

# INVESTMENT OFFERING MEMORANDUM



## 400 W REDONDO BEACH BLVD

UNINCORPORATED LA COUNTY (GARDENA P.O.) | CA | 90248



PRIME LOCATION TO THE 110 FWY



Ports of LA/LB

Subject Property



258,100 CPD



30,165 CPD

W. REDONDO BEACH BLVD.

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400 W REDONDO BEACH BLVD  
GARDENA | CA



# 400 W REDONDO BEACH BLVD

UNINCORPORATED LA COUNTY (GARDENA P.O.) | CA | 90248

## OFFERING ATTRIBUTES

- Recently Renovated
- Immediate 110 Freeway On/Off Ramp Access
- Unincorporated Los Angeles County M-1 Zoning
- Central Access to LAX/DTLA and the Ports of LA/LB
- Full Concrete Yard with Secure New Wrought Iron Fence with Automated Access Gate
- Clear Span Units

# LOCATION HIGHLIGHTS

## AIRPORT



**Los Angeles International**  
17 min | 12.0 mi  
**Long Beach (Daugherty Field)**  
17 min | 11.2 mi

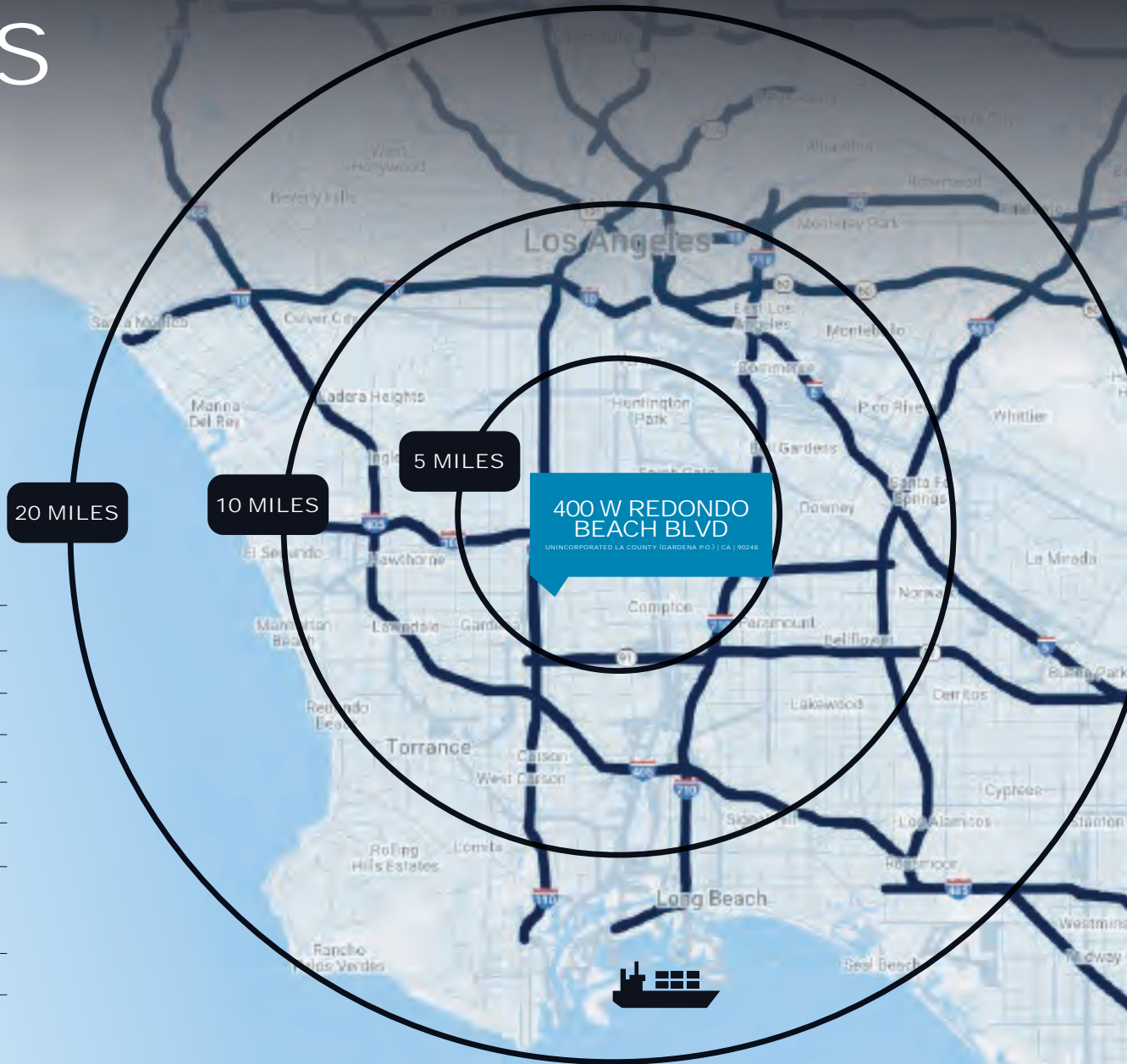
## PORTS



**Port of Long Beach**  
22 min | 15.2 mi  
**Port of Los Angeles**  
20 min | 13.9 mi



Zip	90248
Submarket	West Rancho Dominguez
Submarket Cluster	South Bay
Location Type	Urban
Market	Los Angeles
County	Los Angeles
State	California
CBSA	Los Angeles- Long Beach, CA
DMA	Los Angeles, CA-NV
Country	United States





