

15001 FIGUEROA STREET GARDENA

110,000 SF WAREHOUSE
12 DOCKS | 38 SURFACE SPACES



ZACUTO GROUP
COMMERCIAL REAL ESTATE



FOR SALE

15001
FIGUEROA
STREET
GARDENA

**A RARE INDUSTRIAL ASSET IN
ONE OF THE MOST DESIRABLE
LOS ANGELES MARKETS**

EXECUTIVE SUMMARY

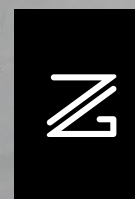
Matthew Luchs, Andrew Sinasohn, and Jacob De La Hoya of Zacuto Group, as exclusive advisors, present for sale 15001 S Figueroa Street, Gardena, CA, a ±111,266 square foot multi-tenant industrial flex asset situated on ±148,975 square feet (±3.42 acres) of LAMR1-zoned land in the South Bay / Harbor Gateway North submarket.

The property is currently 68.1% occupied (69,826 SF) across 14 of 25 units, with 33,786 SF (31.87%) vacant across 11 units. The vacancy is functional, divisible, and immediately leasable, with unit sizes ranging from ±1,000 SF to 13,090 SF, allowing for broad tenant demand and flexible lease-up execution.

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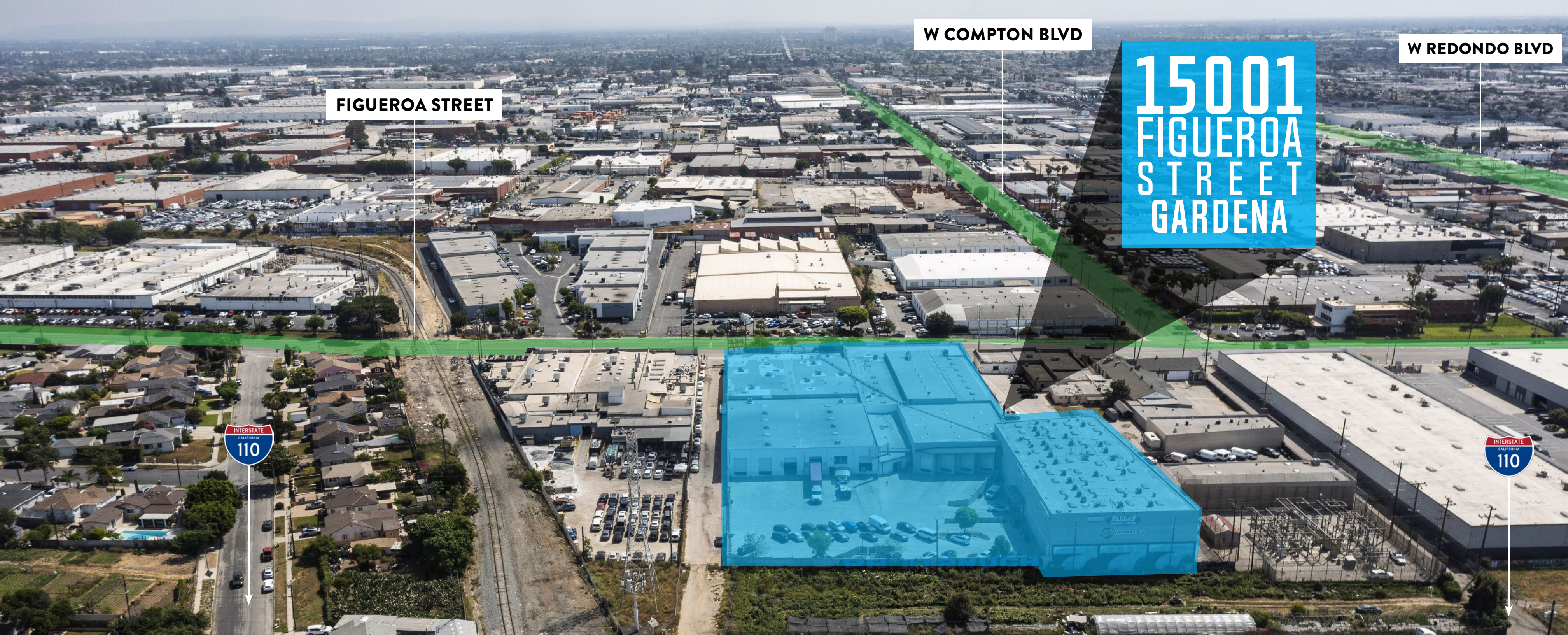
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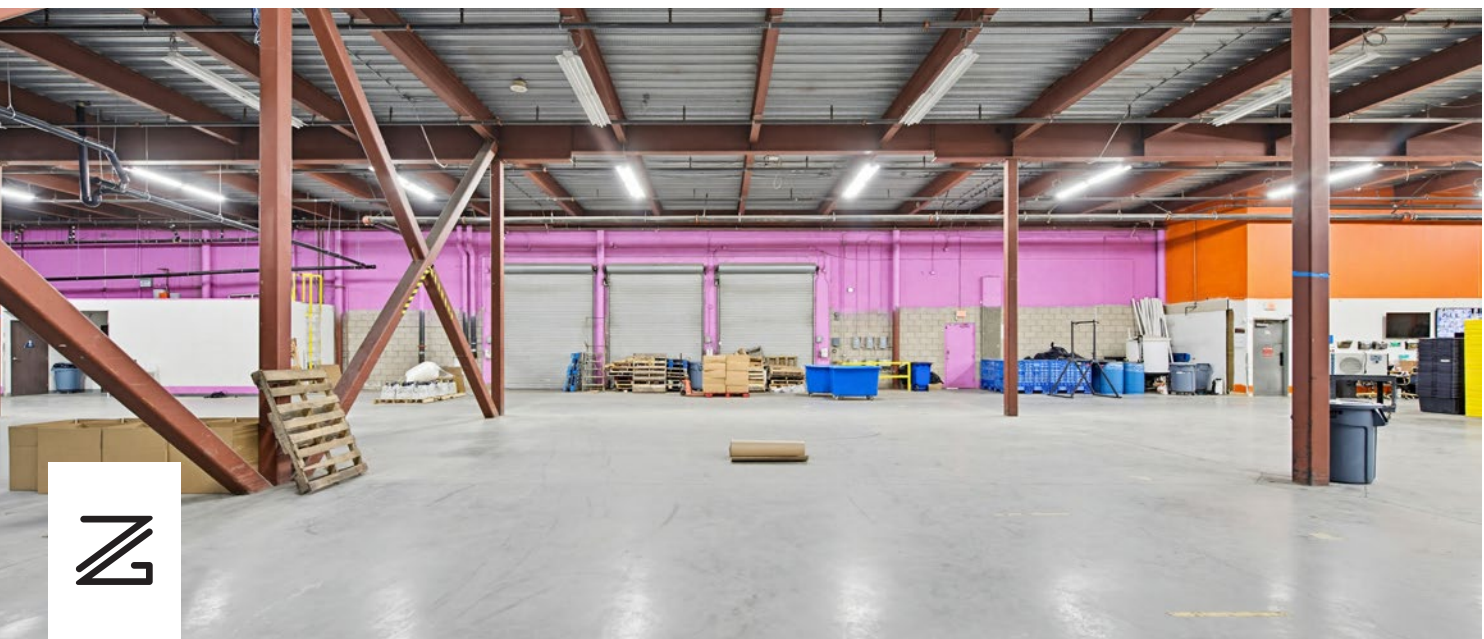
FIGUEROA STREET

