

OFFERING MEMORANDUM

133 Van Norman Rd

Montebello, CA 90640

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Executive Summary

📍 133 Van Norman Rd



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EXECUTIVE SUMMARY

+ THE OFFERING

Southland CRE is pleased to exclusively market for sale to qualified investors the opportunity to acquire 133 Van Norman Road (the "Property") in Montebello, California. This one-story, industrial manufacturing building constructed in 1980 and extensively remodeled in 2020, on 2.78 acres comprises a rentable area of ±68,412 SF, plus a 5,442 square foot covered storage area. The Property features brand new two-story offices, a state-of-the art 571 kW Rooftop DC Solar Power System, 24-foot ceilings, a fenced yard, five dock high loading and two roll-up doors, and a parking lot equipped with a Tesla 480v Supercharger and eight universal 20v chargers. Strategically positioned near major highways and near the Ports of Los Angeles, the offering presents a compelling opportunity to acquire high quality real estate in a prime location.

ASSET OVERVIEW

PROPERTY ADDRESS	133 Van Norman Rd, Montebello, CA 90640
YEAR BUILT/RENO	1980 2020
NUMBER OF STORIES	1
RENTABLE BUILDING AREA	68,412 SF
OFFICE SPACE RATIO	8,446 SF 12.4%
PARKING RATIO	61 Surface 0.90/1,000 SF
APN	6348-004-019
LAND ACRES	2.78 Acres



INVESTMENT HIGHLIGHTS

STRATEGIC WORKSPACE

Nestled in a prime location, the property stands out with brand-new, two-story offices offering a modern and invigorating workspace for your team. The warehouse component is a testament to excellence, featuring versatile 24' ceilings, a flexible and divisible layout, and a convenient configuration with 5 dock-high and 2 ground-level loading options. Purposefully designed areas cater to every stage, from Work in Progress (WIP) to packaging and storage of finished goods, ensuring operational efficiency.

PROXIMITY TO MAJOR HIGHWAYS

Strategically located at 133 Van Norman Rd, this property enjoys a prime position with convenient access to several major highways. The proximity to Interstate 5 (I-5), a key north-south route, ensures seamless connectivity for transportation in the region. Additionally, the property is closely linked to Interstate 605 (I-605), which spans the Greater Los Angeles area, and Interstate 710 (I-710), a vital route serving the metropolitan region. These major highways position the property at the nexus of transportation networks, providing businesses with efficient access to regional and interstate routes for the seamless movement of goods and services.

ACCESSIBILITY TO PORTS

Montebello's proximity to the Ports of Los Angeles and Long Beach, which handle a significant portion of U.S. imports, enhances the property's strategic value for businesses involved in import and export activities.

STRATEGIC INDUSTRIAL HUB

Being part of the Montebello industrial submarket, the property taps into a thriving industrial hub, providing businesses with access to diverse industrial spaces, services, and a skilled workforce.

AFFORDABILITY AND GROWTH

Montebello offers affordable industrial rents compared to the broader Los Angeles market, making it an attractive location for businesses seeking cost-effective solutions. The property's strategic location contributes to its potential for growth and economic viability.





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Property Overview

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PROPERTY OVERVIEW

BUILDING SPECIFICATIONS

BUILDING SIZE	68,412 SF RBA
YEAR BUILT	1980
PROPERTY TYPE	Industrial Manufacturing
ZONING	M1 (Limited Manufacturing)
CLEAR HEIGHT	24'
DOCK DOORS	5 truck loading & 2 roll-up doors
ROOF	Laminated/GLU Wood Beam
CONSTRUCTION	Tilt-up

COVERED STORAGE AREA

5,442 SF of covered storage area that's not included in total RBA



BRAND NEW 2 STORY OFFICES

Discover the epitome of modern workspace with our brand new, two-story office facilities. Designed with a contemporary touch, these office es offer a fresh and inspiring environment for your team.

SOLAR POWER AND SUSTAINABILITY

Embrace sustainability with our state-of-the-art 571 kW Rooftop DC Solar Power System. Harness the power of the sun to fuel your operations, contributing to a greener and more energy-efficient future.