# INVESTMENT HIGHLIGHTS

## THE OFFERING

Located in the heart of Unincorporated Los Angeles County, CA, 400 W Redondo Beach Blvd presents an exceptional investment opportunity in the highly sought-after South Bay industrial market. This 17,721 square foot industrial property, situated on a 33,692 square foot lot, is 77.8% leased, offering immediate cash flow for investors. The property benefits from M1 zoning and features eight ground-level doors, a 16-foot clear height, and a full concrete secure yard, ensuring versatility for various industrial uses.

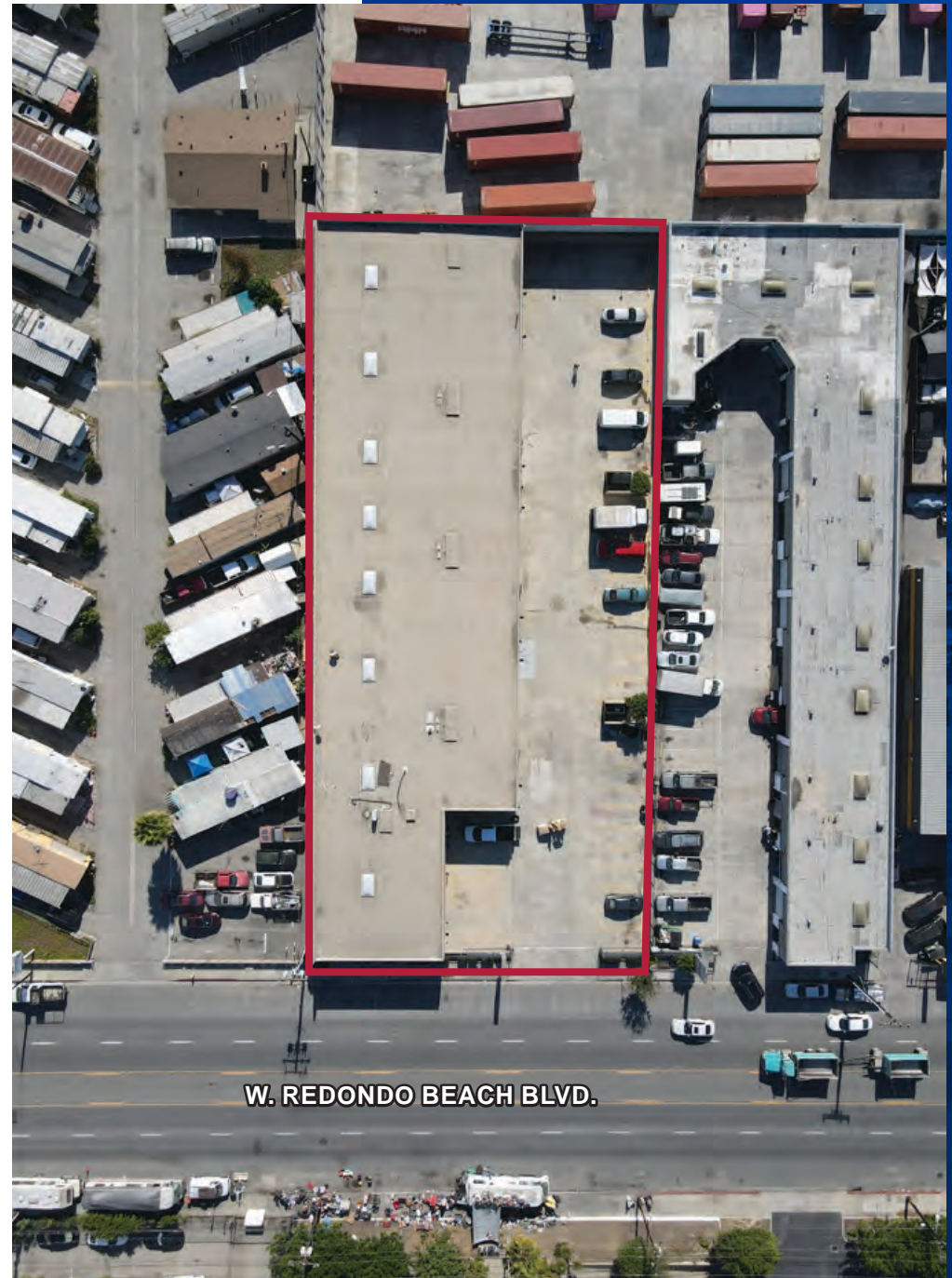
Strategically positioned with immediate access to the 110 Freeway, this location provides unparalleled connectivity to major transportation hubs including LAX, Downtown Los Angeles, and the Ports of Los Angeles and Long Beach. The property's recent renovations and secure yard enhance its operational efficiency and appeal.