W COMPTON BLVD

W REDONDO BLVD

15001
FIGUEROA
STREET
GARDENA







EXECUTIVE SUMMARY

In-place rents range from approximately \$1.00–\$1.67/SF, compared to market levels near \$1.50/SF, creating a clear path to increased revenue through both lease-up and mark-to-market rent growth without requiring significant capital improvements. A total of 28,223 SF (26.62% of the building) rolls in 2026, giving a new owner near-term control over a meaningful portion of the asset. This allows for rent resets, tenant mix improvement, and potential unit consolidation to accommodate larger users. A 40,000 SF tenant (Ball Family Farms) occupies 39.5% of the property through November 2028, providing consistent base income during the lease-up and repositioning phase. The remaining tenancy is diversified across small-bay users, limiting reliance on any single tenant outside of the anchor.

The property is configured as a functional small-bay industrial project with twelve (eleven dock-high and one ground) loading bays, three-phase power (240V / 420V / 3-phase), secured gated access, and 38 surface parking spaces. The layout supports logistics, storage, light manufacturing, contractor, and service-oriented industrial users, the most active tenant segment in the South Bay.

The site is located at the intersection of S Figueroa Street and W Compton Boulevard, with immediate access to the I-110 Freeway, one of the primary freight corridors connecting the Ports of Los Angeles and Long Beach to the greater Los Angeles basin. The property is approximately 14 miles from the Ports and 8 miles from LAX, positioning it within a core infill, port-adjacent industrial market with sustained tenant demand and limited new supply.

