

10334 Painter Ave
SANTA FE SPRINGS, CA 90670



Prime Retail / Flex Investment or Owner-User Opportunity

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

10334 Painter Ave
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Asking Price:	\$1,700,000
Price per SF:	\$249.27
Total Building SF:	±6,820 SF
Lot SF:	±20,796 SF
Year Built:	1963
Zoning:	C-4 (Community Commercial)
Parking Ratio:	4/1,000
APN:	8011-006-008



This property is a standout opportunity positioned in the heart of Santa Fe Springs' active commercial corridor. Whether you're an investor seeking a multi-tenant asset with immediate income and lease-up potential, an owner-user looking for a flagship location with supplemental rental income, or a developer eyeing a strategic repositioning, 10334 Painter Avenue delivers unmatched value. Its prime location, flexible zoning, and robust infrastructure make it a future-proof investment in one of Southern California's most sought-after commercial hubs.

Take advantage of this rare opportunity to own a high-visibility, high-potential property in a market with proven demand. Contact us today to schedule a tour or discuss how 10334 Painter Avenue can elevate your portfolio or business to new heights!



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PROPERTY HIGHLIGHTS

- ±6,820 SF freestanding retail/flex building on ±20,796 SF lot (±0.48 acres)
- C-4 (Community Commercial) zoning – ideal for retail, service, showroom, and light commercial uses
- Eight individual suites – ideal for multi-tenant investment or single-user occupancy
- Combination of retail storefront and rear storage space
- Power: 3-phase, 400 amps with 3 meters (Buyer to verify)
- Occupancy: Mix of owner-occupied, month-to-month tenants, and one tenant with ±2 years remaining
- Ample on-site parking in front and rear of building
- Excellent signage and visibility on heavily trafficked Painter Ave.



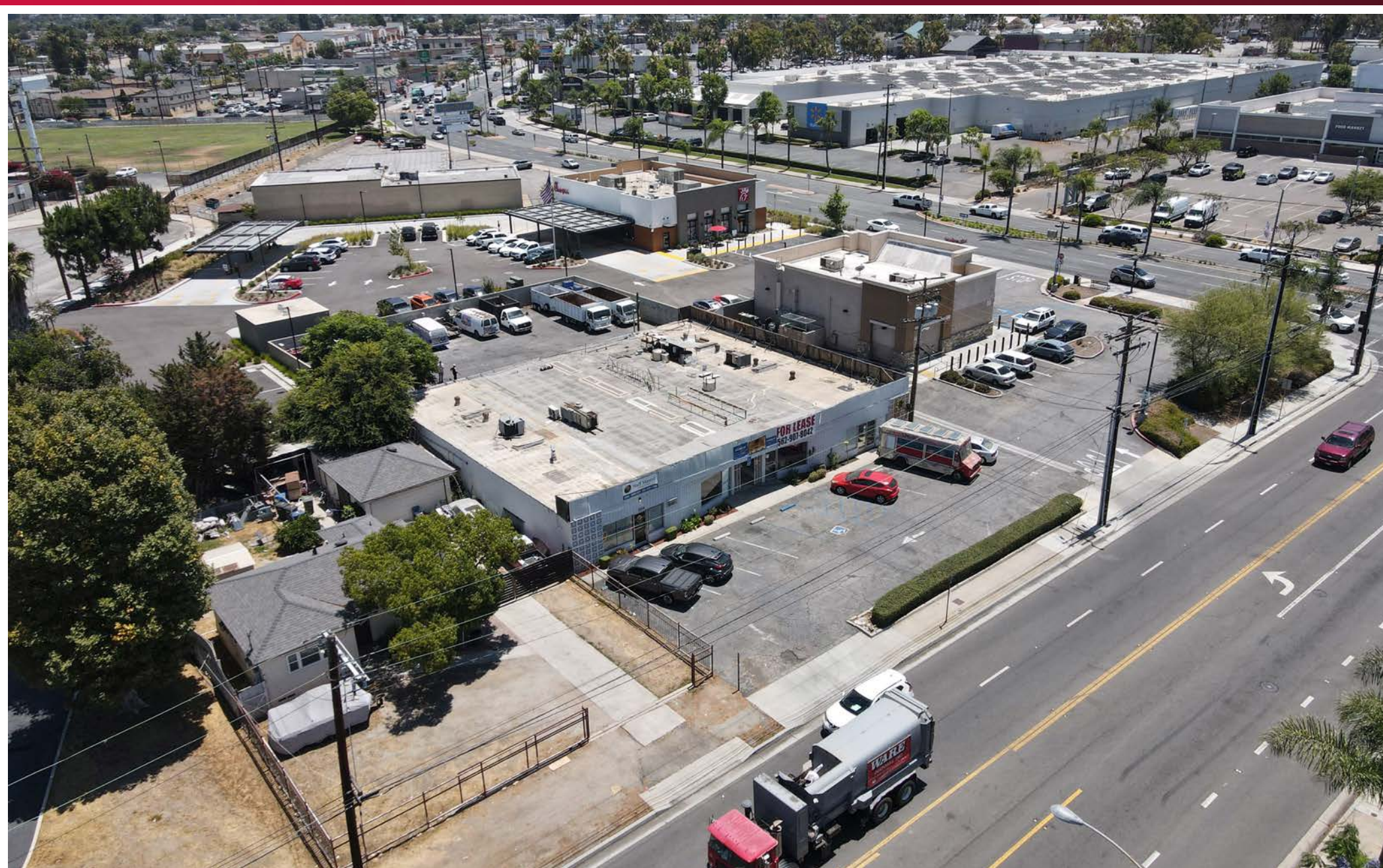
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EXTERIOR PHOTOS

