

OFFERING MEMORANDUM

1835, 1839 & 1845

WEST 169TH STREET | GARDENA | CA

*IMAGE ENHANCED BY AI

PRIME
GARDENA LOCATION

5-BUILDING
FENCED COMPLEX

\$4.7m
SALE PRICE

\$250 PSF
PRICE PER SF

EXCLUSIVELY
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INVESTMENT HIGHLIGHTS

±18,820 SF - 10 UNIT MULTI-TENANT INDUSTRIAL COMPLEX

In a market characterized by economic uncertainty, rising interest rates, and evolving tenant demands, one real estate asset class continues to shine: multi-tenant shallow bay / flex industrial properties. Once considered a niche segment, these assets are now increasingly viewed by savvy investors as a high-performing, risk-mitigated alternative to traditional commercial real estate.

» RESILIENT DEMAND AND STRONG OCCUPANCY TRENDS

While the broader commercial real estate market faces headwinds, multi-tenant small bay properties continue to maintain low vacancy rates.

Units in the 1000-2000 SF range are in demand - there are currently only 21 properties in this size range available for lease on CoStar, in Gardena.

» DIVERSIFIED TENANT BASE = REDUCED RISK:

Unlike single-tenant industrial buildings where vacancy means zero income, multi-tenant properties spread risk across many tenants. A vacancy in one unit may only represent 5% – 10% of a property's total income, reducing revenue volatility.

• Plus, shorter lease terms (typically 3–5 years) allow for:

- Frequent rent resets to keep pace with the inflation
- Opportunities to re-lease at higher market rates
- Greater operational flexibility

» SUPPLY IS SHRINKING, NOT GROWING:

One of the most compelling market tailwinds is that new supply of shallow bay industrial is nearly nonexistent.

• Why?

- Developers prioritize large-format distribution centers due to economies of scale.
- Zoning restrictions and urban land scarcity make smaller industrial developments challenging. The cost to build new multi-tenant buildings is cost prohibitive - none are currently planned.