WAREHOUSE EXCELLENCE

Step into a warehouse space that defines excellence. With towering 24' ceilings, versatile layout options, and a combination of five dock-high and three ground-level loading options, this warehouse is tailored to meet your diverse operational needs. The layout is divisible, ensuring flexibility to accommodate various business setups. Multiple areas within the facility are designated for warehousing works in progress (WIP), packaging, and storing finished goods.

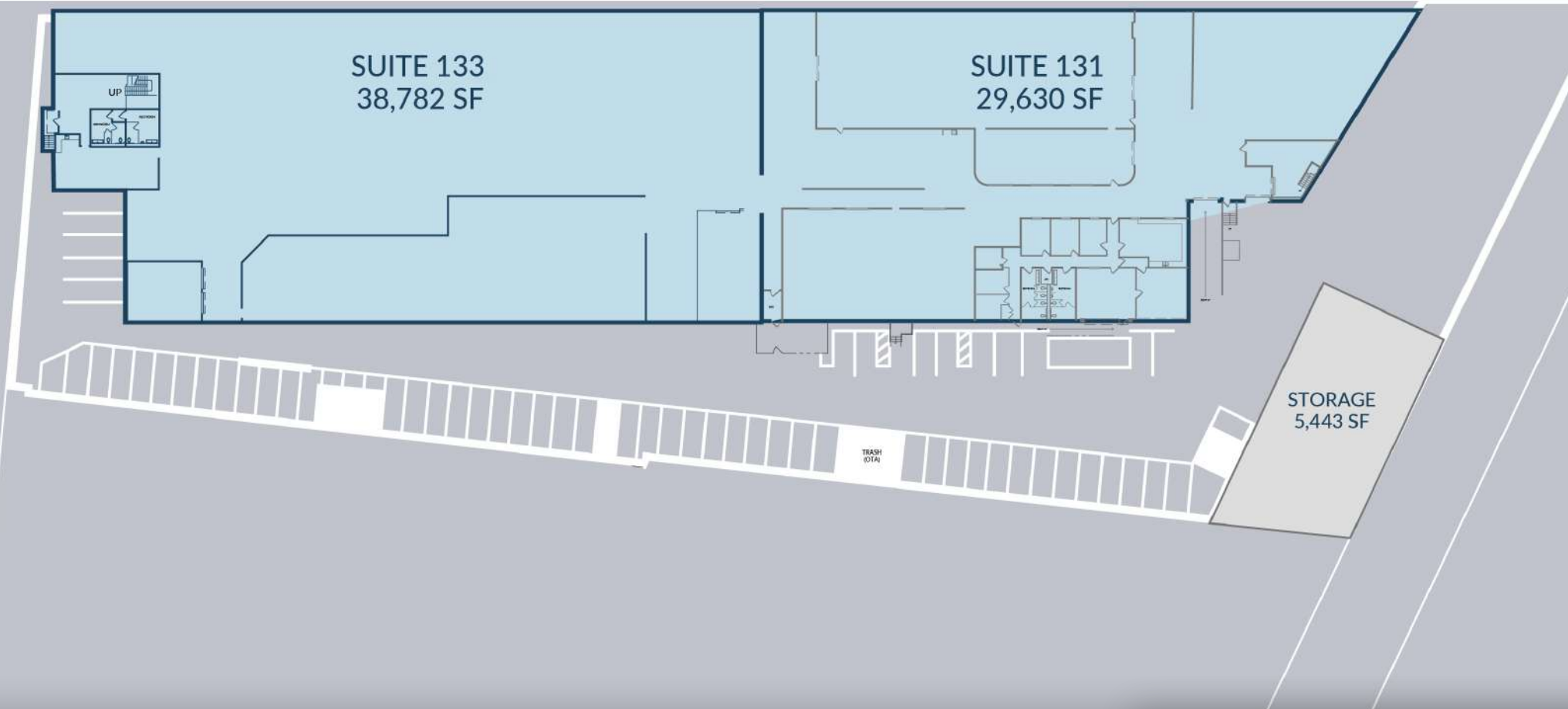
EXTERIOR AMENITIES

Beyond the building's walls, experience convenience and innovation. A fenced yard adds an extra layer of security, ensuring the safety of your assets. Additionally, the parking lot is not just functional but also forward-thinking, equipped with a Tesla 480v Supercharger and eight universal 220v chargers. Power up your electric fleet effortlessly.



