

Leased Industrial Investment | Offering Memorandum

MATTHEWS™

10925 Vulcan St

South Gate, CA 90280



Exclusively Listed By

Point of Contact



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Offering Summary

Property Highlights

An exceptional opportunity to acquire a fully leased, newly renovated industrial asset in South Gate, California. Featuring turnkey improvements, functional warehouse infrastructure, and a rare low coverage ratio providing expansive secure yard space, this ±6,478 SF property is 100% occupied by an AA+ investment-grade municipal tenant.

- **Secure Municipal Income:** The property is 100% occupied by the County of Los Angeles Department of Agricultural Weights & Measures on a 5-year modified gross lease. Operating with an annual general fund budget exceeding \$40 billion, this highly creditworthy government tenant provides near-certain income that substantially mitigates credit risk for the investor.
- **Turnkey Interior Improvements:** Refurbished in 2025, the facility is move-in ready with zero immediate capital expenditure needed. Brand-new improvements across the site include updated paint, lighting, electrical systems, and a newly updated small office area with restrooms.
- **Versatile Power Capacity:** Zoned M2 (Heavy Industrial), the metal building is equipped to support a wide range of industrial uses with 14-foot clear heights and four oversized (14' x 14') grade-level doors. Situated on a 15,003 SF (0.34 acres) lot, the property boasts a premium oversized secure paved yard—a feature with increasingly constrained supply in the region.
- **Strong Financial Fundamentals:** The asset generates a stable \$98,851 in Net Operating Income (NOI) in Year 1, with the tenant responsible for utility expenses. Furthermore, the property's value is supported by demonstrated comparable sales within the immediate portfolio, with a neighboring building recently trading at \$260/SF.



