

1970 E GLADWICK ST

RANCHO DOMINGUEZ, CA



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INVESTMENT HIGHLIGHTS

- **PRIME SOCAL LOCATION** – Strategically positioned within Rancho Dominguez's Industrial Submarket which is situated between the Ports of Los Angeles & Long Beach, Downtown Los Angeles & Los Angeles International Airport
- **Strategic Access** – Located less than one and a half miles away from the 91 freeway, the property has top-notch accessibility:
 - 11 miles to the Ports of Los Angeles and Long Beach
 - 16 miles to Los Angeles International Airport
 - 18 miles to Downtown Los Angeles
- **RANCHO DOMINGUEZ INDUSTRIAL MARKET** – Rancho Dominguez is one of the tightest submarkets in Los Angeles with extremely low vacancies (3.1%). Virtually non-existent vacancies, minimal new development, and a desirable location combine to drive rent gains in Compton (+ 6.0% YOY)
- **QUALITY CONSTRUCTION** – This 18,144 SF concrete tilt-up facility features two separate parking areas as well as 800 Amps of power. As a freestanding building sitting on 40,034 SF of land (45% Coverage) on a cul-de-sac, it provides the owner a highly desirable abundance of parking and outside storage.



HARBOR GATEWAY SOUTH INDUSTRIAL PARK

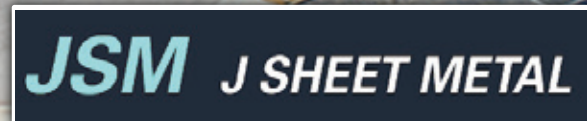


S WILMINGTON AVE
± 32,000 VPD



ONE STOP FORKLIFT PARTS

E GLADWICK ST



DOWNTOWN LONG BEACH
± 8 MILES AWAY

brentwood
originals

UNION
SUPPLY
Company

AGRON
SOLUTIONS

unis
unified network information services
VersaCold
LOGISTICS SERVICES

MASSIVE PRINTS

Conflow

GOLDEN STATE
LAUNDRY SYSTEMS

JSM J SHEET METAL

WSI

KT
KT ENGINEERING
ENGINEERS • ARCHITECTS

Western Tube

KINDER MORGAN

NEWAY PACKAGING
CORPORATION

NWH
NORTHWEST
HARDWOODS

AEGION
Stronger. Safer. Infrastructure.

PVC
TECH

jk
BIOSCIENCE INC.

ONE STOP FORKLIFT PARTS

SUBJECT
PROPERTY

E GLADWICK ST

PROPERTY OVERVIEW

» TENANCY	Vacant
» COVERAGE	45%
» ACRES	0.92
» OFFICE	2,540 SF (14.0%)
» DOCKS	2
» DRIVE INS	0
» CLEAR	16' - 18'
» POWER	800a/120 - 208v 3p 4w Heavy
» CONSTRUCTION	CTU
» BUILT	1972
» ZONING	M2
» SUBMARKET	Compton

INVESTMENT SUMMARY

Price	\$4,300,000
Price/SF	\$236.99
Price/SF Land	\$107.41
Building SF	±18,144 SF
Land SF	±40,034 SF





RANCHO DOMINGUEZ, CA

Rancho Dominguez is an industrial area between the cities of Compton, Long Beach, and Carson in Los Angeles County, California. It is home to business centers, distribution facilities, manufacturers, and warehouses. Companies such as Aeronet Worldwide, Ocean Blue Express Inc., Marathon Distribution Services, and many others are located within the community. Rancho Dominguez has easy access to railroad tracks that lead to Port of Long Beach, Port of Los Angeles, and Downtown Los Angeles. It is also less than 30 minutes away from the Los Angeles International Airport. It is home to the Dominguez Rancho Adobe Museum, a history museum where visitors can learn about ranch life and early California history.



LOS ANGELES, CA

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.

The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be.

Los Angeles is on the leading edge of several growth industries. The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.

POPULATION

	1-Mile	3-Mile	5-Mile
2026 Projection	7,427	164,764	604,133
2021 Population	7,514	166,301	611,111
2010 Population	7,570	165,608	615,607

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2026 Projection	2,437	45,988	167,820
2021 Population	2,469	46,432	169,880
2010 Population	2,507	46,309	171,773

INCOME

	1-Mile	3-Mile	5-Mile
Avg HH Income	\$106,946	\$87,557	\$83,345



Los Angeles County employs over 913,000 people in several growing industries



A culturally diverse city, with a growing culinary scene, shopping, museums, and a reputation for being the creative center of America.



It is the largest and most populous city in the state of California and the cultural, financial, and commercial center of Southern California.

ECONOMY

The LA economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music - the Hollywood district of Los Angeles and its surrounding areas are known as the “Movie Capital of the United States” due to the region’s extreme commercial and historical importance to the American motion picture industry. Other significant sectors include shipping/ international trade - particularly at the adjacent Port of Los Angeles and Port of Long Beach, together comprising the United States’ busiest seaport - as well as aerospace, technology, petroleum, fashion and apparel, and tourism.

