

18020 S Broadway

Carson, CA 90248

Industrial Property for
Sale or Lease

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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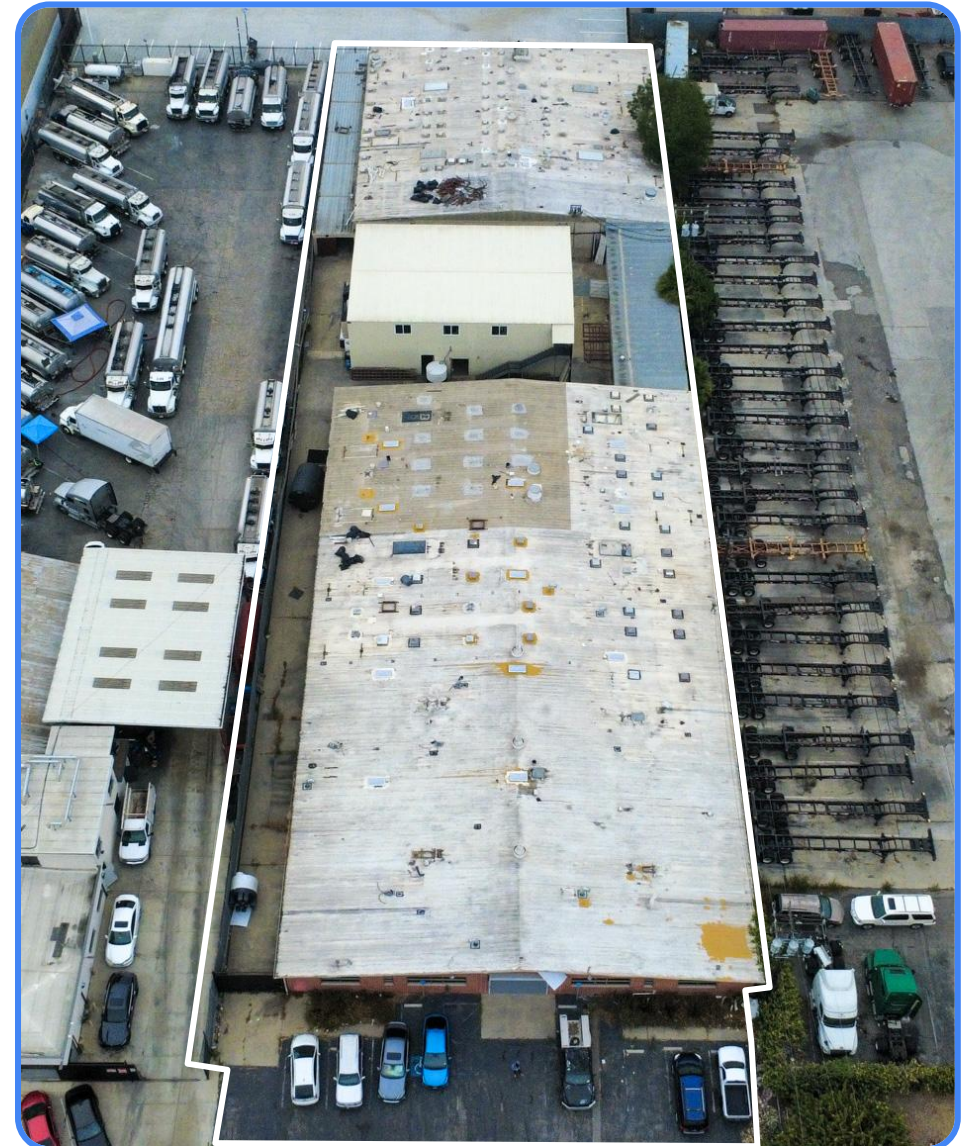
MATTHEWS™



PROPERTY HIGHLIGHTS

Property Highlights

- **Power Infrastructure-** Over 800 Amps, 3-phase electrical service supporting a range of heavy industrial and manufacturing uses with a consistent and reliable power supply.
- **Loading Capabilities-** Equipped with four (4) ground-level overhead doors providing practical and direct access for shipping, receiving, and general manufacturing logistics.
- **Clear Height-** 14-foot clear height at the eave, facilitating vertical storage, equipment maneuverability, and efficient operational flow.
- **Parking Availability-** Features ample on-site parking for both staff and visitors.
- **Occupancy & Due Diligence-** Available for immediate lease or sale. A Phase 1 Environmental report has already been conducted and is ready for review.



