

# SUSANA LOGISTICS CENTER

19516 S SUSANA RD. | RANCHO DOMINGUEZ | CA, 90221



## FOR LEASE 69,360 SF

NOW VACANT | REFURBISHMENT UNDERWAY

EXCLUSIVE LISTING TEAM:  
ANDREW LARA, CCIM, SIOR  
EXECUTIVE VICE PRESIDENT  
P: 310.538.6744  
ALARA@DAUMCRE.COM  
CADRE #01820297

JORDAN LARA, SIOR  
EXECUTIVE VICE PRESIDENT  
P: 310.538.6789  
JLARA@DAUMCRE.COM  
CADRE #01877128

ANTHONY BERGEMAN  
EXECUTIVE VICE PRESIDENT  
P: 310.538.6729  
ABERGEMAN@DAUMCRE.COM  
CADRE #01841828

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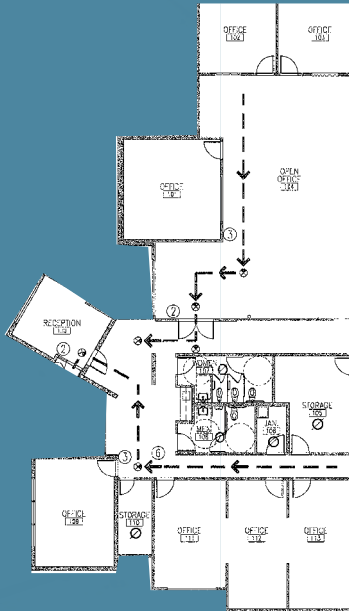


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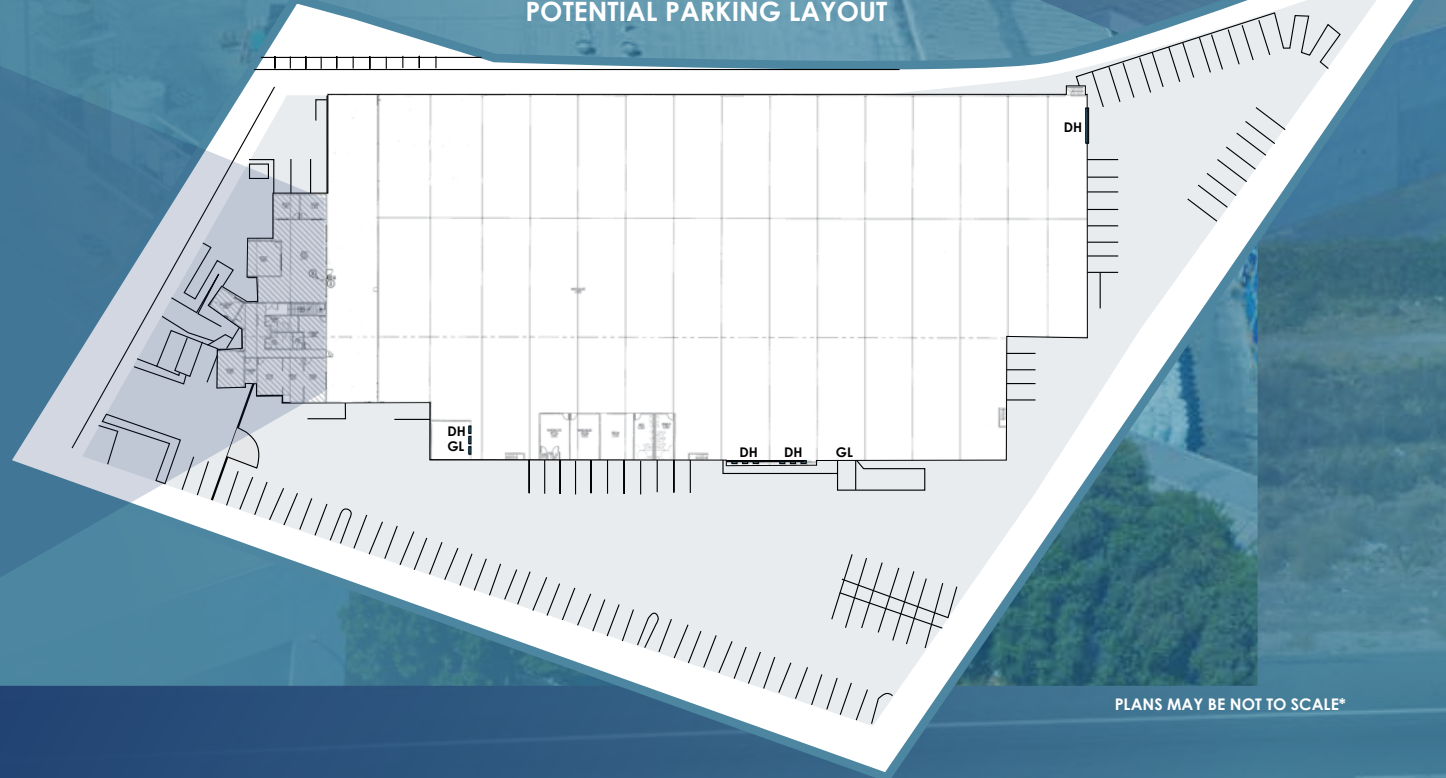
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## FLOOR + SITE PLAN

