

OFFERING MEMORANDUM

# *PREMIER* INVESTMENT OFFERING FOR SALE OR LEASE



1902 E DOMINGUEZ ST, CARSON, CA 90810

**km** Kidder  
Mathews



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An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is positioned on the left side of the page, extending from the bottom towards the top.

# EXECUTIVE SUMMARY

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*Section 01*

# PREMIER INVESTMENT OFFERING FOR SALE OR LEASE

Kidder Mathews is pleased to present for sale or lease, the well positioned industrial warehouse building at 1902 E Dominguez St in the Los Angeles neighborhood of Carson, CA. The building is comprised of 14,378 square feet of rentable space on over 28,000 square feet of land with a dedicated parking lot which includes 34 parking spaces. This asset is primely located for ease of transportation to the Port of Los Angeles and the Port of Long Beach, with a 16 foot clearance height in the warehouse section of the property.

ADDRESS	1902 E Dominguez St, Carson, CA 90810
RENTABLE BUILDING SF	14,378 SF*
GROSS LAND SIZE	28,918 SF
YEAR BUILT	1982
PARKING SPACES	34
PARCEL NO.	7316-028-011
ZONING	CAMH

\* Number per BOMA study provided by Owner.



\$4.5M

SALE PRICE

\$1.40

NNN LEASE PRICE

14,378

RENTABLE SF



# PROPERTY OVERVIEW

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*Section 02*



# BUILDING DETAILS

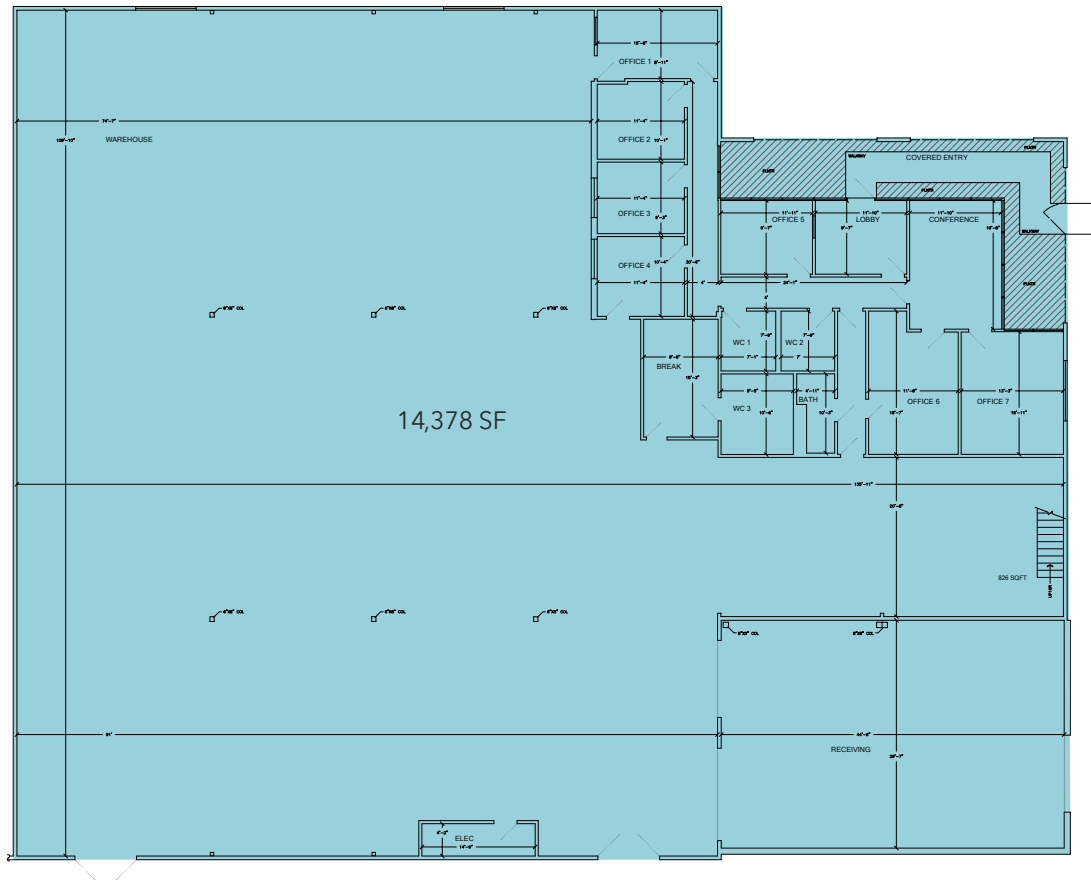
ADDRESS	1902 E Dominguez St, Carson, CA 90810
BUILDING TYPE	Industrial
SUBTYPE	Warehouse
RBA	14,378 SF*
TYPICAL FLOOR	14,378 SF*
LAND AREA	28,918 SF
YEAR BUILT	1982