CAMPUS & BUILDING BREAKDOWN

36,000 SF
Total Available

4
Buildings

\$1.00
Gross Leasable Rate

Lease Separately
Or Together

Building Summary

Building / Use	Size (SF)
1 Building 1 Warehouse	17,500 SF
2 Building 2 2-Story Warehouse/Office	5,000 SF
3 Building 3 Storage	1,500 SF
4 Building 4 Warehouse	12,000 SF

All buildings are offered for lease at \$1.00 per SF Gross.
Buildings may be leased separately or together.



18020 S Broadway
Carson, CA 90248

Sale Price

6,600,000 (\$183.33 PSF)

Lease Rate

\$1.25/SF Gross (Front Unit)

\$1.00/SF Gross (Other Units)

Lot Size

±1.08 AC Site

3 Phase

800 AMPS

Building Size

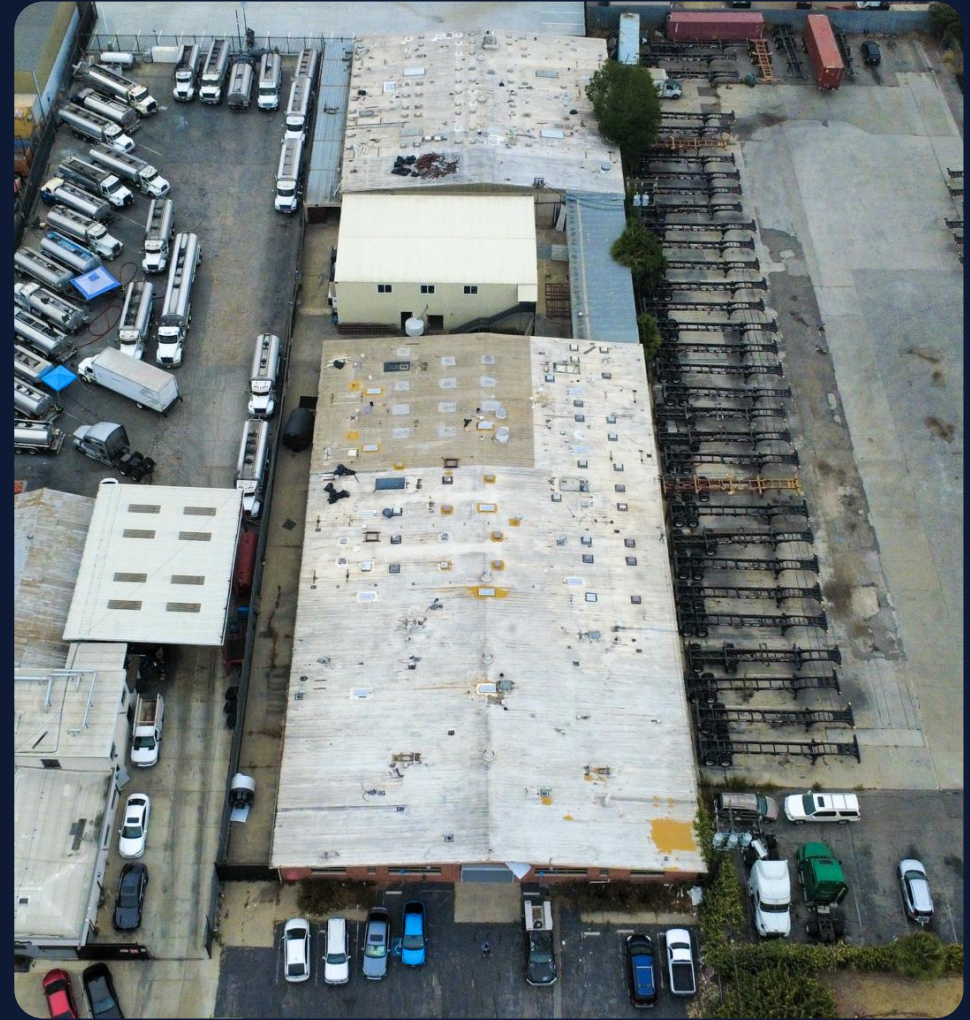
±36,000 SF



INTERIOR PHOTOS

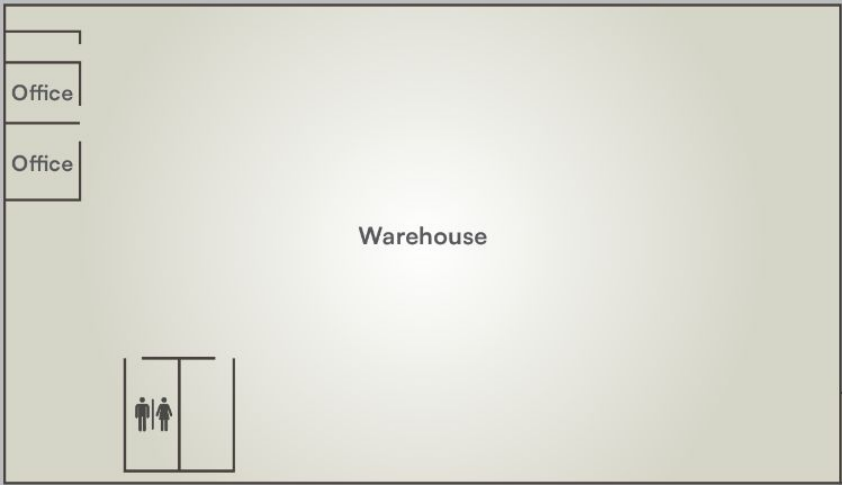
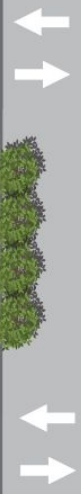


AERIAL PHOTOS



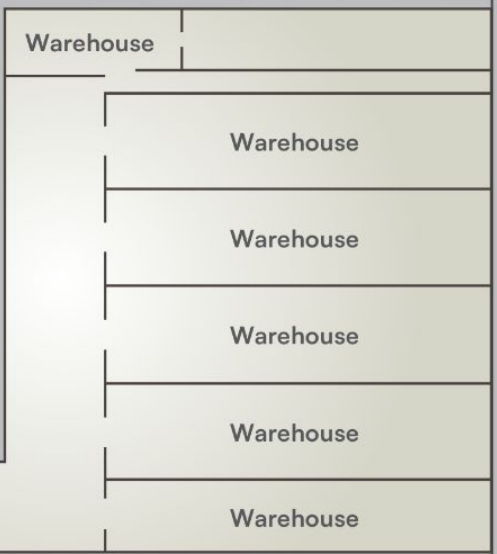


S Broadway



Building 1
17,500 SF

Building 2
2,500 SF
Ground Floor



Building 4
12,000 SF



Building 3
1,500 SF

Building 2
2,500 SF
Second Floor





Los Angeles International Airport



Hawthorne Municipal Airport

Distribution/Warehouse

PRO CLUB Comfort & Style

FedEx Freight

NRI

HARBOR

Alameda Corridor
20-mile freight rail expressway linking the ports to the UP/BNSF network



