BACK INFORMATION

Tenant:	<u>Ariza Global Foods, Inc.</u>
Leased SF:	±9,304
Lease Term:	Ten (10) Years after Close of Escrow
Annual Rent:	\$16,200 PSF month NNN (\$1.74 PSF NNN)
Annual Rent:	\$20.89 PSF NNN
Annual Increase:	3.5%
Lease Form:	AIR Single Tenant Net Lease (STN- 27.21, most recent version)





TENANT INFORMATION

Ariza Global Foods, Inc. has a history dating back to 1970 manufacturing its Artisan Cheese brand (Quesos Ariza) that is well known by the Hispanic restaurant community for its quality and taste.

Ariza produces all their cheese products in their local Paramount, CA facility at 7602 Jackson Street. Over the years, Ariza has invested heavily in the infrastructure of this facility which includes multiple coolers as well as their manufacturing infrastructure on the main warehouse floor.

The building was built for Ariza's use back in the 1980's and they still reside there today. Ariza is under new ownership since 2024 and looks to invest sale proceeds toward their brand as they support current growth and expand company footprint catered to more local supermarkets.

Website: <https://arizacheese.com/wp1/en/home/>

Industry: Food (Cheese) Processing

Company Size: 50 employees

Type: Privately Held

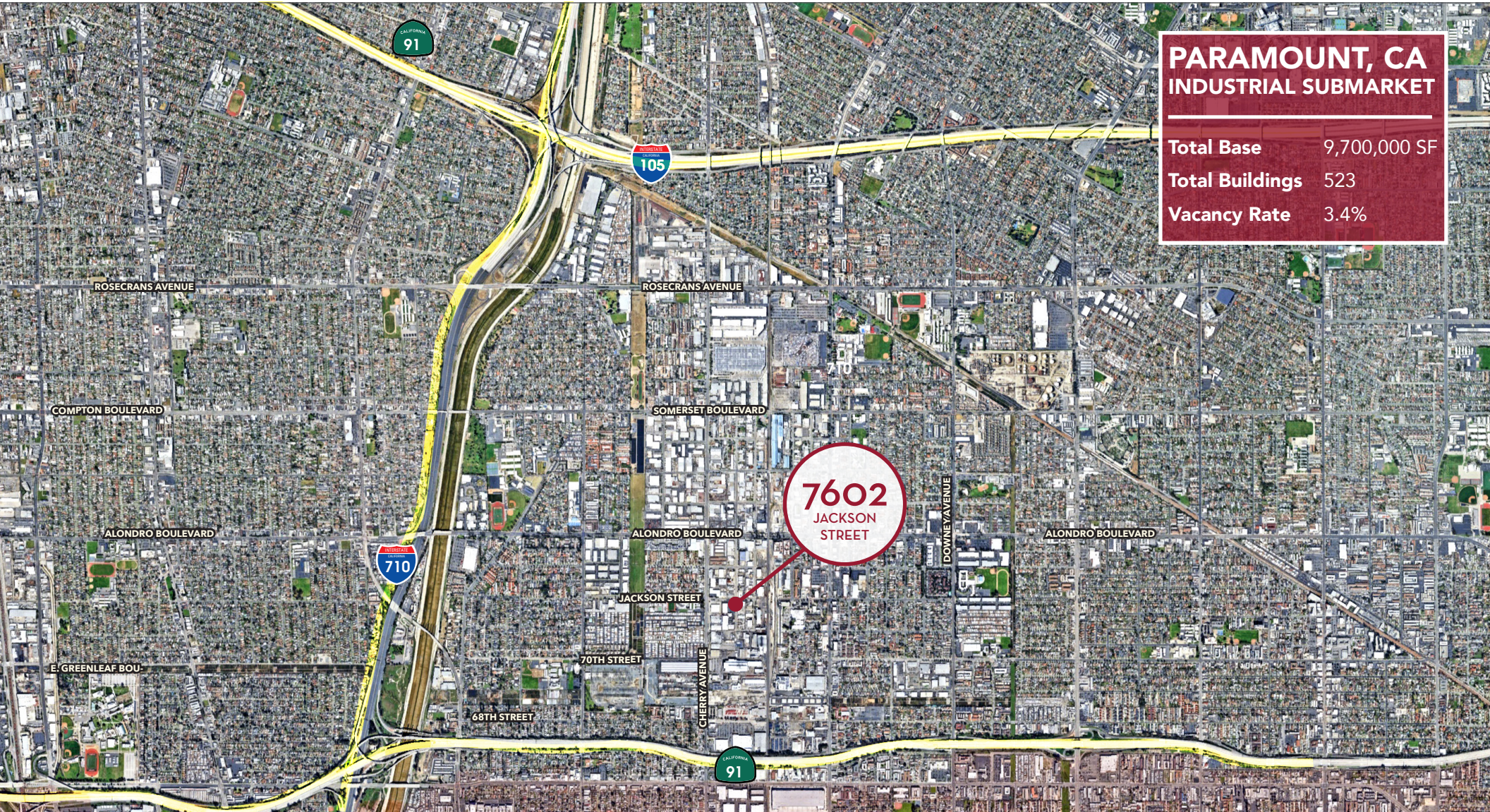
Time in Business: 55 years

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**PARAMOUNT, CA
INDUSTRIAL SUBMARKET**

