

PRICE REDUCTION!

~~\$12,000,000~~

\$10,800,000

**Reconfiguration To Add +/- 10,000
SF of Warehouse Underway!**



10400 Pioneer Blvd, Santa Fe Springs

Brokers make no guarantees, representations, or warranties of any kind, expressed or implied. All information to be independently verified.

EXCLUSIVELY LISTED BY



JESSE LAIKIN

Executive Vice President
DRE # 00781096
☎ 310-953-8054
✉ JAL@LACommercial.com



JOSHUA SCHWARTZ

Vice President
DRE # 02058318
☎ 424.218.9871
✉ JS@LACommercial.com

FOR SALE



TOTAL SF: 48,481

~~\$12,000,000 (\$247.52 PSF)~~

\$10,800,000 (\$222.76PSF)

LA Commercial, Inc. is pleased to present the opportunity to acquire 10400 Pioneer Blvd, a high-image multi-tenant industrial/flex building located in the heart of Santa Fe Springs.

The 48,481 SF building is situated within the Town Center Business Park, offering a premier campus environment with proximity to restaurants, retail, and services. The property provides a unique opportunity for both investors and owner/users, with ±29,456 SF available (divisible to ±15,147 SF and ±14,309 SF) and the balance of the building leased to two established tenants.

Constructed in 1981, this multi-tenant facility offers modern industrial features including ±22' clear height warehouse, sprinklers, heavy power (1,000 amps, 277/480V, 3-phase, 4-wire), and finished office mezzanine. With 119 parking spaces (2.5:1 ratio) and multiple existing suites, the property is flexible for a variety of uses and configurations.

Offered at \$10,800,000 (\$222.76/SF), the asset presents a compelling combination of stable income for investment and/or immediate owner-user occupancy potential.



PROPERTY ADDRESS

10400 Pioneer Blvd, Santa Fe Springs, CA

APN

8009-026-026

BUILDING SQUARE FEET

48,481 SF

LOT SIZE

35,336 SF

PARKING:

119 Spaces

YEAR BUILT

1981

ZONING

Limited Manufacturing, Planned Overlay
[Zoning Map](#)

SPRINKLERS:

0.45 GPM/3000 SF (First Floor)
0.19 GPM/3000 SF (Mezzanine)



JESSE LAIKIN

DRE # 00781096

Executive Vice President

📞 310-953-8054

✉️ JAL@LACommercial.com



JOSHUA SCHWARTZ

DRE # 02058318

Vice President

📞 424.218.9871

✉️ JS@LACommercial.com



Property Name: Town Center Business Park
Address: 10400 Pioneer Blvd, Santa Fe Springs, CA 90670
Cross Streets: Pioneer Blvd/Telegraph Rd

Price Reduction- \$10,800,000 (\$222 PSF)
 Demolition Commenced! Converting 10,000 SF to Whse
 Multi-Tenant Industrial/Flex For Sale
 Leased Investment & Owner User
 29,456 SF (Divisible) Available For An Owner User
 Now Has ±15,500 SF of Warehouse

Sale Price: \$10,800,000.00
Sale Price/SF: \$222.77
Available SF: 48,481 SF
Prop Lot Size: 0.81 Ac / 35,284 SF
Taxes: \$81,550 / 2024
Yard: No
Zoning: ML-PD

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 6
DH Doors/Dim: 0
A: 1000 **V:** 277/480 **O:** 3 **W:** 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1981R22

Whse HVAC: No
Parking Spaces: 119 / **Ratio:** 2.5:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 14,000 SF / 22
Restrooms: 10
Office HVAC: Heat & AC
Finished Ofc Mezz: 8,410 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 60 Days
Vacant: No
To Show: Call broker
Market/Submarket: MidCounties
APN#: 8009-026-031

RENT ROLL

10400 Pioneer Blvd, Santa Fe Springs, CA

| Suite # | Tenant Name | Type of Business | SF | Lease Expiration Date | Total Current Monthly Rent | Rent Per Square Foot | NNN | Rent Increases | Options | Tenant Since |
|---------|---|--|--------|-----------------------|----------------------------|----------------------|----------------------------------|--|----------|--------------|
| 1 | Meyer Asset | General Office, Light Manufacturing, Warehousing | 6,140 | 1/31/2027 | \$ 5,990.00 | \$ 0.98 | Yes 12.6% \$2,727.75/mo. | February 2026 - \$6,230.00 | No | 2011 |
| 2-7 | Custom Building Products | General Office, Lab Spaces, Warehousing | 29,456 | 12/31/2025 | \$ 29,837.69 | \$ 1.01 | Yes 60.75% \$13,153.38/mo. | No | Vacating | 2005 |
| 8-9 | Southeast Area Social Services Funding Authority (SASSFA) | General Office and Client Training | 12,885 | 2/28/2028 | \$ 24,845.00 | \$ 1.93 | Yes 26.57% \$5,753.48/mo. | March 2026- \$25,715.00 March 2027- \$26,615.00 | No | 2006 |

