

±8,000 SF TWO INDUSTRIAL BUILDINGS FOR SALE

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East 162nd Street

PROPERTY HIGHLIGHTS



±8,000 SF Available



±240 SF Office Space



Two Industrial Buildings



Clear Span Warehouse



12' Clear Height



3 Ground Level Doors



Ample Parking



Gated Lot



SBA Financing Possible











DAUM CENTURY 21.



SBA 504 LOAN OPTIONS 133-137 E. 162ND GARDENA (EFF.5-14-25)	SBA 504 W/ 5 YEAR FIXED BANK LOAN	SBA 504 W/ 10 YEAR FIXED BANK LOAN	
PROPERTY PURCHASE PRICE	\$2,120,000	12,019	
BANK LOAN AMOUNT	\$1,060,000	12,119	
SBA LOAN AMOUNT	\$848,000	10,486	
DOWN PAYMENT	\$212,000	6,512	
MAXIMUM LOAN-TO-VALUE	90%	11,203	
CONVENTIONAL BANK LOAN	1	1	
FIXED RATE TERM	5 YEARS	10 YEARS	
CURRENT RATE	6.35%	6.70%	
AMORTIZATION	25	25	
TERM	25	25	
ESTIMATED MONTHLY PAYMENT	\$7,117.00	\$7,353.00	
PREPAYMENT PENALTY	4-YEAR DECLINING	5-YEAR DECLINING	
SBA DEBENTURE			
FIXED RATE TERM	25 YEARS	25 YEARS	
CURRENT RATE	6.39%	6.39%	
AMORTIZATION	25	25	
TERM	25	25	
ESTIMATED MONTHLY PAYMENT	\$5,668.00	\$5,668.00	
PREPAYMENT PENALTY	10-YEAR DECLINING	10-YEAR DECLINING	
ESTIMATED GROSS MONTLHY PAYMENT	\$12,785.00	\$13,021.00	

CARLO de LUCIA | COMMERCIAL BANK OF CALIFORNIA | (310) 809-6160 | CDELUCIA@CBCAL.COM

Furthermore, the interest rates and loan terms published herein are subject to change at anytime.



LOCATION



ADJACENT TO THE 110 FWY



30 MINUTES FROM DOWNTOWN LOS ANGELES



LONG BEACH-DAUGHERTY FIELD AIRPORT

18 MIN | 12.3 MI

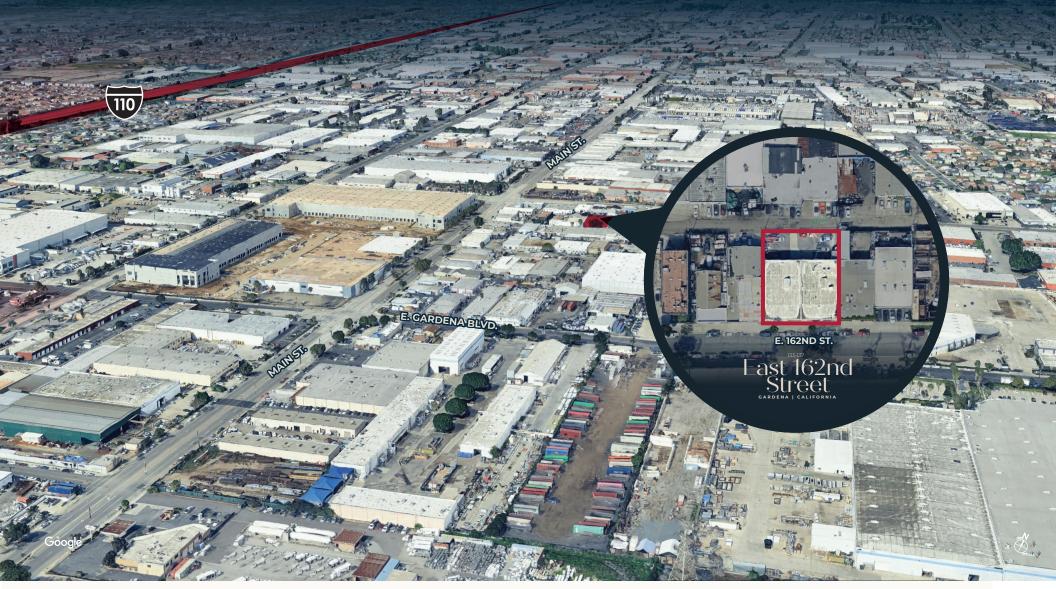
LAX INTERNATIONAL AIRPORT
33 MIN | 13.3 MI