Total Base	9,700,000 SF
Total Buildings	523
Vacancy Rate	3.4%

**7602
JACKSON
STREET**

Data gathered from CoStar interpreted by Jack Hogan

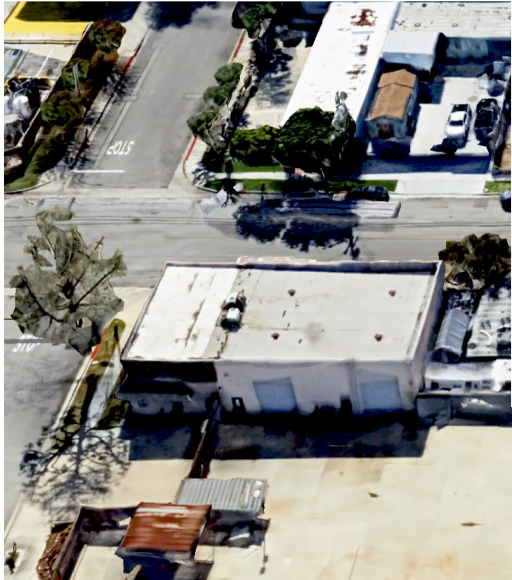
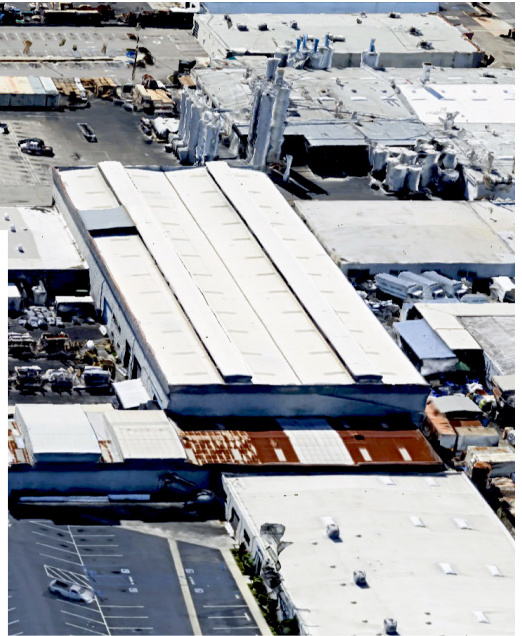
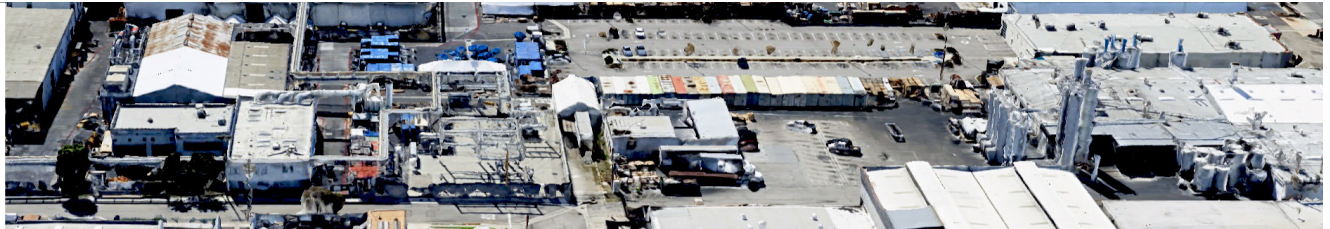
REGIONAL MAP





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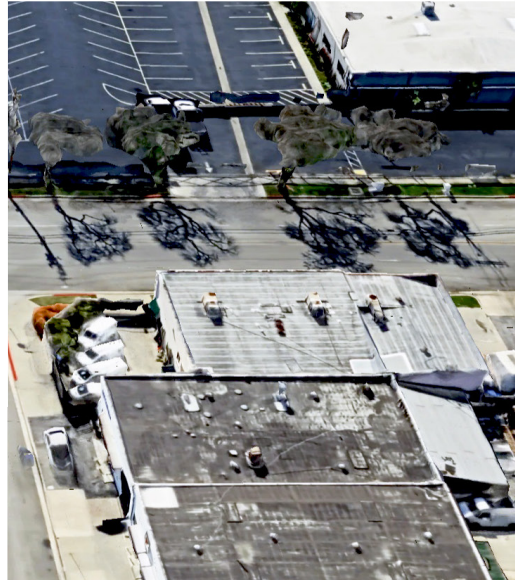


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