TENANCY	Single Tenant
CLEAR HEIGHT	16' 0"
DRIVE IN DOCKS	2 Total (10' w x 14' h)
UTILITIES	Heating
PARKING	34 surface spaces
POWER	400a/277 - 480v 3p 4w
PARCEL NUMBER	7316-028-011

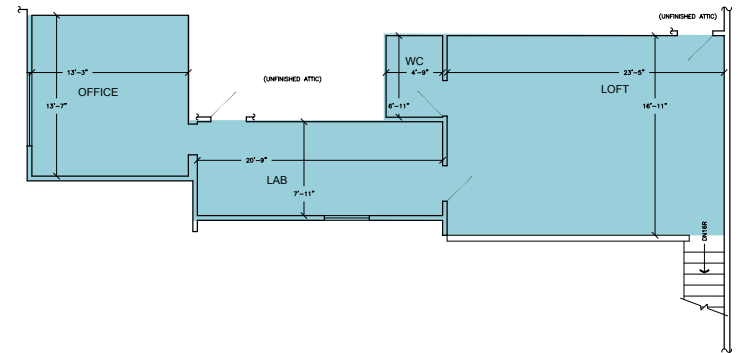
\* Number per BOMA study provided by Owner.



## FIRST FLOOR PLAN

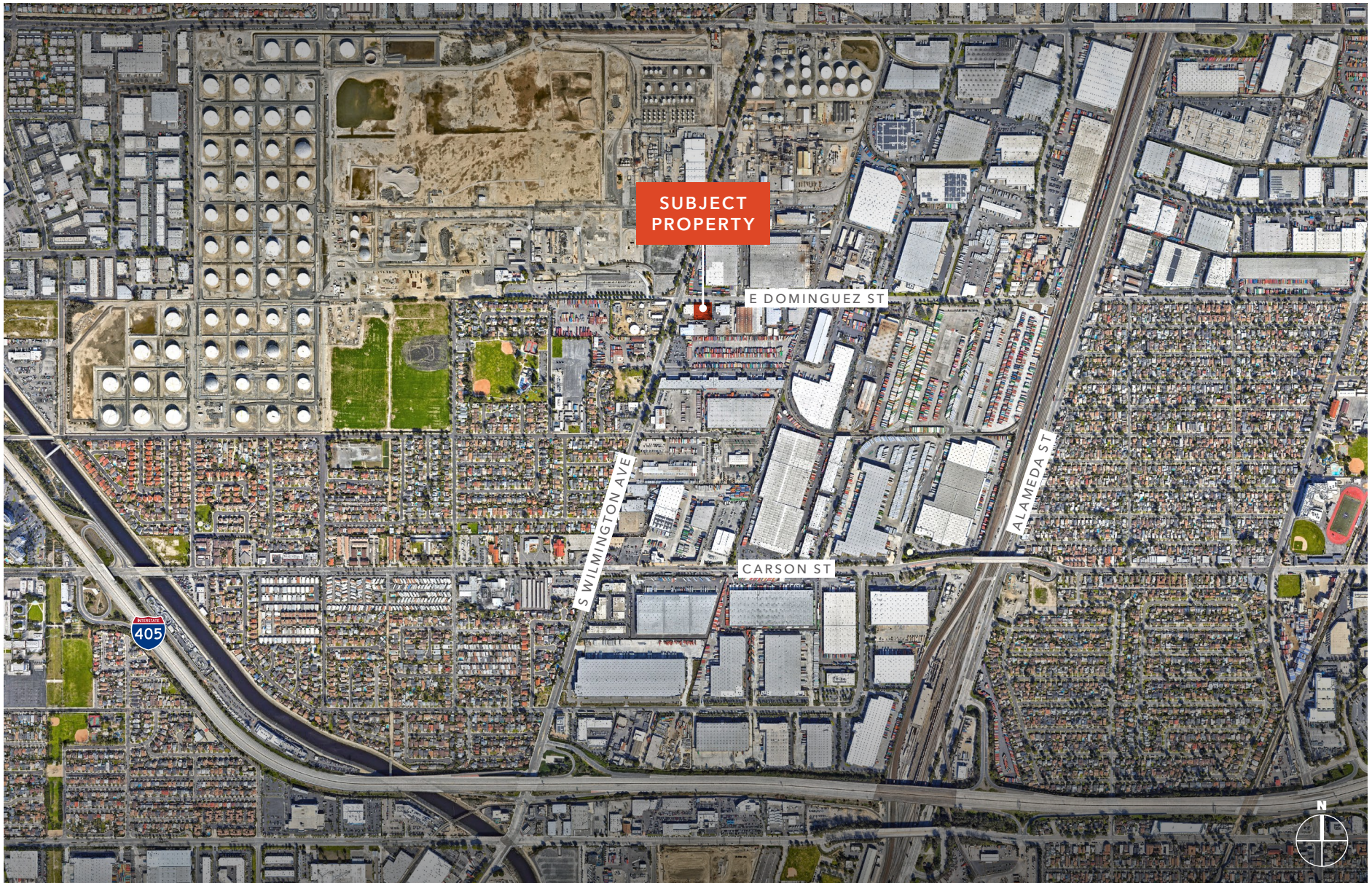


