

RARE SOUTH BAY 20,988SF LOW COVERAGE INDUSTRIAL STORAGE FACILITY
FEATURING ±6,264 SF FREESTANDING WAREHOUSE BUILDING WITH OFFICE



F O R S A L E

1320

S. SANTA FE AVENUE

C O M P T O N | C A

FOR MORE INFORMATION, PLEASE CONTACT:

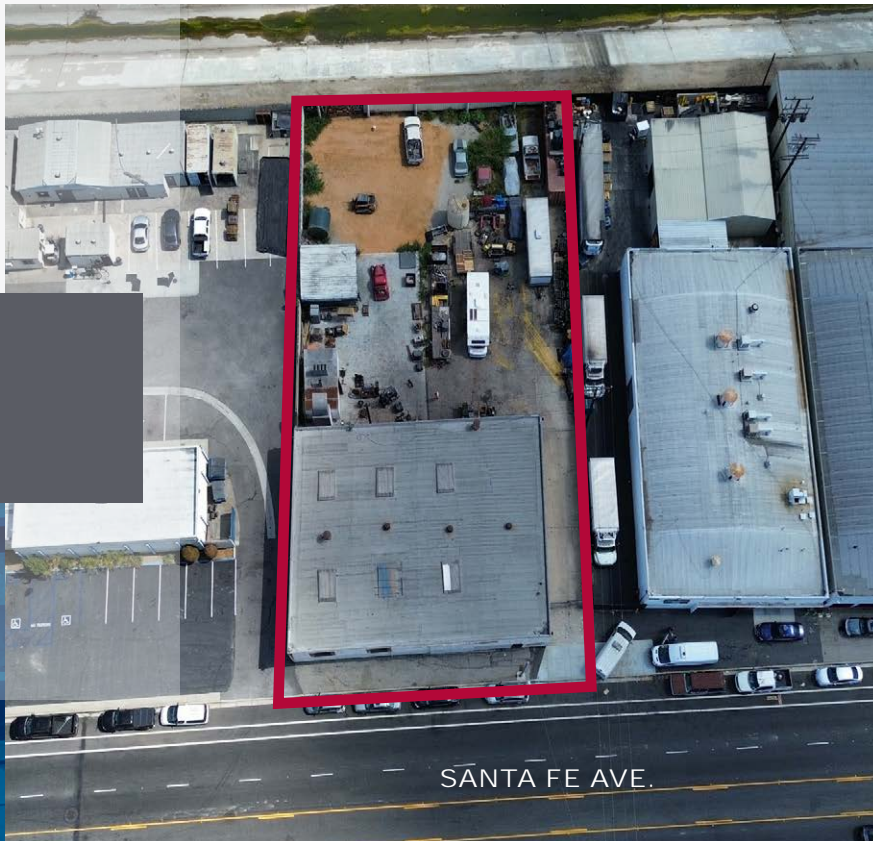
Anthony Bergeman 
Executive Vice President
949.341.4511
abergeman@daumcommercial.com
CA License #01841828

Krishna Shegran
Vice President
949.341.4512
kshegran@daumcommercial.com
CA License #02038911

Michael Chase
Vice President
949.341.4513
mchase@daumcommercial.com
CA License #02071146