10925 Vulcan St Overview

10925 Vulcan St, South Gate, CA 90280
Address

\$1,704,328
5.80% Cap Rate
List Price

200 Amp, 240 Volts, 3-Phase
Power

±6,478 SF on ±15,003 SF of Land
Land SF

Tenant - County of Los Angeles Department of
Agricultural Weights & Measures

AA+ Investment Grade

5 Year Modified Gross Lease (Signed Aug 2026)

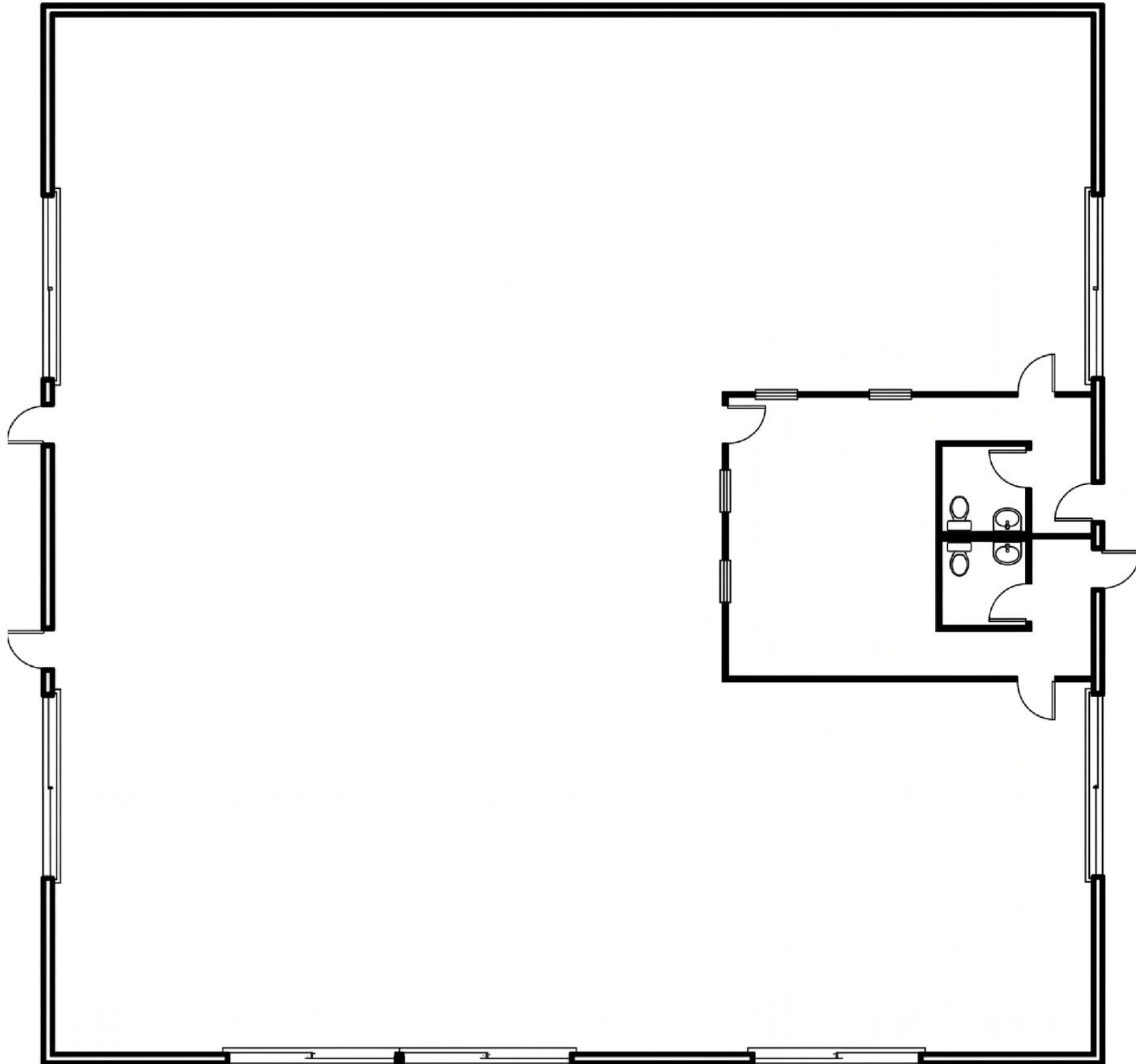
NOI: \$98,851

\$1.54 / SF
Lease Rate

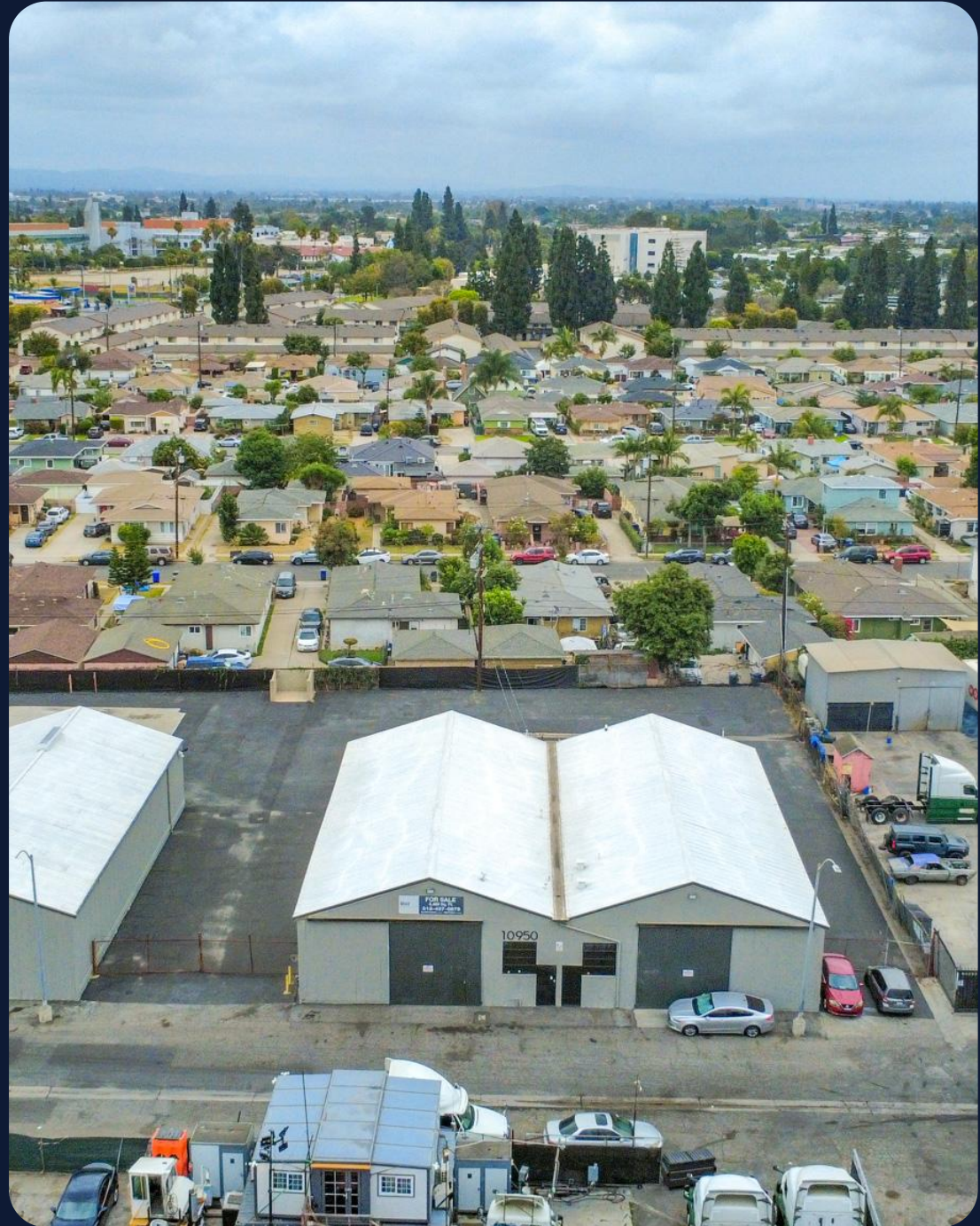
Income & Expense Summary (Year 1)

