

TWO INDUSTRIAL BUILDINGS TOTALING \pm 46,591 SF

11010-11020 SANTA FE AVE, LYNWOOD, CA 90262
FREESTANDING BUILDINGS | LARGE FENCED YARD



IMPERIAL HWY

LYNWOOD



SITE

NORTON AVE

LONG BEACH BLVD

DRURY LN

SANTA FE AVE

MARTIN LUTHER KING JR BLVD

FOR SALE OR LEASE



Google Earth

EXCLUSIVELY LISTED BY:

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PROPERTY PRICING

FOR SALE

COMBINED 46,591 SF OF IMPROVEMENTS
ON 1.62 AC OF LAND

Price: \$10,500,000

Price per SF: \$225

Price per Land SF: \$148

Pro Forma Cap Rate: 7.99%

FOR LEASE

Rent per SF: \$1.50

Term: NNN

Address:	SF	Rent/Mo
11010 Santa Fe	22,100	\$3,3150
11020 Santa Fe	24,491	\$36,736.5
Combined	46,591	\$69,886.5

**BUILDINGS MAY BE LEASED
OR SOLD SEPARATELY**



PROPERTY DETAIL

The Offering consists of two contiguous industrial properties on separate parcels. The two properties are available for sale or lease individually or as a portfolio.

11010 SANTA FE AVE, LYNWOOD, CA 90262

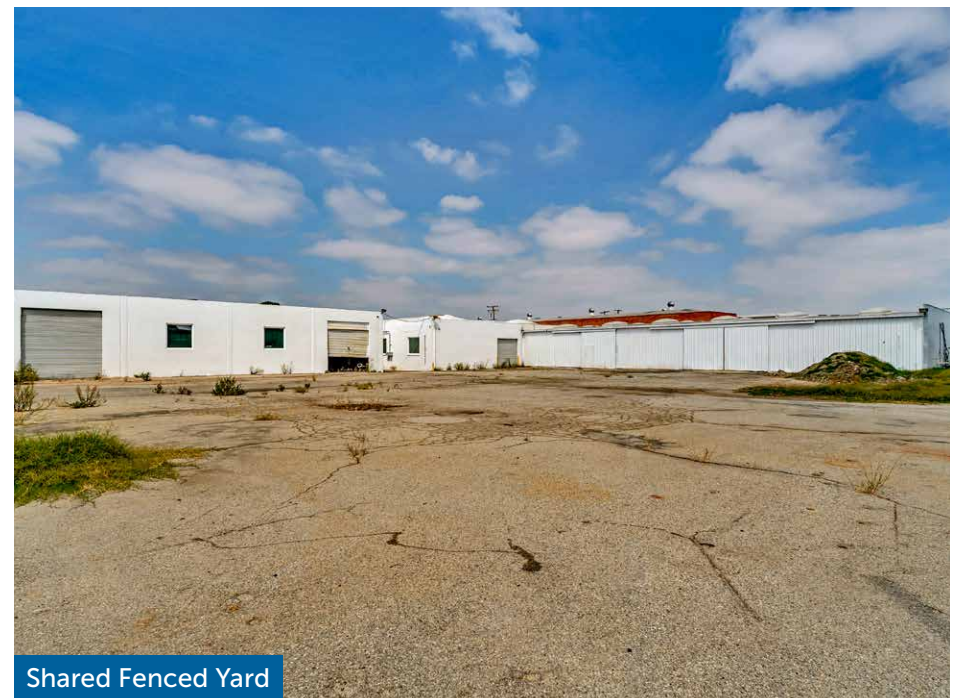
Building Size	22,100 SF
Lot Size	0.79 AC (34,615 SF)
Office	3,100 SF
Grade Level Doors	1
Clearance Height	± 16' - 19'
Yard	Fenced Yard
Power	4000 AMPS 277/480 V – 2 meters – Brand new transformer and panels.
Zoning	LYM*
Year Built	1951
Improvements	Recently Renovated for Pharmaceutical Grade Operations

11020 SANTA FE AVE, LYNWOOD, CA 90262

Building Size	24,491 SF
Lot Size	0.82 AC (35,982 SF)
Office	N/A
Grade Level Doors	Two (2) Grade Level Doors
Dock High Doors	One (1) Dock High Door
Clearance Height	16'
Yard	Fenced Yard
Year Built	1951
Zoning	LYM*