*Custom Building Products Vacated as of 12/31/2025

-  Myers Asset
-  SASSFA
-  Custom Building Products



*Lines and SF are approximate

- █ Myers Asset 6,140 SF (1,536 Mezzanine)
- █ SASSFA 12,885 SF (2,987 SF Mezzanine)
- █ VACANT- Formerly CBP 29,456 SF (8,195 SF Mezzanine)

Proximity To:

Los Angeles/Long Beach Ports
 Distance: ±18 miles
 Estimated Drive Time: 25–30 minutes

Downtown Los Angeles
 Distance: ±12 miles
 Estimated Drive Time: 20–25 minutes

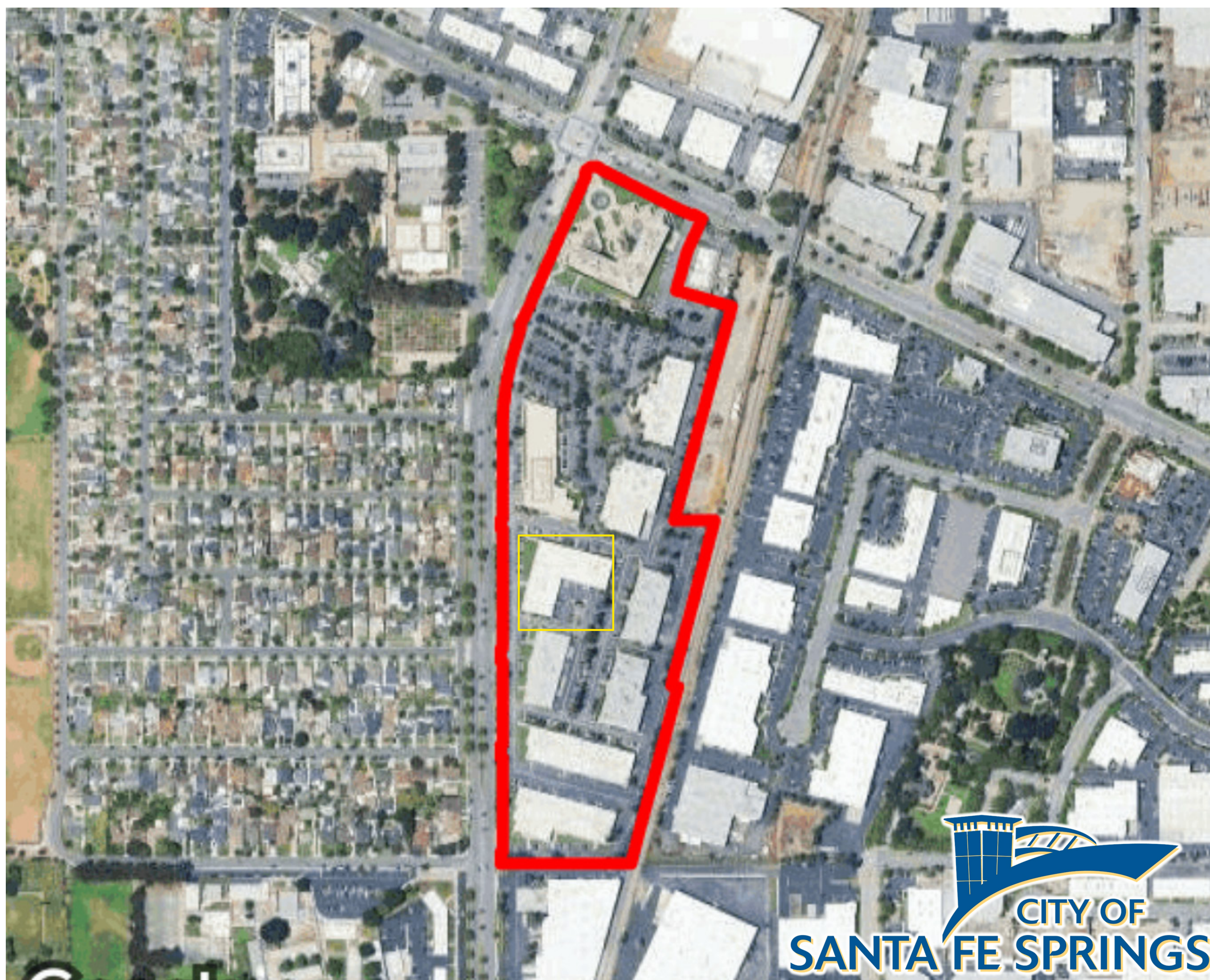
John Wayne Airport (SNA)
 Distance: ±25 miles
 Estimated Drive Time: 30–35 minutes