Description	Annual
Gross Rental Income	
Monthly Base Rent (\$9,976 X 12)	\$119,713
Effective Gross Income	\$119,713
Operating Expenses	
Property Tax	(\$12,271)
Insurance	(\$5,000)
Management Fee (3% Of EGI)	(\$3,591)
Total Operating Expenses	(\$20,862)
Net Operating Income (NOI)	\$98,851

Floor Plan



Property Photos



Property Photos





verdeco
A WORLD RENEWED

msi **SR** SignResource
METAL SURFACES An LSI Company
Parkhouse TIRE, INC. **A-1** Self Storage

Warehouses
amazon



sam's club

St. Francis MEDICAL CENTER
BE WELL
St. Francis Medical Center
±354 Beds | ±1,800 Employees

Subject Property
10932 Vulcan St,
10940 Vulcan St, & 10950 Vulcan St

Rabbit Air **KYZ** GLOBAL EXPRESS
FARWEST CORROSION CONTROL COMPANY
Est. 1956

KAISER PERMANENTE
Kaiser Permanente Downey Medical Center
±424 Beds | ±5,500 Employees

wieland techni-cast
DICKSON TESTING COMPANY, INC. **ARTSONS**
United Rentals **Sure-Grip** SKATE CO
Asko ALUMINUM TREATING COMPANY INC.