The surrounding area is known for its robust industrial activity and low vacancy rates, underscoring the strength and stability of this investment. The property is poised for continued growth, bolstered by its prime location and high-quality infrastructure.

Investors will appreciate the lease structures and the diverse tenant mix, providing a stable and reliable income stream. With its strategic location, modern amenities, and strong market fundamentals, 400 W Redondo Beach Blvd stands out as a premier investment opportunity in the dynamic Los Angeles industrial market.

## CALL BROKER TO SCHEDULE TOUR

- + Prime Location: Immediate access to the 110 Freeway, central to LAX, DTLA, and major ports.
- + 77.8% Leased: Ensuring stable cash flow from the outset.
- + Newly Renovated: Enhancing operational efficiency and property appeal.
- + M1 Zoning: Offering flexibility for a range of industrial uses.
- + Secure Yard: Full concrete secure yard, ideal for various industrial operations.
- + Strong Market Fundamentals: Located in a thriving industrial market with low vacancy rates.
- + This offering is an excellent opportunity for investors seeking a stable, high-quality industrial property with significant upside potential in one of Los Angeles' most strategic industrial corridors. Contact the brokers for further details and to schedule a tour of the property.



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400 W REDONDO BEACH BLVD  
GARDENA | CA



# PROPERTY HIGHLIGHTS

## 100% LEASED

TOTALING ± 17,721 SF Clear Span Units

LOT SIZE ± 33,692 SF | 0.77 AC

DEMOGRAPHICS UNINCORPORATED LA COUNTY (GARDENA P.O.) | CA | 90248

CLEAR HEIGHT 16'

FRONTAGE W. Redondo Beach Blvd.

GROUND LEVEL DOORS 8

PARKING 36

ZONING M1

YARD Full Concrete Yard with Secure New Wrought Iron Fence with Automated Access Gate

ASKING PRICE 5.12% Cap Rate \$6,696,720 \$377.90/psf

## INVESTMENT HIGHLIGHTS

- + Recently Renovated Clear Span Units
- + Immediate 110 Freeway On/Off Ramp Access
- + Unincorporated Los Angeles County M-1 Zoning
- + Central Access to LAX/DTLA and the Ports of LA/LB
- + Full Concrete Yard with Secure New Wrought Iron Fence with Automated Access Gate
- + Redondo Beach Blvd. Frontage & Signage
- + Contractual Annual Lease Increases of 4%



