**SCPA** SOCAL PROPERTY ADVISORY

OFFERING MEMORANDUM

# 17409 MARQUARDT AVE

## CERRITOS, CALIFORNIA 90703

OFFICE INVESTMENT / OWNER-USER OPPORTUNITY

| ASKING PRICE | BUILDING | LOT | PARKING |
|---|---|---|---|
| **$2,375,000** | **5,989 SF** | **22,000 SF** | **24 SPACES** |

## VALUE-ADD CERRITOS OFFICE ASSET

7 month-to-month tenants • Existing income • Investor or owner-user flexibility

HIGH TRAFFIC LOCATION

**±34,000 VEHICLES / DAY**

POSITIONING

**INCOME + UPSIDE**

EXCLUSIVELY OFFERED BY

**RICHARD RODRIGUEZ**

Commercial Real Estate Broker

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DRE #02060568

## EXECUTIVE SUMMARY

17409 Marquardt Avenue presents an opportunity to acquire a well-located, single-story office asset in Cerritos, California. The 5,989 SF building is situated on an approximately 22,000 SF lot and is occupied by seven tenants. All seven occupants are currently month-to-month, creating flexibility for an investor to renew or reposition tenancy, or for an owner-user to phase into the property over time.

## PROPERTY SNAPSHOT

| | | | |
|---|---|---|---|
| ASKING PRICE | **$2,375,000** | PRICE / SF | **$396.56** |
| BUILDING SIZE | **5,989 SF** | LOT SIZE | **22,000 SF / 0.51 AC** |
| PROPERTY TYPE | **Office** | BUILDING CLASS | **B** |
| YEAR BUILT | **1981** | STORIES | **1** |
| TENANCY | **7 Tenants** | LEASE STRUCTURE | **Month-to-Month** |
| PARKING | **24 Spaces** | PARKING RATIO | **4.01 / 1,000 SF** |
| SALE TYPE | **Investment / Owner User** | APN | **7022-005-033** |

## INVESTMENT HIGHLIGHTS

- Seven occupied suites, all currently month-to-month.
- Current base rent totals $10,718 per month / $128,616 annually.
- Large 22,000 SF lot relative to the 5,989 SF building footprint.
- 24 on-site parking spaces support professional and owner-user occupancy.
- Potential fit for investors, 1031 exchange buyers and owner-users.
- Approx. 34,000 vehicles per day along Marquardt Avenue.

## CURRENT RENT ROLL

The following rent roll was compiled from the seven signed tenant estoppel certificates and the supplied tenant contact sheet. All seven tenants are currently month-to-month.

| MONTHLY BASE RENT | ANNUAL BASE RENT | SECURITY DEPOSITS | TENANTS |
|---|---|---|---|
| $10,718 | $128,616 | $7,356 | 7 |

| SUITE | TENANT / OCCUPANT | MONTHLY | ANNUAL | DEPOSIT |
|---|---|---|---|---|
| **B-1** | Bones Management Corp. | **$500** | **$6,000** | **$500** |
| **B-2** | Joseph M. Chung / JJ Tax | **$1,450** | **$17,400** | **$1,100** |
| **D** | Ricky Chen | **$1,463** | **$17,556** | **$1,300** |
| **E** | Pramathi Maddi / P & L | **$1,425** | **$17,100** | **$783** |
| **F** | The Mortgage Solution Services | **$5,000** | **$60,000** | **$2,793** |
| **H** | EZ Logistics LLC | **$440** | **$5,280** | **$440** |
| **J** | Wynn Express Corp. | **$440** | **$5,280** | **$440** |
| | **TOTAL** | **$10,718** | **$128,616** | **$7,356** |

## LEASE / ESTOPPEL NOTES

- All seven tenants are month-to-month; no long-term leases were supplied.
- Suite F estoppel references an oral discussion regarding a possible five-year tenant option; buyer to verify.
- Suite D estoppel notes an owner agreement to replace carpet/flooring.
- Suite square footages were not provided in the source documents; rent per SF is therefore not presented.

## LOCATION & POSITIONING

Located in Cerritos within the Mid-Cities submarket, 17409 Marquardt Avenue benefits from a central position between Los Angeles and Orange County. The property is positioned for convenient access to major employment centers, commercial corridors and the regional freeway network.

# CERRITOS, CALIFORNIA

### STRATEGIC LA / ORANGE COUNTY LOCATION

Strong local business base • Regional freeway access • Established commercial corridor

## LOCATION ADVANTAGES

- Central Mid-Cities location serving Los Angeles and Orange County.
- Convenient access to the I-605, SR-91 and I-5 freeway corridors.
- Nearby Cerritos, La Mirada, Artesia, Buena Park and Norwalk business districts.
- High-visibility Marquardt Avenue frontage with approximately 34,000 vehicles per day.
- Ample on-site parking for a single-story office property.

