

Ideal Industrial Outdoor Storage Conversion / Future Redevelopment Opportunity

18521 & 18601 S SANTA FE AVE, UNINCORPORATED LA COUNTY, CA



**5.2 ACRE SOUTH BAY INDUSTRIAL WITH M2 HEAVY ZONING
STRATEGIC DISTRIBUTION LOCATION WITH PROXIMITY TO SR-91, I-710, I-405 AND I-110
ACCESS TO NEARLY 15 MILLION PEOPLE WITHIN 50 MILES**

The Offering

CBRE, Inc. is pleased to announce an excellent investment opportunity to purchase a 5.2-acre industrial site in Unincorporated LA County that is ideal for industrial outdoor storage conversion. **18521 & 18601 S. Santa Fe Avenue** (“The Property”) is zoned M2 and currently consists of two industrial buildings totaling 102,262 SF. The site would be very attractive to users looking for outdoor storage, trailer parking, building materials, construction equipment or other outdoor storage uses offering immediate cash flow upon lease up. The property also offers long-term flexibility with the potential for user sale or redevelopment in the future. **A furniture manufacturer will lease back both buildings following escrow for a 12 month term with an option to extend for 6 months.**

Conceptual site plans for the scenarios below are included on the following pages:

- 1. Industrial Outdoor Storage (IOS) use**
- 2. Retain northern building and add additional loading docks. Tear down southern building and create a large yard.**

The Property is located between I-710, I-405, SR-91 and SR-47 freeways with easy access to the I-110, and is adjacent to the Alameda Corridor. This strategic location positions the building within 11 miles of the Ports of L.A./Long Beach and 17.6 miles from Los Angeles Int’l Airport, which is essential to servicing Southern California.

With a low 1.2% vacancy rate, the South Bay has very few opportunities for development. The infill submarket has seen some of the strongest rent growth in the country, with rents increasing by 32% in the last quarter alone. In Q3 2022 the South Bay recorded the highest net absorption (258 KSF), highest activity (2.6 MSF), and highest rents in all of the L.A. market.



Physical Summary	
Address	18521 & 18601 S. Santa Fe Ave Unincorporated LA County, CA
Total Acreage	5.2
Existing Improvements	2 industrial buildings totaling 102,262 SF
Zoning	M2
Financial Summary	
Leaseback Term:	12 months with 6 month option