11010 Santa Fe Ave

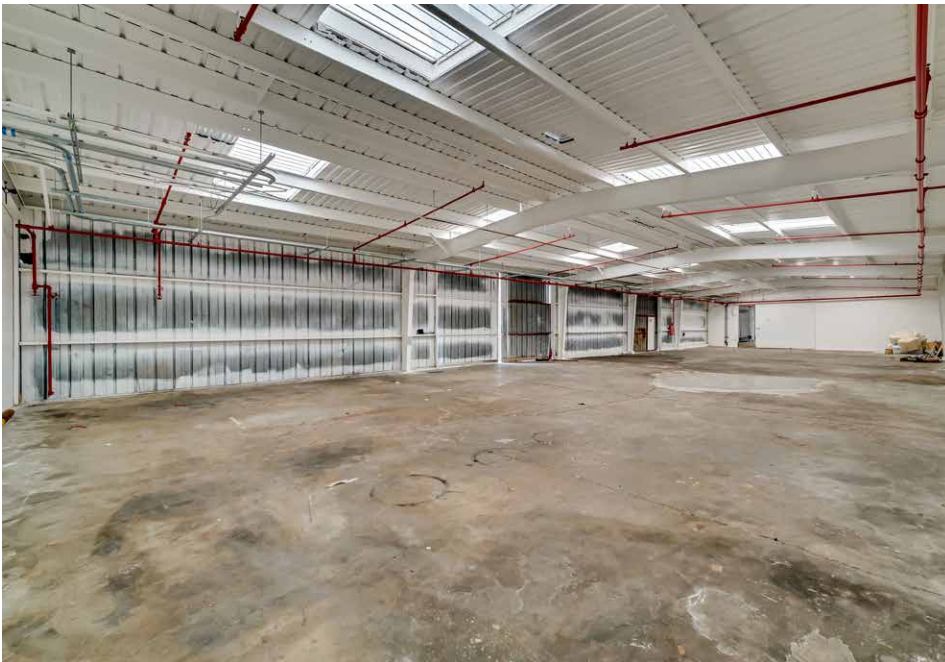


Shared Fenced Yard

LOCATION MAP



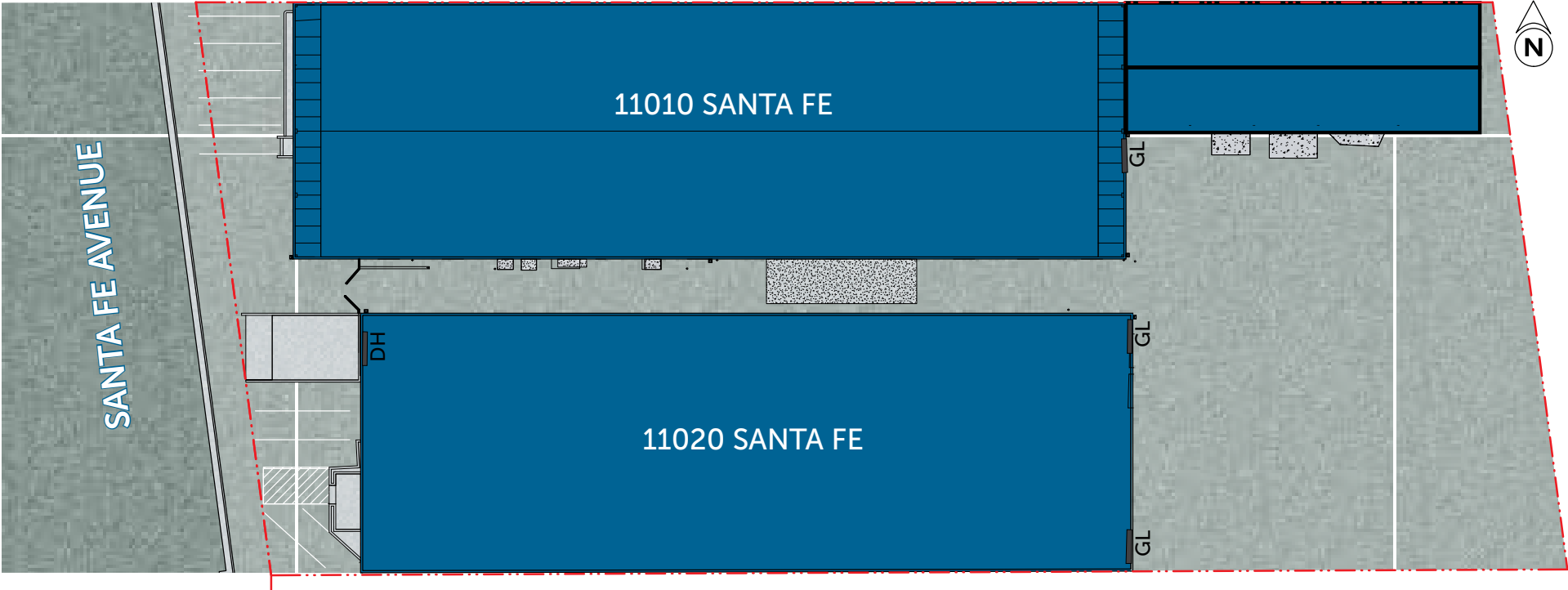
PROPERTY PHOTOS - 11010 SANTA FE



PROPERTY PHOTOS - 11020 SANTA FE



SITE PLAN



**11010 previously occupied by state-of-the-art cannabis facility. Includes high power sprinkler system, epoxy floors, and walk in safe.*

AERIAL MAPS



AREA OVERVIEW

The city of Lynwood is located in Los Angeles' Downey/Paramount market. Easily accessible via the 105 and 710 Freeways, it is located on an important industrial corridor connecting downtown Los Angeles to the Port of Long Beach. With industrial vacancy consistently at or below 2%, the submarket benefits from a lack of inventory, like most other parts of the greater Los Angeles area. Current effective rents in the area have reached \$1.40/SF, which is a 5.6% increase year over year. In the past three years, rents have increased a cumulative 33.6%. This is due in part to the fact that the Downey/Paramount area is considered relatively affordable compared to Los Angeles as a whole, where average rents effective are \$1.60/SF.

Current sales in the area average \$290/SF, with most industrial transactions taking place in the logistics space, as is in keeping with the overall mix in the area. The current market cap rate is 4.7%.

Los Angeles is at the center of Southern California's 2 billion square foot industrial market, and is a key industrial hub in the US. The twin ports of Los Angeles and Long Beach handle nearly a third of all imports to the United States. Challenges in developing new industrial buildings in Los Angeles keeps supply growth tame and helps make existing inventory more desirable.



VACANCY:
2%



TOTAL SUBMARKET INVENTORY:
21,710,000 SF



MARKET RENT:
\$1.40/SF



GREATER LA MARKET RENT:
\$1.60/SF

DEMOGRAPHICS		
	1 Mile	3 Miles
Population	47,956	399,865
Household	9,863	90,590
Median Age	32.80	33
Median HH Income	\$51,317	\$54,154
Daytime Employees	11,063	66,338

Source: CoStar

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