Warehouses
Veritiv **FABFITFUN** **ULTIMAR**

Imperial Hwy ± 64,600 VPD

Castle Metals



Drive Times

±17 Miles to Port of Los Angeles
±16 Miles to Port of Long Beach

Atlantic Ave ± 19,000 VPD

±241,000 VPD

Florence Ave ± 37,800 VPD

Firestone Blvd ± 35,600 VPD

± 220,000 VPD

±288,500 VPD

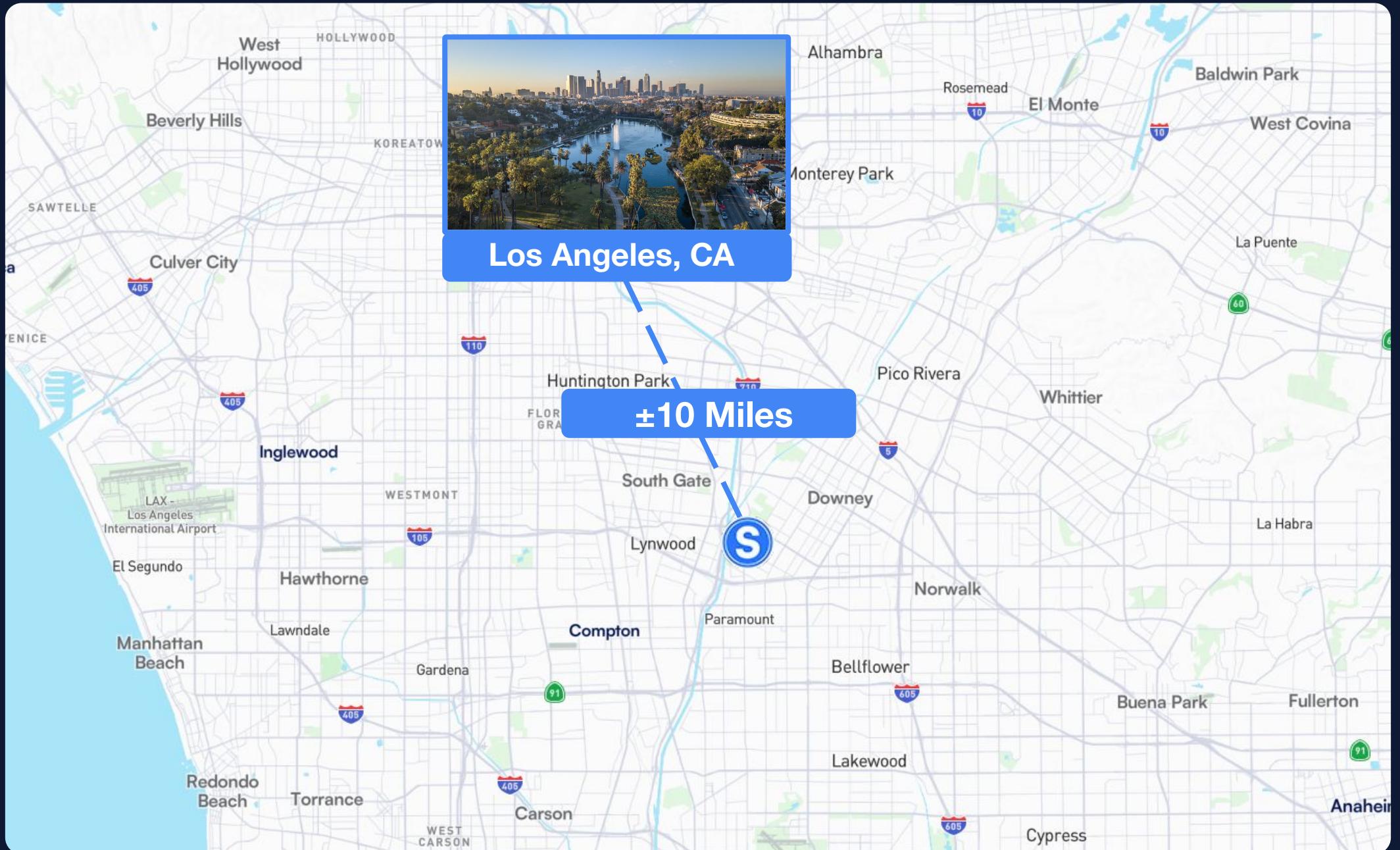
MARKET OVERVIEW

10925 Vulcan St
South Gate, CA 90280



Los Angeles, CA

±10 Miles





SOUTH GATE, CA

Located in Southeast Los Angeles County, South Gate benefits from one of the nation's most established industrial and logistics corridors. The city is positioned between Downtown Los Angeles, the Ports of Los Angeles and Long Beach, and Los Angeles International Airport, providing businesses with exceptional access to regional, national, and international supply chains. This connectivity, coupled with immediate access to Interstate 710, Interstate 105, Interstate 5, and State Route 91, has made South Gate a preferred location for manufacturing, warehousing, wholesale trade, and last-mile distribution operations. A large and diverse labor force, extensive transportation infrastructure, and proximity to Southern California's consumer base continue to support strong demand for industrial real estate throughout the area.

South Gate is part of the Los Angeles metropolitan area, one of the world's largest economic regions with a highly diversified economy spanning logistics, advanced manufacturing, aerospace, entertainment, healthcare, technology, and international trade. Industrial fundamentals across Southeast Los Angeles County remain among the strongest in the United States due to limited developable land, high barriers to entry, and sustained demand from e-commerce and global trade. These market characteristics have contributed to historically low industrial vacancy rates, steady rental growth, and continued investor interest in well-located warehouse and distribution assets. As businesses continue to prioritize supply chain efficiency and access to Southern California's extensive transportation network, South Gate remains a highly desirable location for industrial users seeking long-term operational advantages.

Population	1-Mile	3-Mile	5-Mile
2020 Population	8,292	55,324	148,055
2025 Population	8,449	58,238	160,900
2030 Population Projection	9,140	63,373	176,053
Households	1-Mile	3-Mile	5-Mile
2020 Households	3,332	23,264	61,270
2025 Households	3,334	24,150	65,459
2030 Household Projection	3,586	26,142	71,226
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$79,512	\$79,389	\$82,697

LA Industrial Performance

\$961M+

Total Inventory



Vacancy Rate



Market Cap Rate

\$321

Sale Price Per SF

\$17.55

Asking Rent Per SF

3.2M+

SF Under Construction

The Los Angeles industrial market is a premier, supply-constrained logistics hub anchored by the Ports of Los Angeles and Long Beach, which drive consistent global trade demand. A dense population base supports strong last-mile distribution needs, while limited land availability sustains low vacancy and long-term rent growth, attracting top logistics and industrial tenants.

Source: CoStar



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In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

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