DAUM
INVESTMENT DIVISION

TABLE OF CONTENTS



04

INVESTMENT SUMMARY

PROPERTY PHOTOS
LOCATION HIGHLIGHTS
LOCATION MAP

06

SALE COMPS

09

PROPERTY SPECIFICS

PROPERTY HIGHLIGHTS
INVESTMENT HIGHLIGHTS
RENT ROLL

12

MARKET DATA
ABOUT THE MARKET

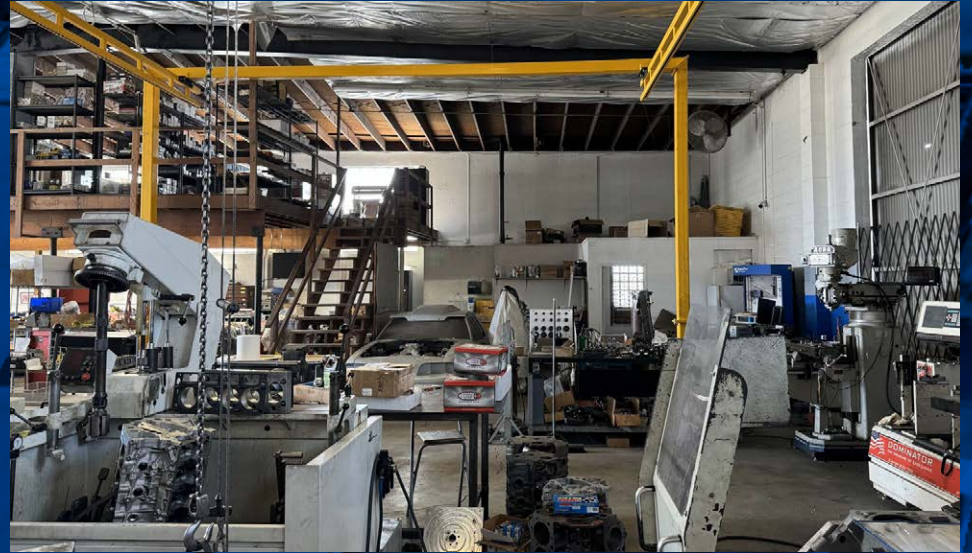
DISCLAIMER

DAUM Commercial Real Estate Services (Broker) has been engaged as the exclusive agent for the sale of Property, by the owner of Property (Seller). The Property is being offered for sale in an as-is, where-is condition and Seller and Broker make no representation or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Broker or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as the accuracy or completeness of the Information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions, contained therein. Neither the Broker nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with the respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller

and Broker reserve the right, as its sole and absolute discretion, to the Property from being marketed for sale at any time and for any reason. Seller expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, with respect to sale or withdrawal from the market without notice. Broker is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to Purchaser's obligations there under have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials of the Property without the prior written approval of the Seller or Broker; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Broker or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Broker.

PROPERTY PHOTOS

1320 S SANTA FE AVENUE
COMPTON | CA



1320 S. SANTA FE AVENUE

COMPTON | CA



LOCAL AMENITIES



COMPTON IS A CITY LOCATED IN THE GATEWAY CITIES REGION OF SOUTHERN LOS ANGELES COUNTY, CALIFORNIA, UNITED STATES, SITUATED SOUTH OF DOWNTOWN LOS ANGELES.

