

OFFERING MEMORANDUM | 100% NNN LEASED PROPERTY – SINGLE TENANT



FOR SALE

**1.49 ACRES
(64,904 SF)**

**100% NNN LEASED
PROPERTY**

**14000 HALLDALE AVE
GARDENA, CA 90249**

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COMMERCIAL REAL ESTATE SERVICES

INVESTMENT SUMMARY

OFFERING PRICE:	\$7,250,000
CAP RATE:	6.04%
NET INCOME (YEAR 1):	\$438,000
ANNUAL INCREASES:	3%
LEASE EXPIRATION	MAY 31, 2032
PERCENT OCCUPIED:	100% (SINGLE TENANT)
CURRENT USE:	OUTDOOR RECREATION FACILITIES
TOTAL BUILDING AREA	±2,400 SF
TOTAL LAND AREA	±1.49 ACRES (64,904 SF)



INVESTMENT HIGHLIGHTS

- **Long Term, Stable Leased Investment** – 8 years remaining on the lease with options to renew.
- **Potential Residential Redevelopment** – Future plans could include residential re-development due to the City of Gardena looking for more residential development within the city.
- **Multi-Location Tenant** – Tenant has multiple locations and has large capital expenditures into the property ensuring long-term usage
- **Desirable Southern California Location** – Excellent freeway access and minutes away from LAX airport.



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RENT ROLL

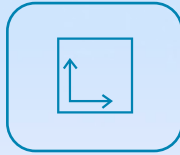
TENANT	LAND SF	LEASE START	LEASE END	ANNUAL RENT	CAP RATE	LEASE TYPE	ANN. INCREASE	OPTIONS
CALIFORNIA SOCCER DEVELOPMENT, LLC	64,904	12/1/2021	5/31/2032	6/1/2024	\$438,000.00	6.04%	NNN	TWO (2) 108 MONTH OPTIONS
DBA LAB FIVE				6/1/2025	\$451,140.00	6.22%	NNN	3.0%
				6/1/2026	\$464,674.20	6.41%	NNN	3.0%
				6/1/2027	\$478,614.43	6.60%	NNN	3.0%
				6/1/2028	\$492,972.86	6.80%	NNN	3.0%
				6/1/2029	\$507,762.04	7.00%	NNN	3.0%
				6/1/2030	\$522,994.91	7.21%	NNN	3.0%
				6/1/2031	\$538,684.75	7.43%	NNN	3.0%
				6/1/2032	\$554,845.30	7.65%	NNN	3.0%
				6/1/2033	\$571,490.65	7.88%	NNN	3.0%
				6/1/2034	\$588,635.37	8.12%	NNN	3.0%
				6/1/2035	\$606,294.44	8.36%	NNN	3.0%
				6/1/2036	\$624,483.27	8.61%	NNN	3.0%
				6/1/2037	\$643,217.77	8.87%	NNN	3.0%
				6/1/2038	\$662,514.30	9.14%	NNN	3.0%
				6/1/2039	\$682,389.73	9.41%	NNN	3.0%
				6/1/2040	\$702,861.42	9.69%	NNN	3.0%
			6/1/2041	\$723,947.26	9.99%	NNN	3.0%	
			6/1/2042	\$745,665.68	10.29%	NNN	3.0%	
			6/1/2043	\$768,035.65	10.59%	NNN	3.0%	
			6/1/2044	\$791,076.72	10.91%	NNN	3.0%	
			6/1/2045	\$814,809.02	11.24%	NNN	3.0%	
			6/1/2046	\$839,253.29	11.58%	NNN	3.0%	
			6/1/2047	\$864,430.89	11.92%	NNN	3.0%	
			6/1/2048	\$890,363.82	12.28%	NNN	3.0%	
			6/2/2049	\$917,074.73	12.65%	NNN	3.0%	
				AVG. CAP RATE	8.96%			

