

INDUSTRIAL FOR LEASE

9988 SANTA FE SPRINGS

9988 SANTA FE SPRINGS ROAD, SANTA FE SPRINGS, CA 90670



FOR LEASE

DARVISHIAN GROUP
120 E. 3rd St. Suite 101
Long Beach, CA 90802



PRESENTED BY:

PASHA DARVISHIAN
Managing Member
office: (310) 350-6505
cell: (949) 396-1075
Pasha@darvishiangroup.com
01397162, California

JON HAUSO
Partner
office: (949) 396-1028
cell: (949) 396-1028
jon@darvishiangroup.com
02003482, CA

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PROPERTY SUMMARY

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Property Summary

Address1:	9988 Santa Fe Springs Road
Address2:	Santa Fe Springs, CA 90670
Zoning:	M2
Year Built:	2003
Available SF:	31,381
Warehouse SF:	28,167
Office SF:	3,214
Lease Rate:	\$1.60
Ceilings:	30
Clear Height:	22'
Dock Doors:	3
Truck Door:	1
Power:	480 Volt with Transformer 240 Volt 3 Ph 4 W 1600
Yard:	Yes
Fire System:	ESFR
Lot Size:	79,976SF

Property Overview

9988 Santa Fe Springs Road is a well-maintained ±31,381 SF freestanding industrial building situated on a prominent corner parcel in the heart of the Mid-Counties industrial submarket. Constructed in 2003 and zoned M2, the property offers ±28,167 SF of warehouse and ±3,214 SF of two-story office, delivering the functional, move-in-ready configuration today's users demand. The warehouse features 22' clear height, three (3) dock-high doors, one (1) ground-level truck door, and heavy 480 Volt with transformer 240V/3-Phase/1600-amp power—ideal for distribution, light manufacturing, or e-commerce fulfillment. A secured, fenced yard provides valuable outdoor storage and trailer parking, a scarce and increasingly sought-after amenity in this tight infill market. Available immediately in excellent condition at \$1.60/SF Industrial Gross.

Location Overview

Positioned along Santa Fe Springs Road in the City of Santa Fe Springs, the property enjoys one of Southern California's most strategically connected industrial locations. The site offers immediate access to the I-5, I-605, and SR-72 freeways, placing the entire Los Angeles and Orange County distribution network within easy reach and providing a direct corridor to the Ports of Long Beach and Los Angeles roughly 20 miles south. Adjacent rail frontage and proximity to major logistics hubs in Norwalk, Whittier, La Mirada, and the City of Industry reinforce the location's appeal to regional and national operators. Santa Fe Springs remains a premier logistics market defined by land constraints, historically low vacancy, and strong tenant demand—making well-located, functional product like 9988 Santa Fe Springs Road a rare opportunity.

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
100	31,381	Negotiable	\$50,210 /mo	Industrial	Excellent	Immeditate

HIGHLIGHTS

- ±31,381 SF freestanding industrial building on a corner parcel
- ±28,167 SF warehouse / ±3,214 SF two-story office
- 22' clear height with three (3) dock doors + one (1) ground-level door
- Heavy power: 480/240V / 3-Phase / 4-Wire / 1600 Amp
- Secured, fenced yard for outdoor storage and trailer parking
- Built in 2003, excellent condition, available immediately
- M2 zoning supporting a wide range of industrial uses
- Immediate access to I-5, I-605 & SR-72

Nearby Places

- I-5 (Santa Ana Fwy) — direct on/off access within minutes
- I-605 (San Gabriel River Fwy) — approx. 2 miles
- SR-72 (Whittier Blvd) — adjacent regional connector
- Ports of Long Beach & Los Angeles — approx. 20 miles south
- Downtown Los Angeles — approx. 15 miles northwest
- City of Industry logistics hub — approx. 6 miles northeast
- Norwalk / La Mirada distribution corridor — immediately adjacent
- Surrounded by national and regional industrial operators, retail amenities, and workforce housing