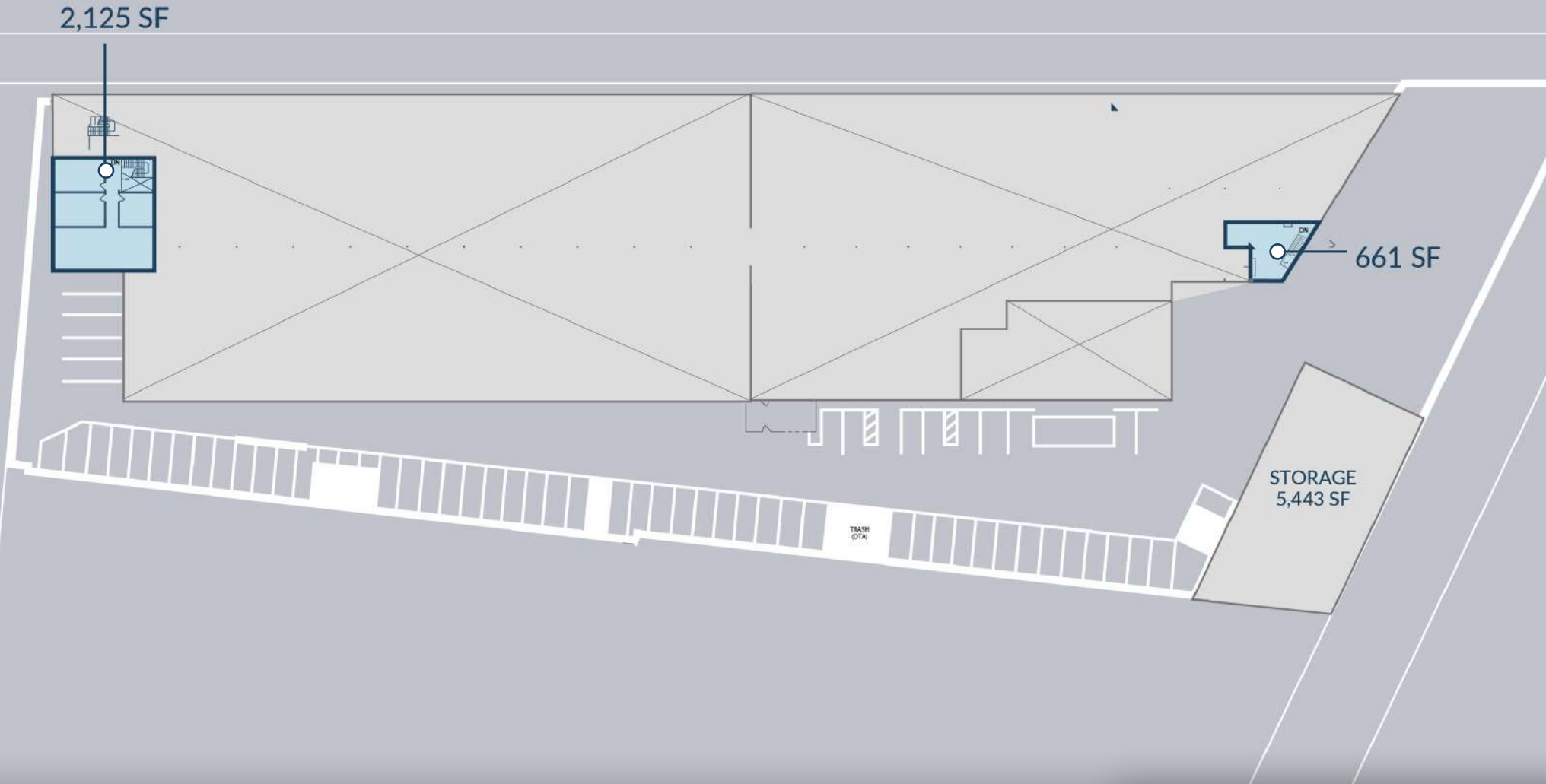
FLOOR PLANS

+ 1ST FLOOR



FLOOR PLANS

+ 2ND FLOOR



EXTERIOR PHOTOS



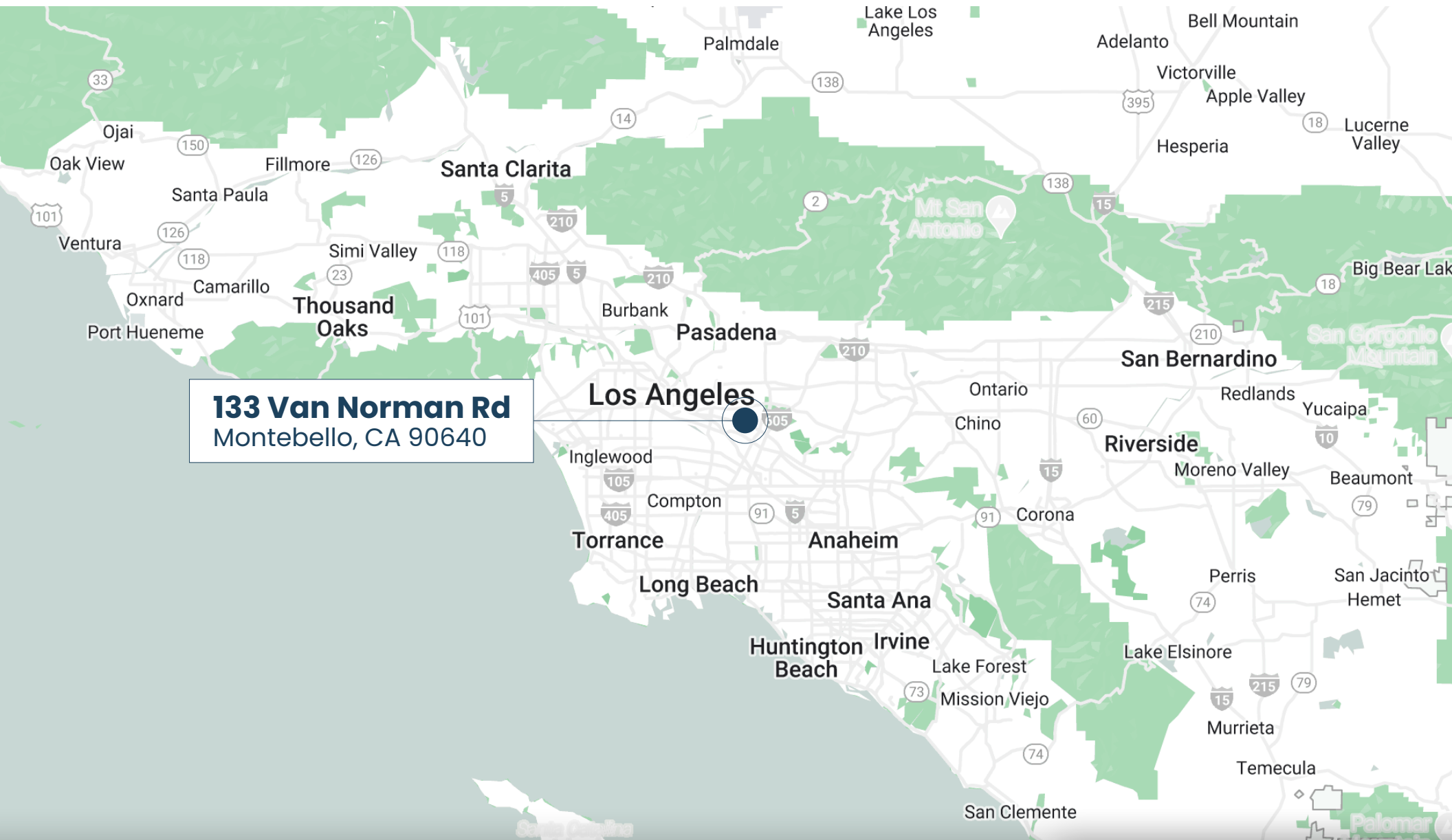
INTERIOR PHOTOS



IMMEDIATE AREA



REGIONAL AREA





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Market Analysis

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MONTEBELLO'S INDUSTRIAL SURGE



Montebello is known for its diverse community and strategic positioning within the Greater Los Angeles area. This bustling city is home to various industries, including a notable industrial submarket that plays a crucial role in the local economy.