LOCATION HIGHLIGHTS

1320 S SANTA FE AVENUE
COMPTON | CA

AIRPORT

Long Beach-Daugherty Field Airport
14 min | 8.1 mi

Los Angeles International Airport
22 min | 15.2 mi

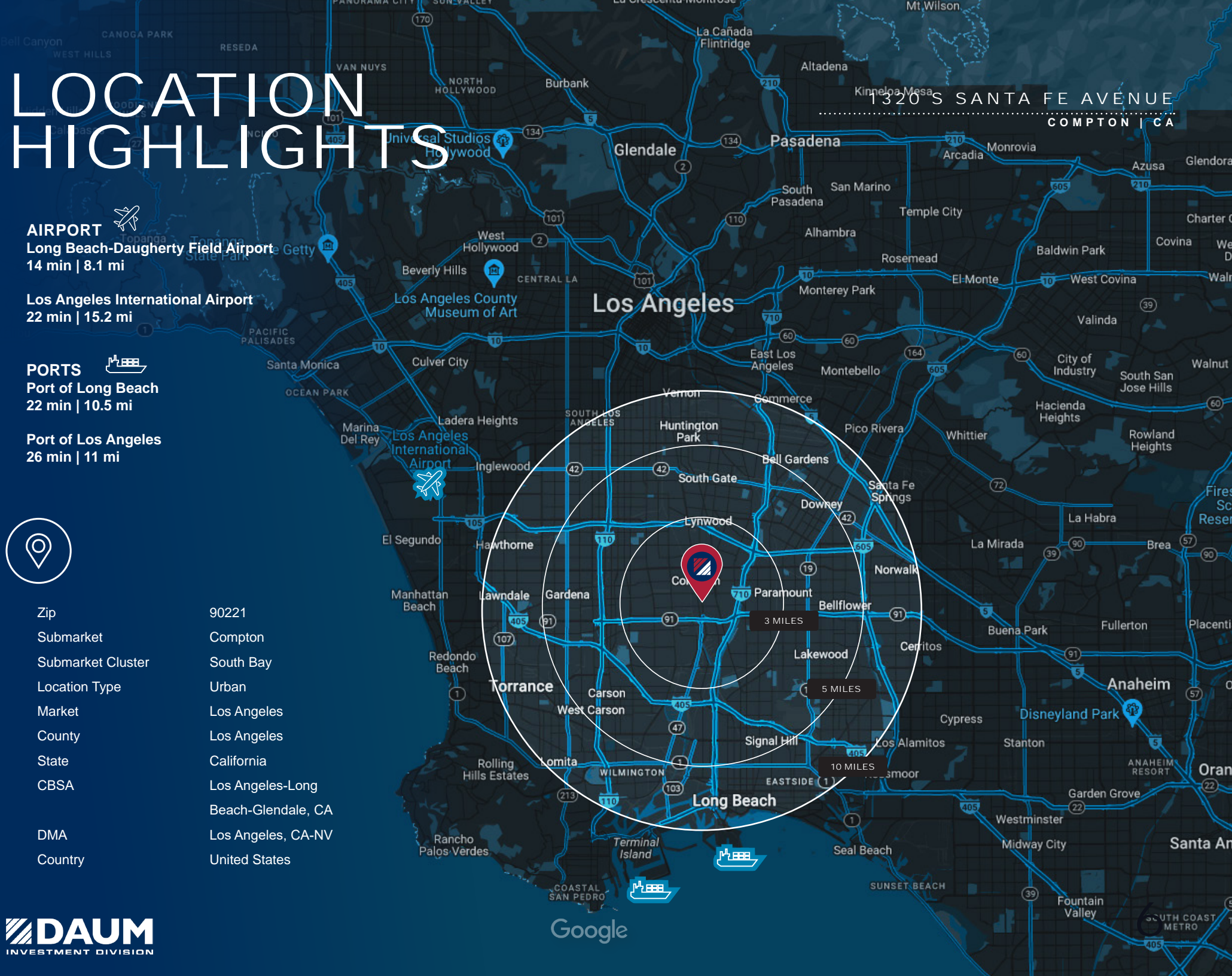
PORTS

Port of Long Beach
22 min | 10.5 mi

Port of Los Angeles
26 min | 11 mi



Zip	90221
Submarket	Compton
Submarket Cluster	South Bay
Location Type	Urban
Market	Los Angeles
County	Los Angeles
State	California
CBSA	Los Angeles-Long Beach-Glendale, CA
DMA	Los Angeles, CA-NV
Country	United States