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PROPERTY PHOTOS

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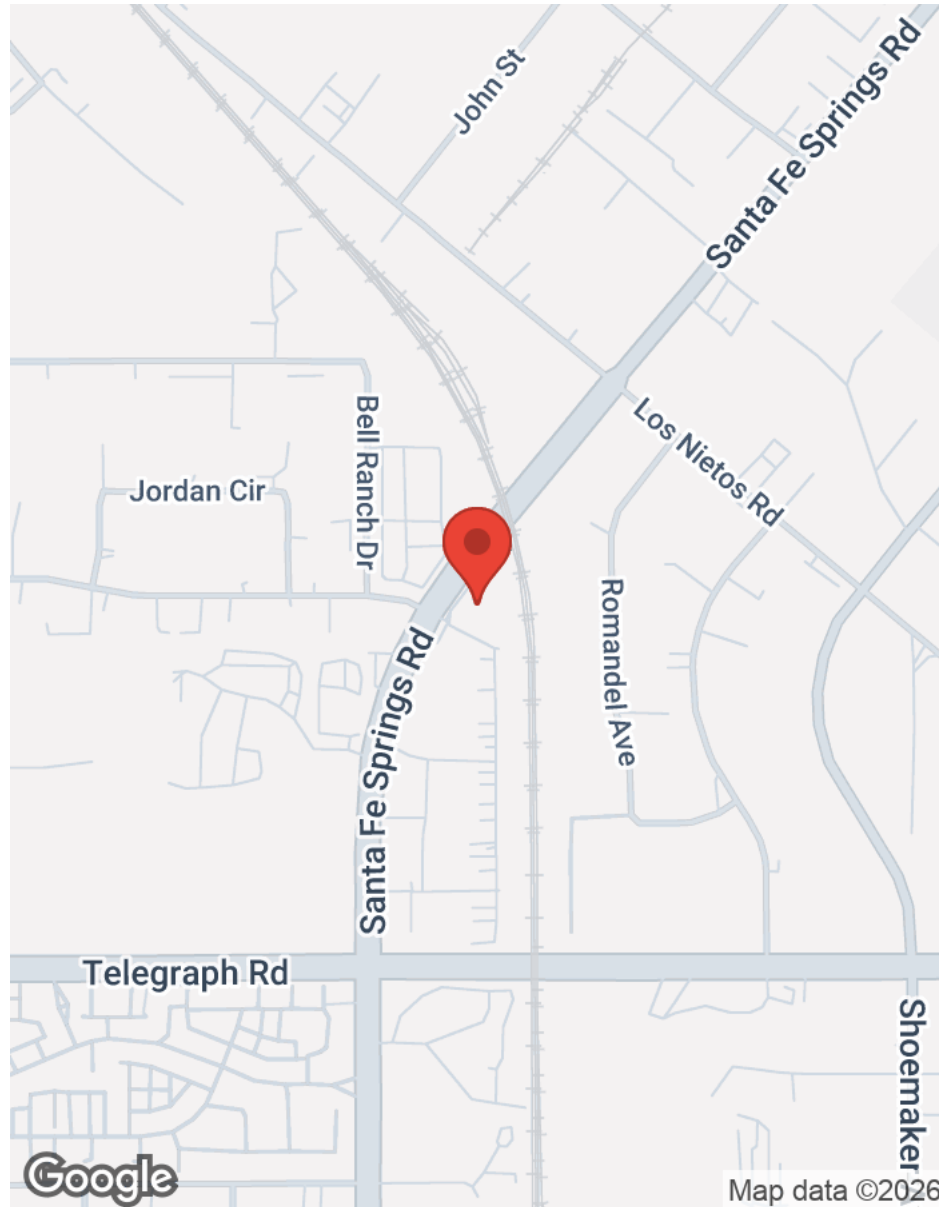