10334 Painter Ave
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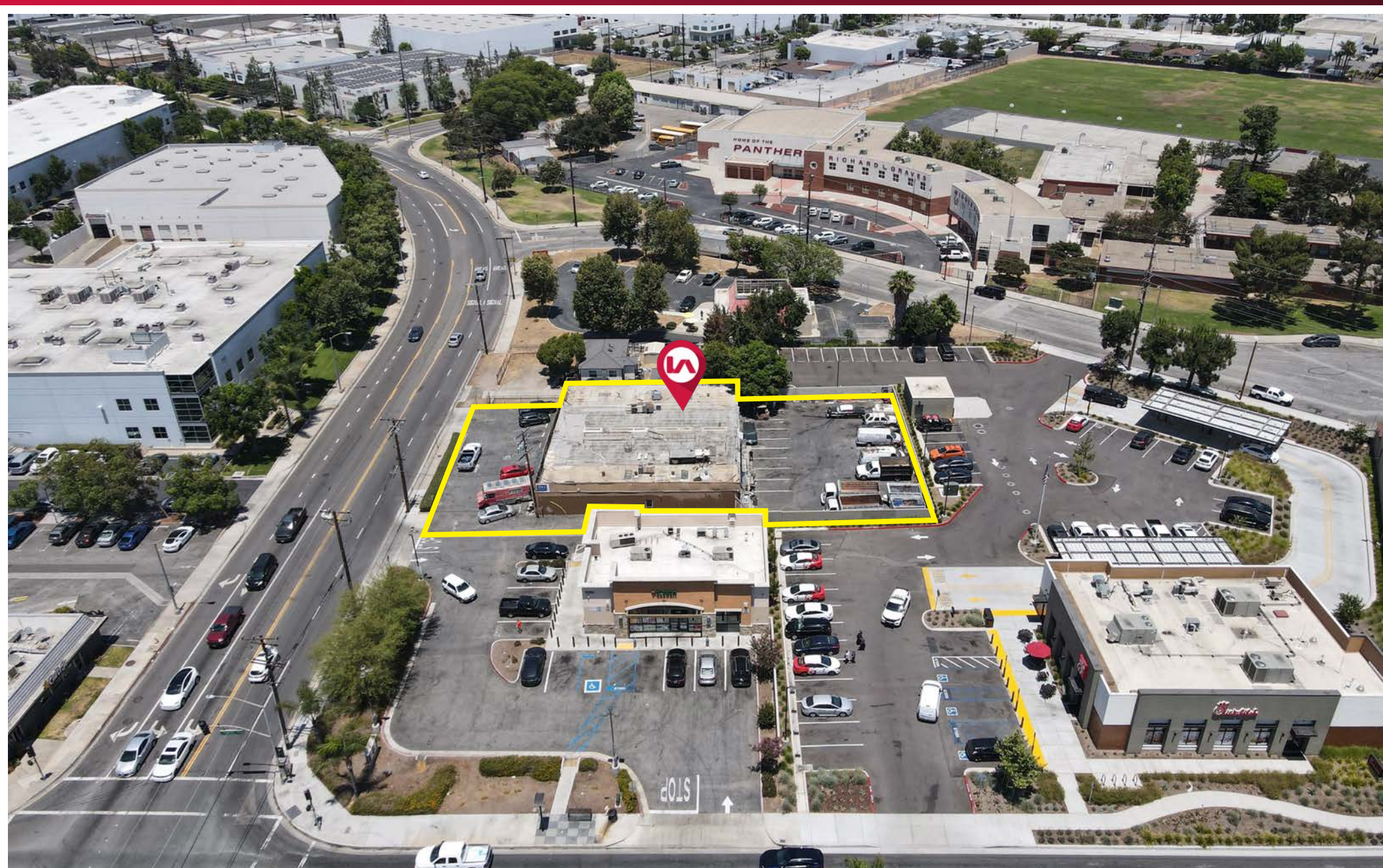