PROPERTY OVERVIEW



location

14000 Halldale Ave
Gardena, CA 90249



building area

±2,400 SF



zoning

GAM1*



site

Industrial - Gardena/
Hawthorne Submarket



FWY

Easy 105/110 Freeway
Access



parcel map



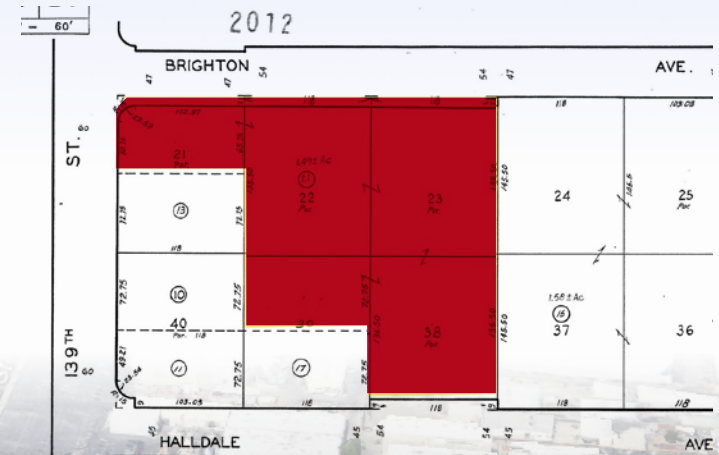
land area

This listing consists of 1
Parcel (6102-020-021)
totaling approximately
± 64,904 SF or
± 1.49 AC of land



traffic counts

Rosecrans Ave & Normandie
Ave: 35,962 CPD
Normandie Ave & 139th:
15,441 CPD



TRACT NO. 474.4
M.B. 52 - 90

±1.49
ACRES
INVESTOR
OPPORTUNITY

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GARDENA, CA 90249

PROPERTY HIGHLIGHTS

- Desirable South Bay Location
- Potential for Future IOS or possible residential redevelopment
- Easy 105/110 Freeway Access
- Existent Tenant in Place



PROPERTY AERIAL



139th St.

Normandie Ave.

Brighton Ave.

Halldale Ave.

