

15930

ILLINOIS AVE
PARAMOUNT, CA 90723



STANFIELD

REAL ESTATE GROUP

15939

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PARAMOUNT, CA 90723

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INTERNATIONAL REALTY



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EXECUTIVE SUMMARY

FOR SALE | Industrial Warehouse – Paramount, CA | Value-Add Opportunity

Well-maintained 15,176 SF industrial warehouse constructed with concrete tilt-up design and featuring 24' clear height, a highly desirable attribute for modern industrial and manufacturing users. Built in 2006, the property is considered newer construction for the Paramount submarket and offers an efficient, functional warehouse layout.

Property Highlights

- ▶▶ 15,176 SF industrial warehouse
- ▶▶ Concrete tilt-up construction
- ▶▶ 24' clear ceiling height
- ▶▶ Built in 2006 (newer construction for the area)
- ▶▶ Zoned M-2 Heavy Manufacturing
- ▶▶ High-demand Paramount, CA logistics corridor
- ▶▶ Excellent freeway access (I-710, SR-91)
- ▶▶ Fully fenced parking lot with 30 parking spaces
- ▶▶ 5 loading docks
- ▶▶ 5 existing bathrooms
- ▶▶ Well-maintained condition
- ▶▶ Below-market in-place rents with upside potential

INVESTMENT HIGHLIGHTS



**Zoned Heavy
Manufacturing**



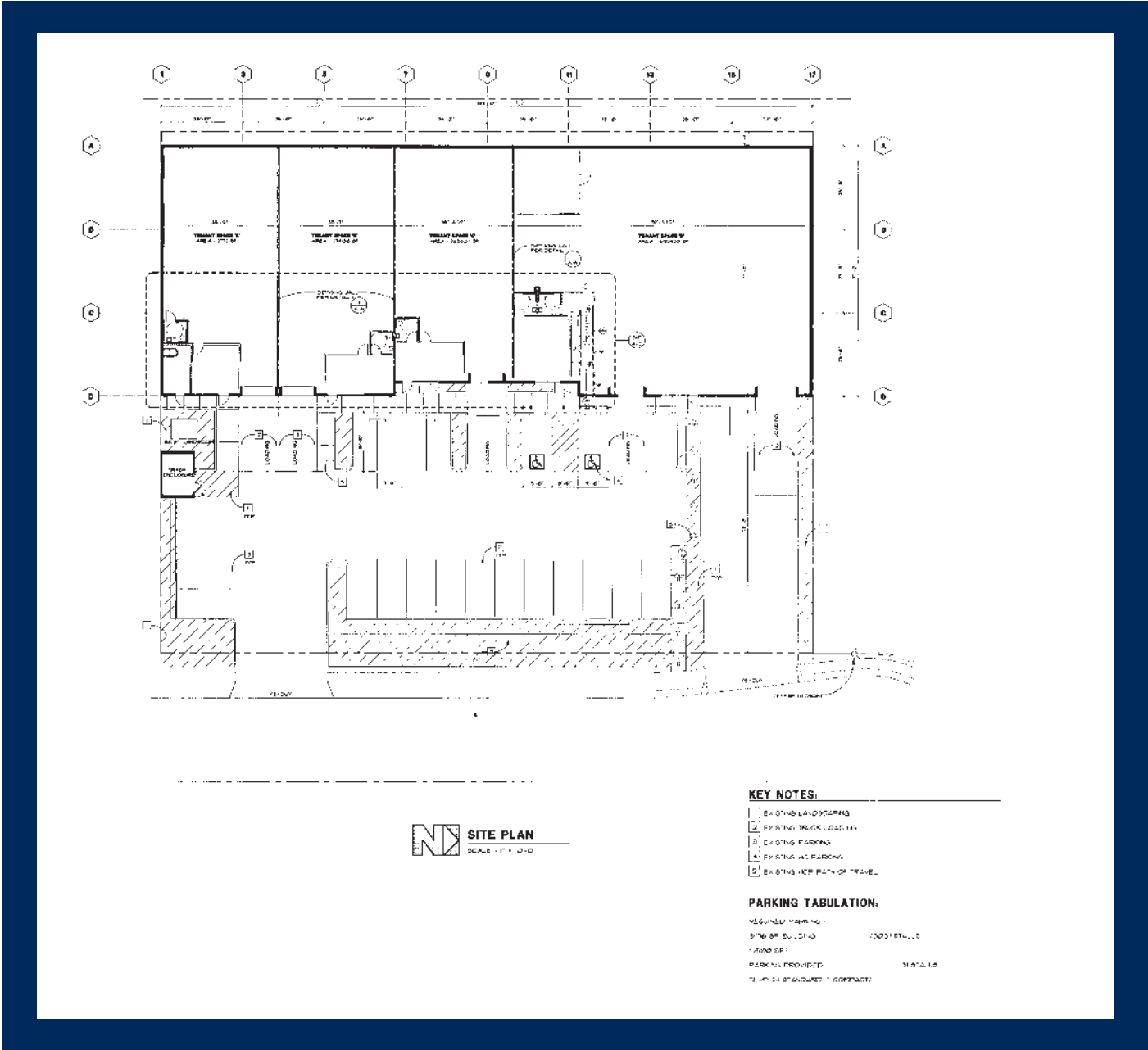
**Newer
Construction**



**Excellent
freeway access
(I-710 and SR-9)**



FLOOR PLAN



NI SITE PLAN
SCALE: 1/4" = 1'-0"

KEY NOTES:

- 1. EXISTING LANDSCAPING
- 2. EXISTING TRUCK LOADING
- 3. EXISTING PARKING
- 4. EXISTING WALKWAYS
- 5. EXISTING ASPHALT DRIVE

PARKING TABULATION:

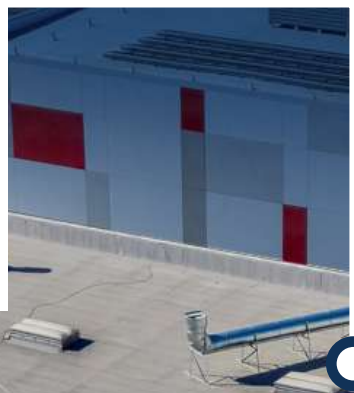
ASSIGNED PARKING: 100
 SITE OF BUILDING: 100 (TOTAL)
 LAND OF: 100
 PARKING PROVIDED: 100 (TOTAL)
 TOTAL 24 SPACES (100 CONTACTS)