Los Angeles International Airport (LAX)
 Distance: ±22 miles
 Estimated Drive Time: 30 minutes

Long Beach Airport (LGB)
 Distance: ±10 miles
 Estimated Drive Time: 15–20 minutes

Citadel Outlets (Commerce)
 Distance: ±6 miles
 Estimated Drive Time: 10 minutes

Disneyland Resort
 Distance: ±12 miles
 Estimated Drive Time: 20 minutes



Town Center Park, located within the civic core of Santa Fe Springs, reflects the city's evolution into a predominantly industrial and business-oriented hub. Originally built in 1981, the Town Center area was developed as part of a broader effort to establish a centralized district that integrates civic uses with modern flex and light industrial space, supporting the region's continued economic growth through the late 20th and early 21st centuries. The surrounding business park encompasses approximately 454,954 square feet and is characterized by a mix of warehouse, distribution, and office-flex buildings designed to accommodate a range of tenants. Santa Fe Springs is home to a stable, primarily working-class population that supports its strong base of manufacturing, logistics, and service-oriented industries. Within this setting, Town Center Park and the adjacent business park stand out for their cleanliness, uniform building design, and well-maintained landscaping, reflecting the city's commitment to orderly development, functional efficiency, and a cohesive visual environment across its commercial and industrial properties.





A INTERIOR PHOTOS- 29,456 SF UNIT, OFFICE SPACE

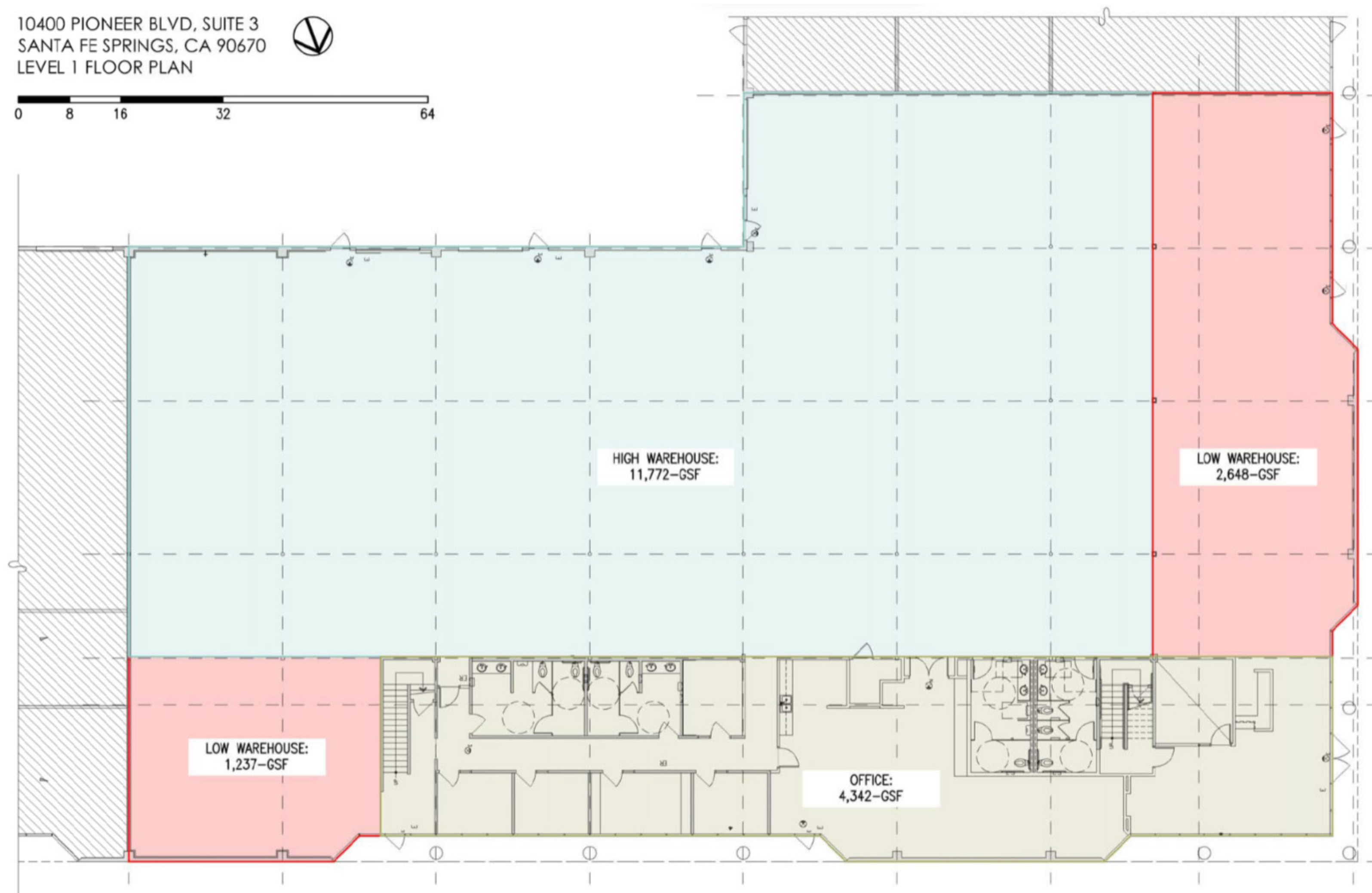
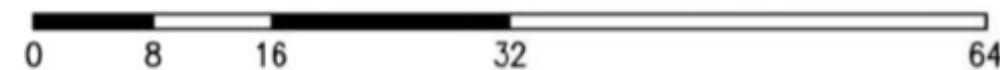
10400 Pioneer Blvd, Santa Fe Springs, CA





