

VACANT MULTI-TENANT INDUSTRIAL PLUS YARD

# 8024-8036 ALLPORT AVENUE

SANTA FE SPRINGS, CA 90670



**KW** COMMERCIAL<sup>SM</sup>

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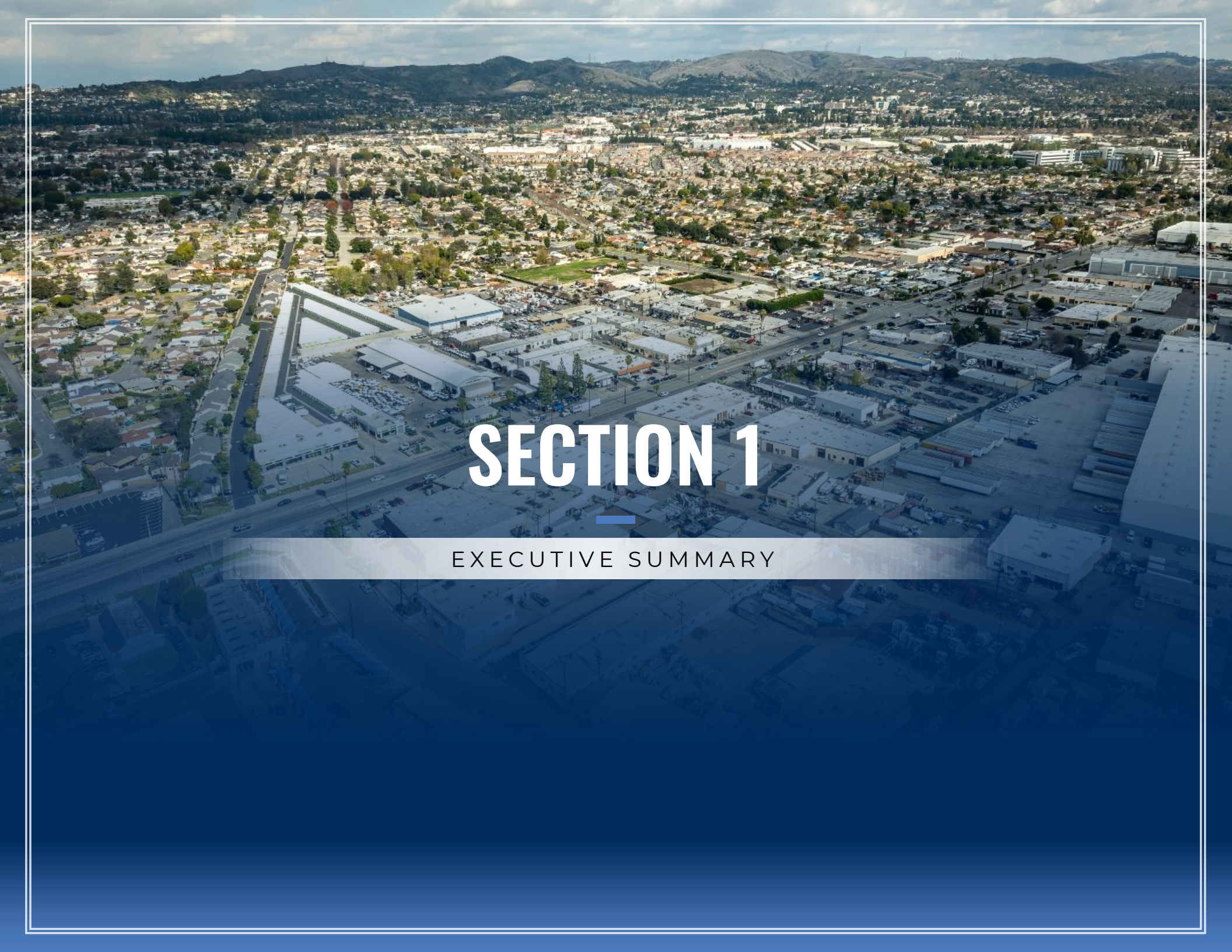


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This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and KW Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable. Keller Williams Real Estate Services, 889 Americana Way, #408, Glendale, CA 91210. Each office is independently owned and operated



# SECTION 1

EXECUTIVE SUMMARY

# PROPERTY SUMMARY

## 8024 Allport Ave, Santa Fe Springs

Building Size	12,640
Lot Size	25,965
Potential Number of Units	5
Year Built:	1962
Estimated Proforma Rent:	\$1.65
Estimated CAM Charges:	\$0.51
Clearance Height:	14'
Clearance Height to Ceiling:	16'
Number of Roll Up Doors:	6
APN#:	8169-005-034