± 230,000 VPD



± 311,000 VPD

Tesla Design Center

TESLA

amazon

Dense Industrial Corridor



± 242,000 VPD

SENTINEL
TRANSPORTATION

Distribution/Warehouse

BEST BUY

ups

Forward

Alameda Corridor

SPACE X

Dense Industrial Corridor



Compton/Woodley Airport

amazon

STG Logistics

Dense Industrial Corridor

Subject Property



± 201,000 VPD

91

107

91

± 50,000 VPD

91



Port of Los Angeles
±14 Miles South

± 257,000 VPD

Dense Industrial Corridor

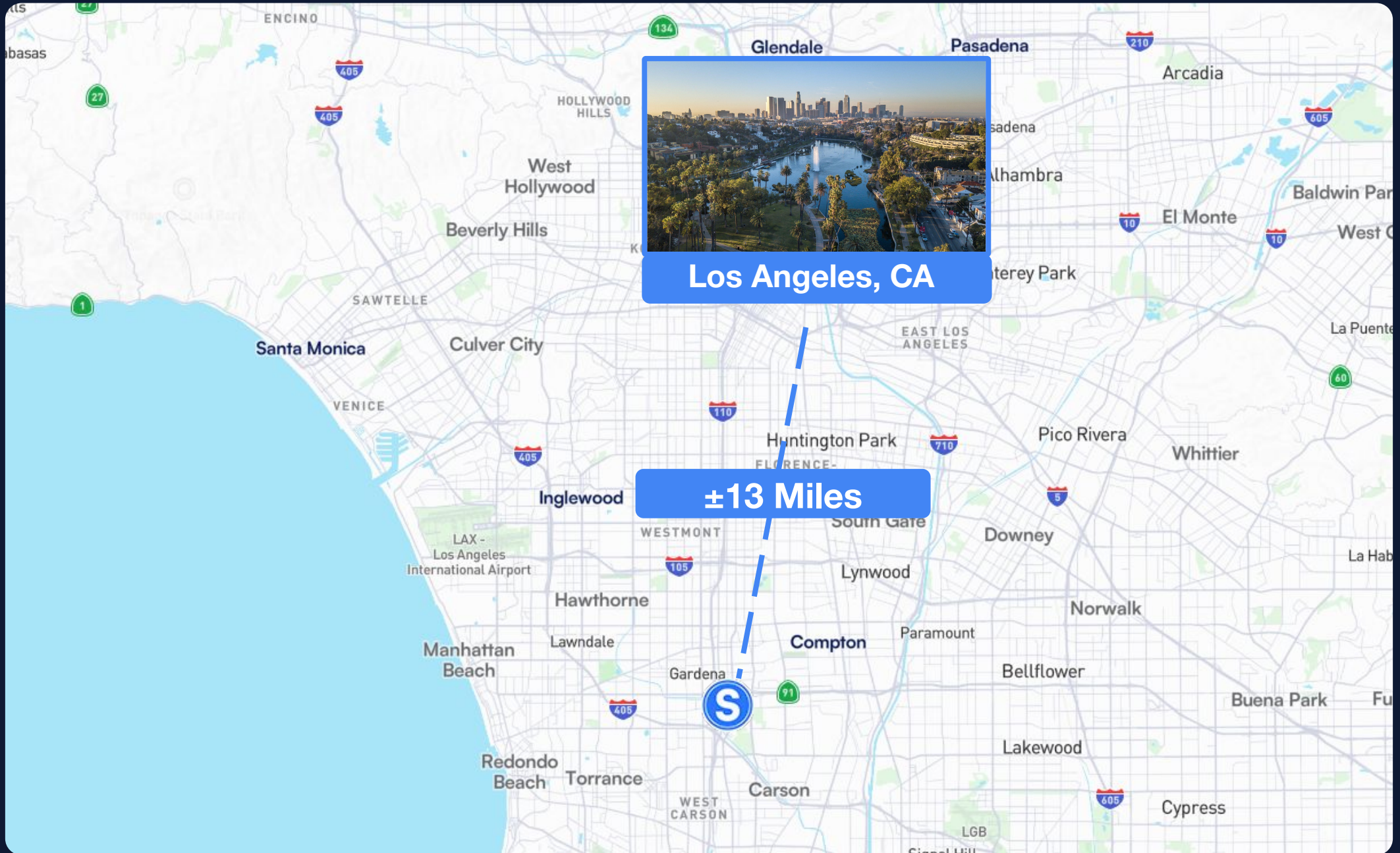
Dense Industrial Corridor

Google Earth



MARKET OVERVIEW

18020 S Broadway
Carson, CA 90248



CARSON, CA

Los Angeles MSA



Local Market Overview

Carson, California is a strategically located South Bay city within the Los Angeles metropolitan area, offering excellent access to Interstates 405, 110, 710, and State Route 91. Its proximity to the Ports of Los Angeles and Long Beach has made Carson a desirable location for warehouse, distribution, manufacturing, and logistics users. The city benefits from a strong labor pool, established industrial base, and access to one of the nation's largest consumer markets. Limited industrial land availability throughout the South Bay continues to support demand for well-located industrial properties.

Carson's economy is anchored by international trade, logistics, transportation, and industrial operations tied to the nearby port complex. The area benefits from Southern California's extensive transportation infrastructure, large population base, and growing e-commerce activity. Combined with the diverse economic drivers of Los Angeles County, these factors continue to support long-term demand for industrial and distribution space in the market.