AERIAL VIEW OF THE PROPERTY

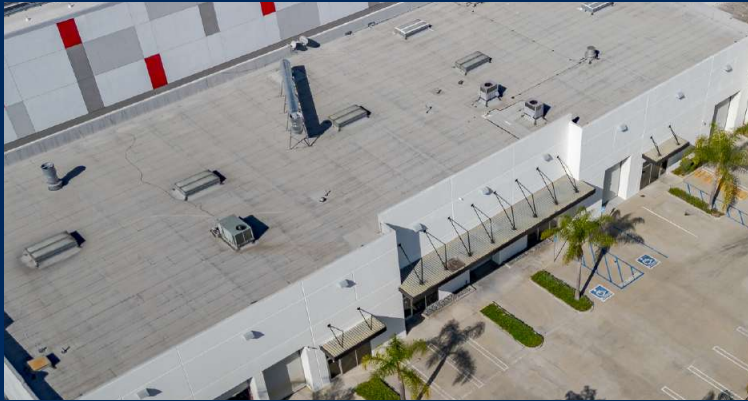




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AERIAL VIEW OF THE PROPERTY

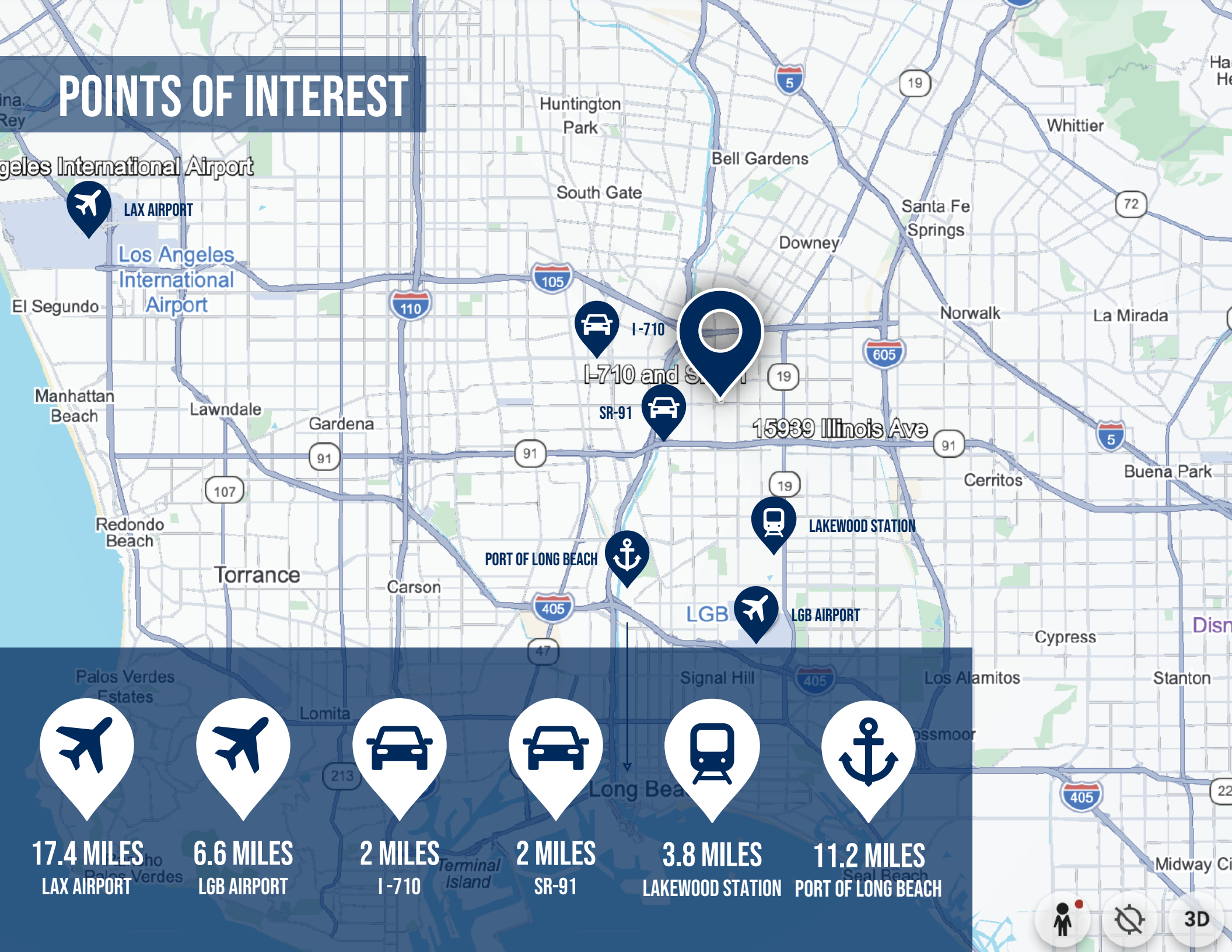


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RENT ROLL

CATEGORY	ANNUAL AMOUNT
Tenant A Rent	\$ 43,200.00
Tenant B/C Rent	\$ 103,669.68
Tenant D Rent	\$ 155,544.00
Total Rental Income	\$ 302,413.68
Vacancy (5%)	\$ (15,120.68)
Effective Gross Income	\$ 287,293.00
Electricity	\$ 1,574.47
Internet	\$ 898.80
Trash	\$ 4,286.28
Water	\$ 1,657.03
Alarm	\$ 1,748.73
Landscaping	\$ 4,340.00
Backflow	\$ 680.00
Fire Inspection	\$ 310.00
Insurance	\$ 4,347.00
Property Taxes	\$ 72,414.10
Management (5%)	\$ 14,364.65
Total Operating Expenses	\$ 106,621.06
Net Operating Income	\$ 180,671.94

POINTS OF INTEREST



17.4 MILES
LAX AIRPORT



6.6 MILES
LGB AIRPORT



2 MILES
I-710



2 MILES
SR-91



3.8 MILES
LAKEWOOD STATION



11.2 MILES
PORT OF LONG BEACH



3D

BUSINESS KEY FACTS

Avg Number of Employees



11.6

Total Business Per Sq Mi
This is 153.6% higher than Los Angeles County



272.3