Investment Highlights

Rare Opportunity To Acquire A 5.2-Acre Industrial Site For IOS Conversion

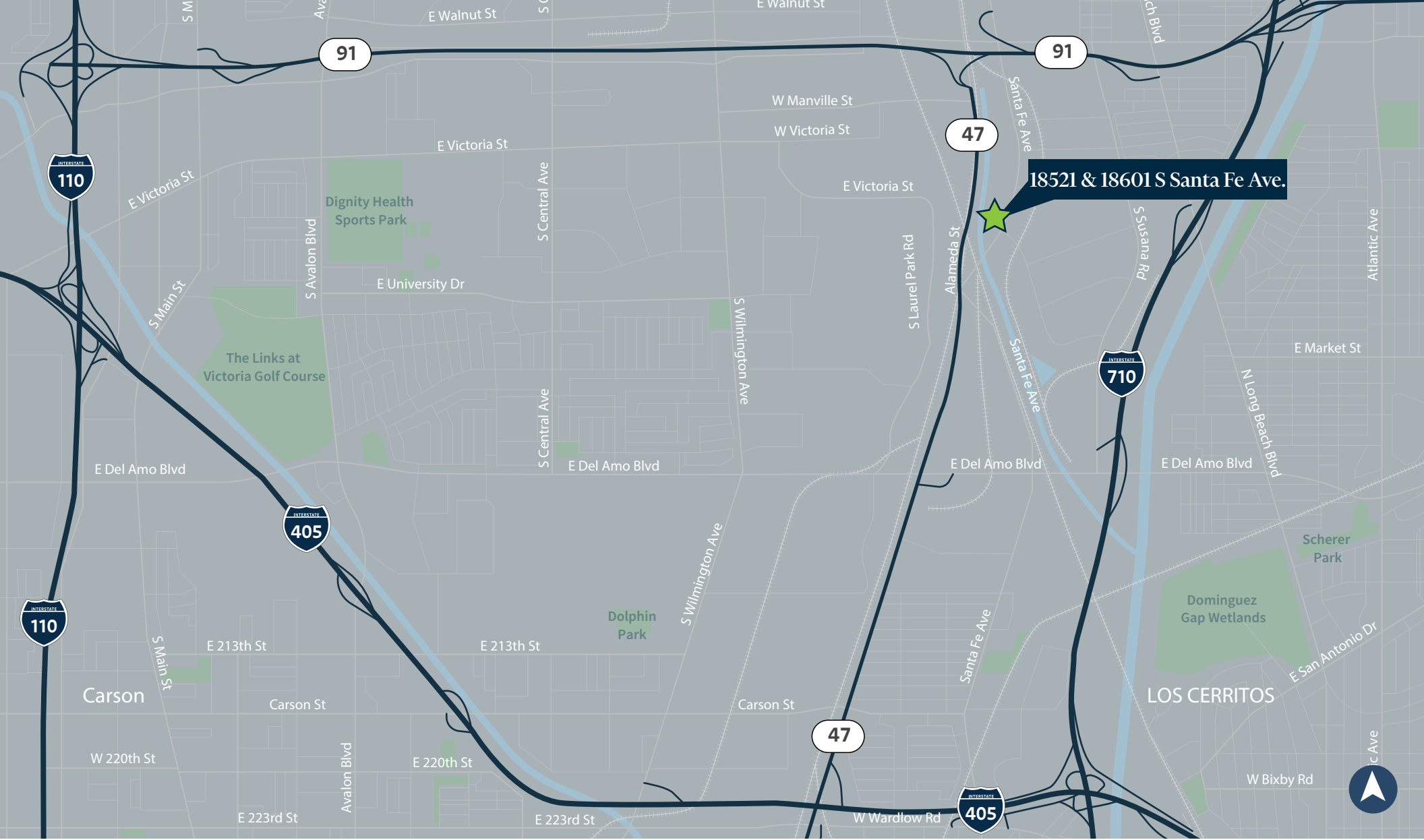
- » Attractive to users looking for outdoor storage, trailer parking, building materials and construction equipment
- » There is strong leasing interest for trailer parking and lot outdoor storage uses and Los Angeles County is more open to approving these uses
- » Very flexible zoning in Unincorporated Los Angeles
- » Sites with by-right development zoning command premium pricing compared to neighboring cities with entitlement headwinds
- » Property offers long-term flexibility with the potential for user sale or redevelopment in the future

Prime Infill South Bay Location With Strong Barriers To Entry

- » Alameda Corridor adjacent location allows trucks to access ports without having to use freeway system
- » Strategic distribution location with proximity to several major freeways, including SR-91, I-710, I-405 and I-110
- » Proximity to the Ports of Los Angeles and Long Beach, as well as the Los Angeles, Orange County, and Long Beach Airports
- » Proximity to UPS/FedEx hubs that are ideal for e-commerce, package delivery and 3PL's to fulfill growing consumer demand and last mile delivery needs
- » Amazon Trucking & Distribution center is located just 0.5 miles away on E. Victoria St
- » Substantial growth in e-commerce with increased focus on one- and two-hour delivery will continue to drive demand for this South Bay infill industrial space

Nearly Zero Percent Industrial Availability And Extreme Lack Of Available Sites For New Development





18521 & 18601 S Santa Fe Ave.

Prime Infill South Bay Location

KEY DISTANCES

47
ALAMEDA ST
0.4 MILES

91
0.7 MILES

710
1.0 MILES

405
2.7 MILES

110
6.2 MILES


LONG BEACH INT'L AIRPORT
8.7 MILES


PORTS OF LA & LONG BEACH
10.9 MILES

5
10.9 MILES


DOWNTOWN LOS ANGELES
15.2 MILES


LOS ANGELES INT'L AIRPORT
17.6 MILES

Strong Corporate Neighbors



PORT OF LONG BEACH

PORT OF LOS ANGELES



LOS ANGELES RIVER

Motor City Transportation

EDI Express

Torn & Glasser

medimaxtech

Nogin Photostudio

ADP Expressway

Monica Alloys

Pacific Coast Continental

West Coast Ship Supply

Monica Alloys

Amazon

S REYES AVE

Komodo Intl.