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LOCATION MAPS

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REGIONAL MAP

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AERIAL MAP

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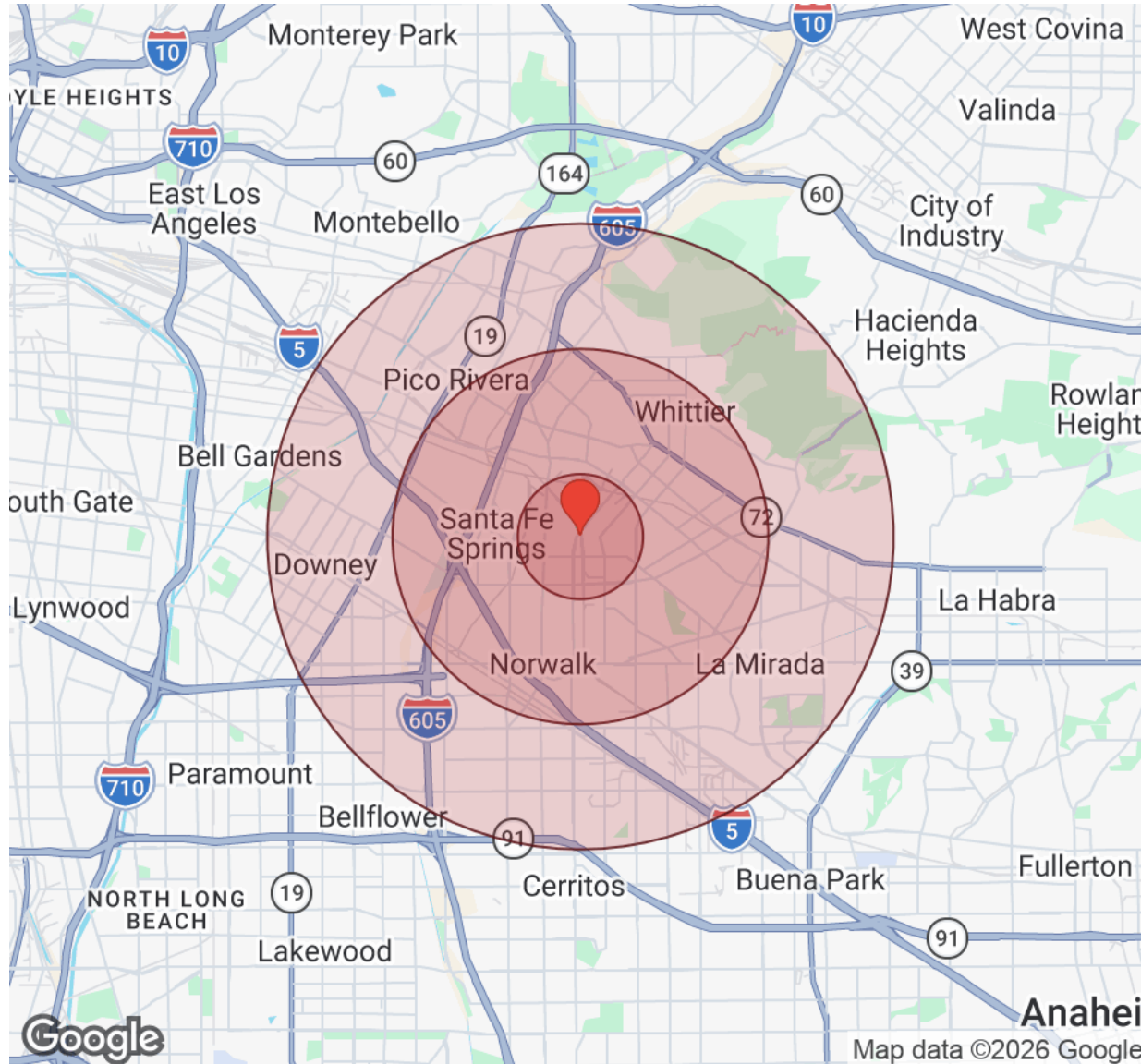


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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,613	104,965	261,993
Female	1,532	107,879	268,034
Total Population	3,145	212,844	530,027

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	430	30,139	82,472
Black	167	5,470	16,855
Am In/AK Nat	3	319	742
Hawaiian	6	341	954
Hispanic	1,997	156,972	364,023
Asian	480	16,410	56,183
Multiracial	62	2,873	8,056
Other	N/A	298	795

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,230	69,202	172,333
Occupied	1,153	64,823	161,548
Owner Occupied	455	38,860	98,127
Renter Occupied	698	25,963	63,421
Vacant	77	4,379	10,785

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	445	35,406	87,622
Ages 15 - 24	367	29,324	73,829
Ages 25 - 54	1,351	91,733	223,552
Ages 55 - 64	390	25,703	65,016
Ages 65+	591	30,677	80,009

Income	1 Mile	3 Miles	5 Miles
Median	\$76,057	\$96,843	\$100,618
Under \$15k	120	4,336	10,174
\$15k - \$25k	69	2,817	6,920
\$25k - \$35k	127	3,421	7,737
\$35k - \$50k	155	4,922	11,739
\$50k - \$75k	100	9,470	23,289
\$75k - \$100k	123	8,520	20,478
\$100k - \$150k	137	12,754	32,139
\$150k - \$200k	141	7,883	19,929
Over \$200k	181	10,699	29,141