400 W REDONDO BEACH BLVD  
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# PROPERTY HIGHLIGHTS



16'  
CLEAR  
HEIGHT

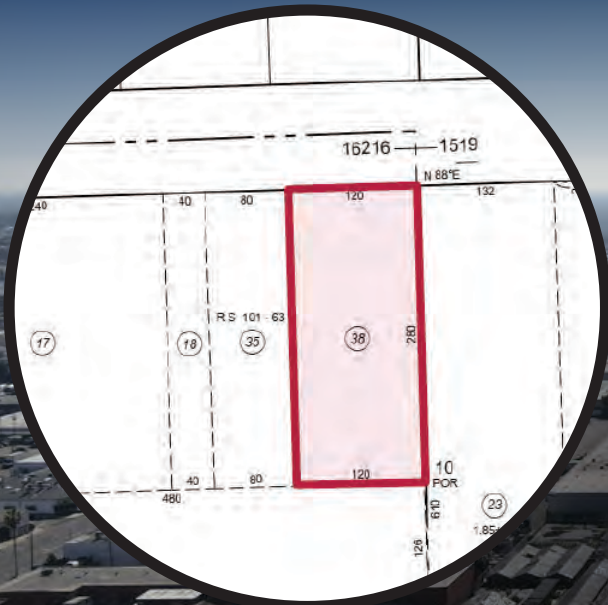
8  
GL DOORS

17,721 SF  
BLDG SIZE

NEWLY  
RENOVATED

110 FWY  
ACCESS

CENTRAL ACCESS  
TO LAX/DTLA &  
PORTS OF LA/LB



Ports of LA/LB



258,100 CPD

25,647 CPD

30,165 CPD

W. REDONDO BEACH BLVD.

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# RENT ROLL



W. REDONDO BEACH BLVD.

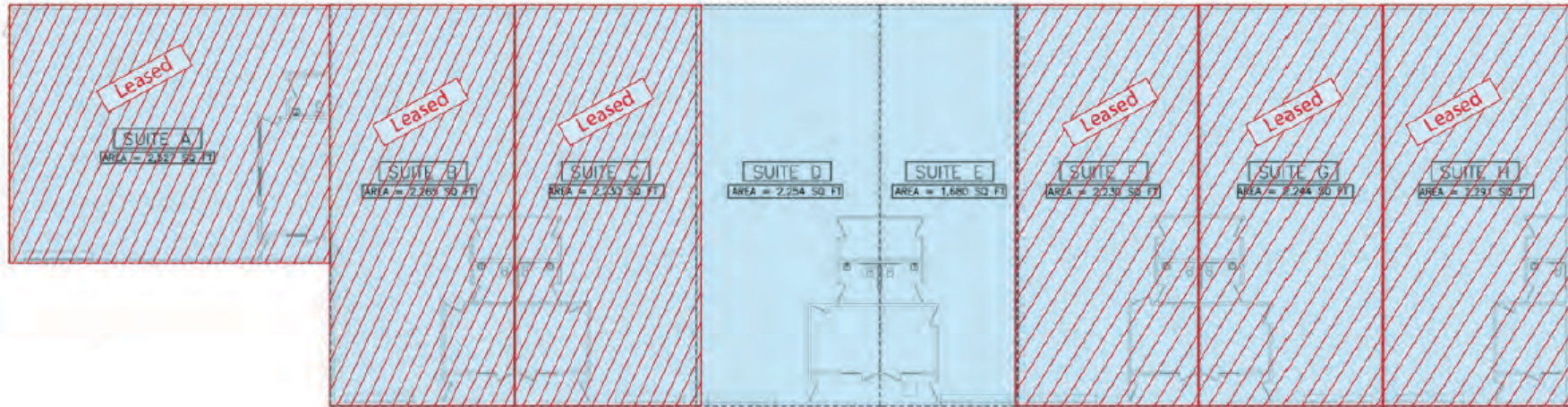
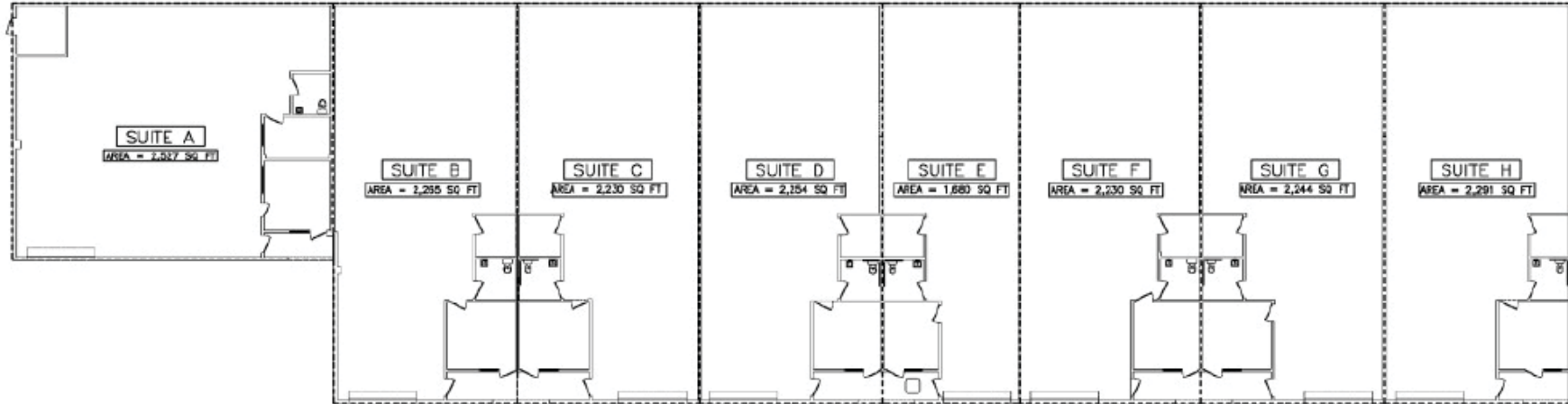
## 400 W REDONDO BEACH BLVD

UNINCORPORATED LA COUNTY (GARDENA P.O.) | CA | 90248

Tenant	Unit	SF	Leased From	Leased Through	Monthly Rent	Rent PSF	Lease Structure
TTG Cheer, LLC	A	2,527	11/1/23	10/31/25	\$3,942	\$1.56	NNN
Full Optic Nutrition	B	2,265	7/1/23	6/30/25	\$4,028	\$1.78	NNN
Parts Guy 310 Auto Wrecking	C	2,230	3/1/24	2/28/26	\$3,546	\$1.59	NNN
VACANT	D	2,254			\$3,787	\$1.68	NNN
VACANT	E	1,680			\$2,822	\$1.68	NNN
The Gathering Community Center, Inc.	F	2,230	1/1/24	12/31/25	\$3,479	\$1.56	NNN
The Gathering Community Center, Inc.	G-H	4,535	12/8/23	12/31/25	\$7,075	\$1.56	NNN
<b>Totals</b>		<b>17,721</b>			<b>\$28,679</b>	<b>\$1.62</b>	



# FLOOR PLAN



FOR LEASE

- Suite D: ±2,254 Sq. Ft.
- Suite E: ±1,680 Sq. Ft.