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PROPERTY DETAILS

PRICE \$24,900,000

BUILDING SF 111,266 SF

LOT SIZE 148,975 SF

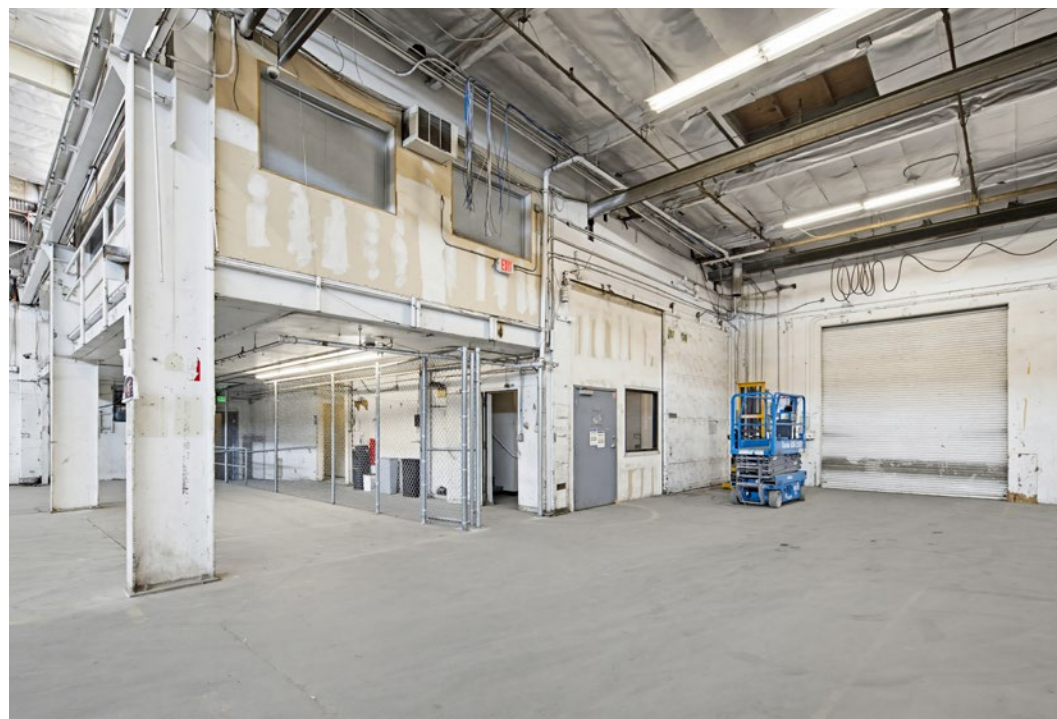
PRICE/SF (BLDG) \$224

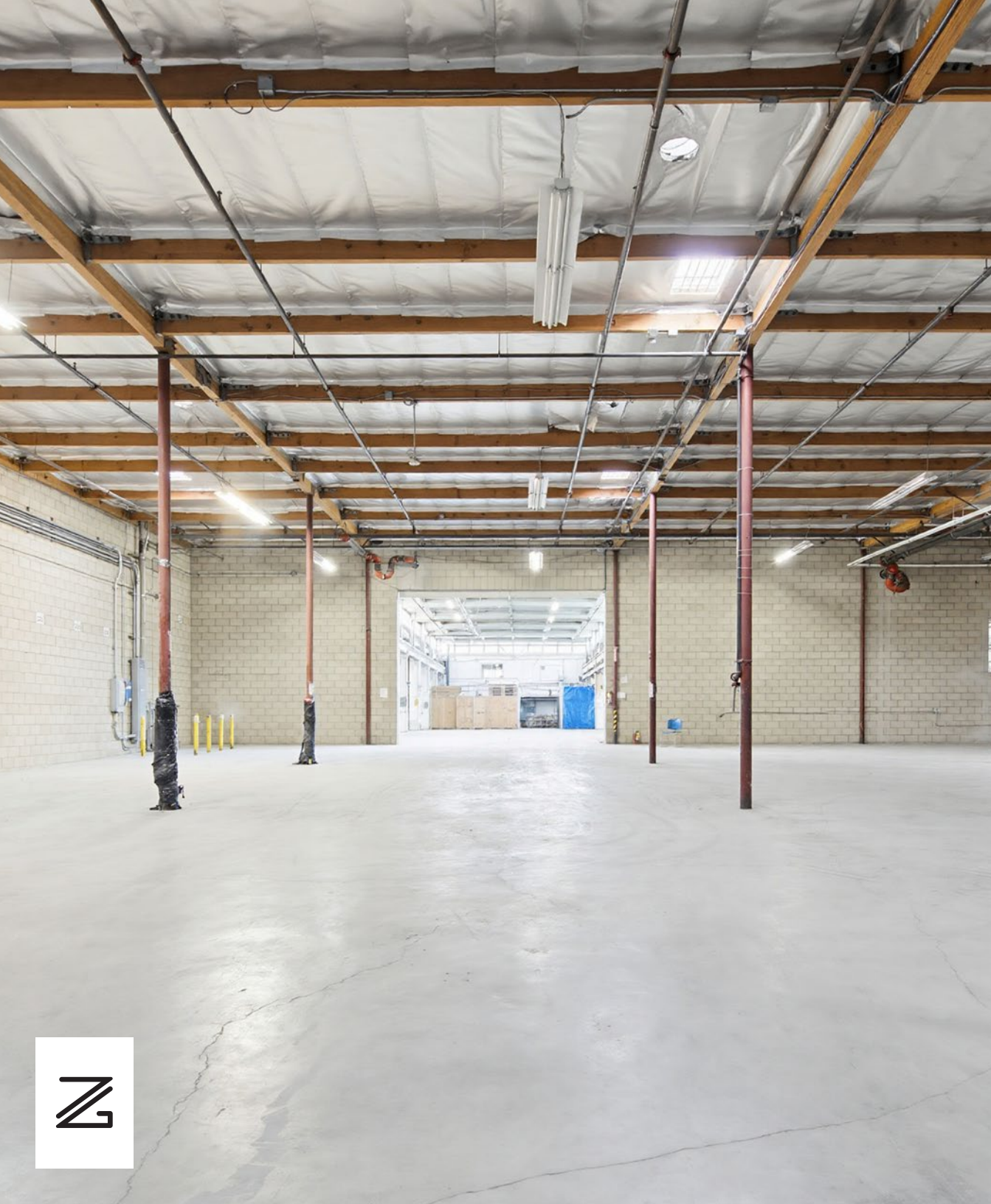
PRICE/SF (LAND) \$167

UNLEVERED IRR 111,266 SF

YEAR BUILT 1954

ZONING LAMR1





INVESTMENT HIGHLIGHTS



1 **Rare Owner-User Opportunity in a Supply-Constrained South Bay Submarket**

The property presents a rare owner-user opportunity to acquire scale in a supply-constrained South Bay submarket, with immediate occupancy of up to 33,786 SF and the ability to expand over time through lease rollover, all while benefiting from in-place income to offset carry.