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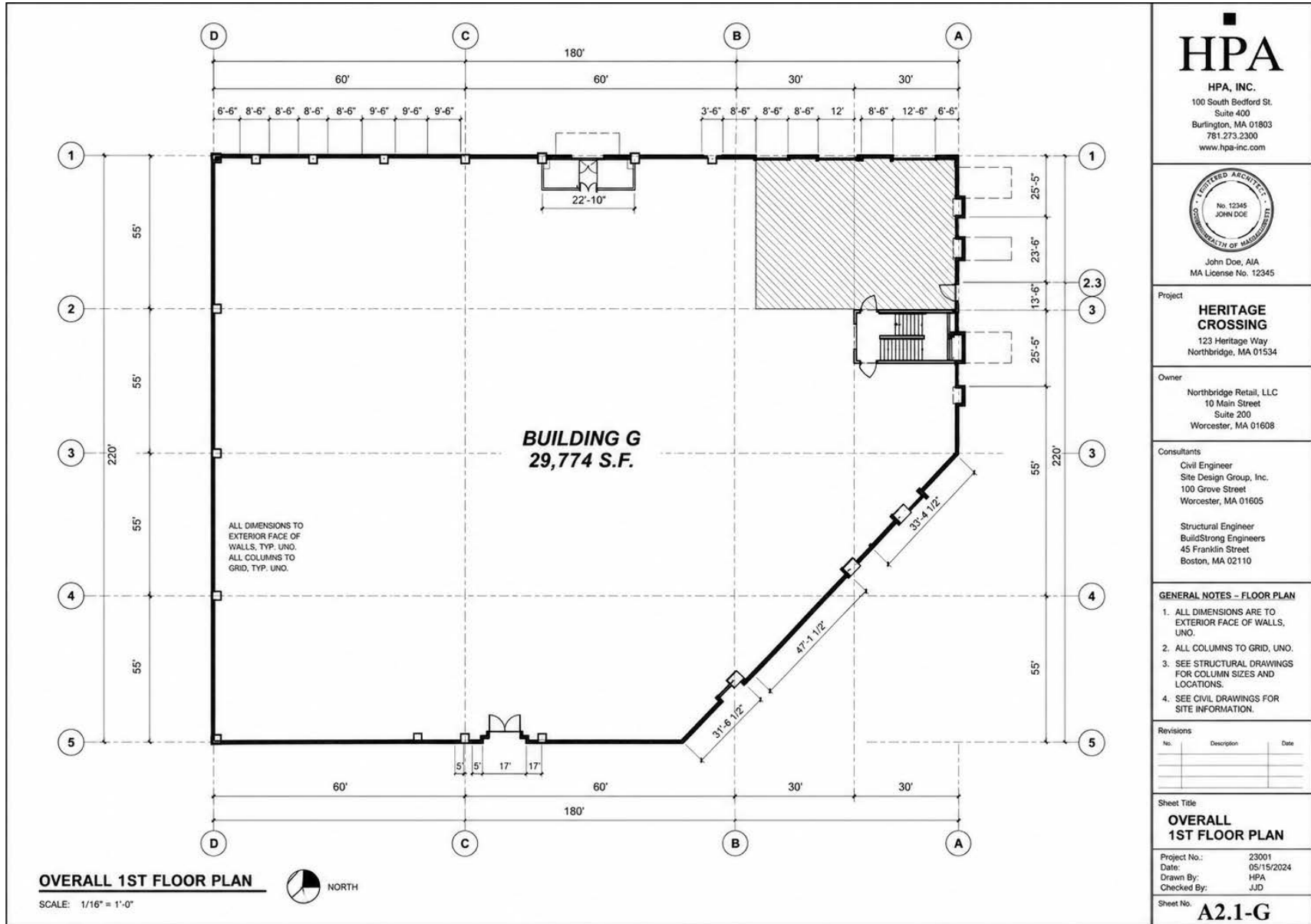