DEMOLITION UNDERWAY!!! NEW CONFIGURATION FOR 29,456 SF UNIT

10400 PIONEER BLVD, SUITE 3
SANTA FE SPRINGS, CA 90670
LEVEL 1 FLOOR PLAN



NEW Configuration!

Warehouse: +/- 15,657 SF

1st Floor Office: +/- 4,342 SF

2nd Floor Office: +/- 8,410 SF

Link to: [Demolition](#)

***High Clear (22ft): 11,772 SF**
Low Clear (10 ft): 3,885 SF

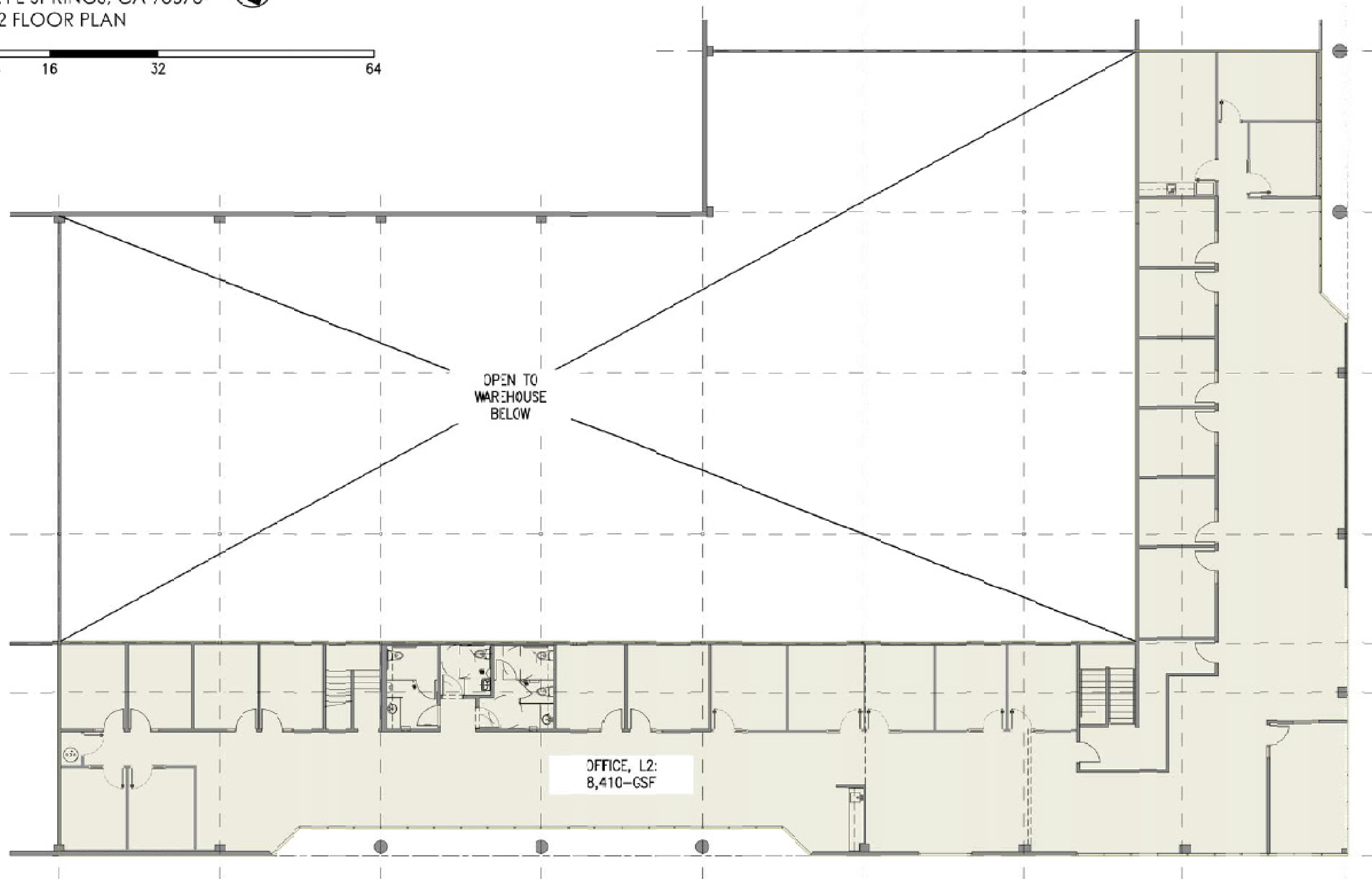


A 2nd Floor Configuration, 29,456 SF Unit

10400 PIONEER BLVD, SUITE 3
SANTA FE SPRINGS, CA 90670
LEVEL 2 FLOOR PLAN



0 8 16 32 64



- 8,410 GSF
- 2 Bathrooms
- 18 Private Offices
- 2 Stairways
- (Easily Divisible for Multiple Tenants or Operations)

INTERIOR PHOTOS- 29,456 SF UNIT WAREHOUSE, DEMO UNDERWAY!



A INTERIOR PHOTOS- 29,456 SF UNIT WAREHOUSE, DEMO UNDERWAY!









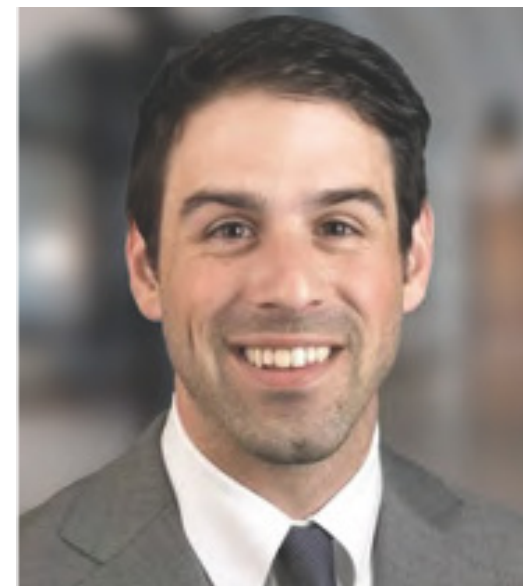
JESSE LAIKIN

Executive Vice President

DRE # 00781096

☎ 310-953-8054

✉ JAL@LACommercial.com



JOSHUA SCHWARTZ

Vice President

DRE # 02058318

☎ 424.218.9871

✉ JS@LACommercial.com

DISCLAIMERS

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from LA Commercial Real Estate Services and should not be made available to any other person or entity without the written consent of LA Commercial Real Estate Services. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not intended to replace a thorough due diligence investigation. LA Commercial Real Estate Services has not conducted any independent investigation and makes no representations or warranties regarding the income or expenses of the property, the future financial performance of the property, the size and square footage of the property and its improvements, the compliance with applicable laws and regulations, or the physical condition of the property. The information provided in this Offering Memorandum has been obtained from sources believed to be reliable; however, LA Commercial Real Estate Services does not verify, and will not verify, any of the information contained herein, and makes no representation or warranty regarding the accuracy or completeness of the information. All potential buyers are advised to take appropriate measures to independently verify all information set forth herein.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Brokers make no guarantees, representations, or warranties of any kind, expressed or implied. All information to be independently verified.