TENANT PROFILE



**LABTM
FIVE**



LAB FIVE

Website
<http://www.lab-five.com>

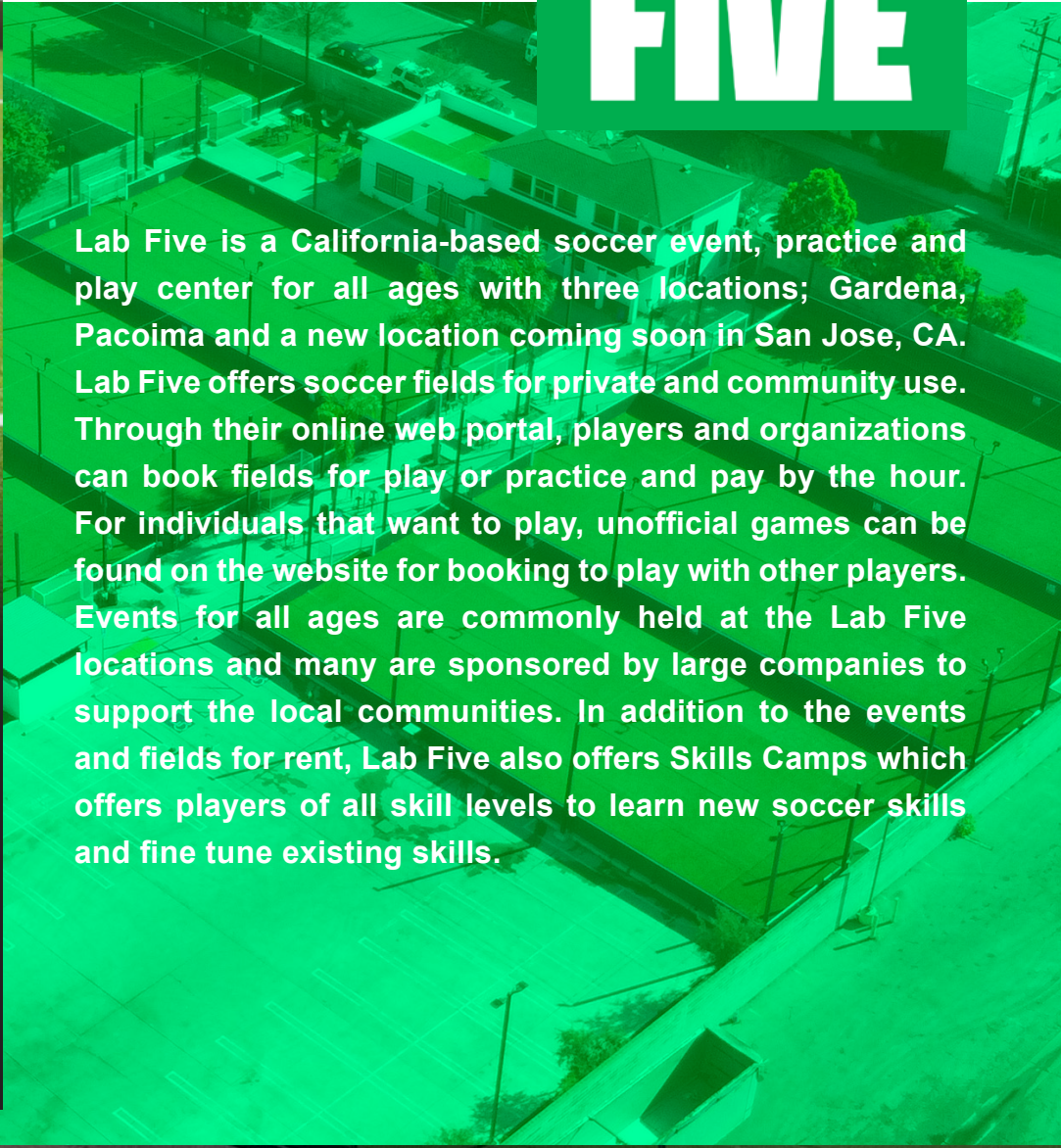
Industry
Sports Teams and Clubs

Company size
11-50 employees

Headquarters
LOS ANGELES, California

Type
Partnership

Founded
2019



Lab Five is a California-based soccer event, practice and play center for all ages with three locations; Gardena, Pacoima and a new location coming soon in San Jose, CA. Lab Five offers soccer fields for private and community use. Through their online web portal, players and organizations can book fields for play or practice and pay by the hour. For individuals that want to play, unofficial games can be found on the website for booking to play with other players. Events for all ages are commonly held at the Lab Five locations and many are sponsored by large companies to support the local communities. In addition to the events and fields for rent, Lab Five also offers Skills Camps which offers players of all skill levels to learn new soccer skills and fine tune existing skills.

AMENITIES MAP



MERITS OF THE SOUTH BAY REGION

OF LOS ANGELES COUNTY IN SOUTHERN CALIFORNIA

The South Bay is one of the Nation's most coveted commercial locations. There is long-term, strong demand from both corporate users and investors to secure properties within this prime Southern CA region. The South Bay is strategically located near the busiest ports in the US (Ports of Long Beach and Los Angeles). Downtown Los Angeles is 15-minutes to the North. Within its boundaries is Los Angeles International Airport. Adding to this transportation network is an efficient freeway system connecting manufacturers and warehouse/distribution companies to their customers throughout the US. There is an abundant labor pool here with housing from affordable to high-end.

The Palos Verdes Peninsula, Redondo, Hermosa, and Manhattan Beaches offer luxury single-family homes in a pleasant climate. The Hawthorne Blvd. corridor boasts fine shopping, restaurants, and retail amenities. Major employers are housed in significant facilities throughout the South Bay to include: Torrance Medical Center, Mercedes Benz, American Honda, TESLA, Nordstrom, Delta, Mobil Oil and Northrop Grumman. The current South Bay industrial market vibrance is validated by its near one-percent vacancy rate.

CITIES OF THE SOUTH BAY

- Torrance
- Carson
- El Segundo
- Gardena
- Hawthorne
- Hermosa Beach
- Inglewood
- Lawndale
- Lomita
- Los Angeles (Harbor City, Harbor Gateway, San Pedro and Wilmington)
- Manhattan Beach
- Palos Verdes Estates
- Rancho Palos Verdes
- Redondo Beach
- Rolling Hills
- Rolling Hills Estates
- Westchester