## 8036 Allport Ave, Santa Fe Springs

Building Size	14,970
Lot Size	26,245
Potential Number of Units	4
Year Built:	1958
Estimated Proforma Rent:	\$1.60
Estimated CAM Charges:	\$0.51
Clearance Height:	12'
Clearance Height to Ceiling:	14'
Number of Roll Up Doors:	5
APN#:	8169-005-035

## Lot on Freestone Ave (No Address)

Lot Size	4,957
Current Rent:	\$4,000
Rental Status:	Month to Month Lease
Current Rent (\$/SF Land):	\$0.81
APN#:	8169-005-018



## COMBINED SUMMARY

List Price	<b>\$7,250,000</b>
Total Building Size	27,610
Price Per SF for Building:	\$262.59
Total Land Size	57,167
Total Land Acres	1.31
Price Per SF for Land:	\$126.82
Potential Number of Total Units	9
Proforma Cap Rate	<b>7.57%</b>
Estimated Proforma Rents:	\$1.60 ~ \$1.65 NNN
Estimated Expense Ratio & \$/SF:	30% / \$6.14/SF

# PRIME LOCATION

8024-8036 ALLPORT AVENUE



LOS NIETOS LIBRARY

DND PERFORMANCE

CAL WEST REPAIRS

DGI

FITCAMP LA  
WE CHANGE LIVES



LOS NIETOS LIBRARY

DND PERFORMANCE

CAL WEST REPAIRS

DGI

FITCAMP LA  
WE CHANGE LIVES

PIONEER HIGH SCHOOL

ADA NELSON ELEMENTARY



WASH & GO CARWASH



WASHINGTON BLVD

DTLA

Food4Less



Pick n Save



CORNERSTONE PRESCHOOL

ExtraSpace Storage



STEAK CORRAL

8024-8036 ALLPORT

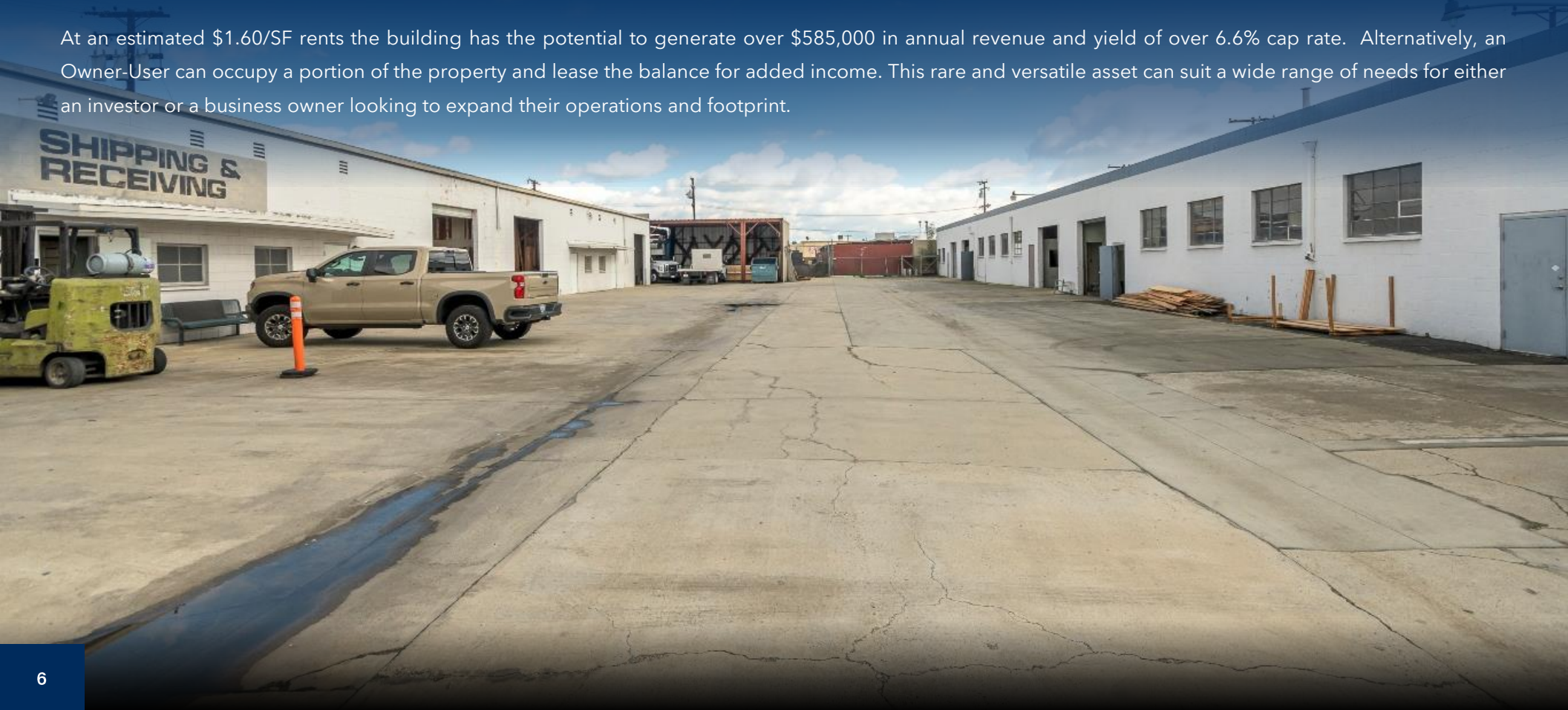
# PROPERTY OVERVIEW

We are pleased to present a 27,600 square foot multi-tenant industrial property in Santa Fe Springs, California, situated on over 1.3 Acres of M1 zoned land and incorporating 2 separate multi-tenant industrial buildings plus a 3rd parcel which allows for street-to-street access. The buildings will be delivered vacant at the close of escrow; there is one month-to-month tenant occupying the Freestone Yard parcel.

The two buildings include: 8024-8032 Allport Avenue, which is approximately 12,640 square feet with 6 roll up ground level doors; then a second building at 8036-8042 Allport Avenue which is approximately 14,970 square feet and includes 5 roll up ground level doors. The clearance height for 8024 is 14' to the beams and 16' to the rafters; while 8036 has a clearance of near 12.5' to the beams and 14' to the ceiling.