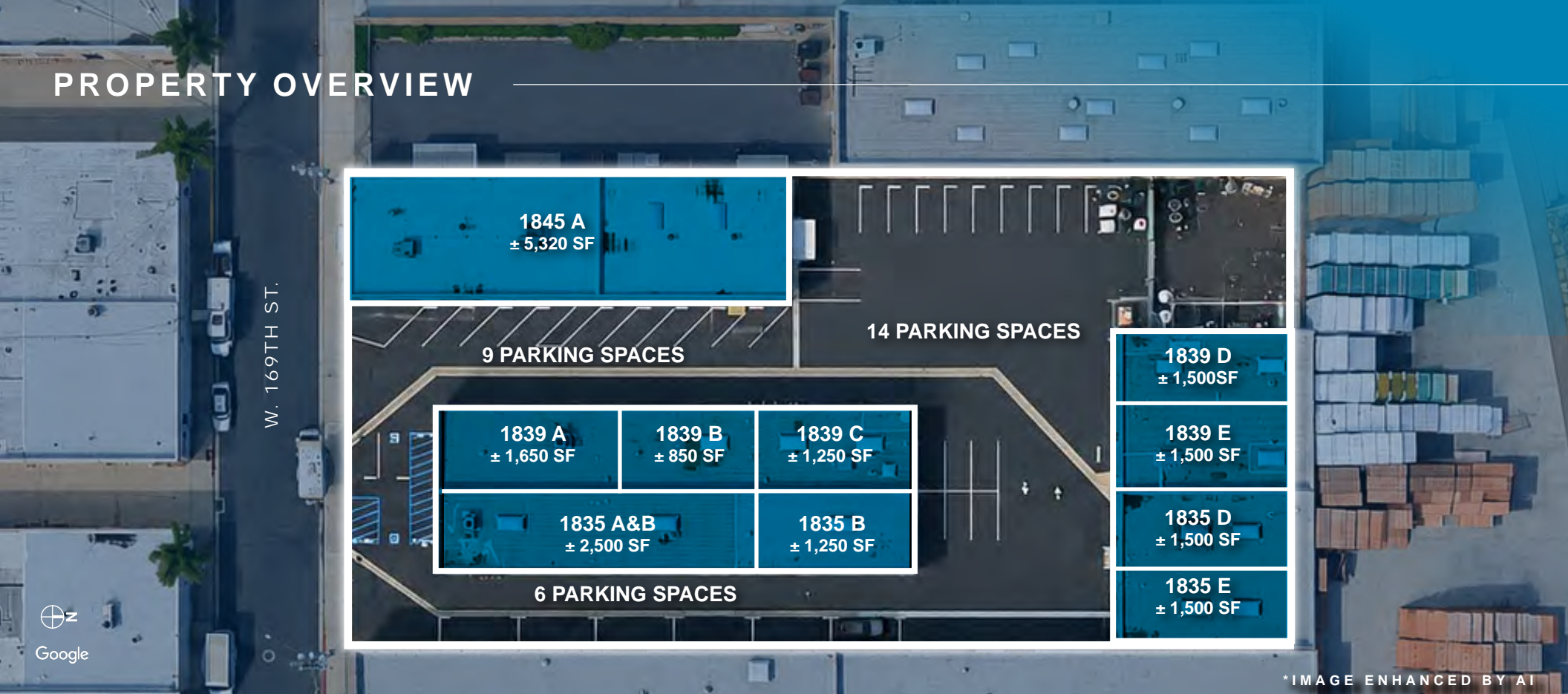


PROPERTY OVERVIEW

ADDRESS	1835, 1839, & 1845 W. 169th St. Gardena CA
APN:	4094-002-027, 4094-002-009, 4094-002-007, 4094-002-006, 4094-002-005, 4094-002-008
BUILDING SF:	±18,820 SF - 5 Separate Buildings
NUMBER OF UNITS:	10 Units -Unit Sizes Ranging from ±850 - ±5,320 SF, Most Being in the ±1,250 to 1,500 SF Range
TOTAL LAND SF:	±45,777 SF
YEAR BUILT:	Late 1950's - Mid 1970's
YARD:	Complex with a Small Private Fenced Yard for One of the Units
MAINTENANCE:	Well Maintained- Pride of Ownership - Same Ownership for Last 46 + Years
RENOVATIONS:	Vacant Units Have Recently Been Rehabbed
BENEFITS:	Benefits of Small Bay Industrial Units - One of the Most Sought-after Asset Classes Today



PROPERTY OVERVIEW



RECENT RENOVATIONS

- » New Roof- Roof Replacement on Back Buildings 1835, 1839, Half of 1835 Front Building, and Entire 1845 Building.
- » HVAC- Front of Building 1839, Replaced HVAC.
- » Electrical Panels for Buildings 1835, 1839 Unit D & E, and 1839 Front Building.
- » Paint, New Office Flooring, New Bathroom Sinks and Toilets in Front Buildings 1835 & 1839.



RENT ROLL



Building	Unit	Tenant	SF	Type	Lease End	Rent PSF	Monthly Rent	CAM	Annual
1835 W 169th St									
	A-B	VACANT	2,500	Gross	TBD	\$1.55	\$3,875	\$300	\$50,100
	C	VACANT	1,250	Gross	TBD	\$1.65	\$2,063	\$150	\$26,550
	D	WestCoast Marketing	1,500	Gross	3/31/2028	\$1.60	\$2,400	\$150	\$30,600
	E	William Deleon	1,500	Gross	MTM	\$1.65	\$2,475	\$150	\$31,500
			6,750			\$1.60	\$10,813	\$750	\$138,750
1839 W 169th St									
	A	VACANT	1,650	Gross	TBD	\$1.65	\$2,723	\$150	\$34,470
	B	Chris Pauly (Storage)	850	Gross	TBD	\$1.65	\$1,403	\$150	\$18,630
	C	Vague Studio	1,250	Gross	11/30/2026	\$1.60	\$2,000	\$150	\$25,800
	D	Somnium Beds	1,500	Gross	2/28/2027	\$1.55	\$2,325	\$150	\$29,700
	E	Alltogether LLC	1,500	Gross	2/28/2027	\$1.65	\$2,475	\$150	\$31,500
			6,750			\$1.62	\$10,925	\$750	\$140,100
1845 W 169th St									
	ALL	AMH Sales, Inc.	5,320	Gross	4/30/2027	\$1.49	\$7,927	\$340	\$99,202
			5,320			\$1.49	\$7,927	\$340	\$99,202
Total:			18,820				\$29,664	\$1,840	378,052