Ratio of daytime to total population



0.89

Values > 1.0 mean that more people come to the area during the day than live there.

DAYTIME POPULATION

Total Population



730,193

Total Daytime Population



649,003

KEY STATISTICS

Total Businesses



21.4K

Total Employees



225K

Total Sales



\$49.5B

Unemployment Rate



5.9%

TOP BUSINESSES IN THE AREA (3 MILES)

HIGHEST SALES VOLUME

Airgas

Branch

\$2.17B

MOST EMPLOYEES

La County Office of Education

Independent

2,000



Saputo

Anheuser-Busch

SC FUELS



BRENNTAG

Population	1 - MILE	3 - MILES	5 - MILES
2020 Population	31,596	330,863	761,383
2025 Population	30,359	317,600	730,193
2030 Population	29,519	311,064	714,468
Households	1 - MILE	3 - MILES	5 - MILES
2020 Households	8,811	92,926	217,784
2025 Households	8,756	92,978	217,361
2030 Households	8,713	93,106	217,314
2025 Income	1 - MILE	3 - MILES	5 - MILES
Median Household	\$70,128	\$79,152	\$83,727
Average Household	\$87,232	\$100,702	\$107,839

DEMOGRAPHIC AND INCOME COMPARISON



\$217,361

HOUSEHOLD



\$83,727

MEDIAN HOUSEHOLD INCOME



\$107,839

AVERAGE HOUSEHOLD INCOME