The property has in recent years been entirely used as a wood moldings fabrication, warehouse and distribution center, yet the building has the infrastructure and design to convert back into a multi-tenant industrial asset.

At an estimated \$1.60/SF rents the building has the potential to generate over \$585,000 in annual revenue and yield of over 6.6% cap rate. Alternatively, an Owner-User can occupy a portion of the property and lease the balance for added income. This rare and versatile asset can suit a wide range of needs for either an investor or a business owner looking to expand their operations and footprint.



8169-005-035

An aerial photograph of an industrial area. Three specific buildings are highlighted with yellow dashed outlines. Callout boxes with yellow backgrounds and black text point to these buildings. The building on the left is a long, narrow structure with a grey corrugated metal roof. The building in the center is a large, rectangular structure with a grey corrugated metal roof. The building on the right is a large, rectangular structure with a grey corrugated metal roof. The surrounding area includes other industrial buildings, parking lots with cars and trucks, and a street at the top of the image.

8169-005-034

8169-005-018



# INVESTMENT HIGHLIGHTS

A Rare Vacant Multi-Tenant Industrial Building Priced Under  
\$300/SF.

27,000+ Square Feet of Building Space Amongst 2  
Structures

1.3+ Acres of Land | M1 and C4 Zoning

Street to Street Access through Allport Avenue and  
Freestone Ave

Design and Infrastructure Ready to Convert Back to Multi-  
Tenant

Versatile Building with Owner-User or Investor Potential





# SANTA FE SPRINGS, CA 90670







An aerial photograph of an industrial district. The central focus is a large, modern white warehouse with a flat roof and numerous skylights. Surrounding it are various other industrial buildings, mostly with grey or white roofs, and parking lots filled with vehicles. The background shows a dense residential area with houses and trees under a clear sky. The image is framed by a thin white border.