1320 S. SANTA FE AVENUE

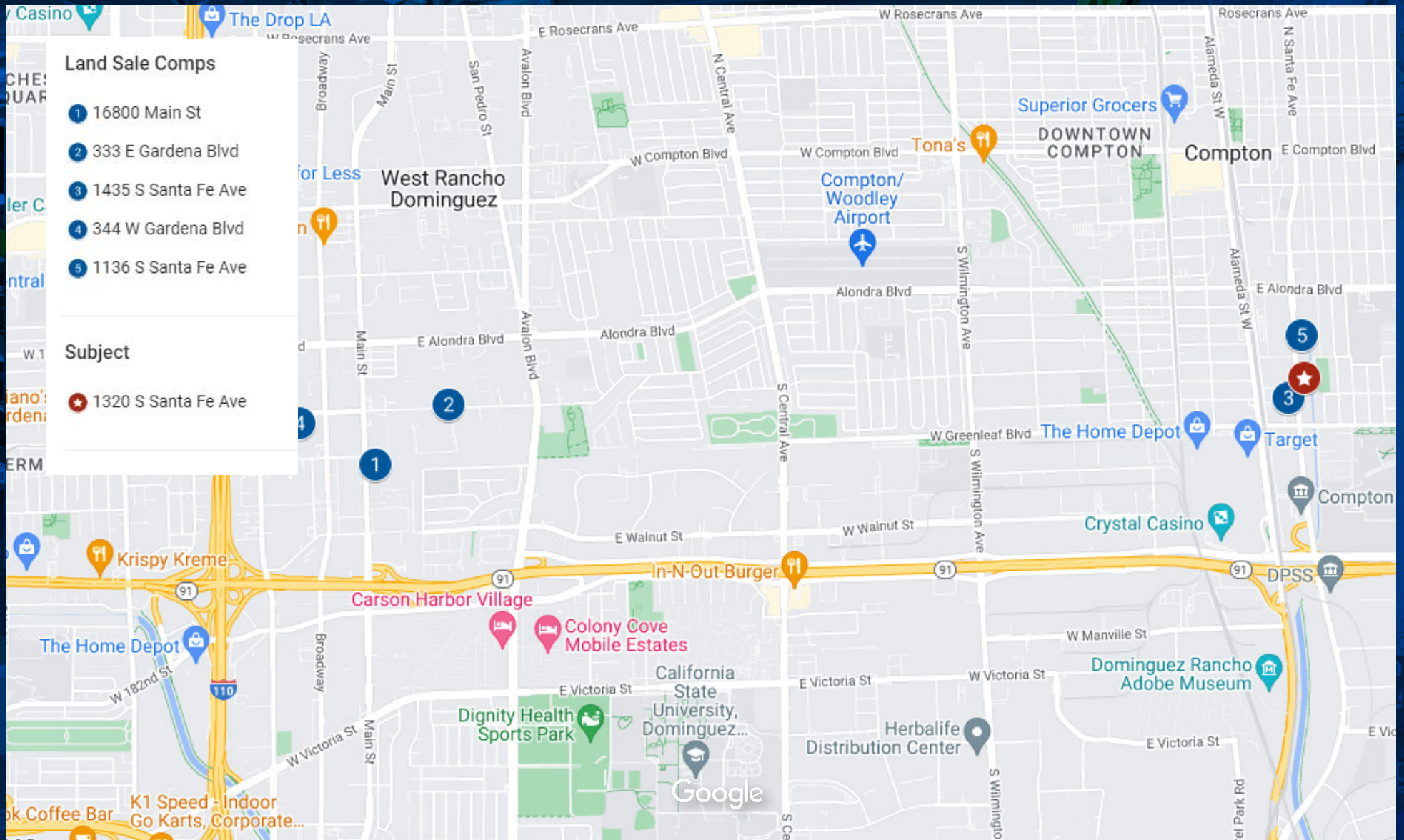
COMPTON | CA

SALE COMPS

	Address	Land SF	Land AC	Sale Price	Price PSF	Zoning	Date Sold
1	16800 S Main St. Gardena, CA 90248	206,906	4.75	\$31,750,000	\$153.45	MH	10/10/2023
2	333 E Gardena Blvd. Carson, CA 90248	101,042	2.32	\$14,300,000	\$141.53	ML	11/30/2023
3	1435 S Santa Fe Ave. Compton, CA 90221	67,844	1.56	\$9,227,000	\$136.00	MH	11/22/2023
4	344 W Gardena Blvd. Carson, CA 90248	59,677	1.37	\$8,625,000	\$144.53	ML	12/19/2023
5	1136-1200 S Santa Fe Ave. Compton, CA 90221	41,735	0.96	\$5,800,000	\$138.97	MH	7/10/2024
Averages		95,441	2.19		\$142.90		