TORRANCE MEDICAL CENTER



LAX INTL. AIRPORT



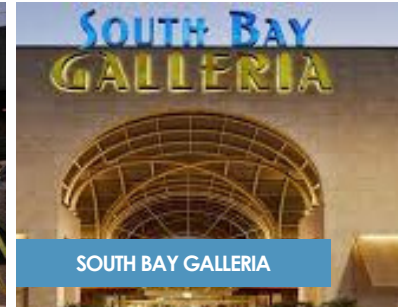
TESLA DESIGN CENTER



MERCEDES BENZ OF SOUTH BAY



THE COMEDY & MAGIC CLUB



SOUTH BAY GALLERIA



NORTHROP GRUMMAN



THE STRAND, HERMOSA BEACH



AMERICAN HONDA | TORRANCE



THE PORTS OF LA & LONG BEACH

THE BEACH CITIES

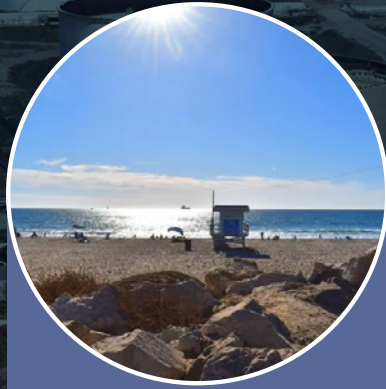


TORRANCE

With 1.5 miles of pristine beach along the Pacific Ocean, 400+ restaurants, and the 5th largest shopping center in the United States, Torrance is a hidden gem in the Los Angeles South Bay. Incorporated in May 1921, Torrance is known for its low crime rates. The city consistently ranks among the safest cities in Los Angeles County. This mixed residential and light high-tech industries city has 90,000 street trees and 30 city parks. Torrance enjoys a moderate year-round climate with warm temperatures, sea breezes, low humidity and an average rainfall of 12.55 inches per year.

PROXIMITY TO PROPERTY

6 miles



MANHATTAN BEACH

Manhattan Beach is known for its clean, wide, sandy beaches and attracts over 3.8 million visitors annually. Beach volleyball, swimming, body boarding and surfing are popular activities among residents and visitors. Every August, the city hosts the Manhattan Beach Open Volleyball Tournament and the International Surf Festival. Lifeguard stations are located along the entire length of the beach and the beach is cleaned and groomed daily by crews from LA County Beaches and Harbors Department.

PROXIMITY TO PROPERTY

8 miles



HERMOSA BEACH

The wide flat beach makes Hermosa Beach one of the most popular places to play beach volleyball, from professional to amateur. It's also ideal for sunbathing, surfing, and paddle boarding. The Strand bicycle path runs along Hermosa's beach from Torrance Beach in the south, all the way to Santa Monica in the north. It's a flat easy path that's great for walkers, joggers and biking. Of the three Beach Cities, only Hermosa Beach owns its own beach. The other two cities' beaches are owned by the county of Los Angeles.

PROXIMITY TO PROPERTY

6 miles



REDONDO BEACH

Redondo Beach is a full-service city with its own police, fire and public works departments. There's plenty to see and do with two public libraries, a performing arts center, fifteen parks, thirteen parkettes and a large recreational and commercial harbor including King Harbor, a 1,500-slip private craft port. In addition, the Redondo Beach Pier, Seaside Lagoon, and Redondo's long sandy beach are popular with a variety of sports enthusiasts.

PROXIMITY TO PROPERTY

4 miles



EL SEGUNDO

With a wide-open beach, El Segundo is the perfect destination for sunbathers wanting to enjoy some privacy and take in the beautiful ocean views. El Segundo Beach provides a less-crowded alternative to other Southern California beaches, perfect for a relaxing afternoon in the sun or topping off the evening with a beach bonfire. While not packed with extra amenities, El Segundo does provide a clean family atmosphere with plenty of room to build sandcastles and lounge next to the rolling waves.

PROXIMITY TO PROPERTY

11 miles

THE PORTS



LONG BEACH & LOS ANGELES

The Port of Los Angeles and neighboring Port of Long Beach comprise the San Pedro Bay port complex, which handles more containers per ship call than any other port complex in the world. The following statistics are based on percentage of containerized waterborne import cargo handled in CY 2020.