# SECTION 2

ZONING SUMMARY

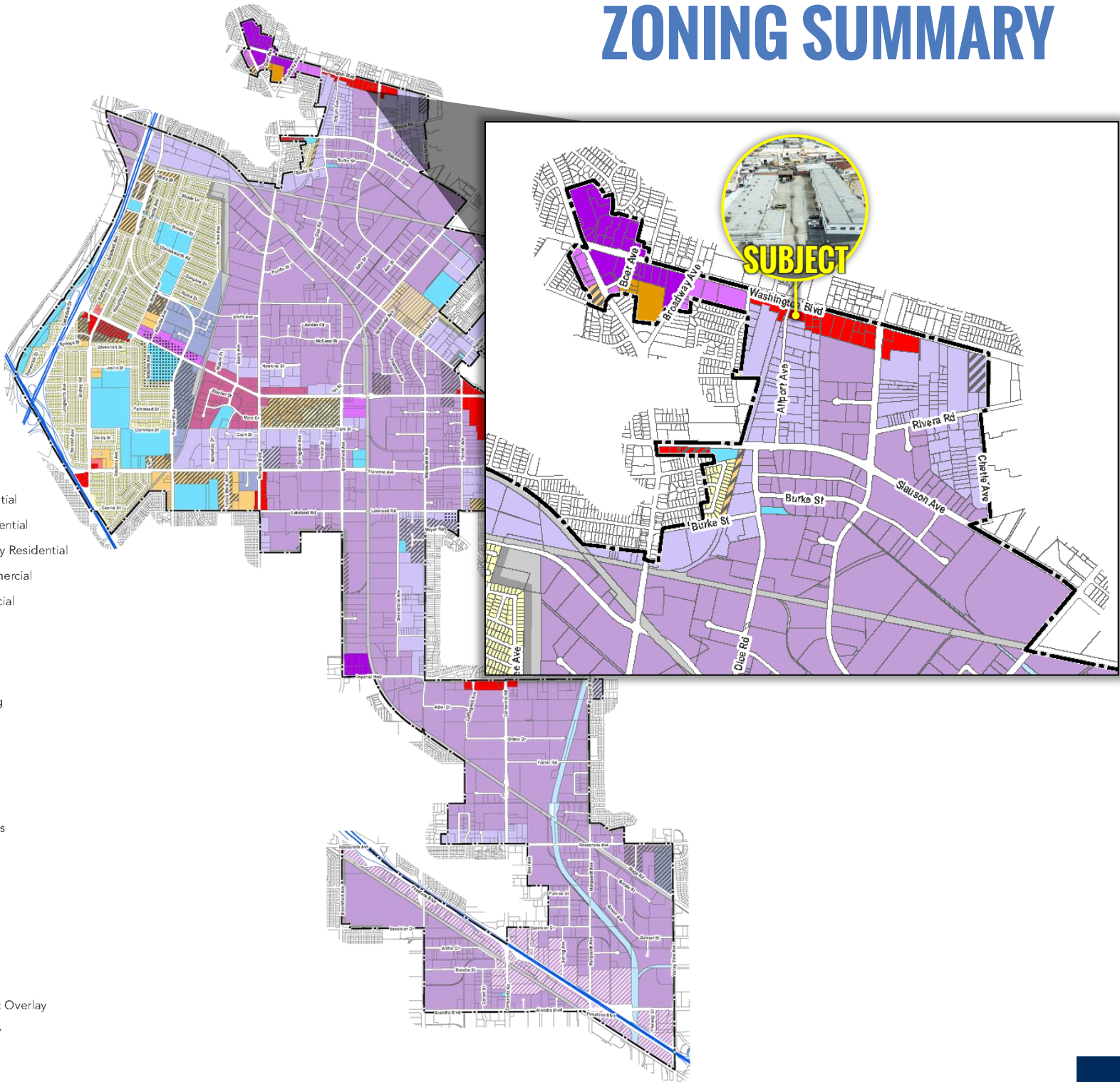
# ZONING SUMMARY

## Primary Zones

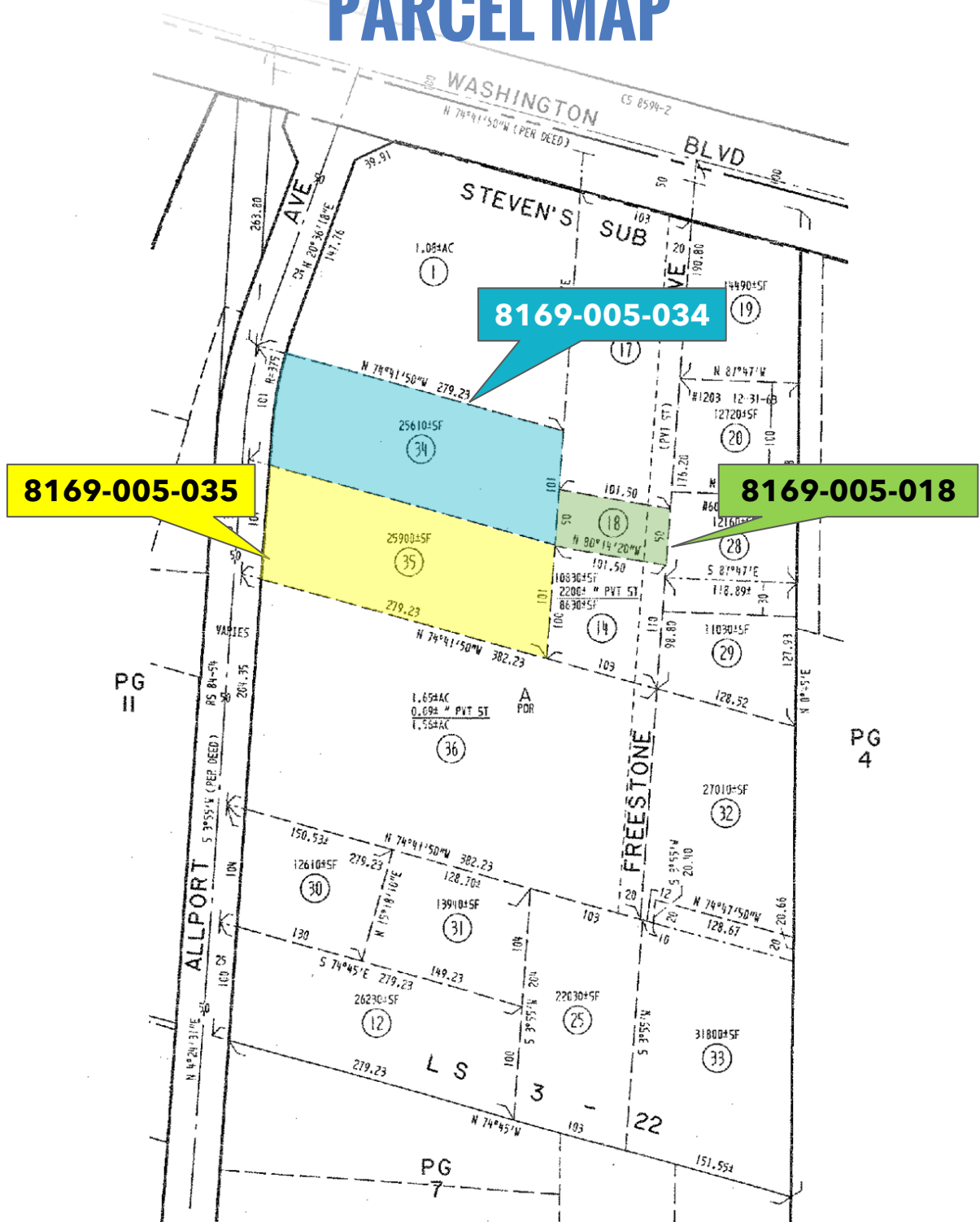
- R-1: Single-Family Residential
- R-3: Multiple-Family Residential
- R-4: Higher Multiple Family Residential
- C-1: Neighborhood Commercial
- C-4: Community Commercial
- MU-DT: Downtown
- MU: Mixed Use
- MU-TOD: Mixed Use
- ML: Limited Manufacturing
- M-1: Light Manufacturing
- M-2: Heavy Industrial
- PF: Public Use Facilities
- RR: Railroad
- Creek: Channels and Rivers
- BP: Buffer Parking

## Overlay Zones

- D: Design Overlay
- FOZ: Freeway Overlay
- PD: Planned Development Overlay
- SP1: Specific Plan Overlay



# PARCEL MAP



An aerial photograph of an industrial park. The central focus is a large, modern white warehouse with a flat roof and numerous skylights. Surrounding it are various other industrial buildings, parking lots filled with cars and trucks, and streets. The background shows a dense residential area with houses and trees under a clear sky.

# SECTION 3

FINANCIAL ANALYSIS

# RENT ROLL

Suite	Tenant	Square Feet(1,2)	% of Property	PROFORMA RENT (2)			ESTIMATED NNN COSTS (3)			
				Monthly	PSF	Type	Monthly	PSF	Total Rent	Total \$/SF