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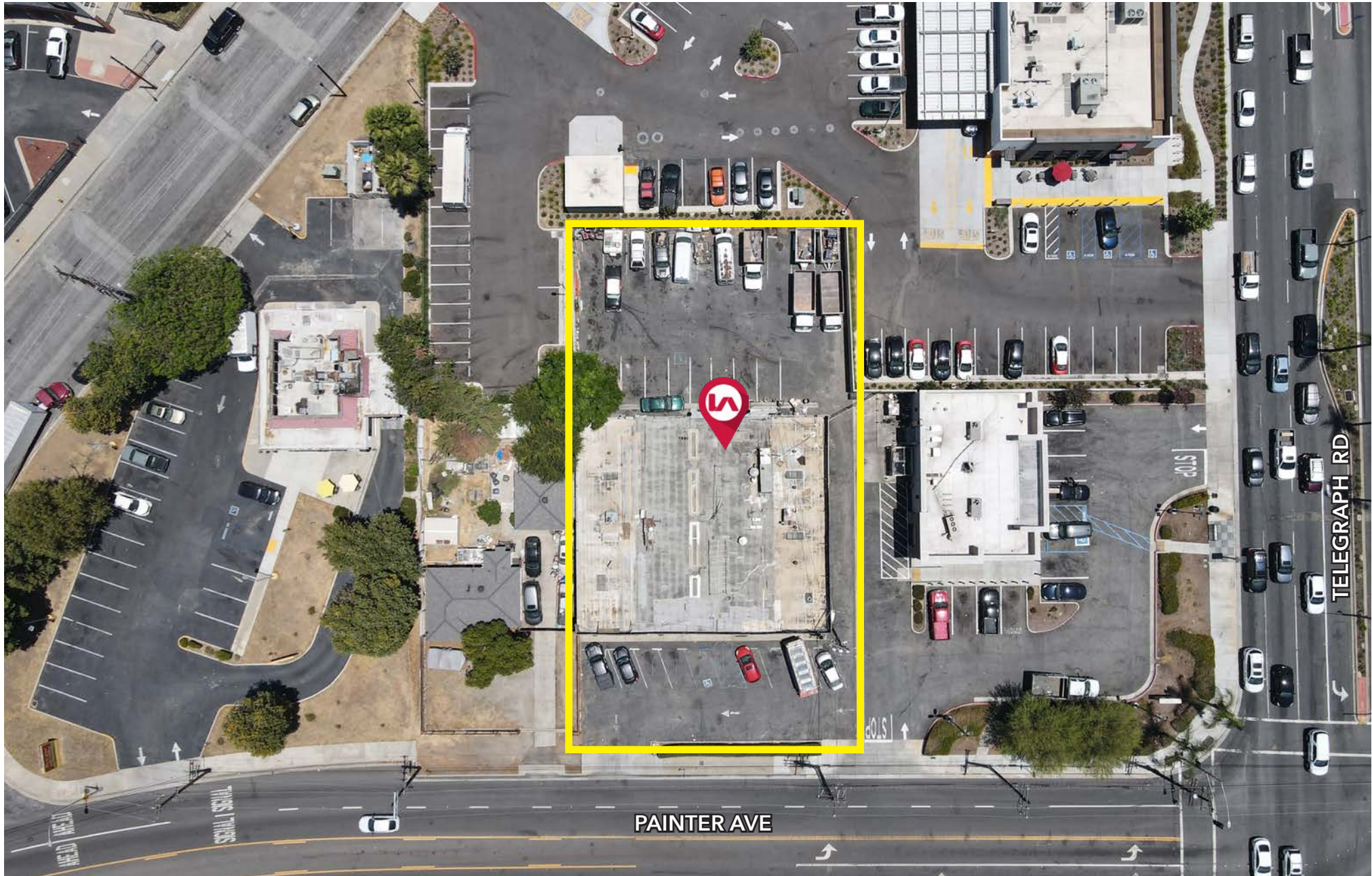
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AERIAL PHOTO