AREA CALCULATIONS	
SUITE A	AREA = 2,527 SQ FT
SUITE B	AREA = 2,265 SQ FT
SUITE C	AREA = 2,230 SQ FT
SUITE D	AREA = 2,254 SQ FT
SUITE E	AREA = 1,680 SQ FT
SUITE F	AREA = 2,230 SQ FT
SUITE G	AREA = 2,244 SQ FT
SUITE H	AREA = 2,291 SQ FT
AREA TOTAL BUILDING	AREA = 17,721 SQ FT

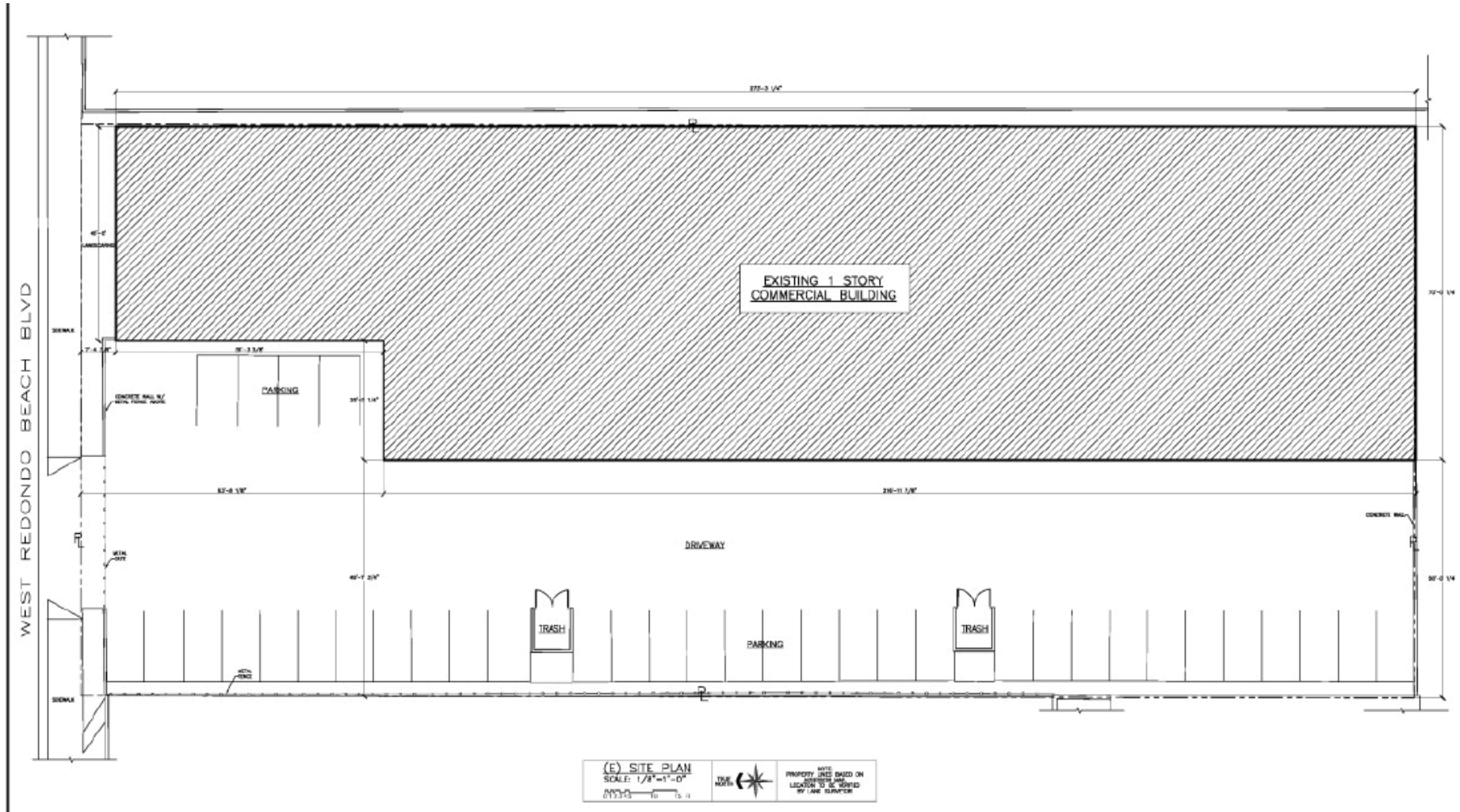


# INVESTMENT ANALYSIS

	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
<b>For the Years Ending</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>	<b>Year 7</b>	<b>Year 8</b>	<b>Year 9</b>
	<u>Jul-2025</u>	<u>Jul-2026</u>	<u>Jul-2027</u>	<u>Jul-2028</u>	<u>Jul-2029</u>	<u>Jul-2030</u>	<u>Jul-2031</u>	<u>Jul-2032</u>	<u>Jul-2033</u>
<b>Rental Revenue</b>									
Potential Base Rent	337,966	363,553	380,193	393,041	408,380	423,503	443,096	462,316	479,734
Absorption & Turnover Vacancy	-3,805	-20,131	0	-7,434	-27,096	0	-8,363	-30,480	0
<b>Total Rental Revenue</b>	<b>334,161</b>	<b>343,422</b>	<b>380,193</b>	<b>385,607</b>	<b>381,284</b>	<b>423,503</b>	<b>434,733</b>	<b>431,836</b>	<b>479,734</b>
<b>Other Tenant Revenue</b>									
Total Expense Recoveries	114,326	111,407	121,271	121,272	117,342	129,313	129,469	125,310	138,165
<b>Total Other Tenant Revenue</b>	<b>114,326</b>	<b>111,407</b>	<b>121,271</b>	<b>121,272</b>	<b>117,342</b>	<b>129,313</b>	<b>129,469</b>	<b>125,310</b>	<b>138,165</b>
<b>Total Tenant Revenue</b>	<b>448,486</b>	<b>454,829</b>	<b>501,463</b>	<b>506,879</b>	<b>498,625</b>	<b>552,816</b>	<b>564,203</b>	<b>557,146</b>	<b>617,899</b>
Potential Gross Revenue	448,486	454,829	501,463	506,879	498,625	552,816	564,203	557,146	617,899
Effective Gross Revenue	448,486	454,829	501,463	506,879	498,625	552,816	564,203	557,146	617,899
<b>Operating Expenses</b>									
Property Insurance	10,440	10,649	10,862	11,079	11,301	11,527	11,757	11,992	12,232
Property Taxes	79,101	80,683	82,296	83,942	85,621	87,334	89,080	90,862	92,679
Management Fees	13,455	13,645	15,044	15,206	14,959	16,584	16,926	16,714	18,537