SALE COMPS MAP

1320 S SANTA FE AVENUE
COMPTON | CA



1320 S. SANTA FE AVENUE

COMPTON | CA

EXECUTIVE SUMMARY

OVERVIEW

1320 S Santa Fe Avenue, Compton, CA, featuring a +/- 6,264 SF freestanding building on a 20,988 SF lot. The property offers excellent freeway access, a secure wall perimeter, significant frontage, two (2) oversized ground-level loading doors, and is zoned by the City of Compton as “ML”.

OFFERING PROCEDURES

Call to schedule a tour | Do Not Disturb Tenants

CAPITAL MARKET ADVISORS

Anthony Bergeman  SIO R

Executive Vice President
949.341.4511
abergeman@daumcommercial.com
CA License #01841828

Krishna Shegran

Vice President
949.341.4512
kshegran@daumcommercial.com
CA License #02038911

Michael Chase

Vice President
949.341.4513
mchase@daumcommercial.com
CA License #02071146

PROPERTY HIGHLIGHTS

BUILDING SIZE ±6,264 SF

LOT SIZE 20,988 SF

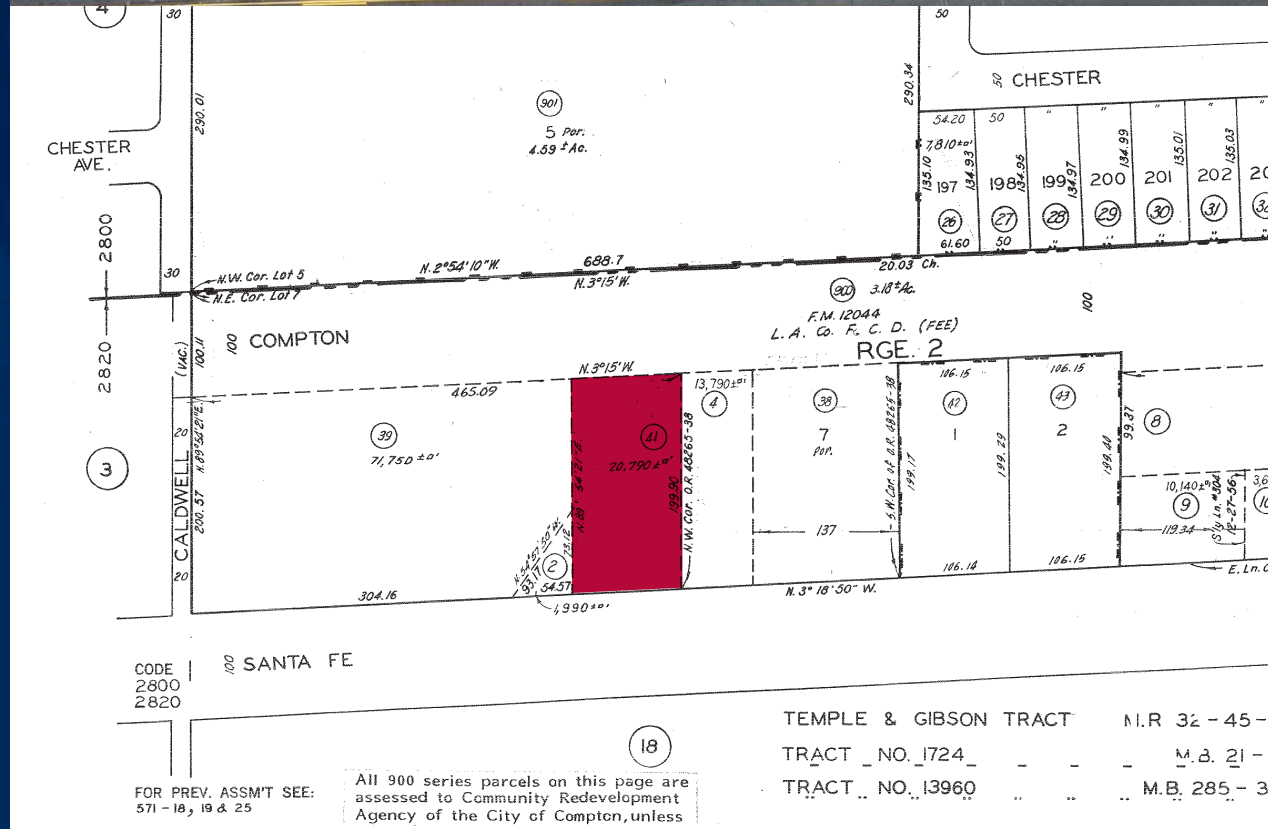
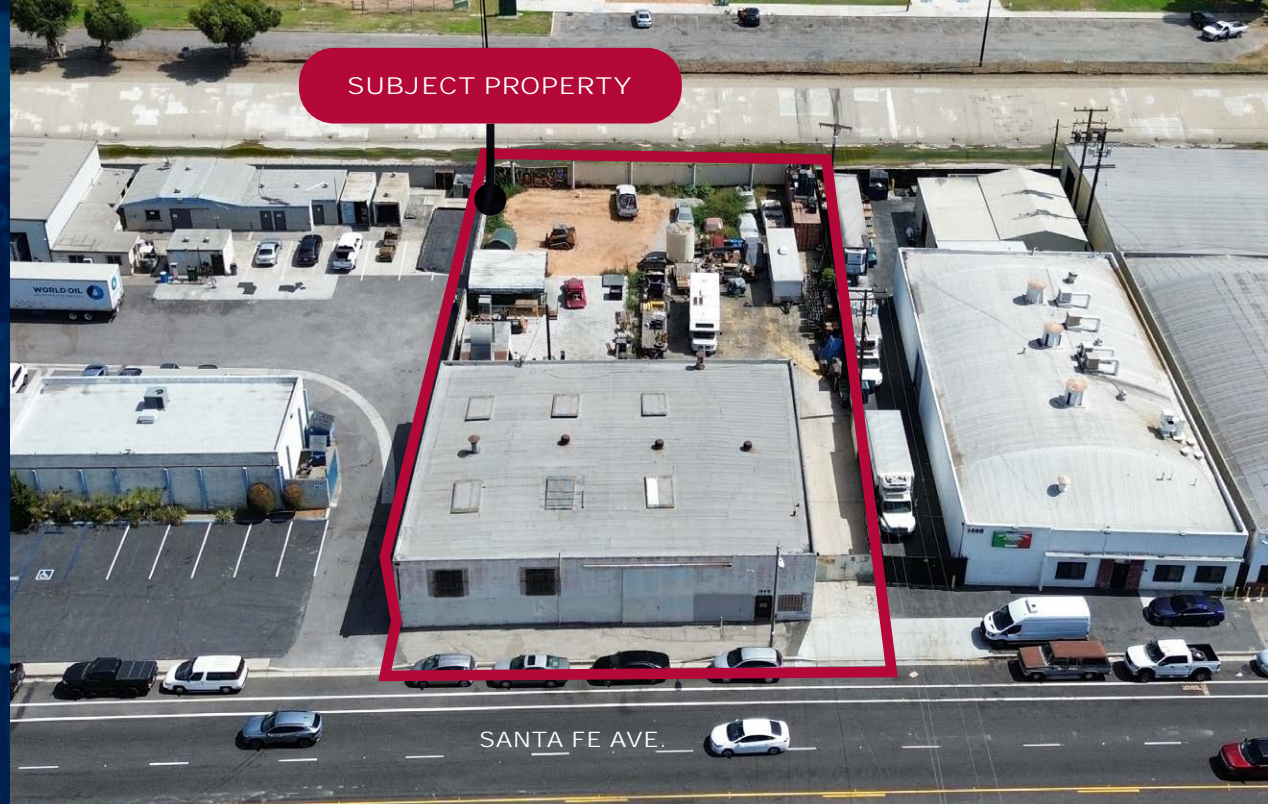
ZONING ML

