

# Owner User Warehouse Condo For Sale

11940 GOLDRING ROAD SUITE G - ARCADIA, CA 91006

COMPASS  
COMMERCIAL



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# EXECUTIVE SUMMARY

## PRICE

**\$875,000**

## TOTAL SQUARE FT

**1,875 SF**

## CLEAR HEIGHT

**14'4"**

## USE

**Owner User**

## WAREHOUSE

**1,323 SF**

## OFFICE

**488 SF**

Year Built: 1990

Asking Price: \$875,000

Price Per SF: \$466

Investment Type: Owner User

Association Fee: \$154 / mo

Roll Up Door: 12' x 12'

Restroom: 8 x 8 (ADA)

Parking Spaces: 3

- Rare, Small Owner User Warehouse
- Top of the Line Security System
- HVAC in Warehouse & Office
- Security Ballards
- Excellent Location
- Gated - With Remote Access
- Updated Plumbing
- Quick Access to the 210, 605 and 10
- Excellent Mix of Office & Warehouse



## Property Description

The offering is a desirable commercial warehouse condo located in the heart of Arcadia, perfect for owner-users and small businesses. Strategically located with equidistant proximity between the 10, 605 and 210 freeways, this property offers easy access to major transportation routes.

The property includes approximately 1,875 square feet of space, a 14' 4" clear height warehouse, and a 12 x 12 roll-up door. This unit is equipped with a top-of-the-line security system, fresh paint, updated plumbing, and an excellent mix of office and warehouse space with HVAC in both spaces.

Finding a small owner-user warehouse like this is a rare opportunity. Industrial spaces in Los Angeles County are in high demand. Smaller warehouses suitable for owner-users are particularly scarce. Don't miss out this opportunity.