Repairs & Maintenance	3,600	3,672	3,745	3,820	3,897	3,975	4,054	4,135	4,218
Electricity	1,200	1,224	1,248	1,273	1,299	1,325	1,351	1,378	1,406
Water	600	612	624	637	649	662	676	689	703
Trash	3,851	3,928	4,007	4,087	4,168	4,252	4,337	4,424	4,512
Landscaping	3,310	3,376	3,444	3,513	3,583	3,655	3,728	3,802	3,878
<b>Total Operating Expenses</b>	<b>115,556</b>	<b>117,789</b>	<b>121,271</b>	<b>123,558</b>	<b>125,477</b>	<b>129,313</b>	<b>131,909</b>	<b>133,997</b>	<b>138,165</b>
<b>Net Operating Income</b>	<b>332,930</b>	<b>337,040</b>	<b>380,193</b>	<b>383,321</b>	<b>373,148</b>	<b>423,503</b>	<b>432,293</b>	<b>423,148</b>	<b>479,734</b>
<b>Leasing Costs</b>									
Leasing Commissions	12,379	44,903	0	13,523	50,510	0	15,663	57,087	0
<b>Total Leasing Costs</b>	<b>12,379</b>	<b>44,903</b>	<b>0</b>	<b>13,523</b>	<b>50,510</b>	<b>0</b>	<b>15,663</b>	<b>57,087</b>	<b>0</b>
<b>Total Leasing &amp; Capital Costs</b>	<b>12,379</b>	<b>44,903</b>	<b>0</b>	<b>13,523</b>	<b>50,510</b>	<b>0</b>	<b>15,663</b>	<b>57,087</b>	<b>0</b>
<b>Cash Flow Before Debt Service</b>	<b>320,551</b>	<b>292,137</b>	<b>380,193</b>	<b>369,799</b>	<b>322,638</b>	<b>423,503</b>	<b>416,630</b>	<b>366,061</b>	<b>479,734</b>



# SITE PLAN





# PROFORMA ASSUMPTIONS

PROPERTY INFORMATION	
Property Type	Industrial
Building Area	17,721
Address	400 W Redondo Beach Blvd
City/State	Unincorporated LA County (Gardena), CA
Zip / Postal Code	90248
Country	United States

WALT (AS OF PV/IRR DATE)	
WALT	1 Year 8 Months

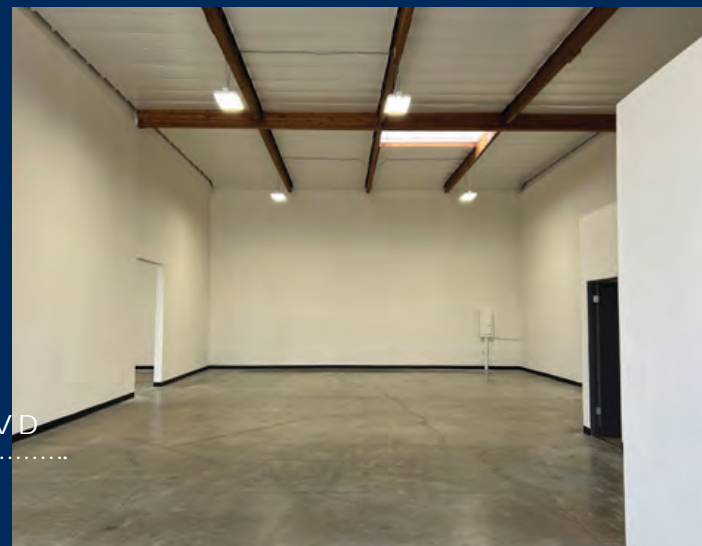
MARKET LEASING ASSUMPTIONS	
Renewal Probability	75%
Months Vacant	2
MLA Lease Rate	\$1.68/SF NNN
Lease Term	3 Years
Market Inflation	4.00%
Leasing Commission	5.00%

PURCHASE PRICE / ACQUISITION	
Acquisition / Valuation Date	8/1/24
Purchase Price	\$6,658,594
Purchase Price / Building Area	\$375.75

PROPERTY ASSUMPTIONS (YEAR 1)	
Market Inflation (Year 2)	4.00%
Expense Inflation (Year 2)	2.00%
Property Tax Inflation (Year 2)	2.00%