Knight Transportation

Murray Company

Industrial Technics

E VICTORIA ST

CH Robinson

Los Angeles County

Murray Company

AVC Corp

S SANTA FE AVE

Ohmstede Industrial

E HARCOURT ST

COMPTON CREEK

RAIL LINE

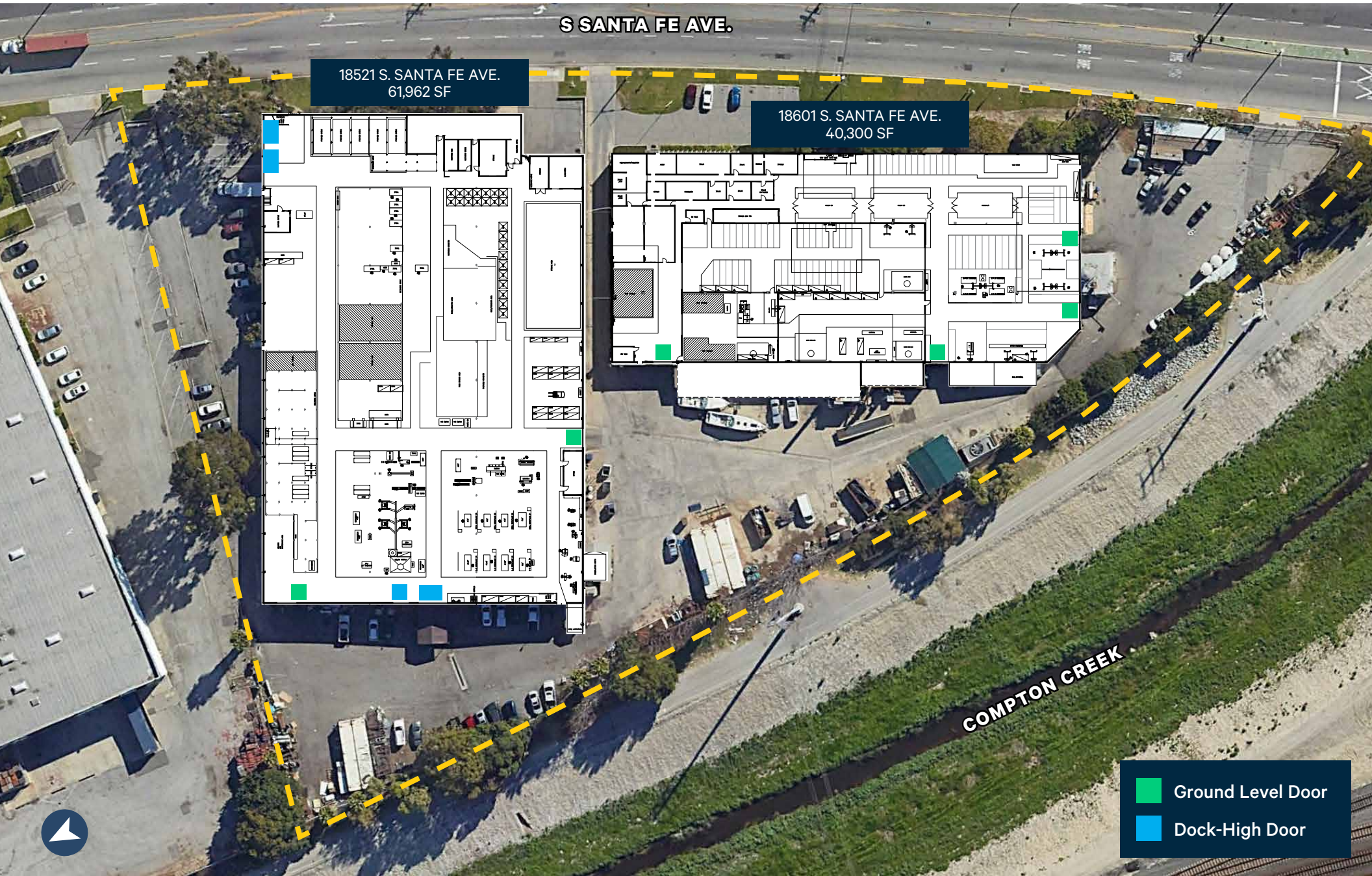
ALAMEDA CORRIDOR

LIGHT RAIL

CCC Steel

Immediate Access to the Ports of Long Beach and Los Angeles via the Alameda Corridor

Existing Site Plan



18521 S. SANTA FE AVE.
61,962 SF

18601 S. SANTA FE AVE.
40,300 SF

S SANTA FE AVE.