2 **Value-Add Industrial Opportunity**

The property offers a clear lease-up opportunity with 33,786 SF (31.87%) of vacancy across 11 units ranging from ±1,000 SF to 13,090 SF. The space is functional and immediately leasable, allowing for staggered absorption and reduced downtime risk while providing a direct path to increased occupancy and cash flow.

3 **Mark-to-Market Rent Upside Across Existing Rent Roll**

There is meaningful mark-to-market upside across the existing rent roll, with in-place rents ranging from approximately \$1.00–\$1.67/SF compared to market levels near \$1.50/SF. This allows for organic NOI growth through rent increases upon rollover without requiring significant capital investment.

4 **Near-Term Lease Control with Immediate Repositioning Opportunity**

The asset provides near-term control through lease rollover, with approximately 28,223 SF (26.62% of the building) expiring in 2026. This creates the ability to reset rents, restructure lease terms, improve tenant quality, and potentially consolidate units to accommodate larger users early in the hold period.

5 **Anchor Tenant Provides Stable Income Floor Through November 2028**

A 40,000 SF anchor tenant (Ball Family Farms) occupies 39.5% of the building through November 2028, providing stable in-place income and limiting downside during the lease-up phase, while preserving long-term optionality at expiration.

6 **High-Demand Small-Bay Industrial Product**

The asset consists of high-demand small-bay industrial product, with unit sizes aligned with the most active tenant segment in the market. This supports strong leasing velocity, tenant diversification, and reduced reliance on single-tenant occupancy..

INVESTMENT HIGHLIGHTS

- ◆ 11 DOCK HIGHS
- ◆ 1 GROUND LEVEL ROLL UP DOOR
- ◆ HIGH CEILINGS UP TO 20FT

7 **Functional Industrial Improvements**

The property is equipped with functional industrial improvements, twelve (eleven dock-high and one ground) loading bays, three-phase power (240V / 420V / 3-phase), gated and secured access, and 38 surface parking spaces, supporting a wide range of logistics, storage, and light manufacturing uses.

8 **Core Infill South Bay Positioning with Exceptional Freeway & Port Connectivity**

The location offers core infill South Bay positioning with immediate access to the I-110 Freeway and connectivity to the I-105 and I-405, approximately 14 miles from the Ports of Los Angeles and Long Beach and 8 miles from LAX, supporting long-term tenant demand.