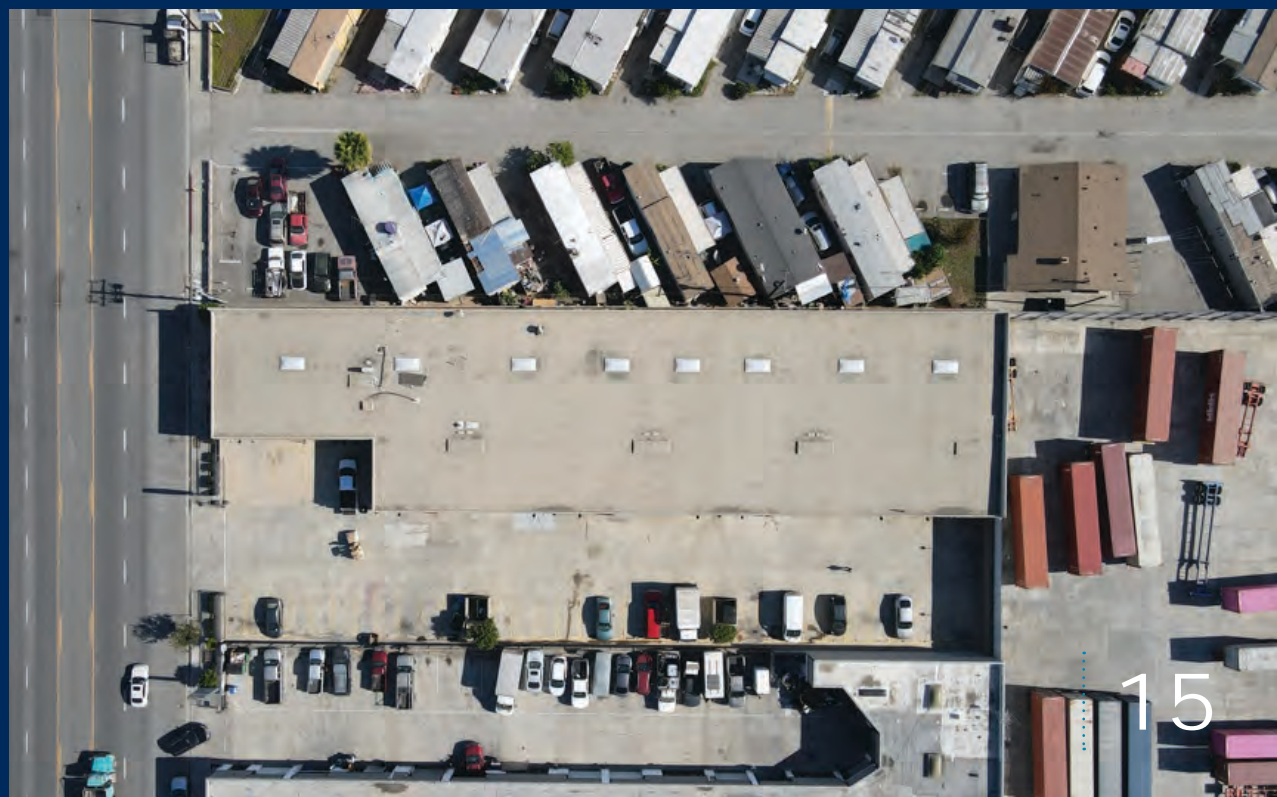
# PROPERTY PHOTOS



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400 W REDONDO BEACH BLVD  
GARDENA, CA















# INVESTMENT SALE COMPS

	Address	Building SF	Land SF	Sale Price	Price PSF	CAP Rate	Year Built	Date Sold	Comments
1	19449 E Walnut Dr S. & 1165 Wright Way, City of Industry, CA	18,703	42,484	\$7,000,000	\$374.27	5.20%	1975	5/20/24	100% NNN Leased Multi-Tenant building
2	6407-6431 Alondra Blvd. Paramount, CA 90723	28,934	86,110	\$7,600,000	\$262.67	TBD	1985	5/3/24	Purchased by Rexford Industrial Realty, Inc.
3	861-865 Production Pl. Newport Beach, CA 92663	10,000	19,994	\$5,200,000	\$520.00	4.67%	1962	3/18/24	Multi-Tenant One lease exp. 2/25 One lease exp. 2/31
4	3720-3750 Warner Ave. Santa Ana, CA 92704	38,643	95,832	\$11,275,000	\$291.77	4.70%	1973	12/5/23	Multi-Tenant sold by Rexford Industrial 100% occupied