L.A. County is an entertainment, manufacturing and international trade behemoth, with a fast-growing high-tech and digital media industry cluster largely centered in West L.A. and, increasingly, in the Hollywood area and beyond.

MAJOR EMPLOYERS IN LOS ANGELES



With \$807 billion in annual output, Los Angeles County ranks among the world’s largest economies. Its GDP, which would rank No. 19 in the world if it were a standalone nation, is larger than Switzerland and Saudi Arabia, and right behind Netherlands and Turkey, underscoring the magnitude of the region’s economy.



TOURISM

Tourism accelerated Los Angeles County's economic prosperity in 2018 as visitors pumped an all-time high \$23.9 billion directly into the L.A. economy, generating a record \$36.6 billion in total economic impact. A new economic impact report released today by Los Angeles Tourism & Convention Board demonstrates the power of tourism in Los Angeles during National Travel & Tourism Week, an annual event established by Congress and organized by the U.S. Travel Association to celebrate the impact of travel.

Tourism supported 534,258 jobs in L.A. County's Leisure & Hospitality sector, its highest total on record, employing 1 in every 8.5 workers in the county. Reaffirming the strength of the sector, tourism added 9,700 new jobs last year.



ATTRACTIONS

Some of the world's best-known and most iconic landmarks and attractions call Los Angeles home: the Hollywood Sign; Griffith Observatory; the Getty Center; the Walt Disney Concert Hall at the Music Center in Downtown L.A.; the Hollywood Walk of Fame; the TCL Chinese Theatre; Space Shuttle Endeavour at the California Science Center; the Battleship USS Iowa located at the Port of Los Angeles in San Pedro; Air Force One at the Ronald Reagan Library; and Universal Studios Hollywood, with its dynamic immersive experience, The Wizarding World of Harry Potter™.



50 MILLION
*50 Million People traveled to
Los Angeles last year*



\$22 BILLION
*LA visitors spent \$22 billion on hotels,
restaurants, shopping, attractions and more*



525,000
*There are 525,000 jobs supported by the
Los Angeles tourism industry*



8 YEARS
*LA has celebrated 8 consecutive years
of record growth*

ARTS & CULTURE

With various museums and exhibits, Los Angeles is full of inspiring art and diverse cultural experiences. In fact, Los Angeles has more museums and theatres than any other city in the U.S., making it the perfect place to be immersed in arts and culture. Los Angeles is home to more than 105 museums, 225 theaters, 55 magnificent structures by the world's top architects and 16 of the world's most beautiful gardens. It also boasts more than 1,500 theatrical productions annually.

SPORTS

With famous venues like the Staples Center at L.A. LIVE, home to the NBA's Los Angeles Lakers and Los Angeles Clippers, NHL's L.A. Kings, and Dodger's Stadium, where the Los Angeles Dodgers serve as a main attraction sports fans flock to in L.A. Los Angeles is also home to several esteemed universities that have large sports followings such as USC and UCLA.



LOS ANGELES LAKERS
(National Basketball Association)

18,997 Avg. Attendance



LOS ANGELES RAMS
(National Football Association)

71,229 Avg. Attendance



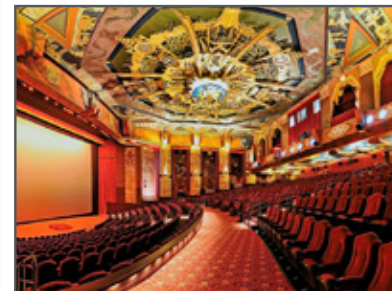
LOS ANGELES DODGERS
(Major League Baseball)

49,065 Avg. Attendance



LOS ANGELES KINGS
(National Hockey Association)

18,000 Avg. Attendance





± 230,000 VPD



± 242,000 VPD



± 192,000 VPD



± 134,000 VPD

1970 E GLADWICK ST



± 263,000 VPD

DOWNTOWN LA

DISTANCE TO:

A

DOWNTOWN
LOS ANGELES

18 MILES

B

LOS ANGELES
INTERNATIONAL
AIRPORT

16 MILES

C

PORTS OF LA &
LONG BEACH

11 MILES

LAX

16 MILES

B

18 MILES

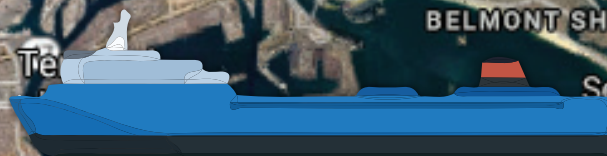
A

11 MILES

C

1970 E GLADWICK ST

PORTS OF LA & LONG BEACH



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Lowy Enterprises Inc** located in **Rancho Dominguez, CA**. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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