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	173,098	613,502	2,587,701
Current Year Estimate	174,638	620,410	2,619,777
2020 Census	180,568	647,677	2,747,488
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	54,004	187,636	812,157
Current Year Estimate	54,603	190,031	822,929
2020 Census	56,958	199,565	865,739
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$114,459	\$108,716	\$109,180

LOS ANGELES, CA

Los Angeles is the nation's #1 industrial market because it combines unmatched global trade access, irreplaceable infill location, and massive economic scale into one integrated logistics system. As the primary entry point for goods into the U.S. and a gateway to both regional and national distribution, LA benefits from continuous demand that cannot be replicated elsewhere, reinforcing its position as the most strategic and defensible industrial market in the country.

#1

Industrial Market in the U.S.

#3 Nationally in Total
Industrial Inventory

Total Population

3,770,958

Annual Visitors

50 Million

Tourism Economic Impact

\$157.3 Billion

GDP

\$1.29+ Trillion



Demand Drivers & Major Tenants

The Los Angeles industrial market is driven by its role as the nation's primary import gateway and a dense consumer base that fuels last-mile distribution demand. Limited new supply and strong leasing velocity continue to tighten fundamentals, positioning the market as one of the most competitive and supply-constrained logistics hubs in the U.S.

Global Trade Hub

35%

of U.S. Inbound Handled by Ports
of Los Angeles & Long Beach

Port Volume

±8.1M TEUs

Handled in 2025, Supporting
Consistent Import Driven Demand

Last Mile Demand

High

for "Last-Touch" Logistics Facilities
Near Dense Population Centers

Supply Constraints

±1-2%

of Inventory Under Construction
Limited New Supply

Leasing Momentum

±33.3M SF

Leased in 2025
(+11.8% YoY)

Warehouse Jobs

+1.3%

Transportation & Warehouse
Employment YoY

LA Industrial

Major Tenants

amazon

FedEx



DHL
WORLDWIDE EXPRESS®



LA INDUSTRIAL PERFORMANCE

\$961M+

Total Inventory



\$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



Key Industrial Submarkets

Los Angeles industrial demand is concentrated in a series of highly strategic, infill submarkets that support port-driven logistics, regional distribution, and last-mile delivery. These submarkets benefit from proximity to the nation's largest port complex, creating some of the tightest vacancy and highest rent growth environments in the U.S.

Port-Centric Hub

South Bay

Carson | Torrance | El Segundo



2-4%

Vacancy

Vacancy

Among Lowest in U.S

Closest Submarket to Ports of LA and Long Beach
Some of the **Highest Industrial Rents** in LA County

Core Logistics Hub

San Gabriel Valley

City of Industry | Pomona | Walnut



3-5%

Vacancy

250M+

SF Industrial Inventory

Hub For Import/Export, Wholesale, and Logistics Users

Commerce Hub

Central Los Angeles

Vernon | Commerce | Downtown LA



2-4%

Vacancy

150M+

SF Industrial Inventory

Critical for Last-Mile Distribution, Food Production, and Cold Storage

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 18020 S Broadway, Gardena, CA, 90248 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™., the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. 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 or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[CA Industrial OM Template](#)

Executive Summary

X

Occupancy

X

Home Studio (NRA)

X

Pole Barn (NRA)

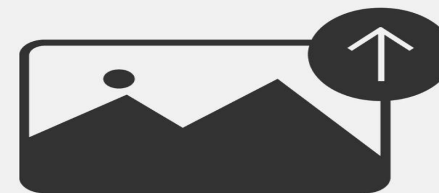
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3-Wall Storage

±0.00 AC

Lot Size

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PENDING PHOTOS

Investment Metrics Overview

Address	18020 S Broadway Gardena, CA 90248
Price	XXX
Price/SF	\$XXX
Current Cap Rate	XXX%
Ownership Interest	XXX
Annual Rent	XXX
Initial Lease Term	XXX Years
Lease Commencement	00/00/0000
Lease Expiration	00/00/0000
Annual Rent Increases	XXX
Tenant Renewal Option	XXX Options
Rent Increase at Renewal	x
Net Rentable Area (NRA)	XXX SF
Lot Size	±XXX AC
Year Built/Renovated	XXX
Real Estate Taxes	XXX
Insurance	XXX
Repairs & Maintenance	XXX
Roof & Structure	XXX
HVAC and Major Systems	Landlord/Tenant Responsible
Lease Guarantor	XXX