# INTERIOR





# EXTERIOR

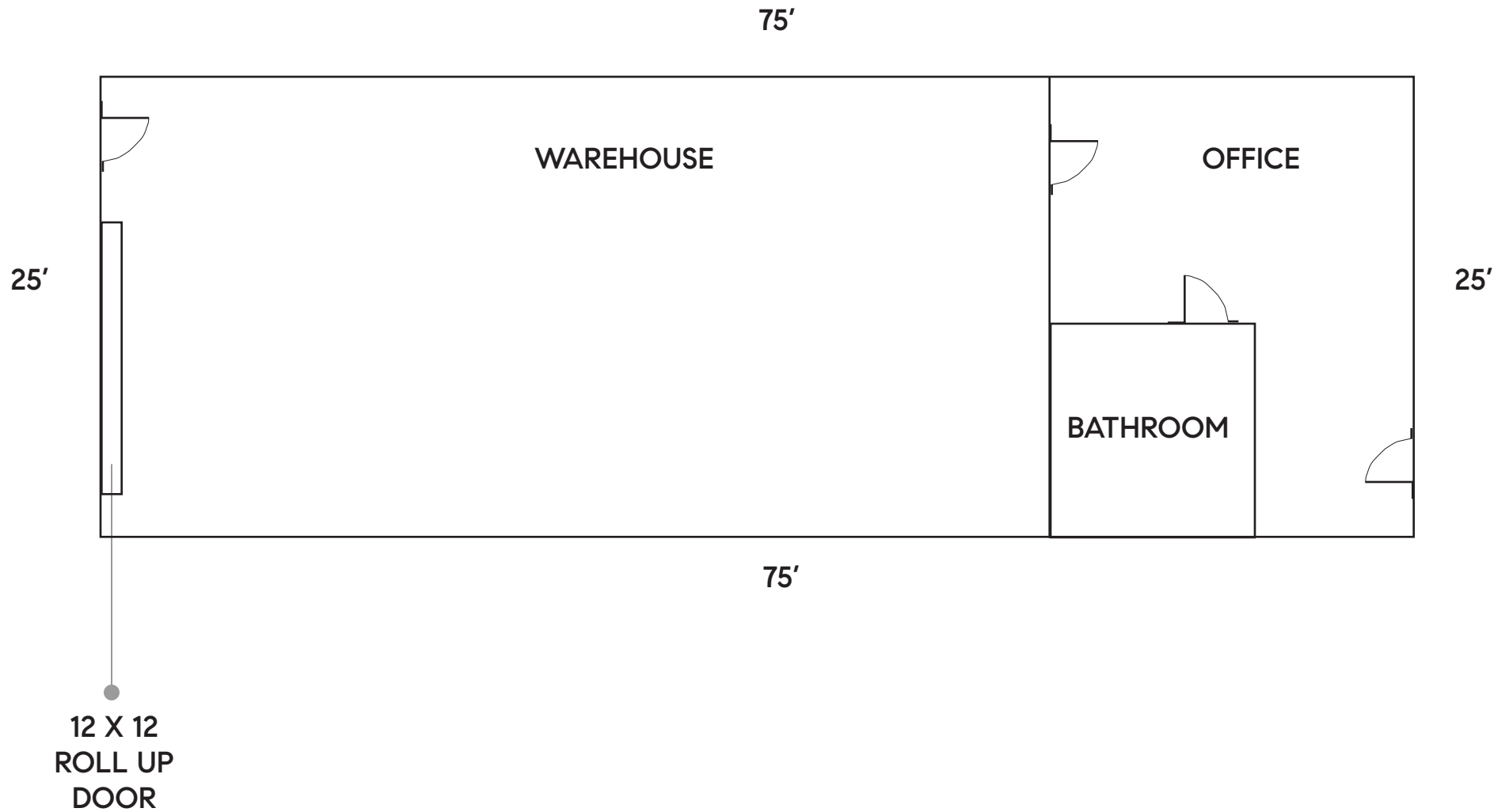




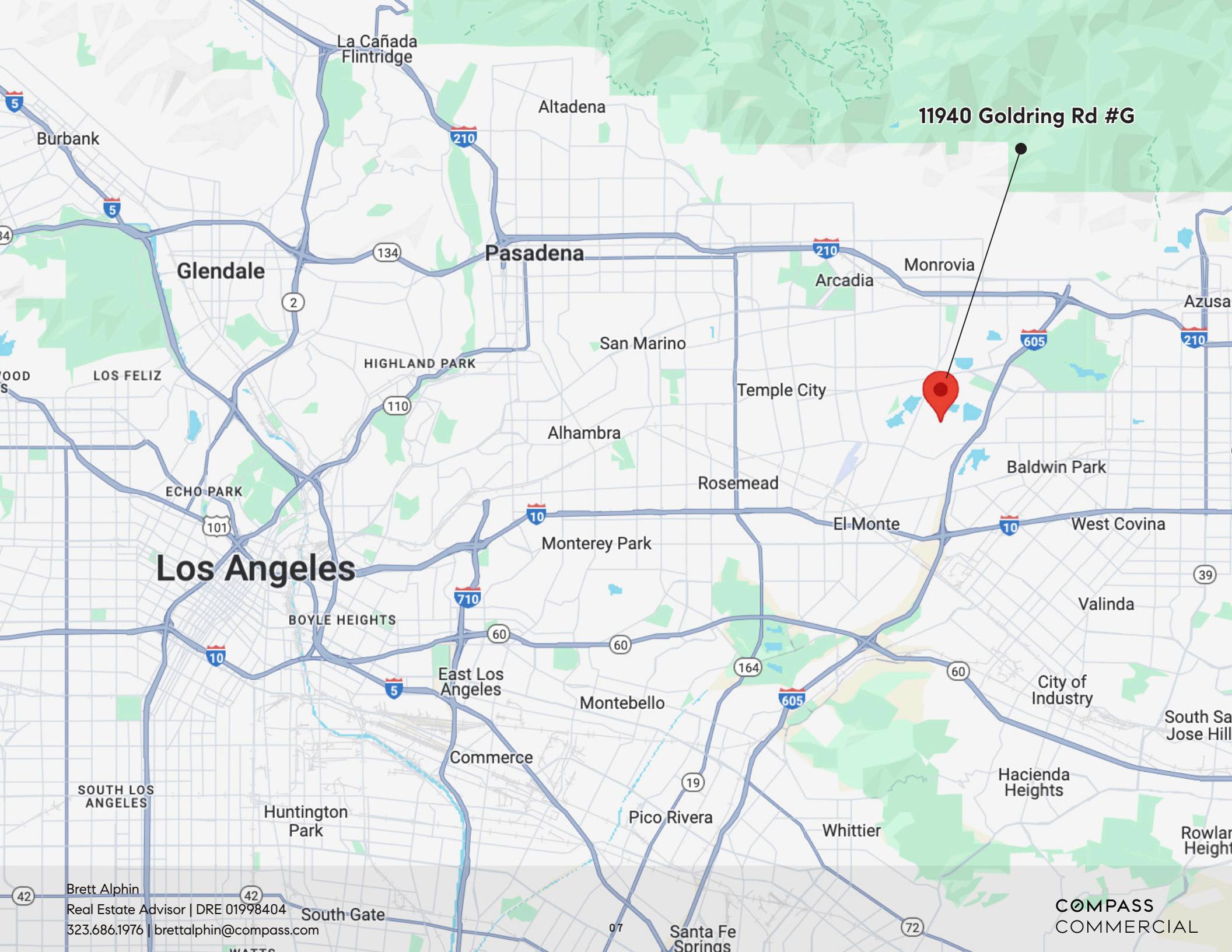




# FLOOR PLAN







La Cañada  
Flintridge

Altadena

11940 Goldring Rd #G

Burbank

210

Glendale

134

Pasadena

210

Arcadia

Monrovia

Azusa

San Marino

HIGHLAND PARK

110

Alhambra

Temple City

Baldwin Park

ECHO PARK

101