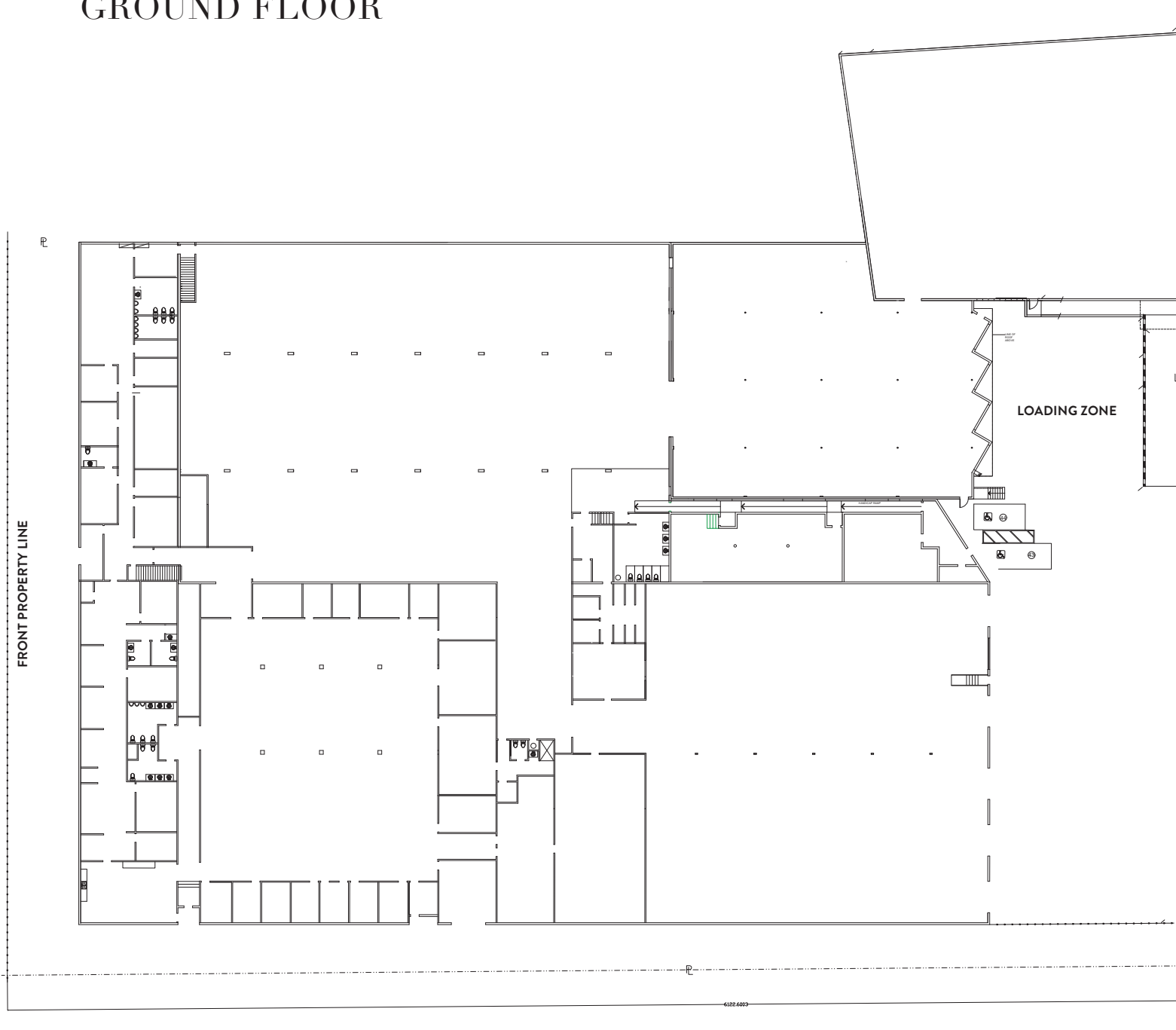
9 **Multiple Execution Strategies**

The investment provides multiple execution strategies, including lease-up and stabilization, mark-to-market rent growth, owner-user occupancy, or long-term hold within a supply-constrained, port-driven industrial corridor.

FLOOR PLAN

GROUND FLOOR

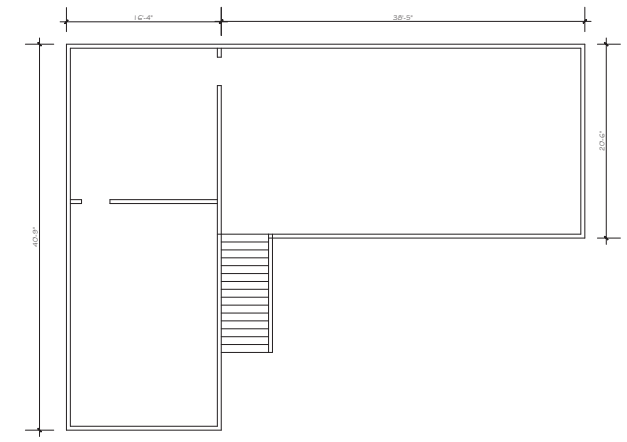
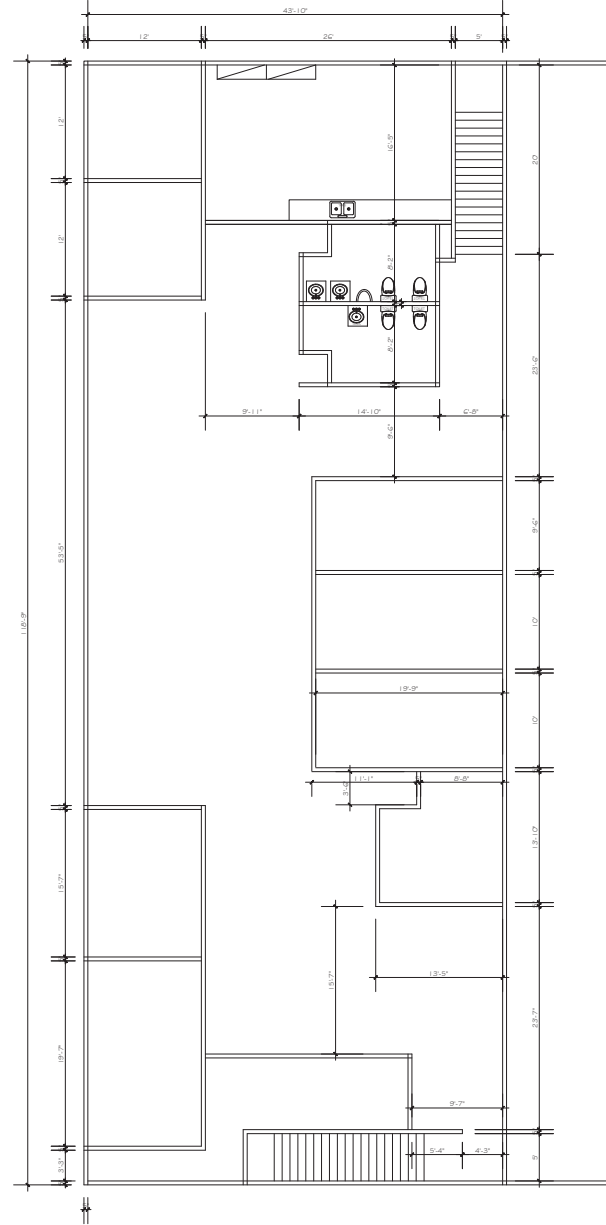
FIGUEROA STREET



