

# 9153 ALONDRA BLVD

BELLFLOWER, CALIFORNIA

±4,456 SF

OWNER USER  
INDUSTRIAL SALE





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## THE OFFERING

**Cushman & Wakefield** is pleased to offer for sale of 9153 Alondra Blvd, Bellflower ("the Property") This ±4,456 Sq. Ft. one of a kind auto repair center is located on .32 Acres, and will be provided vacant to an owner user or investor. This highly functional retail / industrial auto center consist of 87 FT Alondra Blvd frontage, with large open garage / warehouse stall storage, office space, 9 oversized Drive-In doors, street signage & gated yard area.

The property is strategically located off a main thoroughfares of Alondra Blvd and a block away from Clark & Bellflower Blvd. Close proximity to the 605, 91, 105 freeways, allowing for quick and easy access to Los Angeles, Orange County, Inland Empire. This opportunity is being offered on an "as-is" basis for the fee interest in the building and land thereunder.

This Investment offering is a terrific opportunity to acquire a spectacular one of a kind owner user or investment for single or multi-tenant use with diversified cash flow in a rapidly growing auto approved market.

**01**  
**EXECUTIVE  
SUMMARY**



## PROPERTY HIGHLIGHTS

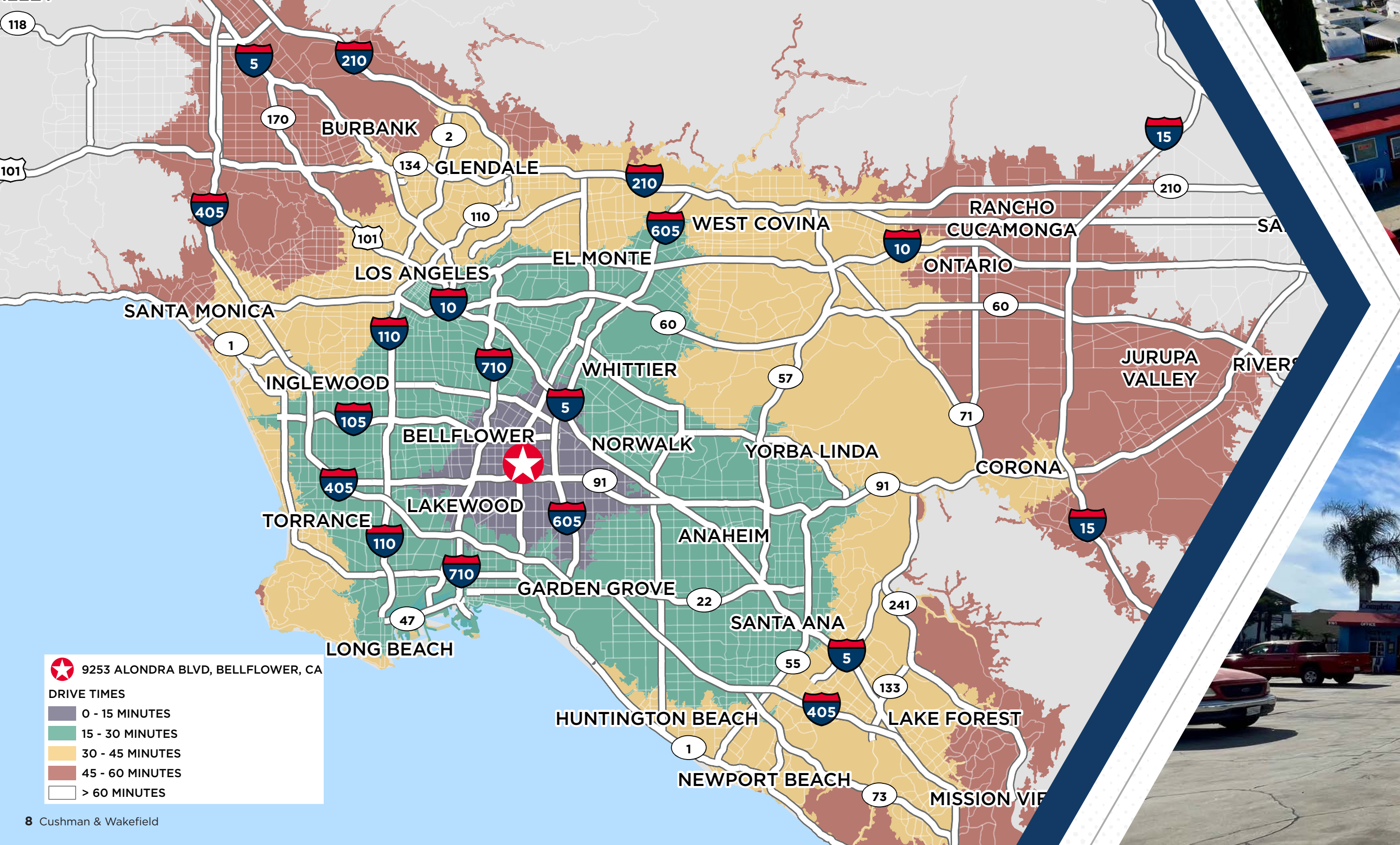
- TOTAL 4,456 SF
- SINGLE OR MULTI - TENANT
- 1-2 UNITS
- BUILDING TO BE PROVIDED VACANT
- LOT - .32 ACRES
- CLASS C - 1954 CONSTRUCTION
- OWNER USER / INVESTMENT OPPORTUNITY