Los Angeles

Rosemead

Monterey Park

El Monte

West Covina

BOYLE HEIGHTS

East Los Angeles

Montebello

City of Industry

South Sa  
Jose Hill

Commerce

SOUTH LOS  
ANGELES

Huntington  
Park

Pico Rivera

Whittier

Hacienda  
Heights

Rowlan  
Height

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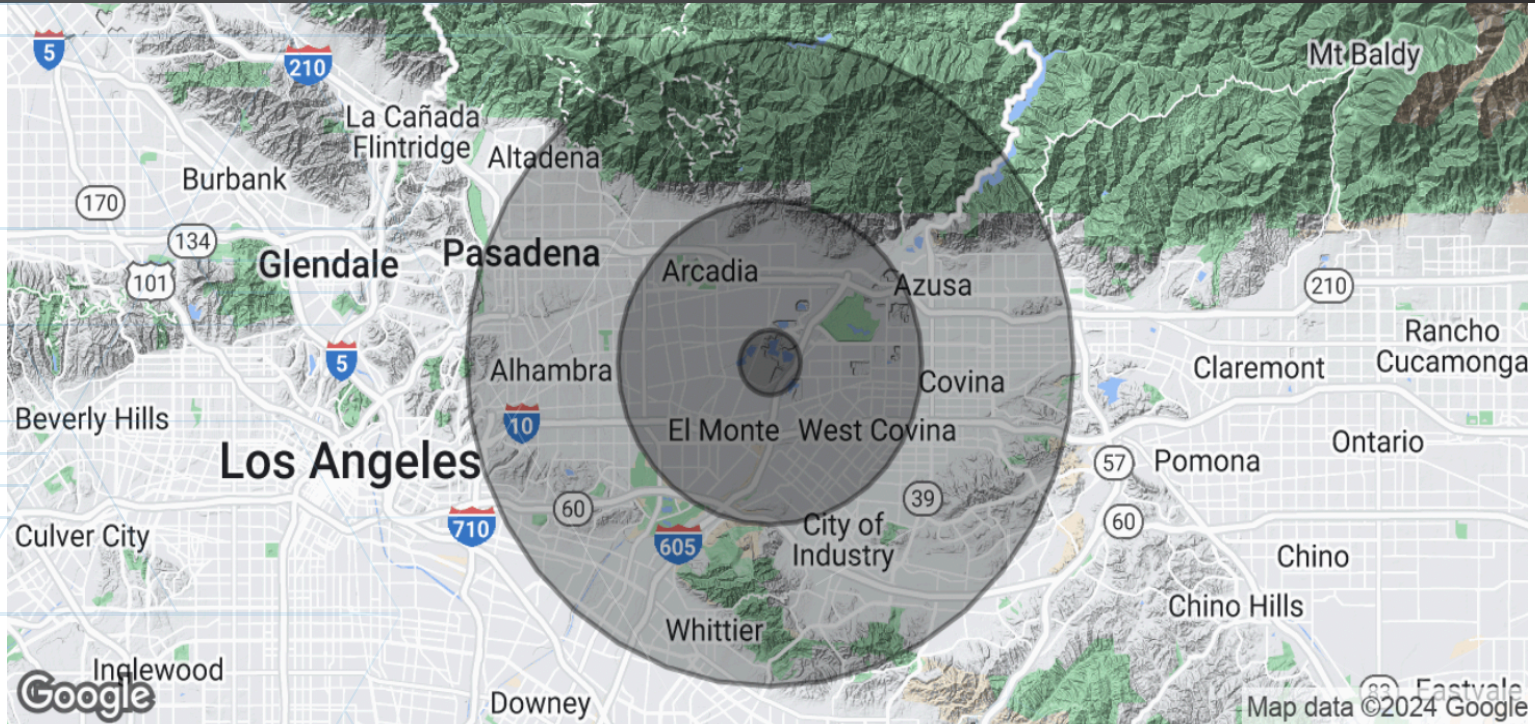
South Gate