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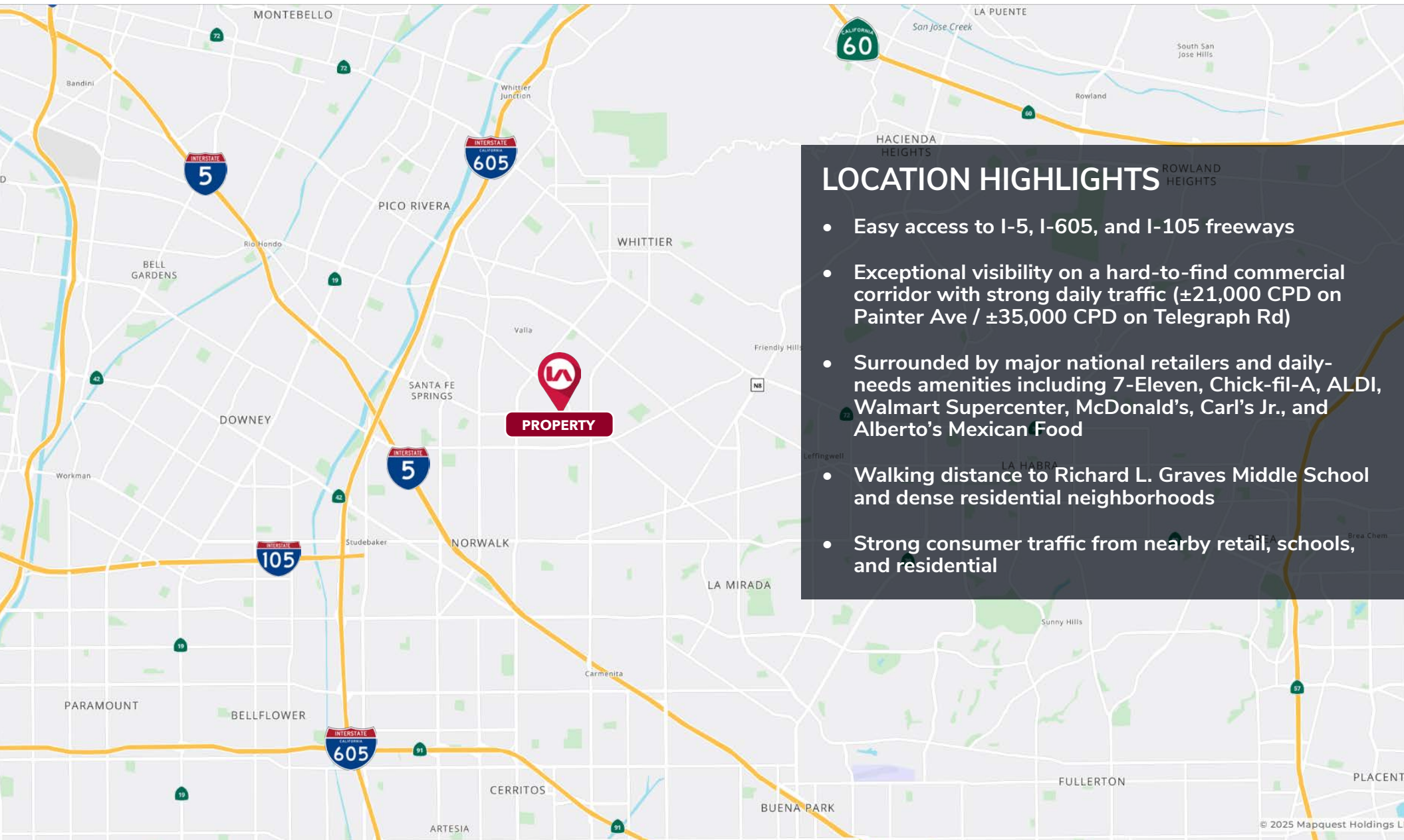
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LOCATION HIGHLIGHTS

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LOCATION HIGHLIGHTS

- Easy access to I-5, I-605, and I-105 freeways
- Exceptional visibility on a hard-to-find commercial corridor with strong daily traffic ($\pm 21,000$ CPD on Painter Ave / $\pm 35,000$ CPD on Telegraph Rd)
- Surrounded by major national retailers and daily-needs amenities including 7-Eleven, Chick-fil-A, ALDI, Walmart Supercenter, McDonald's, Carl's Jr., and Alberto's Mexican Food
- Walking distance to Richard L. Graves Middle School and dense residential neighborhoods
- Strong consumer traffic from nearby retail, schools, and residential

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AMENITIES MAP

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10334

PAINTER AVE

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.



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