<b>8024 Allport   Hypothetical Units (1)</b>										
8024	A Future Tenant 1	2,528	9%	\$4,171	\$1.65	NNN	\$1,294	\$0.51	\$5,465	\$2.16
8026	A Future Tenant 2	2,528	9%	\$4,171	\$1.65	NNN	\$1,294	\$0.51	\$5,465	\$2.16
8028	A Future Tenant 3	2,528	9%	\$4,171	\$1.65	NNN	\$1,294	\$0.51	\$5,465	\$2.16
8030	A Future Tenant 4	2,528	9%	\$4,171	\$1.65	NNN	\$1,294	\$0.51	\$5,465	\$2.16
8032	A Future Tenant 5	2,528	9%	\$4,171	\$1.65	NNN	\$1,294	\$0.51	\$5,465	\$2.16
<b>8036 Allport   Hypothetical Units (1)</b>										
8036	A Future Tenant 6	3,743	14%	\$5,988	\$1.60	NNN	\$1,915	\$0.51	\$7,903	\$2.11
8038	A Future Tenant 7	3,743	14%	\$5,988	\$1.60	NNN	\$1,915	\$0.51	\$7,903	\$2.11
8040	A Future Tenant 8	3,743	14%	\$5,988	\$1.60	NNN	\$1,915	\$0.51	\$7,903	\$2.11
8042	A Future Tenant 9	3,743	14%	\$5,988	\$1.60	NNN	\$1,915	\$0.51	\$7,903	\$2.11
<b>Parcel on Freestone Ave (4)</b>										
Lot	Month to Month Tenant		-	\$4,000	\$0.81					
<b>Totals/Averages (Monthly)</b>		<b>27,610</b>	<b>100%</b>	<b>\$48,808</b>	<b>\$1.77</b>		<b>\$14,131</b>	<b>\$0.51</b>	<b>\$58,939</b>	<b>\$2.13</b>
<b>Totals/Averages (Annual)</b>		<b>27,610</b>	<b>100%</b>	<b>\$585,696</b>	<b>\$21.21</b>		<b>\$169,570</b>	<b>\$6.14</b>	<b>\$707,266</b>	<b>\$25.62</b>