Santa Fe  
Springs

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# DEMOGRAPHICS



Population	1 Mile	5 Miles	10 Miles
Total Population	12,318	539,446	1,604,635
Average Age	38.9	38.6	39.6
Average Age (Male)	36.1	37.0	37.9
Average Age (Female)	41.7	40.1	41.2
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,325	157,538	519,356
# of Persons per HH	3.7	3.4	3.1
Average HH Income	\$87,073	\$88,972	\$94,781
Average House Value	\$524,252	\$615,674	\$631,569

\* Demographic Data Derived From 2020 ACS - US Census



# THE LOCATION



Arcadia, California, nestled in the heart of the San Gabriel Valley, is a vibrant city renowned for its diverse economic landscape and strategic location within the greater Los Angeles metropolitan area. When it comes to industrial property and businesses utilizing warehouses, Arcadia offers a compelling mix of advantages.

First and foremost, Arcadia benefits from its proximity to major transportation arteries, including highways, railways, and ports. This strategic location makes it a prime choice for businesses relying on efficient logistics and supply chain management. With easy access to interstates and major highways such as the I-210 and I-10, transporting goods to and from warehouses in Arcadia is seamless, facilitating streamlined distribution channels.

Overall, Arcadia, California, stands as a premier destination for businesses in need of industrial property and warehouses. With its strategic location, modern infrastructure, supportive business environment, and proximity to major markets, Arcadia offers an ideal setting for companies looking to optimize their operations and capitalize on opportunities for growth in the dynamic world of logistics and supply chain management.

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Brett Alphin is a Commercial Real Estate Broker who specializes in Landlord Representation, Tenant Representation and Property Disposition with an emphasis on Multifamily, Retail, and Industrial. .

Brett's experience in commercial real estate has given him a comprehensive understanding of leasing, owner-user purchases and investment sales. Serving a wide-ranging clientele, his strengths include helping people understand their real estate needs and developing strategies to meet those needs.

Brett approaches his real estate business from a client-centric perspective, choosing to focus his efforts on building long-term relationships with his clients rather than utilizing the traditional transaction-oriented business model. He is committed to the highest level of client service and ethical standards and ensuring that his clients receive the highest price the market will allow for their properties.

For more information go to [www.brettalphin.com](http://www.brettalphin.com)



# DISCLAIMER

**DISCLAIMER:** All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

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