SECOND FLOOR

OFFICE AREA - 5,204 SF

WAREHOUSE - 1,440 SF



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LOCATION OVERVIEW

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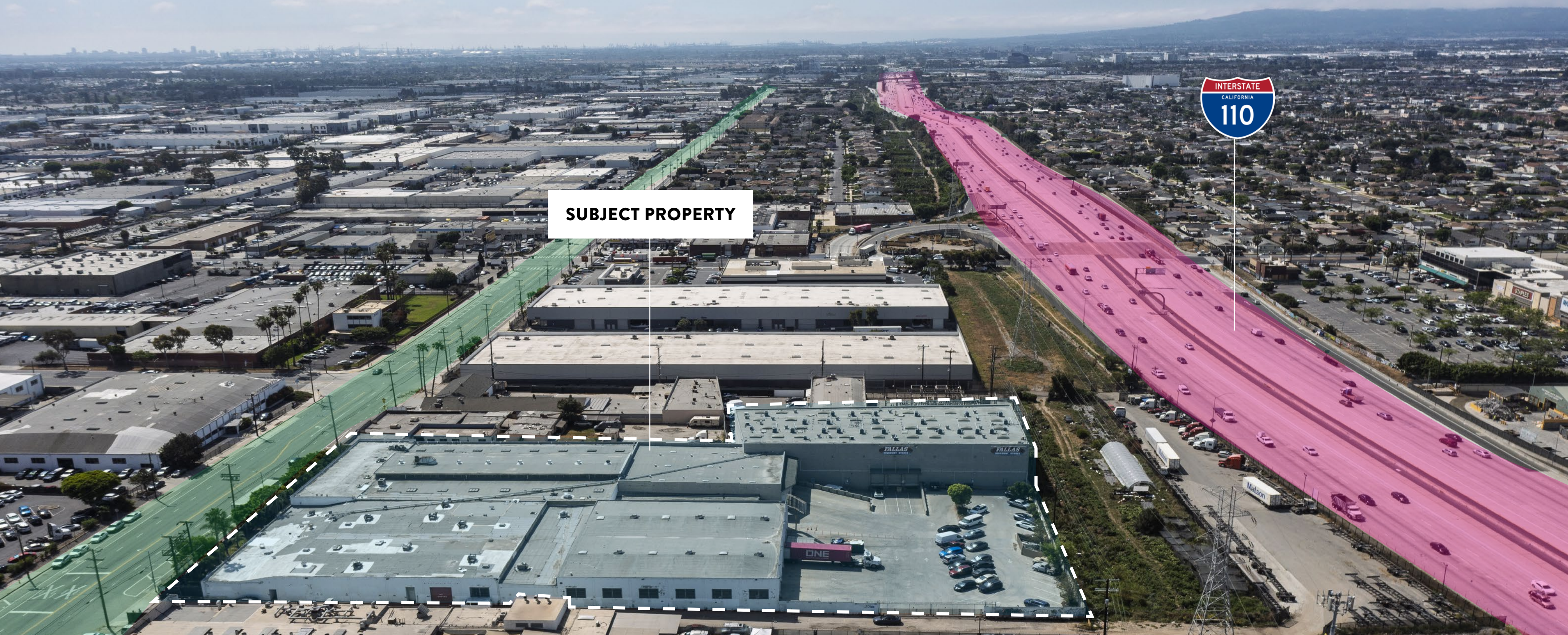
» Gardena is an established industrial city in the South Bay region of Los Angeles County, strategically positioned along the I-110 (Harbor Freeway) corridor, one of the primary freight arteries connecting the Ports of Los Angeles and Long Beach to the broader metropolitan market. The city's industrial base is anchored by a deep concentration of logistics, distribution, light manufacturing, and port-adjacent service providers, supported by a large and skilled labor force and proximity to major consumer markets across Southern California.

» 15001 S Figueroa Street sits at the intersection of S Figueroa Street and W Compton Boulevard, with direct access to the I-110 Freeway and convenient connectivity to the I-405 and I-105, providing broad regional reach across the South Bay, South Los Angeles, and Orange County. The property is approximately 14 miles from the Ports of Los Angeles and Long Beach, the largest container port complex in North America, and approximately 8 miles from Los Angeles International Airport, supporting tenants with freight, logistics, and executive travel requirements.

» The Harbor Gateway North submarket represents one of the highest-density industrial corridors in the South Bay. The area benefits from a well-established base of industrial ownership, strong historical occupancy, and limited competitive new supply, characteristics that have supported consistent tenant demand and long-term value stability. The Gardena industrial submarket sits within the broader port-served South Bay Industrial Market, which spans approximately 206 million square feet and continues to attract institutional capital and occupier demand driven by port activity, e-commerce growth, and last-mile logistics requirements.

» The surrounding area offers access to a large and diverse labor pool, a business-friendly municipal environment, and infrastructure suited to a wide range of industrial uses. As supply chain demands continue to concentrate activity within established infill submarkets, assets like 15001 S Figueroa Street benefit from durable occupier demand, strong replacement cost economics, and a market position that is difficult to replicate with new development.