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1ST FLOOR PLAN

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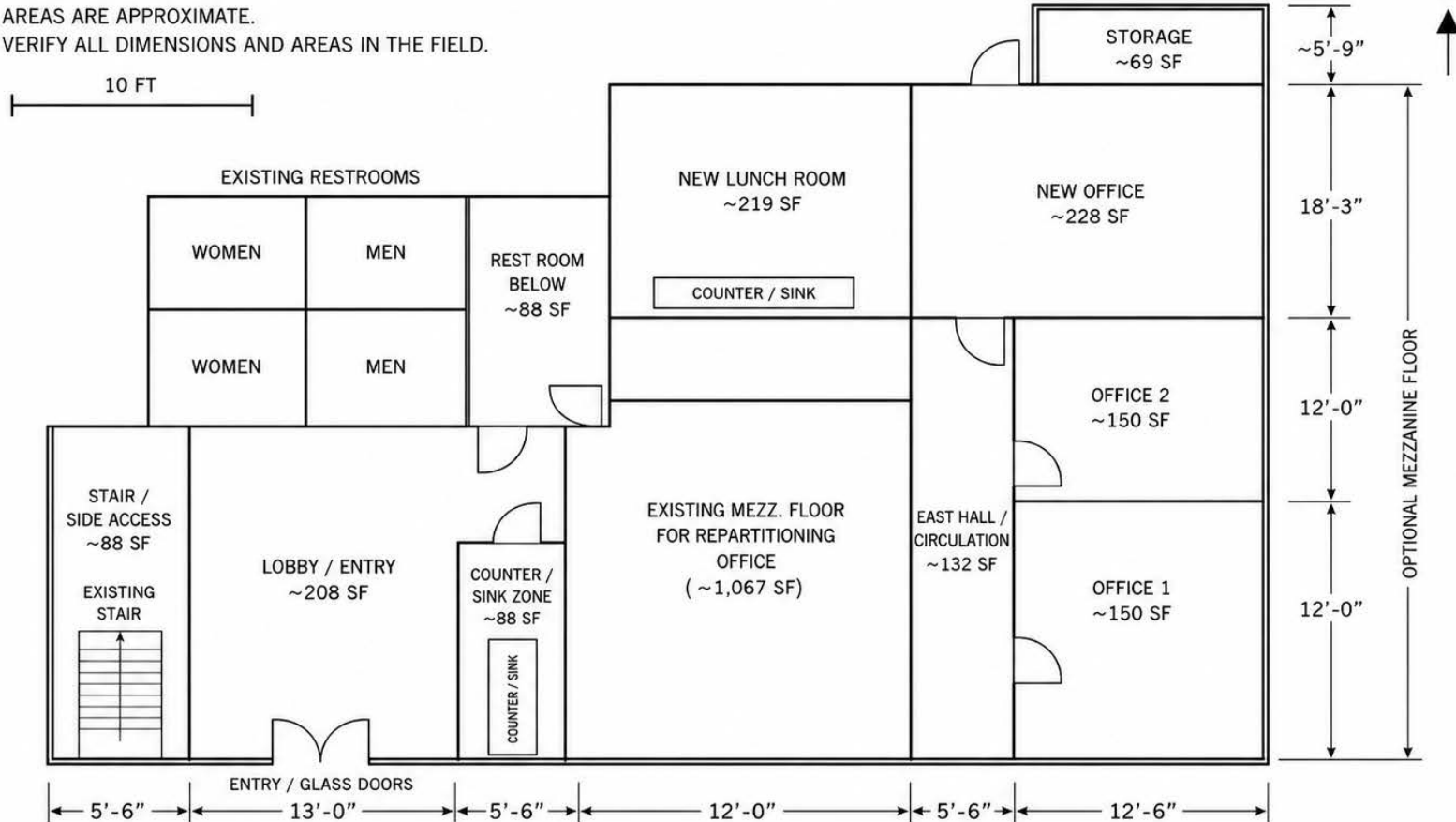
1ST FLOOR PLAN OFFICE

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MEZZANINE FLOOR PLAN

AREAS ARE APPROXIMATE.
VERIFY ALL DIMENSIONS AND AREAS IN THE FIELD.



NOTE:

1. ALL NEW DOORS AT MEZZANINE FLOOR SHALL BE 3'-0" X 6'-8" FLUSH DOORS ON 4-1/2" HEADERS.
2. ALL NEW WALLS SHALL BE 2x4 GYP. BOARD ON 2x NAILERS @ 16" O.C.