## SECOND FLOOR PLAN





## PROPERTY OVERVIEW





## PROPERTY OVERVIEW



## DEMOGRAPHICS



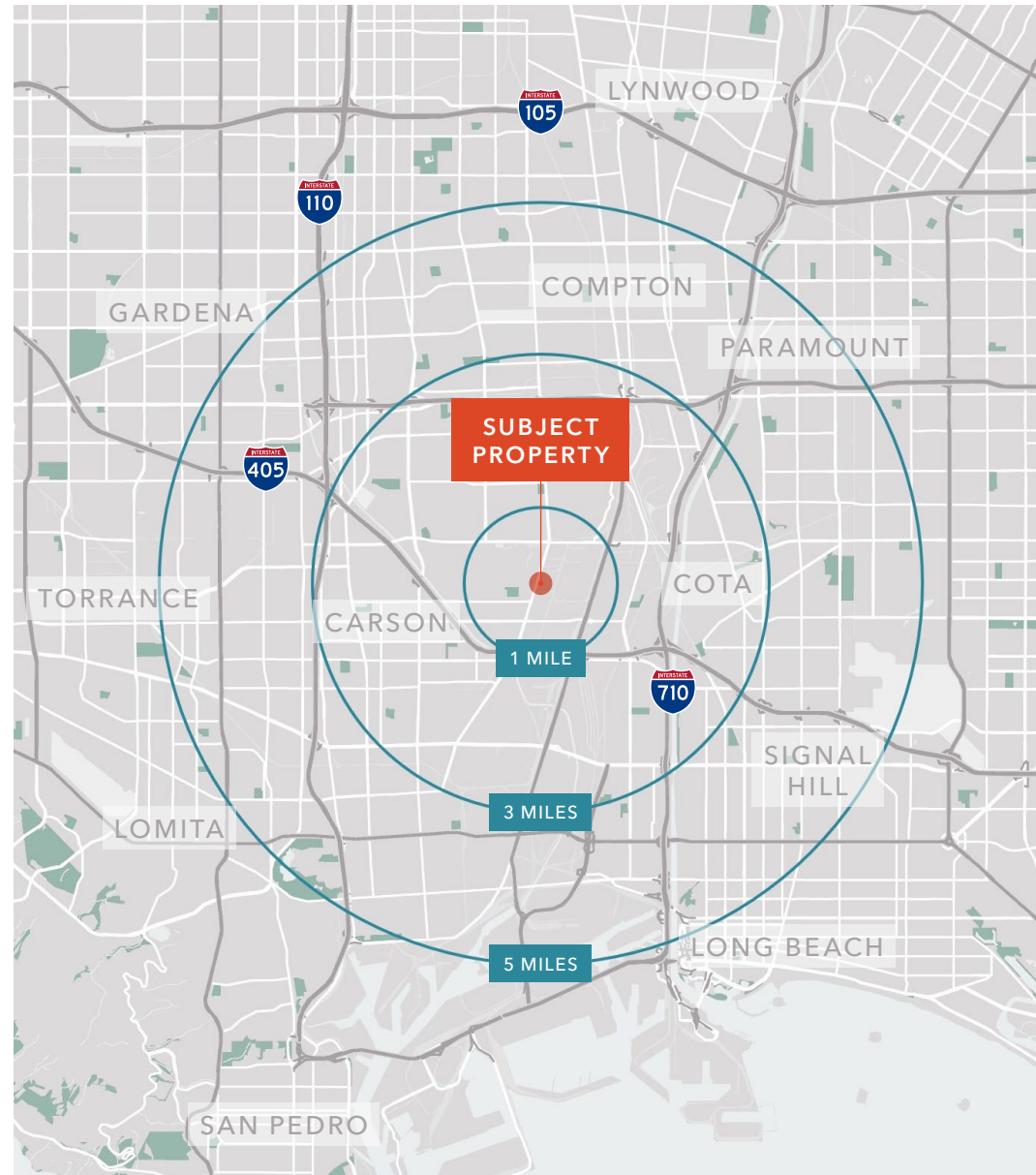
### Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	12,442	146,266	596,951
2020 CENSUS	12,322	151,407	610,605
2025 ESTIMATED	11,561	143,724	579,364
2030 PROJECTED	10,944	138,821	559,763



### Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$105,064	\$100,680	\$88,985
2030 MEDIAN PROJECTED	\$105,298	\$100,853	\$89,139
2025 AVERAGE	\$129,008	\$129,215	\$113,348
2030 AVG PROJECTED	\$129,487	\$129,792	\$113,756





An abstract line drawing in a light beige color, depicting a complex, multi-faceted geometric structure. The lines intersect to form various rectangular and trapezoidal shapes, creating a sense of depth and perspective. The structure appears to be a stylized representation of a building's framework or a series of overlapping planes.

# LOCATION OVERVIEW

# CARSON, CA

*Carson is an infill industrial submarket within Los Angeles County and less than 10 miles from the ports of Los Angeles and Long Beach.*

Land is scarce, and developers have found better uses in retail and multifamily projects in recent years. Consequentially, the vacancy rate is generally lower here than across the Los Angeles metro; however, vacancies have risen during the past 12 months while the ports are handling fewer goods than a year ago.

Asking rents, which average \$18.50/SF, have grown at a slower pace than a year ago, but still managed to expand by 1.7%. Rent growth has outpaced the metro since 2011.

New developments often require the demolition of existing industrial properties. Brookfield is developing a 429,100-SF distribution building at 2001 E Dominguez Street that replaced a slightly smaller warehouse that had been occupied by Western Tube. Another example is Rexford Industrial's project, which is a 127,930-SF distribution building at 1055 Sandhill Ave. that is replacing a 126,000-SF facility demolished in 2021.

The submarket's steady vacancy rate before this year and recent rent growth helps to attract investors. However, transaction activity has slowed as capital market conditions have tightened nationwide. Sales volume in 2023 reached \$53.0 million, whereas the submarket has had an average of \$230 million in sales volume annually over the past five years.