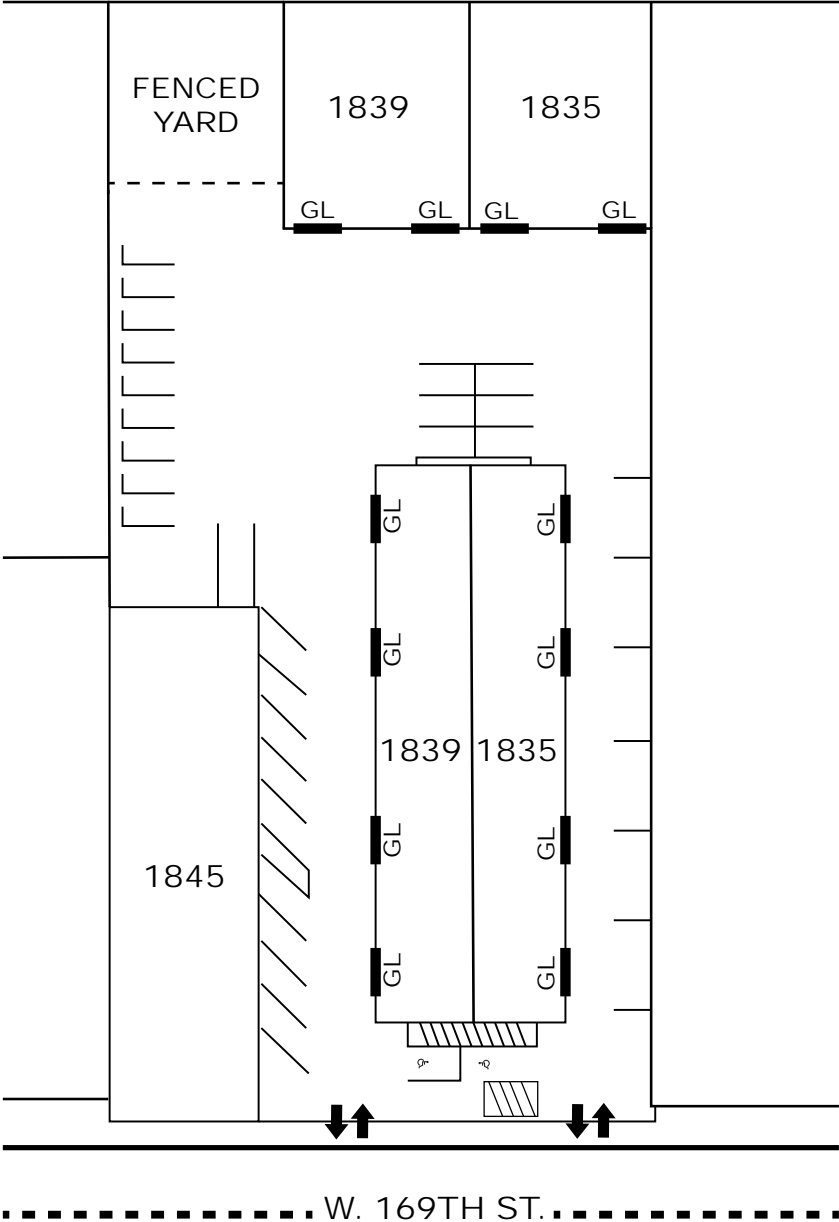
FINANCIALS

RENTAL INCOME	SF	\$/SF/MO	MONTHLY	ANNUAL
1835 W 169th St	6,750	\$1.60	\$10,812.50	\$129,750.00
1839 W 169th St	6,750	\$1.62	\$10,925.00	\$131,100.00
1845 W 169th St	5,320	\$1.49	\$7,926.80	\$95,121.60
Gross Rental Income	18,820	\$1.58	\$29,664.30	\$355,971.60
CAM Reimbursements		\$0.10	\$1,840.00	\$22,080.00
Effective Gross Income		\$1.67	\$31,504.30	\$378,051.60
OPERATING EXPENSES				
Property Taxes (1.35% of Purchase Price)		\$0.28	\$5,293.13	\$63,517.50
Insurance		\$0.09	\$1,750.00	\$21,000.00
Trash		\$0.03	\$589.57	\$7,074.84
Electrical		\$0.01	\$260.00	\$3,120.00
Water		\$0.02	\$350.00	\$4,200.00
Landscaping		\$0.02	\$300.00	\$3,600.00
Other OpEx		\$0.01	\$200.00	\$2,400.00
Total Operating Expenses		\$0.46	\$8,742.70	\$104,912.34