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Situated in the heart of Montebello, the industrial rental sector has witnessed robust growth, with a 4% surge in the past year and an impressive cumulative increase of 34.3% over the last three years. This upward trajectory positions Montebello as a dynamic and lucrative market for industrial spaces, attracting businesses seeking growth opportunities.

A distinctive feature of Montebello's industrial landscape is its affordability,

boasting an average rent of \$16.40 per square foot. This figure is notably favorable when compared to the broader Los Angeles market, where the average stands at \$19.10 per square foot. Montebello's affordability factor makes it an attractive destination for businesses seeking cost-effective industrial solutions without compromising on quality.

The market stability in Montebello is evident through the absence of new deliveries under construction, despite increased availability. This equilibrium in supply and demand creates a controlled and balanced marketplace, instilling confidence in both investors and businesses looking for a stable environment for industrial ventures.

In essence, Montebello emerges as a beacon in the industrial real estate landscape, offering not only growth and affordability but also market stability. The diverse portfolio of industrial spaces caters to a spectrum of business needs, making Montebello a versatile and accommodating hub for those looking to invest in a thriving and resilient marketplace.

WHY LOS ANGELES

DIVERSE INDUSTRY HUB

Beyond being the entertainment capital, Los Angeles boasts vibrant industry clusters that thrive on innovation. Creative collisions at the intersections of various sectors spark new business concepts, solidifying the region as the creative capital of the nation. Here, the high-tech and manufacturing super sectors employ vast workforces, making Los Angeles a dynamic hub for innovation, technology, and substantial industrial opportunities. Invest in a region where industries converge for unparalleled creativity and economic growth.



+ MAJOR EMPLOYERS

EMPLOYER NAME	INDUSTRY
AHMC Healthcare Inc	Health Care Management
California State Univ Nrthrdg	Schools-Universities & Colleges Academic
Cedars-Sinai Health System	Health Care Management
Infineon Technologies Americas	Semiconductor Devices (mfrs)
Kaiser Permanente Los Angeles	Hospitals
LAC + USC MEDICAL CTR	Hospitals
Long Beach City Hall	City Hall
Longshore Dispatch	Nonclassified Establishments
Los Angeles County Sheriff	Government Offices-County
Los Angeles Intl Airport-Lax	Airports
Los Angeles Medical Ctr	Pathologists
Los Angeles Police Dept	Police Departments

EMPLOYER NAME	INDUSTRY
National Institutes of Health	Physicians & Surgeons
Northrop Grumman	Aerospace Industries (mfrs)
Security Industry Specialist	Security Systems Consultants
Six Flags Magic Mountain	Amusement & Theme Parks
Sony Pictures Entrtn Inc	Motion Picture Producers & Studios
Space Exploration Tech Corp	Aerospace Industries (mfrs)
Twentieth Century Fox	Motion Picture Producers & Studios
UCLA Community Based Learning	Junior-Community College-Tech Institutes
University of CA Los Angeles	Schools-Universities & Colleges Academic
Vision X	Call Centers
Walt Disney Co	Amusement & Theme Parks
Water Garden Management	Office Buildings & Parks

WHY LOS ANGELES + CONTINUED

ATTRACTIVE EDUCATIONAL HUB

Discover a prime industrial property in the thriving Los Angeles region, surrounded by world-class educational institutions like UCLA, USC, and the California State University system. With over 22 community colleges and numerous technical training centers, our property sits at the heart of a talent-rich area, ensuring a skilled and dynamic workforce for your company's success. Invest in a location where the next generation of leaders and colleagues is already being nurtured and educated. Your growth starts here.

- University of California, Los Angeles
- University of Southern California
- California State University

STRATEGIC INFRASTRUCTURE HUB

Situated in a hub of international and national significance, our industrial property plays a vital role in the movement of over 40% of American imports through the Ports of Los Angeles and Long Beach—the dynamic San Pedro Port Complex. This strategic location ensures seamless connectivity to an extensive network of railways and interstate highways, efficiently transporting your products to any destination. As these ports lead the charge in enhancing efficiency and fostering Ocean Economy growth, investing here aligns your business with a forward-thinking and thriving industrial ecosystem.