## INVESTMENT HIGHLIGHTS

- **Highly Desired Owner User / Investment:** Highly functional floor plans maximizing the opportunity for auto repair, single or multi tenant building. All  $\pm 4,456$  Sq. Ft. has been maximized to utilize full production and top profit capability.
- **Excellent Location & Accessibility:** Immediate access to the 605, 91, 105 Freeway with close proximity to Los Angeles, Orange County, Inland Empire

## PROPERTY SUMMARY

<b>Address</b>	9153 Alondra Blvd, Bellflower, CA
<b>Square Footage</b>	4,456 SF
<b>Land Area</b>	.32 Acres
<b>Zoning</b>	BFCG
<b>Occupancy</b>	Will be provided vacant - Current Business also available (TBD)
<b>Year Built</b>	1954
<b>Clear Height</b>	12'





## LOCATION

<b>Address:</b>	9153 Alondra Blvd, Bellflower
<b>Industrial Market:</b>	Los Angeles County
<b>Assessor's Parcel No.:</b>	6271-008-026

## BUILDING FEATURES

<b>Year Built:</b>	1954
<b>Clear Height:</b>	12'
<b>Loading:</b>	None
<b>Yard:</b>	Gated Yard / Parking
<b>Auto Parking:</b>	1.27/1,000 SF
<b>Zoning:</b>	BFCG
<b>Drive-Ins:</b>	9 - Oversized Drive-In

## BUILDING SIZE

<b>Total Rentable Area:</b>	4,456 SF
<b>Land Size:</b>	.32 Acres
<b>Coverage:</b>	32%
<b>Office Size/%:</b>	1 Story Office
<b>Number of Buildings:</b>	1
<b>Number of Tenants:</b>	Single or Multiple
<b>Occupancy:</b>	Will be provided vacant

**02**  
**PROPERTY OVERVIEW**



# Q3 MARKET OVERVIEW



## LOS ANGELES INDUSTRIAL OVERVIEW

### MARKET INDICATORS Q3 2024

	YOY CHG	12-MO. FORECAST
<b>4.8%</b> VACANCY RATE	▲	▼
<b>-8.8M</b> YTD ABSORPTION, SF	▼	▲
<b>\$1.44</b> ASKING RENT, PSF	▼	▲

Overall, Net Asking Rent

### ECONOMIC INDICATORS Q2 2024

	YOY CHG	12-MO. FORECAST
<b>4.6M</b> Los Angeles County Employment	▲	▲
<b>5.6%</b> Orange County Unemployment Rate	▲	▼
<b>4.1%</b> U.S. Unemployment Rate	▲	▲

Source: BLS

### ECONOMIC OVERVIEW

Total nonfarm employment in Los Angeles (LA) County grew by 78,100 jobs or +1.7% year-over-year (YOY) between August 2023 and August 2024. During this time, the LA monthly unemployment rate increased from 5.6% last year to 6.7% and is currently 110 basis points (bps) above the quarterly average of 5.6%.<sup>1</sup> The manufacturing sector shed 3,800 jobs (-1.2% YOY), but wholesale trade gained 400 jobs (+0.2% YOY), retail trade gained 2,000 jobs (+0.5% YOY) and transportation and warehousing added 2,100 jobs (+1.0% YOY).

As of August 2024, the Port of Los Angeles (5.1 million) and the Port of Long Beach (4.6 million) handled a combined 9.7 million Twenty-Foot Equivalent Units (TEUs) of loaded imports, marking a 27.4% YOY increase.<sup>2</sup> This represents a 22.9% increase compared to pre-pandemic levels in 2019. The surge in cargo was driven by heightened demand as retailers prepared for the holiday season. Labor strikes at the East and Gulf Coast ports by the International Longshoremen's Association (ILA) disrupted operations, prompting some shippers to divert cargo. This shift further boosted volume at the West Coast ports.

### SUPPLY AND DEMAND

LA's overall vacancy rate increased 50 bps quarter-over-quarter (QOQ) and 250 bps YOY to 4.8% in Q3 2024, the highest recorded rate in the last decade. This quarter marked the eighth consecutive quarter of occupancy losses. The largest vacancy in the third quarter came from Pilot Automotive, which vacated 407,638 square feet (sf) in San Gabriel Valley (SGV).

LA South and LA West were the only submarkets where vacancy didn't climb QOQ. The largest increases came from the SGV and Mid-Counties where vacancy swelled by 100-bps and 90-bps respectively, reaching 5.0% and 5.2%. Meanwhile, LA Central registered the highest vacancy rate at 5.4%. LA boasted a sub-1.0% vacancy rate just 10 quarters ago but now all submarkets except LA North have rates above 3.5%, with four of six exceed the 5.0%-mark.

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