Notes:

(1) The Subject Property has been used for one tenant and as one large industrial building. Multiple suite calculations and depictions are hypothetical and for demonstration purposes only. Buyers should verify with the City of Santa Fe Springs to confirm actual legal unit configurations, possibilities and permits.

(2) Square Footage has not been verified by Seller or Brokers.

(3) All Proforma Rents, Expenses, CAM Charges are all estimates and projections only; neither Broker nor Seller can guarantee such results.

(4) There is a Month-To-Month Tenant currently occupying this lot and is using it for metals recycling.



**PRICING SUMMARY**

<b>LIST PRICE</b>	<b>PROFORMA</b>
Operating Income (Proforma)	\$547,933
Cap Rate (Proforma)	7.57%
Building Size	27,610
Lot Size	57,167
Price Per Square Foot (Building)	\$262.59
Price Per Square Foot (Lot)	\$126.82

**PROPOSED FINANCING (8)**

Down Payment	50%	\$3,625,000
Loan Balance		\$3,625,000
Interest Rate		7.00%
Term (Years)		25
Loan Due (Years)		5
Mortgage (Annual)		\$25,621
Mortgage (Monthly)		\$307,449
Cash on Cash Return		\$241,118
Return on Investment		6.65%
Debt Coverage Ratio		1.78

(8) Financing scenario is for demonstration purposes only and have been estimated. Actual financing may vary.

# FINANCIAL ANALYSIS

Revenue (Proforma)	<b>PROFORMA</b>
<b>Projected Gross Income (@ \$1600 X 34 Units)</b>	<b>\$585,696</b>
Vacancy Factor	(\$29,285) 5.00%
Total Gross Rental Income	\$556,411

**Expense Reimbursement (7)**

<b>Projected Expense Reimbursements (NNN)</b>	<b>\$149,042</b>
Total Expense Reimbursements	\$149,042 \$0.45 /SF CAMS

**Operating Expenses (Estimated) (5)**

Taxes (6)	\$91,961 1.27%
Insurance	\$9,664 \$ 0.35
Utilities	\$6,000 \$500/Month
Utilities: Trash	\$9,600 \$800/Month
Sweeping/Landscape	\$3,600 \$300/Month
Repairs & Maintenance	\$6,903 \$0.25
Misc Expenses	\$6,903 \$0.25
Management Expense	\$22,256 4.00%
<b>Total Operating Expenses</b>	<b>(\$156,866)</b>
Expense Ratio (% of EGI)	27%
Expense PPSF	\$5.68 \$0.47

<b>NET OPERATING INCOME</b>	<b>\$548,567</b>
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(5) All Expenses are estimates only.

(6) Real Estate taxes assume a rate of 1.27%; Buyer to verify.

(7) Expense reimbursements assume 5% slippage.



An aerial photograph of an industrial district. The central focus is a large, U-shaped building with a grey metal roof. The courtyard in the center contains a few vehicles, including a silver pickup truck. Surrounding this central area are various other industrial buildings, some with flat roofs and others with corrugated metal. The area is filled with parking lots, loading docks, and utility poles. The overall scene depicts a busy industrial zone.

# SECTION 3

LOCATION OVERVIEW

# SANTA FE SPRINGS

Why Santa Fe Springs - Selected as a "North American City of the Future," by the Financial Times, in the category of "Micro Cities: Top Five Best Business Friendliness," Santa Fe Springs is ready for your business. Over 80% of the City's nine-square miles are zoned for retail, office, light and heavy industrial uses, and eight out of ten businesses have operated in the community for more than 15 years. Its excellent location, thriving business community, supportive government, and active Chamber of Commerce are just some of the reasons businesses are relocating to Santa Fe Springs.



**17,643**  
POPULATION



**\$462,400**  
MEDIAN HOME PRICE



**\$69,922**  
AVG HH INCOME

*The city offers a trade area and labor force ideal for large and small businesses alike, partly thanks to its easy access to major transportation routes and a daytime population of over 150,000.*



# LOCAL ECONOMY

The economy of Santa Fe Springs is largely made up of light industry. Santa Fe Springs is home to Egge Machine Company, supplier of Cadillac engine parts for custom cars and hot rods and also is home to U.S. Aerospace, a publicly traded aerospace and defense contractor for the United States Department of Defense and the United States Air Force, Lockheed Martin Corporation, The Boeing Company, L-3 Communications Holdings, the Middle River Aircraft Systems subsidiary of General Electric Company, and other aircraft manufacturers, aerospace companies, and defense contractors. Other companies based in Santa Fe Springs include Fuji Food.