- **Port of Los Angeles:** As one of the largest and busiest ports in the United States, the Port of Los Angeles is a critical hub for international trade and commerce. Located in San Pedro Bay, it handles a vast amount of containerized cargo, including goods arriving from and departing to destinations worldwide.
- **Port of Long Beach:** Adjacent to the Port of Los Angeles, the Port of Long Beach is another major seaport in the region. Like its neighbor, it is a vital gateway for international trade, particularly in terms of container shipping. The Port of Long Beach has modern facilities and terminals, making it a key player in global logistics and supply chain activities.
- **Roadways:** The system includes major routes like I-5 (Santa Ana Freeway), I-10 (Santa Monica Freeway), I-405 (San Diego Freeway), I-110 (Harbor Freeway), and I-210 (Foothill Freeway).



WHY LOS ANGELES

+ CONTINUED



ABUNDANT SKILLED WORKFORCE

Benefit from a vast workforce of nearly 5 million individuals in Los Angeles County, a region home to numerous mature and growing industry clusters. With a diverse economy spanning various sectors, the county excels in cultivating a skilled and adaptable workforce tailored to meet the needs of world-class companies.

LUCRATIVE INCENTIVES FOR GROWTH

Unlock a range of incentive programs tailored for microenterprises, small businesses, and large corporations in Los Angeles County. While many incentives are particularly beneficial for manufacturing enterprises, including high-tech manufacturing and R&D, the offerings extend to various sectors. It's essential to note that while incentives play a pivotal role, they are just one factor in the comprehensive decision-making process for selecting a location. Explore potential business incentives at the federal, state, and local levels to enhance the appeal of your investment journey.

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population			
2023 Estimate	30,022	179,224	537,277
2028 Projection	29,226	174,062	521,695
Median Age	36.2	37.6	37.5
Households			
2023 Households	8,240	50,548	149,313
2028 Households	8,002	48,961	144,611
2023 Avg Household Income	\$80,026	\$91,889	\$87,389
Median Home Value	\$488,562	\$559,738	\$614,390
Daytime Demographics			
Total Businesses	1,062	6,270	24,000
Total Employees	8,991	66,020	240,362
Labor Force			
Labor Population Over 16 Yrs	14,227	86,688	255,854
Unemployed	947	4,462	13,442
Unemployment Rate	6.66%	5.15%	5.25%





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Sale Comparables

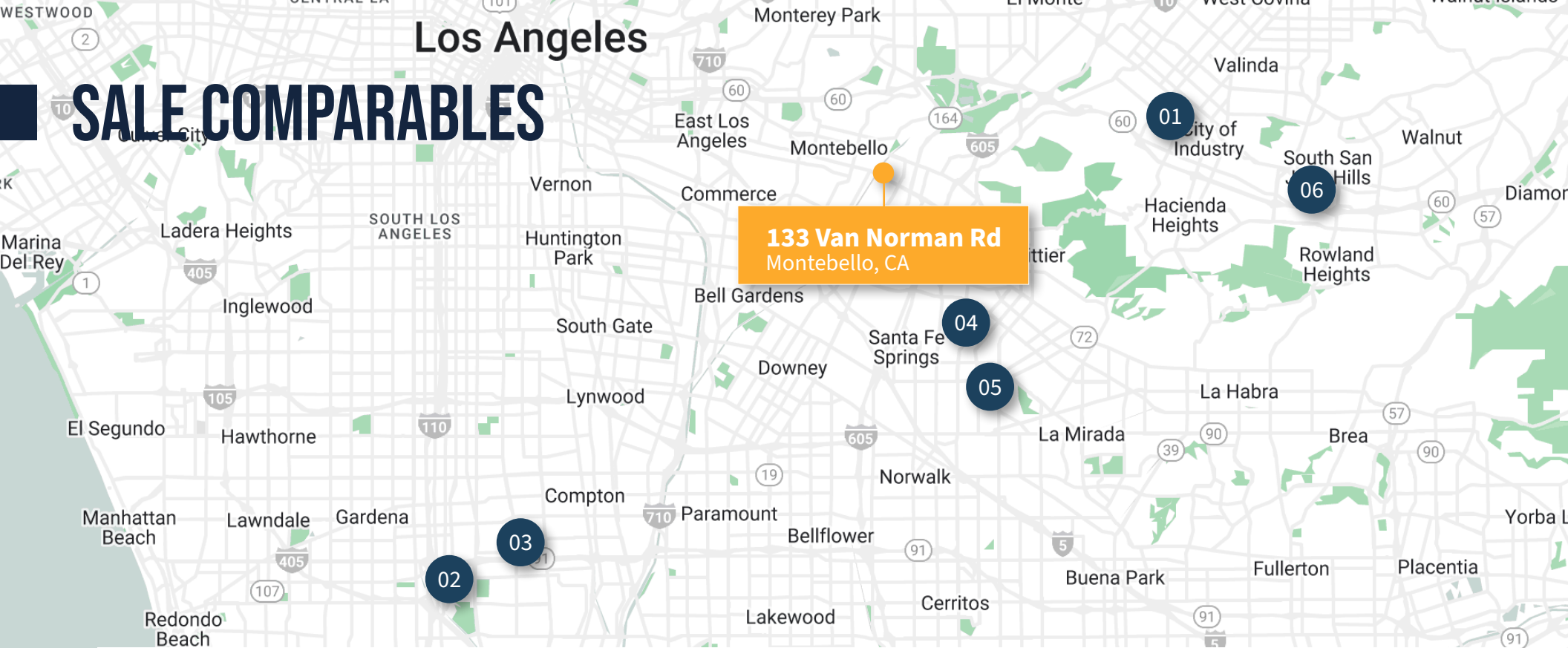
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Los Angeles