APN 6164-017-041

INVESTMENT HIGHLIGHTS

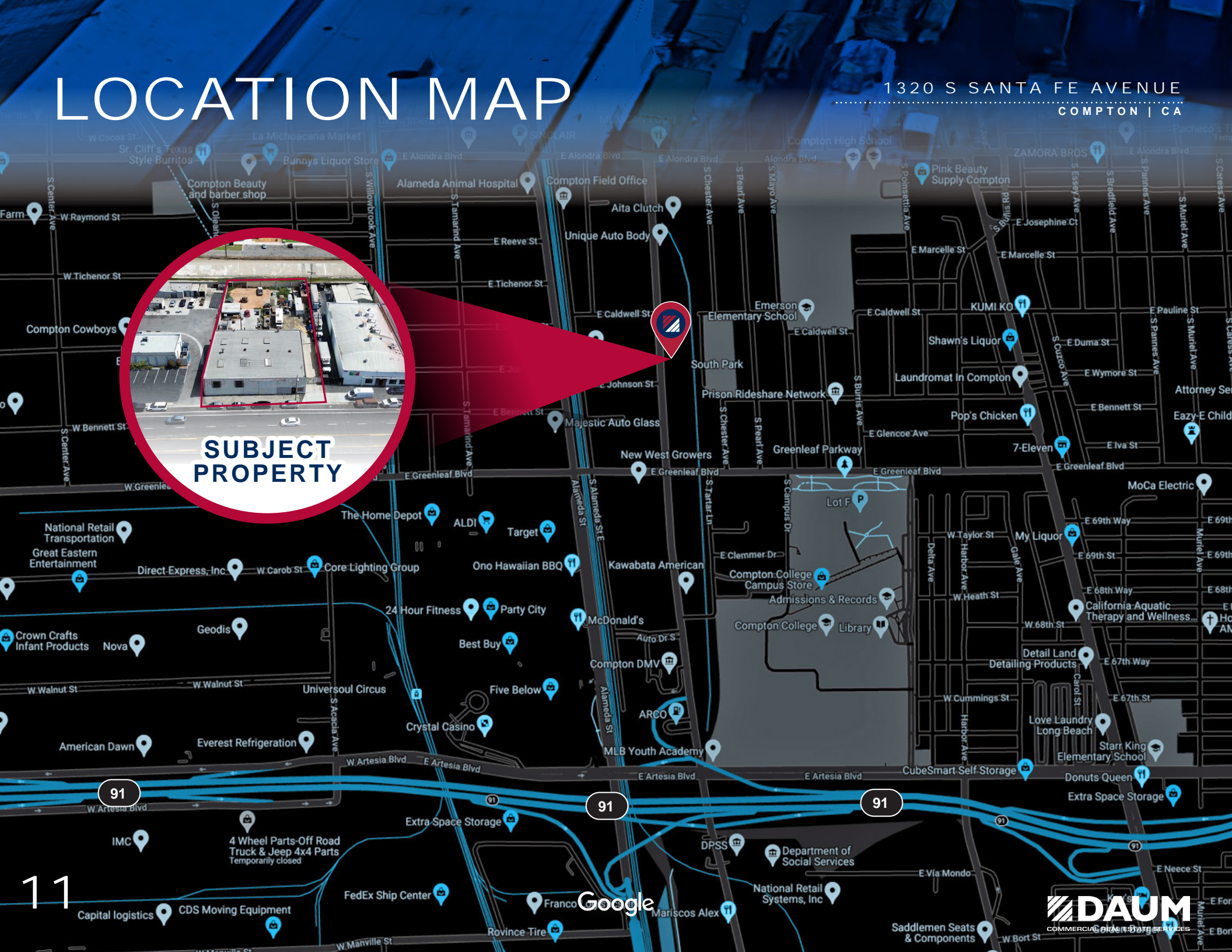
- Rare low coverage site featuring one (1) freestanding building
- Excellent access to 91, 710, and 105 Freeways as well as the Alameda Corridor for transportation to the Ports and/or LAX
- Fully fenced property for enhanced security major Santa Fe Ave. frontage
- Two (2) oversized drive through ground level loading doors
- City of Compton M-L (Limited Manufacturing Zone) zoning, allowing for a variety of industrial uses, Buyer to verify specific use with the City of Compton: <https://ecode360.com/35623039>