## TOP INDUSTRIES

INDUSTRIAL & COMMERCIAL



REGIONAL TRADE



DISTRIBUTION SERVICES



OIL & ENERGY



TRANSPORTATION



REAL ESTATE



MANUFACTURING



TECHNOLOGY



# STRATEGIC LOCATION

## LOCATION

The City of Santa Fe Springs is strategically located in Los Angeles County with access to major seaports, airports, and transportation corridors.

With the vast majority of the City zoned for commercial and industrial use, Santa Fe Springs has historically experienced strong development activity in the community.

## SOUTHWEST CORRIDOR

Over the last decade, Santa Fe Springs has steadily grown into one of the key industrial cities of Southern California. Part of the reason is its location in the busy "southwest corridor," midway between the centers of Los Angeles and Orange counties. Even more significant is the fact that the San Gabriel (605) and Santa Ana (5) Freeways cross within the City's boundaries, as do the Santa Fe and Southern Pacific Railroads.

## SOUTHERN PACIFIC RAILROAD

The Southern Pacific Railroad was the first line completed through Santa Fe Springs in 1888. The Santa Fe Railroad completed its tracks through Santa Fe Springs in 1889. Not only has this attracted manufacturing, sales, and warehouse operation; it also presents ideal conditions for related trucking and shipping.



**PHILIPS**

**FedEx**  
Corporation

**BUMBLE BEE**  
FOODS, LLC

**GENESIS**  
Logistics Inc.

**VANS**  
"OFF THE WALL"

**McMASTER-CARR**

  
**Wismettac**

**Shaw**

# METROLINK



Antelope Valley Line	Station Served by Multiple Lines
Inland Empire-Orange County Line	Amtrak Pacific Surfliner
Orange County Line	Metro Rail/Metro Bus
Riverside Line	LAX FlyAway Bus
San Bernardino Line	Coaster Oceanside to San Diego
Ventura County Line	Sprinter Oceanside to Escondido
91/Perris Valley Line	
Future Station	

\* Formerly Burbank/Bob Hope Airport Station  
 \*\* Formerly San Bernardino Station

[metrolinktrains.com](http://metrolinktrains.com)

**METROLINK**

**MAP NOT TO SCALE**

# LOCATION SNAPSHOT

Santa Fe Springs actively supports its local businesses, social services, and the arts. Home to 100 acre of recreational space and miles of greenbelts and parkways, Santa Fe Springs is a cultural and environmental oasis. Santa Fe Springs is one of a few cities with its own public artwork program and an annual Arts Festival.

Over 547 new housing units were built in the past three years, leading to a new renaissance along commercial corridors and residential neighborhoods in this master planned community. The City provides robust public services to its 17,000 residents and more than 3,000 businesses. Some of the services provided include child development programs, educational and recreational classes and activities, family services, senior services, city-sponsored trips to area attractions, a farmers' market, free concerts in the park, two free fitness centers, a community health clinic, and a free work shuttle.

### Transportation

Santa Fe Springs is served by Metrolink from its Norwalk/Santa Fe Springs station. Metro Local and Norwalk Transit provide local bus service. Interstate 5 and Interstate 605 have exits in Santa Fe Springs.

### Law Enforcement

Police services for the city are contracted by the Whittier Police Department, based at the Santa Fe Springs Police Services Center sub-station. The police services center is located on Telegraph Road.

### Fire

The Santa Fe Springs Department of Fire - Rescue provides fire protection and rescue services for the city of Santa Fe Springs.