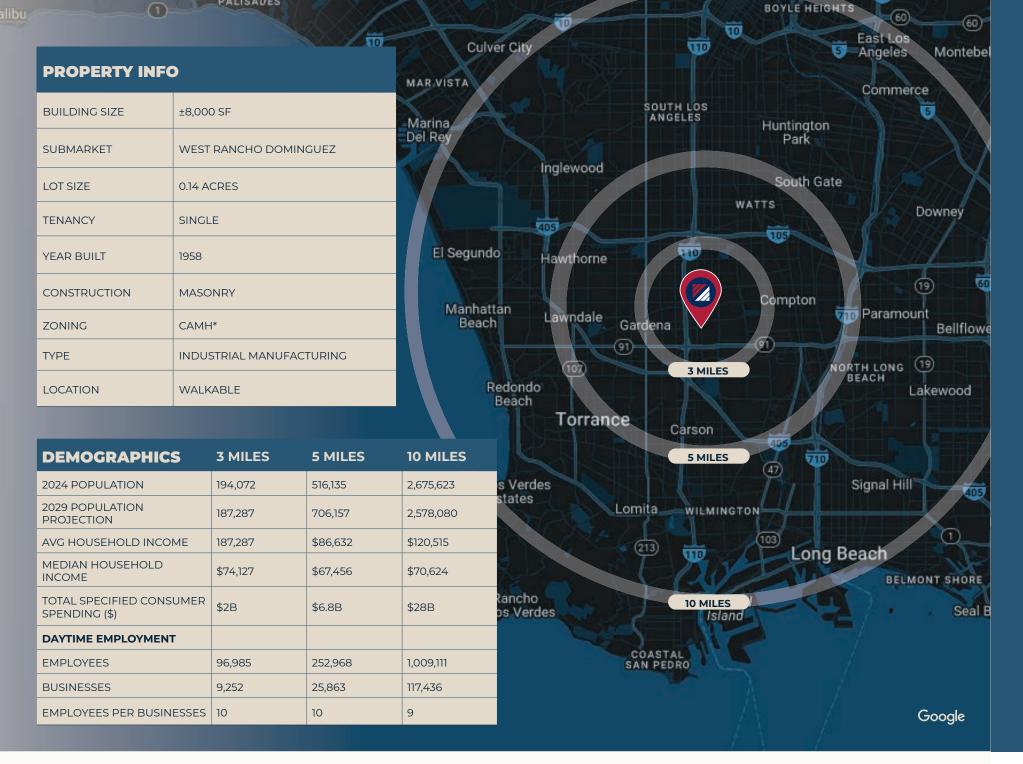
JOHN WAYNE AIRPORT 40 MIN | 32.9 MI

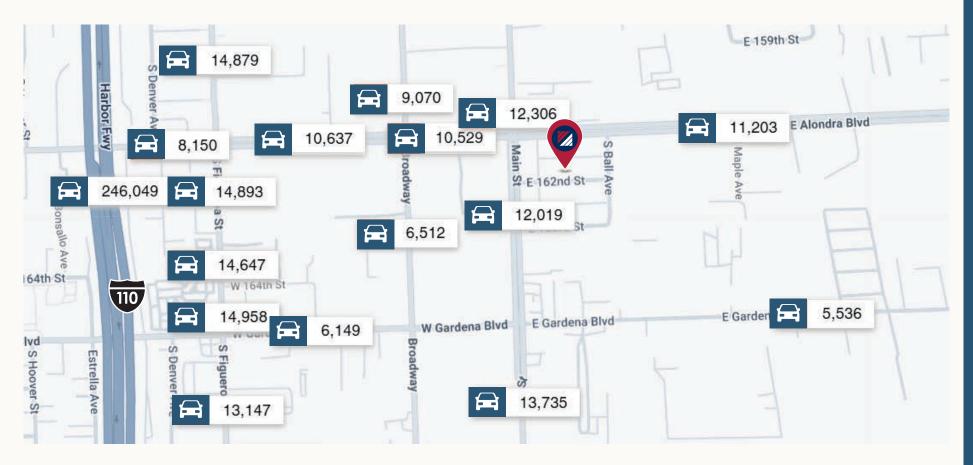


GARDENA BLVD. & BROADWAY TRANSPORTATION AUTHORITY (METRO) 1 MIN / 9 MIN / 0.4 MI

MAIN ST. & ALONDRA BLVD. TRANSPORTATION AUTHORITY (METRO) 3 MIN / 10 MIN / 0.8 MI 1 MIN / 9 MIN / 0.4 MI







COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
S MAIN ST	E 163RD ST S	12,019	2025	0.08 mi
S MAIN ST	E ALONDRA BLVD S	12,119	2025	0.10 mi
W ALONDRA BLVD	S BROADWAY W	10,486	2025	0.17 mi
S BROADWAY	W ALONDRA BLVD N	6,512	2025	0.22 mi
E ALONDRA BLVD	MAPLE AVE E	11,203	2025	0.23 mi







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