ENLARGED OFFICE FLOOR PLAN



POTENTIAL PARKING LAYOUT



PLANS MAY BE NOT TO SCALE\*

### ABOUT THE BUILDING

This completely refurbished building has Long Beach freeway visibility/signage and access to dock high loading on three sides. This is an outstanding warehouse/distribution facility with improvements that include: a repainted exterior and interior, new carpet, yard has new asphalt and landscaping, completely refurbished main office and warehouse offices.

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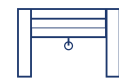
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2 RAMP LOADING  
DOORS



9 DOCK HIGH  
DOORS

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AERIAL

SUSANA RD.

RAILROAD

SUSANA RD.

SOUTH

NORTH



Google

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## HIGHLIGHTS

PORT OF LONG BEACH

PORT OF LOS ANGELES



69,360 SF  
total  
building



9  
dock high  
doors



2  
ramps loading  
doors



124,162 SF  
lot size



+/- 97  
parking  
space



22' - 24'  
clear  
height



Fully  
Fenced



4,201 SF  
first floor office

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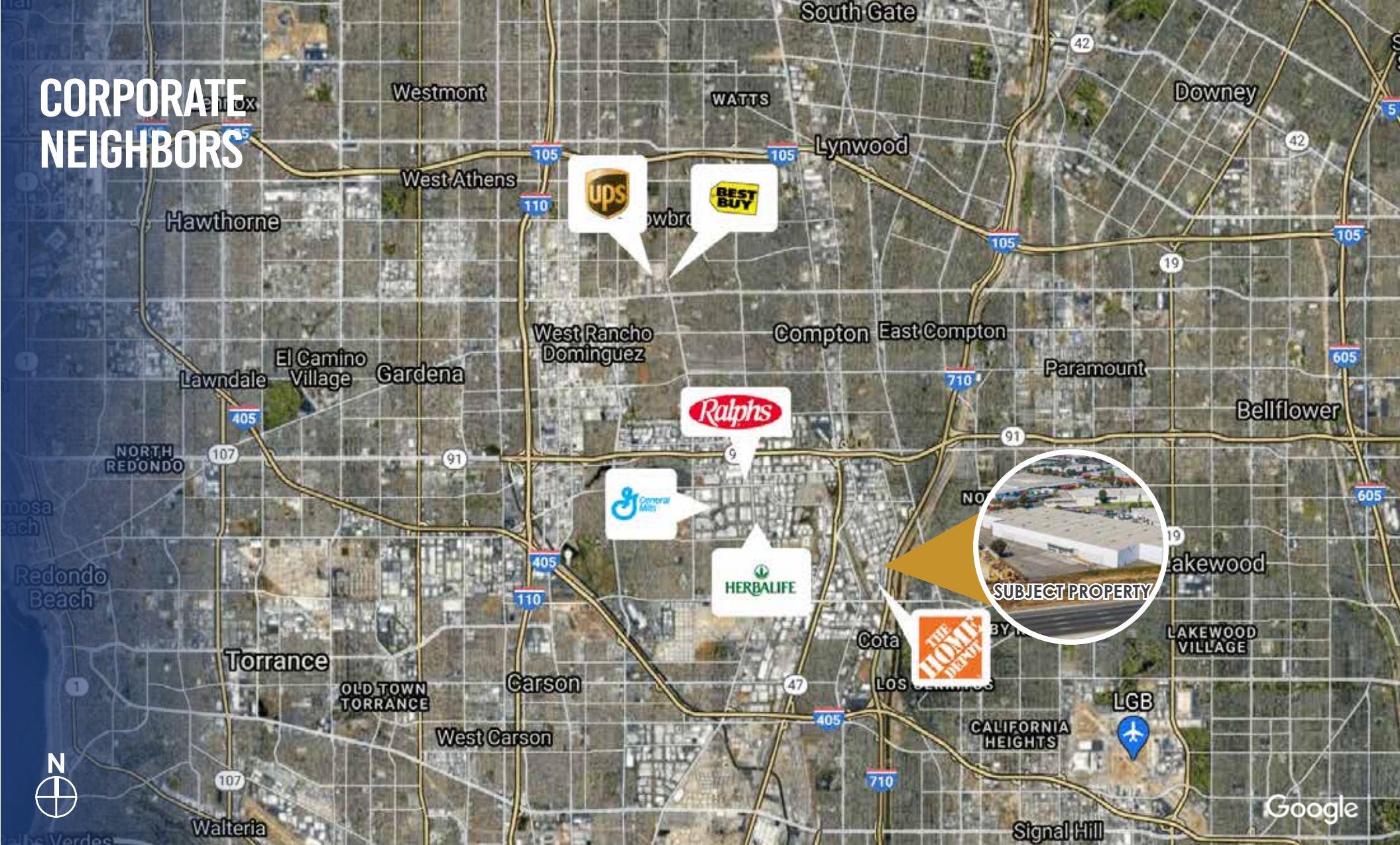
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# CORPORATE NEIGHBORS