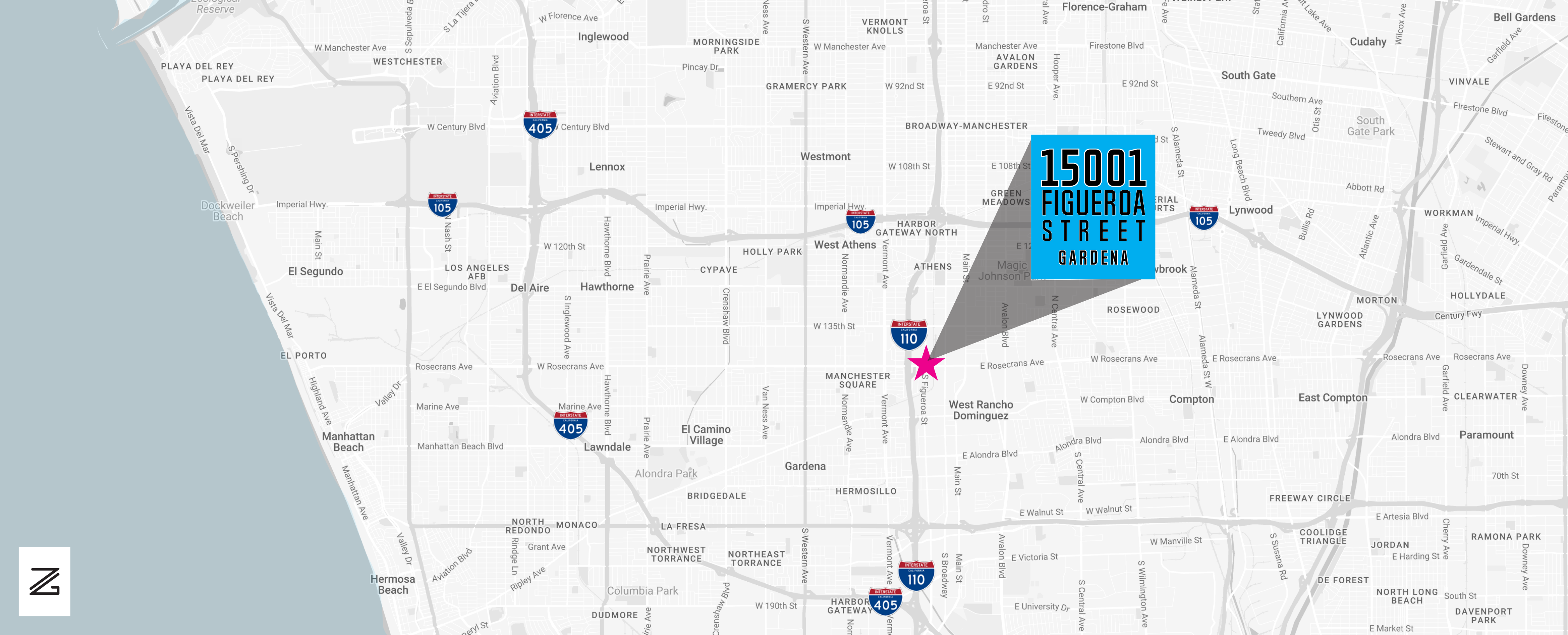




SUBJECT PROPERTY



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FINANCIAL ANALYSIS



OPERATING DATA				
	CURRENT		PRO-FORMA	
Monthly Rent:		\$97,849		\$157,014
Annual Rent:		\$1,174,193		\$1,884,162
Scheduled Lease Income:		\$1,174,193		\$1,884,162
CAM Reimbursement:		\$0		\$0
Additional Billboard Income:		\$0		\$0
Effective Gross Income:		\$1,174,193		\$1,884,162
Vacancy:	5%	\$58,710	5%	\$94,208
Expenses:		\$529,806		\$529,806
Net Operating Income:		\$585,677		\$1,260,148

OPERATING EXPENSES		
	PER YEAR	PER SF
Property Taxes @ 1.25%	\$311,250	\$2.80/SF
Insurance	\$75,000	\$0.67/SF
Porter	\$38,400	\$0.35/SF
Cleaning	\$14,400	\$0.13/SF
Utilities	\$6,756	\$0.06/SF
Trash	\$48,000	\$0.43/SF
Repair & Maintenance	\$36,000	\$0.32/SF
% of PF Gross Rent	29.1%	
Total Expenses	\$529,806	\$4.76
Expenses/SF/Month		\$0.40

PARKING & TRAFFIC	
Available Spaces	38
Parking Ratio	0.34 Space(s) per 1000
Cross Streets	S Figueroa St & W Compton Blvd
Traffic Counts	14,964 VPD

OCCUPANCY RETAIL	
Vacancy	31.87%
# of Units	25
Occupied Units	14
Occupied SF	72,223
Vacant SF	33,786
Average Unit SF	4,240

LEASE ROLLOVER SCHEDULE	MTM	2026	2027	2028	2029	2030+
SF	0	28,223	0	40,000	0	0
%	0.00%	26.62%	0.00%	37.73%	0.00%	0.00%

OCCUPANCY HISTORY	< 1 year	1 - 3 years	3 - 5 years	5 - 10 years	> 10 years
SF	900	27,323	0	40,000	0
%	0.85%	25.77%	0.00%	37.73%	0.00%