SOURCED: COSTAR

1.2M  
NET ABSORPTION  
IN SF

5.8%  
VACANCY  
RATE

2.0%  
MARKET ASKING  
RENT GROWTH



## MARKET STATISTICS

Submarket	Total Inventory	Direct Vacancy Rate	Sublet Vacancy Rate	Total Vacancy Rate	Total Availability Rate	QTR Net Direct Absorption	YTD Net Direct Absorption	QTR Total Leasing Activity	YTD Total Leasing Activity	Average Rental Rate (NNN)
Carson	35,558,230	4.7%	0.8%	5.5%	9.3%	(141,712)	(141,712)	18,490	18,490	\$1.86
Compton	25,243,497	4.7%	0.7%	5.4%	8.0%	(541,279)	(541,279)	29,628	29,628	\$1.78
El Segundo	7,510,001	1.2%	0.4%	1.6%	1.8%	(16,050)	(16,050)	0	0	\$2.11
Gardena	29,120,448	4.7%	0.6%	5.3%	7.3%	(244,999)	(244,999)	66,401	66,401	\$1.53
Harbor City	1,765,758	3.0%	1.7%	4.7%	5.0%	14,400	14,400	0	0	-
Hawthorne	8,190,278	1.4%	0.5%	2.0%	2.7%	4,160	4,160	33,772	33,772	\$1.58
Inglewood	4,959,646	1.9%	0.5%	2.4%	2.7%	(11,763)	(11,763)	17,586	17,586	\$1.72
Lakewood/Hawaiian Gardens	538,131	0.0%	0.0%	0.0%	0.3%	0	0	0	0	-
Lawndale	268,028	9.1%	0.0%	9.1%	9.1%	(12,272)	(12,272)	0	0	-
Long Beach/Terminal Island	24,246,348	4.7%	0.5%	5.2%	7.1%	(140,883)	(140,883)	200	200	\$1.58
Lynwood	4,363,391	3.7%	0.0%	3.7%	3.9%	(66,400)	(66,400)	0	0	\$1.21
Rancho Dominguez/E Rancho Dominguez	14,305,666	6.8%	0.8%	7.6%	9.9%	(54,958)	(54,958)	17,513	17,513	\$1.62
Redondo/Hermosa Beach	1,744,149	0.0%	0.0%	0.0%	0.0%	0	0	0	0	-
San Pedro	2,768,203	0.6%	1.8%	2.3%	14.7%	0	0	0	0	-
Signal Hill	3,040,985	2.3%	0.2%	2.5%	3.4%	(17,796)	(17,796)	14,330	14,330	\$1.91
Torrance	29,006,848	5.4%	1.0%	6.4%	6.5%	222,221	222,221	53,103	53,103	\$2.19
Wilmington	4,086,109	1.3%	0.7%	2.0%	2.1%	(27,152)	(27,152)	20,190	20,190	\$1.79
<b>South Bay</b>	<b>196,715,716</b>	<b>4.4%</b>	<b>0.7%</b>	<b>5.1%</b>	<b>7.0%</b>	<b>(1,034,483)</b>	<b>(1,034,483)</b>	<b>271,213</b>	<b>271,213</b>	<b>\$1.83</b>
<b>Los Angeles Total</b>	<b>749,317,479</b>	<b>4.4%</b>	<b>0.8%</b>	<b>5.2%</b>	<b>7.5%</b>	<b>(4,318,841)</b>	<b>(4,318,841)</b>	<b>2,522,126</b>	<b>2,522,126</b>	<b>\$1.72</b>



# DEBT & EQUITY CAPITAL ADVISORY



# TRUST. EXPERIENCE. *EXECUTION.*

*Built with over four decades of debt & equity finance experience, the Kraus Team brings extensive lending relationships and market knowledge to your unique loan assignment. They deliver fresh insight & real time market data, assuring your financing assignment stays on track.*

## OUR RELATIONSHIPS, YOUR TEAM

The Kraus Team's established relationships and extensive lender database are key components to the success of your financing. Coupled with superior sales/rental comps and backed by a seasoned investment sales team, they excel at creating competition amongst lenders and obtaining best rate and terms.

**BRAD KRAUS**  
Executive VP



**JORGE GOMEZ**  
Vice President



**\$5B**

DEBT & EQUITY  
TRANSACTIONS

**40 YRS**

TOTAL COMBINED  
EXPERIENCE

We work for you. We do not accept compensation from capital sources.

Delivering fresh insight and real time market information to clients.

Customized and creative financing solutions for every deal and client.

Long standing relationships with banks, credit unions, conduit lenders, agency lenders, life companies, debt funds, and private lenders.



## NET LEASE — OFFICE/INDUSTRIAL

### MEDICAL OFFICE ACQUISITION FINANCING

**\$8.19M**

LOAN AMOUNT



LOCATION Fort Worth, TX

LOAN DETAILS 10-year term / 30-year amortization with non-credit tenancy still in free rent period.

### INDUSTRIAL CASH-OUT REFINANCING

**\$18M**

LOAN AMOUNT



LOCATION Vernon, CA

LOAN DETAILS 5-year term / 30-year amortization with aggressive 1.17 DSCR and \$4.5MM cash out to sponsor.

### DISTRIBUTION & MANUFACTURING CENTER

**\$4.5M**

LOAN AMOUNT



LOCATION Morristown, TN

LOAN DETAILS Owner-occupied, 10-year term cash out with no pre-payment penalty.

### CREDIT TENANT OFFICE ACQUISITION

**\$12.4M**

LOAN AMOUNT



LOCATION Houston, TX

LOAN DETAILS 10-year term & 75% loan to cost for credit tenant with rollover risk via CMBS.





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