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## LOCATION

### KEY DISTANCES



CA-710  
0.5 miles



Port of Long Beach  
9 miles



CA-405  
2 miles



Port of Los Angeles  
10 miles



CA-91  
2.1 miles



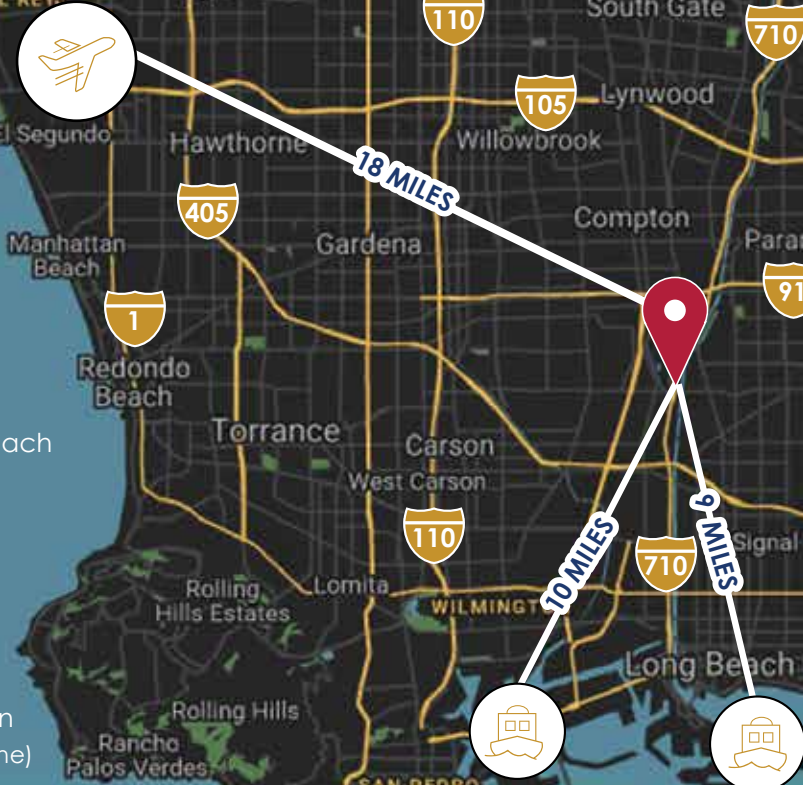
LAX  
18 miles



CA-110  
8 miles



Del Amo Station  
0.8 miles (Blue Line)



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## DEMOGRAPHICS

Demographics	2 Miles	5 Miles	10 Miles
2020 Population	86,428	632,667	2,663,791
2025 Population Projection	86,140	630,007	2,654,777
Total Consumer Spending	\$677.1M	\$4.8B	\$22B
Avg Household Income	\$78,149	\$79,589	\$83,463
Median Home Value	\$432,247	\$460,048	\$551,982

In the U.S., e-commerce spending grew 93% year over year in May, according to a report from MasterCard. Following the pandemic and stay-at-home orders, it is a trend that experts expect to continue going forward.

The market anticipates e-commerce, which grew by 16.7% globally in 2019, to increase. The surge would be driven by more consumers choosing to shop online as a result of social distancing measures or store closures.

Traffic Counts					
Street	Cross Street	Cross St. Dis.	Count Year	Volume	Miles From Property
Susana Rd	S Reyes Ave	0.05 NE	2018	8,737	.07
I- 710	W del Amo Blvd	0.55 S	2018	192,167	.10
I- 710	W del Amo Blvd	0.55 S	2020	201,152	.10

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## ABOUT WESTCORE

Westcore is a fully integrated commercial real estate investment company with institutional scale and capabilities that operates with speed, agility and adaptability. Since its founding in 2000, Westcore have acquired, managed and sold more than \$9 billion in industrial and office assets, comprised of more than 750 buildings and totaling over 50 million square feet. In addition to its U.S. headquarters in San Diego, Westcore has regional offices in Los Angeles and Oakland, as well as satellite offices in London, England; Berlin, Germany; and Vienna, Austria.

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