PROJECTED LEASING EXPENSES - LEASE ROLLOVER	
Projected Length of Leases	3 Year(s)
Vacancy Downtime	9 Month(s)
Tenant Improvements - IND	\$15
Leasing Comissions	6%
Total Leasing Expenses	\$1,590,135

TENANT INFORMATION																
Unit	Tenant	SF	Floor	%	Lease Start	Lease Expiration	Increases	Options	Rent	Rent/SF	Time at Center	Term Remaining	Lease Type	PF Rent	PF Rent/SF	PF Lease Type
1	Vacant	1,993	1	1.97%	-	-	-	-	-	-	-	-	IG	\$2,989.50	\$1.50	IG
2	Vacant	1,722	1	1.70%	-	-	-	-	-	-	-	-	IG	\$2,583.00	\$1.50	IG
3	Repurpose Earth	3,000	1	2.96%	4/1/24	5/30/26			\$3,699.00	\$1.23	2.04 Year(s)	0.12 Year(s)	IG	\$4,500.00	\$1.50	IG
4	Vacant	1,725	1	1.70%	-	-	-	-	-	-	-	-	IG	\$2,587.50	\$1.50	IG
5	Always There Trucking, LLC	1,000	1	0.99%	5/7/24	4/30/26			\$1,665.00	\$1.67	1.94 Year(s)	0.04 Year(s)	IG	\$1,500.00	\$1.50	IG
6	Sky Blue Fence	1,550	1	1.53%	5/16/24	4/30/26			\$2,241.00	\$1.45	1.92 Year(s)	0.04 Year(s)	IG	\$2,325.00	\$1.50	IG
7	Silver Star Movers, Inc	1,350	1	1.33%	2/17/25	5/30/26			\$1,822.50	\$1.35	1.16 Year(s)	0.12 Year(s)	IG	\$2,025.00	\$1.50	IG
8	Vacant	1,250	1	1.24%	-	-	-	-	-	-	-	-	IG	\$1,875.00	\$1.50	IG
9	Vacant	1,250	1	1.24%	6/24/25	5/30/26			\$2,081.25	\$1.67	0.81 Year(s)	0.12 Year(s)	IG	\$1,875.00	\$1.50	IG
10	Vacant	2,250	1	2.22%	-	-	-	-	-	-	-	-	IG	\$3,375.00	\$1.50	IG
11	Susan Geller	820	1	0.81%	10/7/24	5/30/26			\$1,122.66	\$1.37	1.52 Year(s)	0.12 Year(s)	IG	\$1,230.00	\$1.50	IG
12	South Bay Cloud MC, LLC	253	1	0.25%	6/18/24	5/30/26			\$421.25	\$1.67	1.82 Year(s)	0.12 Year(s)	IG	\$379.50	\$1.50	IG
13	JWMCC Limited Partnership	3,000	1	2.96%	4/9/24	5/30/26			\$4,995.00	\$1.67	2.02 Year(s)	0.12 Year(s)	IG	\$4,500.00	\$1.50	IG
14	Three Brothers Party Rental	900	1	0.89%	8/30/25	8/30/26			\$1,000.00	\$1.11	0.62 Year(s)	0.38 Year(s)	IG	\$1,350.00	\$1.50	IG
15	Manada Shipping Xpress, Inc	5,800	1	4.94%	3/9/24	4/30/26			\$8,283.00	\$1.66	2.10 Year(s)	0.04 Year(s)	IG	\$7,492.50	\$1.50	IG
16	Vacant	1,148	1	1.13%	-	-	-	-	-	-	-	-	IG	\$1,722.00	\$1.50	IG
17	Vacant	1,158	1	1.14%	7/15/25	6/30/26			\$1,808.10	\$1.56	0.75 Year(s)	0.21 Year(s)	IG	\$1,737.00	\$1.50	IG
18	Vacant	13,090	1	12.93%	-	-	-	-	-	-	-	-	IG	\$19,635.00	\$1.50	IG
19	Vacant	1,000	1	0.99%	-	-	-	-	-	-	-	-	IG	\$1,500.00	\$1.50	IG
20	Kirk	2,470	1	2.44%	12/1/24	5/30/26			\$4,000.00	\$1.62	1.37 Year(s)	0.12 Year(s)	IG	\$3,705.00	\$1.50	IG
21	Vacant	7,200	1	7.11%	-	-	-	-	-	-	-	-	IG	\$10,800.00	\$1.50	IG
22	Black and Yellow	4,500	1	4.45%	3/26/24	5/30/26			\$5,000.00	\$1.11	2.05 Year(s)	0.12 Year(s)	IG	\$6,750.00	\$1.50	IG
23	PopSK8	3,580	1	3.54%	10/1/24	5/30/26			\$3,600.00	\$1.01	1.54 Year(s)	0.12 Year(s)	IG	\$5,370.00	\$1.50	IG
24	Upstairs Offices	4,000	2	3.77%	-	-	-	-	-	-	-	-	-	\$4,000.00	\$1.00	Gross
25	Ball Family Farms, Inc	40,000	1	37.73%	11/20/18	11/20/28			\$60,000.00	\$1.50	7.44 Year(s)	2.57 Year(s)	IG	\$60,000.00	\$1.50	IG
		106,009		100%					\$97,849.41	\$0.92	1.72 Year(s)	0.05 Year(s)		\$157,013.50	\$1.48	

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