# INVESTMENT FOR SALE COMPS

	Address	Building SF	Land SF	Asking Price	Price PSF	CAP Rate	Year Built	Comments	
1	8024-8036 Allport Ave. Santa Fe Springs, CA 90670	27,610	57,167	\$7,250,000	\$262.59	5.75%	1962	Multi-Tenant 2 buildings Proforma CAP of 5.75% Significant CAPEX needed	
2	8222-8226 Sorensen Ave. Santa Fe Springs, CA 90670	14,000	31,799	\$3,643,350	\$260.24	3.65%	1962	Multi-Tenant 3 buildings Under market rents In place CAP of 3.65% Significant CAPEX needed	
3	12301 Woodruff Ave. Downey, CA 90241	30,800	80,325	\$7,050,000	\$228.90	4.47%	1962	IN ESCROW Multi-Tenant 8 buildings In place CAP of 4.47% Significant CAPEX needed	
4	434-438 W Florence Ave. Inglewood, CA 90301	21,242	37,804	\$10,500,000	\$494.30	4.46%	2002	Multi-Tenant 3 buildings Prime LAX location In place CAP of 4.46%	
5	12536 Chadron Ave. Hawthorne, CA 90250	25,000	44,867	\$12,000,000	\$480.00	5.35%	1951	Single-Tenant Creative industrial build out NNN leased through 3/31 Seller to credit \$500K for Prop 13 protection	
6	21800-21810 Belshire Ave. Hawaiian Gardens, CA 90716	18,144	43,680	\$5,660,880	\$312.00	5.00%	1959	Single-Tenant 15-year NNN lease to Caliber Collision \$1M in recent CAPEX	
7	17110 Jersey Ave. Artesia, CA 90701	32,487	52,283	\$6,700,000	\$206.24	5.05%	1972	Single-Tenant NNN leased through 6/27 In place CAP of 5.05%	
8	13615-13623 Crenshaw Blvd. Hawthorne, CA 90250	22,000	34,528	\$7,500,000	\$340.91	TBD	1953	Multi-Tenant 2 buildings Vacant	
Averages		23,910	47,807		\$323.15	4.82%	1965		



# AMENITIES MAP

# 400 W REDONDO BEACH BLVD

UNINCORPORATED LA COUNTY (GARDENA P.O.) | CA | 90248



REDONDO BEACH

MANHATTAN BEACH

EL SEGUNDO BEACH

TORRANCE BEACH

HERMOSA BEACH

LOS ANGELES INTL. AIRPORT

BEACH CITIES

ZAMPERINI FIELD

SPACE PARK

NORTHROP GRUMMAN

HAWTHORNE MUNICIPAL AIRPORT

TORRANCE

HAWTHORNE



400 W REDONDO BEACH BLVD

110

110

405

405

91

GARDENA

GARDENA CDTC

Google

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# MARKET REPORT

%

The vacancy rate in this size range is 3.9% (lower than the overall market).

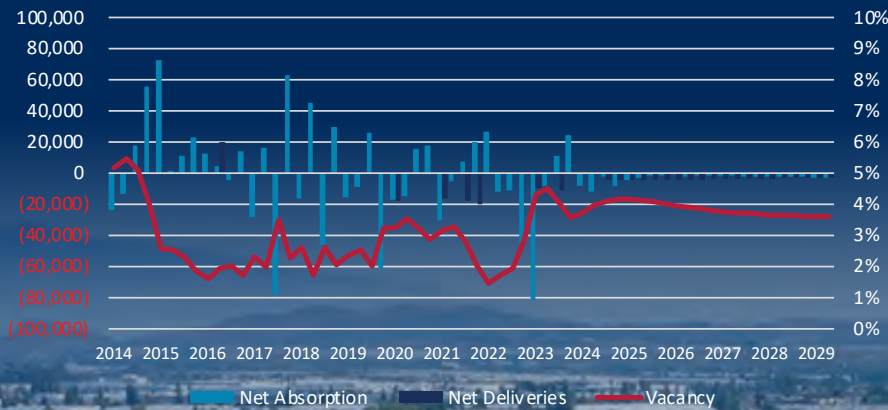
0 SF

Under Construction

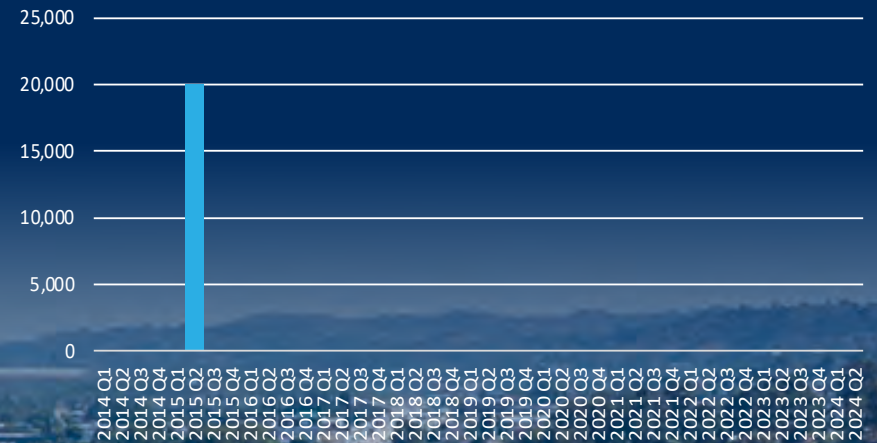
20k SF

Net deliveries of this product have been 20,000 SF in total for the last decade.

Net Absorption, Net Deliveries & Vacancy



Construction Starts





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# 400 W REDONDO BEACH BLVD

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