SUBJECT PROPERTY



LOCATION MAP

1320 S SANTA FE AVENUE
COMPTON | CA



MARKET ACTIVITY

<p>Direct Vacancy 4.9%</p>	<p>Net Absorption 195,115 SF</p>
<p>Overall Vacancy 5.6%</p>	<p>Gross Absorption 3,054,726 SF</p>
<p>Under Construction 1,702,149 SF</p>	<p>Rental Rates (NNN) \$1.71</p>
<p>Median Sale \$/SF \$283.75</p>	<p>Deal Volume \$97.9M</p>

KEY TAKE AWAYS

MARKET

- **Vacancy Rate:** Remained at 5.6% in Q3.
- **Net Absorption:** Stronger demand in Q3, totaling 195K SF. First positive quarter of 2024.
- **Asking Rents:** Declined by \$0.03 or 1.7% to a rate of \$1.71 PSF NNN.
- **Sales:** The median price PSF in Q3 was \$283.75. Volume in Q3 totaled \$97.9M. Up 18.3% from Q2.

ECONOMIC OUTLOOK

- **Interest Rates:** At the September meeting, the FOMC decided to cut rates by 50 bps ending the historic rate hike cycle. The average 30-Yr. mortgage rate fell to lowest level in two years. In Q3, the 10-2Yr. yield curve disinverted. A historical indicator of a coming recession.
- **Inflation:** CPI continues to be elevated above the Fed's 2% target, but gradually improving.
- **Supply Chain:** YTD Y/Y volume at the San Pedro Port Complex is up 19.5%. The cost from China/East Asia to North America West Coast declined 3.3% over Q3, ending at \$6,816 per container. (Freightos). Continued Middle East tensions and labor strikes at East Coast ports could impact future pricing.

ECONOMIC OUTLOOK

<p>U.S. Employment 4.2%</p>	<p>U6 Rate 7.9%</p>
<p>Interest Rate 6.08% <small>(30 year fixed)</small></p>	<p>Changing GDP 2.5%</p>
<p>Port Traffic Y/Y Δ 19.5%</p>	<p>NYSE Performance 5.4%</p>
<p>Inflation Change 2.59%</p>	<p>10 Yr. - 2 Yr. Spread 15 BPS</p>

RARE SOUTH BAY 20,988SF LOW COVERAGE INDUSTRIAL STORAGE FACILITY
FEATURING ±6,264 SF FREESTANDING WAREHOUSE BUILDING WITH OFFICE

FOR SALE
1320 S.
SANTA FE AVENUE
COMPTON | CA

FOR MORE INFORMATION, PLEASE CONTACT:

Anthony Bergeman  S10R

Executive Vice President

949.341.4511

abergeman@daumcommercial.com

CA License #01841828

Michael Chase

Vice President

949.341.4513

mchase@daumcommercial.com

CA License #02071146

Krishna Shegran

Vice President

949.341.4512

kshegran@daumcommercial.com

CA License #02038911

 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.