SALE COMPARABLES



133 Van Norman Rd
Montebello, CA

	Address	Sale Date	Building SF	Price PSF	Clear Height	DH/GL	Year Built	Notes
01	14955 Don Julian Rd, Industry (Rockview Dairy, Private)	12/23	74,162	\$411	24'	6/1	1987	Buyer is an owner/user.
02	18421 S Main St, Gardena (AIDS Healthcare, Shultz Prop.)	10/23	53,978	\$371	24'	4/1	2002	Buyer is an owner/user.
03	1303 W Walnut Pkwy, Compton (Private, Private)	09/23	43,540	\$367	21'	6/2	1980	Buyer is an owner/user.
04	12521 Los Nietos Rd, Santa Fe Springs (BeBella, Panattoni)	09/23	92,771	\$578	32'	12/1	2022	Buyer is an owner/user.
05	10907 Painter Ave, Santa Fe Springs (Artisan, Staley Point)	08/23	57,906	\$385	22'	8/1	1993	Buyer is an investor. Multi-tenant property that was fully leased at COE.
06	17760 Rowland St, Industry (Sun Hing Foods, Excelsior)	07/23	46,700	\$412	24'	3/1	1998	Buyer is an owner/user.
S	133 Van Norman Rd, Montebello		68,412		24'	5/3	1980	Land size: 2.75 AC

SALE COMPARABLES + CONTINUED



**Rockview Dairy,
Private**

📍 14955 Don Julian Rd,
Industry



**AIDS Healthcare,
Shultz Prop.**

📍 18421 S Main St, Gardena



**Private,
Private**

📍 1303 W Walnut Pkwy,
Compton



**BeBella,
Panattoni**

📍 12521 Los Nietos Rd, Santa
Fe Springs

Sale Date	12/23	10/23	09/23	09/23
Building SF	74,162	53,978	43,540	92,771
Sale Price PSF	\$411.27	\$370.52	\$367.48	\$577.77
Clear Height	24'	24'	21'	32'
DH/GL	6/1	4/1	6/2	12/1
Year Built	1987	2002	1980	2022

SALE COMPARABLES

+ CONTINUED

SUBJECT PROPERTY



**Artisan,
Staley Point**

📍 10907 Painter Ave,
Santa Fe Springs



**Sun Hing Foods,
Excelsior**

📍 17760 Rowland St,
Industry



**133 Van
Norman Rd**

📍 133 Van Norman Rd,
Montebello

Sale Date	08/23	07/23	N/A
Building SF	57,906	46,700	68,412
Sale Price PSF	\$385.11	\$412.21	N/A
Clear Height	22'	24'	24'
DH/GL	8/1	3/1	5/3
Year Built	1993	1998	1980



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