FOR PROPERTY INFORMATION & TOURS

**RICHARD RODRIGUEZ**

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# MP Associates LLC

## Profit and Loss by Month

January 1-July 10, 2026

| | JAN 2026 | FEB 2026 | MAR 2026 | APR 2026 | MAY 2026 | JUN 2026 | JUL 1-10 2026 | TOTAL |
|---|---|---|---|---|---|---|---|---|
| Income | | | | | | | | |
| Rental Income | 20,588.00 | 10,294.00 | | 20,588.00 | 10,294.00 | 10,294.00 | | 72,058.00 |
| Services | | -1,600.00 | | | | | | -1,600.00 |
| Utilities Income | 1,863.18 | 1,056.00 | | 2,061.44 | 827.19 | 1,121.00 | | 6,928.81 |
| **Total for Income** | **22,451.18** | **9,750.00** | | **22,649.44** | **11,121.19** | **11,415.00** | | **$77,386.81** |
| **Gross Profit** | **22,451.18** | **9,750.00** | | **22,649.44** | **11,121.19** | **11,415.00** | | **$77,386.81** |
| Expenses | | | | | | | | |
| Heating and Air | | | 13,945.08 | | | 435.00 | | 14,380.08 |
| Insurance Expense | 260.58 | 260.58 | 260.58 | 260.58 | 260.58 | 260.58 | 260.58 | 1,824.06 |
| Internet Expense | 86.24 | 111.24 | 115.24 | 115.24 | 115.24 | 115.24 | | 658.44 |
| Janitor | 1,081.00 | 1,032.00 | 1,060.00 | 1,075.00 | 1,081.00 | 1,040.00 | | 6,369.00 |
| Landscaping and Groundskeeping | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | | 1,200.00 |
| Professional Fees | | | 800.00 | | | | | 800.00 |
| Property Management Fees | 565.00 | 561.40 | 567.00 | 569.00 | 562.80 | 556.00 | 570.00 | 3,951.20 |
| QuickBooks Payments Fees | 39.49 | 42.50 | 42.50 | 44.00 | 44.00 | 42.50 | 42.50 | 297.49 |
| Repairs and Maintenance | | | 11,615.00 | 573.32 | | 115.00 | 500.00 | 12,803.32 |
| Taxes | | | 800.00 | | | | | 800.00 |
| Trash | 330.14 | 330.14 | 330.14 | 330.14 | 330.14 | 330.14 | | 1,980.84 |
| Utilities | 928.64 | 940.41 | 1,059.26 | 1,214.69 | 848.19 | 832.51 | | 5,823.70 |
| Water | 255.36 | | 255.30 | | 216.63 | | | 727.29 |
| **Total for Expenses** | **3,746.45** | **3,478.27** | **31,050.10** | **4,381.97** | **3,658.58** | **3,926.97** | **1,373.08** | **$51,615.42** |
| **Net Operating Income** | **18,704.73** | **6,271.73** | **-31,050.10** | **18,267.47** | **7,462.61** | **7,488.03** | **-1,373.08** | **$25,771.39** |
| Other Expenses | | | | | | | | |
| Electrical Work | 400.00 | | | | | | | 400.00 |
| **Total for Other Expenses** | **400.00** | | | | | | | **$400.00** |
| **Net Other Income** | **-400.00** | | | | | | | **-$400.00** |
| **Net Income** | **18,304.73** | **6,271.73** | **-31,050.10** | **18,267.47** | **7,462.61** | **7,488.03** | **-1,373.08** | **$25,371.39** |

ROOM
16'4" x 20'7"
OFFICE
9'2" x 12'1"
OFFICE
8'11" x 12'1"
ENTRY
4'3" x 12'5"
OFFICE
12'10" x 12'1"
OFFICE
11'3" x 12'1"
OFFICE
11'11" x 12'1"
ENTRY
4'5" x 12'5"
ROOM
12'3" x 16'1"
HALL
56'9" x 8'2"
WAITING ROOM
10'5" x 8'2"
WET BAR
9'9" x 7'8"
BATH
BATH
BATH
14'2" x 8'5"
FOYER
13'1" x 13'1"
RECEPTION
10'6" x 14'5"
MEETING ROOM
24'10" x 18'7"
OFFICE
9'9" x 10'6"
BATH
BATH
BATH
17'5" x 9'9"
HALL
22'1" x 26'8"
OFFICE
16'1" x 9'4"
OFFICE
12'4" x 9'3"
HALL
45'10" x 3'9"
HALL
3'10" x 3'11"
OFFICE
12'9" x 16'11"
OFFICE
10'6" x 12'0"
OFFICE
10'3" x 11'11"
OFFICE
12'1" x 12'0"
OFFICE
11'11" x 11'11"
OFFICE
11'11" x 16'2"
OFFICE
12'4" x 16'2"