AREA SUMMARY (APPROXIMATE)

Existing mezzanine floor for repartitioning: approx. 1,067 SF

Optional mezzanine floor: approx. 540 SF

Total mezzanine area if both are included: approx. 1,607 SF

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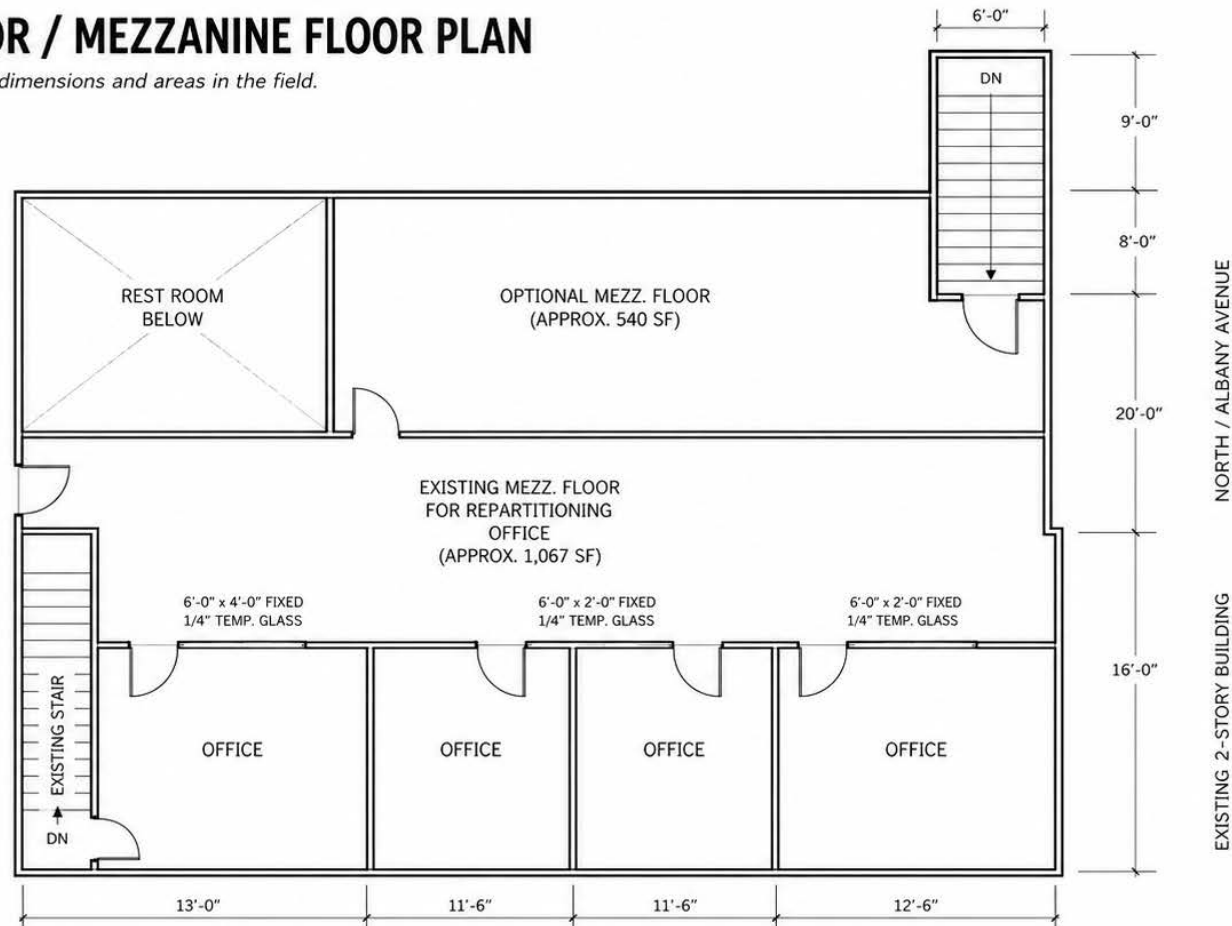
2ND FLOOR PLAN

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SECOND FLOOR / MEZZANINE FLOOR PLAN

Areas approximate. Verify dimensions and areas in the field.



NOTE:

1. ALL NEW DOORS AT MEZZANINE FLOOR SHALL BE 3'-0" X 6'-8" FLUSH DOORS ON 4-1/2" HEADERS.
2. ALL NEW WALLS SHALL BE 2x4 GYP. BOARD ON 2x NAILERS @ 16" O.C.

AREA SUMMARY (APPROXIMATE)

Existing mezz. floor for repartitioning: approx. 1,067 SF
 Optional mezz. floor: approx. 540 SF
 Total second floor / mezzanine area if both are included: approx. 1,607 SF

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PHOTO

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DISCLAIMER

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