NET OPERATING INCOME (NOI)		\$1.11	\$20,921.61	\$251,059.26

Capitalization Rate:	5.34%
Sale Price	\$4,705,000
Sale Price / SF	\$250.00

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

PROJECT FLOOR PLAN



*NOT TO SCALE



PROPERTY PHOTOS



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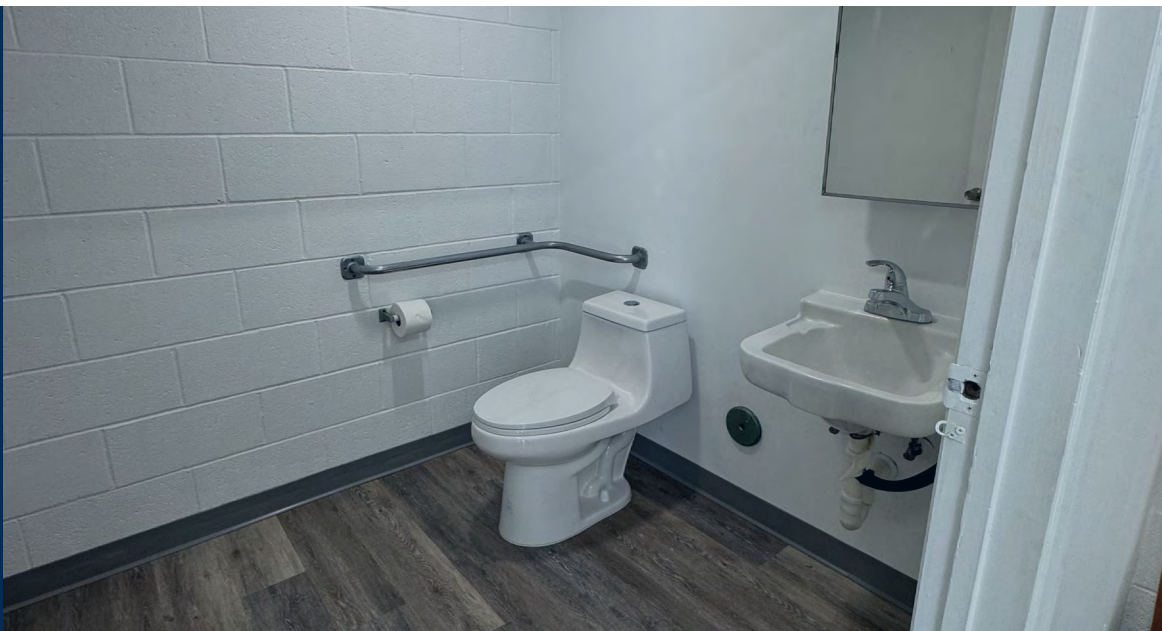


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PROPERTY PHOTOS



AMENITIES MAP



LOCATION MAP



KEY DISTANCES



LOS ANGELES INT'L
10.6 Miles

LONG BEACH AIRPORT
11.8 Miles

BOB HOPE AIRPORT
30.9 Miles



CA - 91 FWY
0.7 Miles

CA - 405 FWY
1.3 Miles

CA - 110 FWY
1.9 Miles



PORT OF LOS ANGELES
14.2 Miles

PORT OF LONG BEACH
15.4 Miles

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