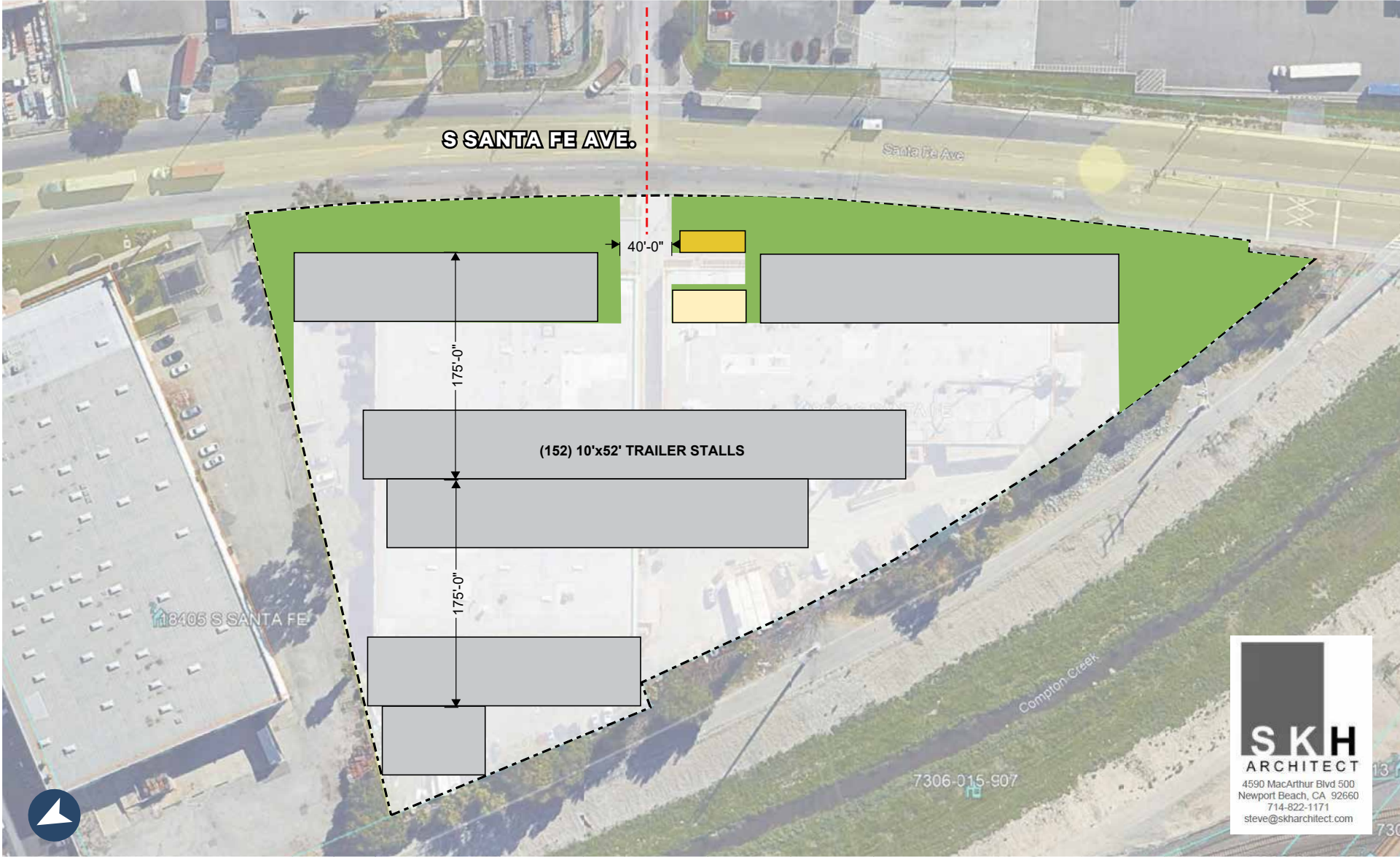
COMPTON CREEK

- Ground Level Door
- Dock-High Door



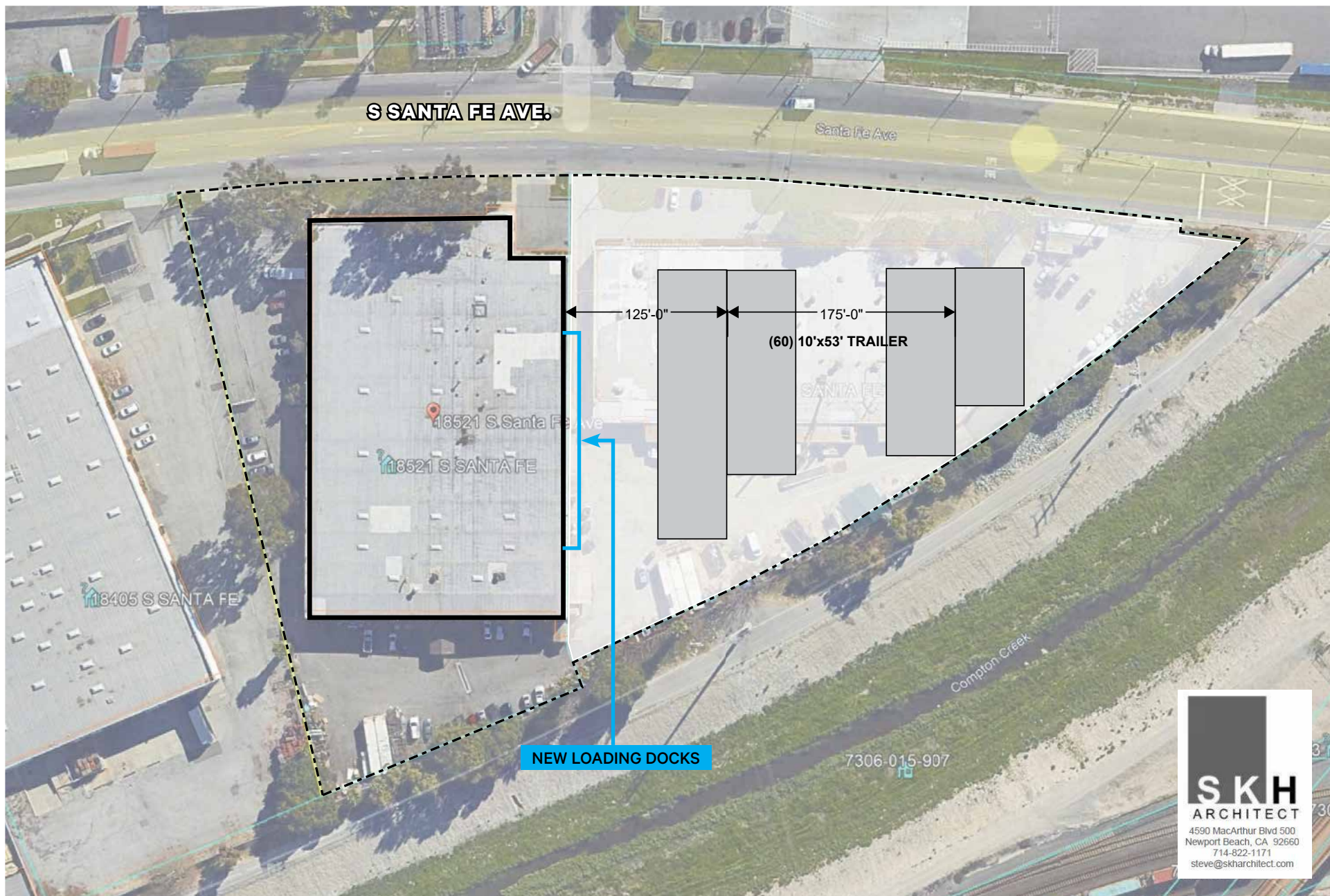
Conceptual Site Plan #1

Industrial Outdoor Storage (IOS) Use



Conceptual Site Plan #2

Retain northern building and add additional loading docks. Tear down southern building and create a large yard.



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