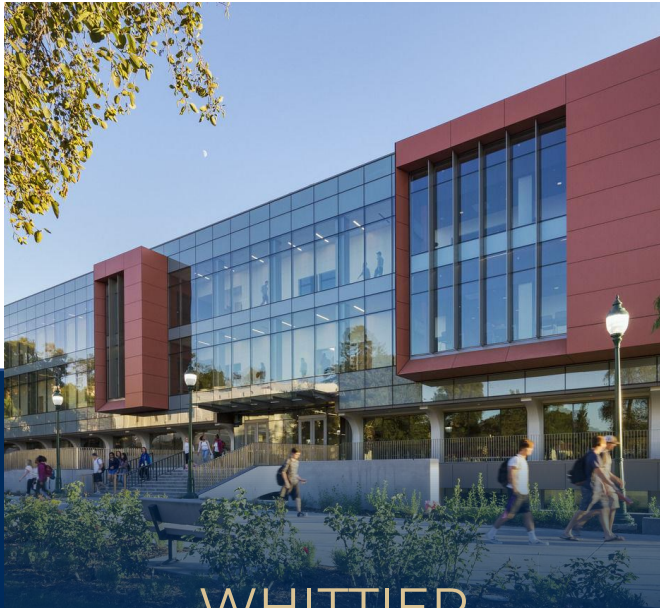


### TOP EMPLOYERS

### COUNT

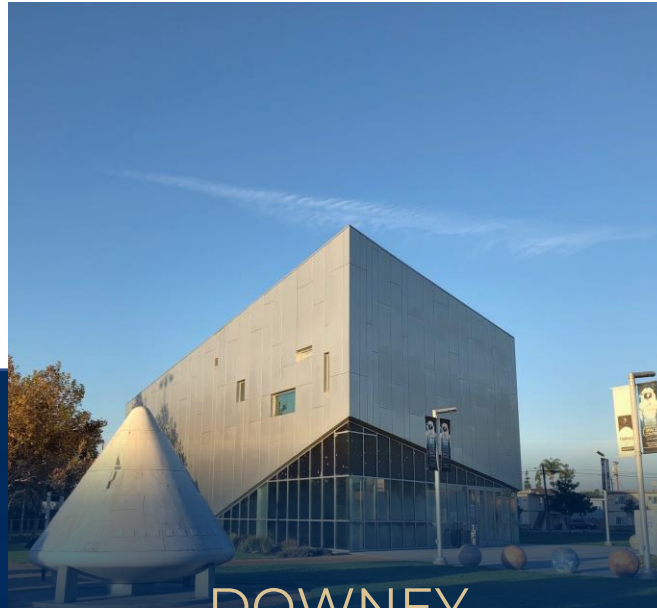
McMaster-Carr	▪ 706
Vans	▪ 472
Southern Glazers Wine and Spirits	▪ 389
Genesis Logistics	▪ 387
Bumble Bee Foods	▪ 325
FedEx Ground	▪ 324
Shaw Industries	▪ 317
Walmart	▪ 308
Wismettac Asian Foods	▪ 298
Phillips Industries	▪ 277

# SURROUNDING COMMUNITIES



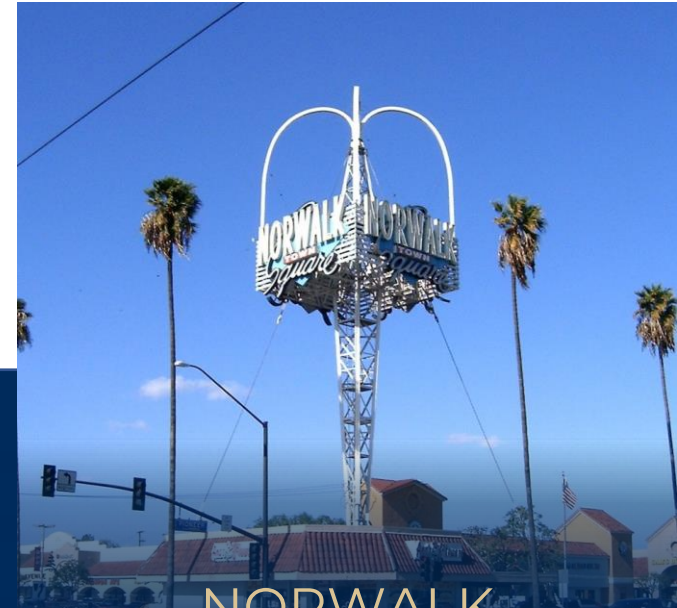
## WHITTIER

Whittier is located in Los Angeles County, about 12 miles southeast of the City of Los Angeles. Whittier's strong sense of history and vision for the future has made it an upscale and dynamic residential community. Throughout the years, the City of Whittier has striven to provide a healthy and safe community and a well-maintained infrastructure enhanced by planned patterns of growth and development.



## DOWNEY

Downey is a city located in southeast Los Angeles County, California, United States, 13 mi (21 km) southeast of downtown Los Angeles. It is considered part of the Gateway Cities. The city is the birthplace of the Apollo space program, and is the hometown of Richard and Karen Carpenter. It is also the home of the oldest still operational McDonald's restaurant in the world.



## NORWALK

Long identified by its iconic water tower, Norwalk is the 14th most populous city in Los Angeles County. Norwalk is bordered by Downey on the northwest, Bellflower on the southwest, Cerritos and Artesia on the south, and Santa Fe Springs on the north and east. The city is home to Cerritos College, a 1,200 student public community college that offers degrees and certificates in 87 areas of study over nine divisions.





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