PORT OF LOS ANGELES

RANKED #17 IN THE WORLD
133,000 jobs in Los Angeles
483,000 jobs in five-county region
1,585,000 jobs throughout the U.S.
40% of West Coast's market share
17% of United States' market share

SAN PEDRO BAY PORT COMPLEX (Port of Los Angeles + Port of Long Beach)

Ranked #9 in the world
171,000 jobs in Los Angeles/Long Beach
912,000 jobs in five-county region
2,981,000 jobs throughout the U.S.
74% of West Coast's market share
31% of United States' market share

PROXIMITY TO PROPERTY

16 miles

SNAPSHOT

GARDENA | CA

Gardena is a city located in the South Bay region of Los Angeles County, California, United States. Gardena's economy is diverse, with industries ranging from manufacturing and logistics to healthcare and retail. The city has a mix of small businesses and larger corporations.

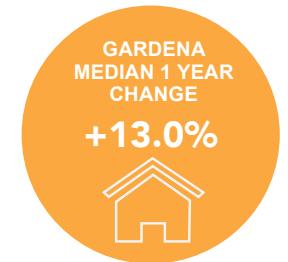
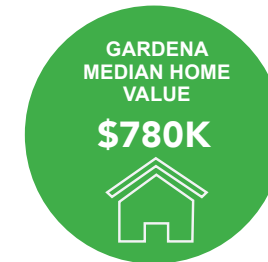
Gardena is home to a range of businesses, including manufacturing companies, distribution centers, and retail establishments. The city's strategic location near major transportation routes has made it an attractive location for businesses looking to serve the greater Los Angeles area.

DEMOGRAPHICS	1 mile	3 mile	5 mile
2010 Population	30,781	283,371	795,267
2023 Population	30,823	280,347	774,034
2028 Population Projection	30,210	274,126	754,401
2010 Households	9,840	89,686	236,057
2023 Households	9,836	88,272	228,199
Avg Household Income	\$82,476	\$81,902	\$85,078
Median Household Income	\$67,424	\$64,156	\$64,254
Total Specified Consumer Spending (\$)	\$307.6M	\$2.8B	\$7.4B

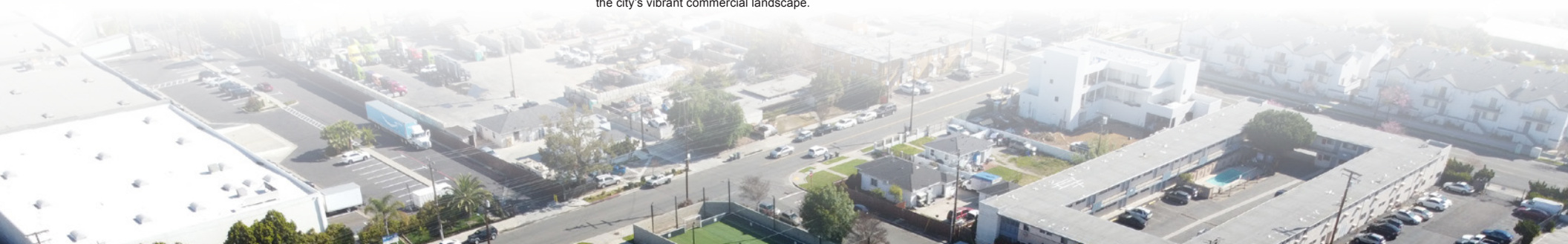
TOP COMPANIES



HOUSING MARKET



- Industry Diversity:** Gardena boasts a diverse range of industries, including manufacturing, distribution, technology, healthcare, and retail. This diversity contributes to the city's economic stability and resilience.
- Manufacturing:** Gardena has a strong manufacturing sector, with companies producing a variety of goods, including aerospace components, automotive parts, electronics, and consumer products. These manufacturing firms benefit from the city's strategic location and access to transportation networks.
- Logistics and Distribution:** Situated near major freeways and ports, Gardena is an ideal location for logistics and distribution operations. Many companies have distribution centers or warehouses in the area to efficiently serve the Southern California market and beyond.
- Technology and Innovation:** Gardena is home to numerous technology companies, ranging from startups to established firms. These companies operate in diverse fields such as software development, electronics manufacturing, and biotechnology.
- Small Businesses and Entrepreneurship:** Gardena has a thriving community of small businesses and entrepreneurs. The city's supportive business environment, access to resources, and diverse customer base provide opportunities for small businesses to thrive and grow.
- Retail and Commercial Centers:** Gardena features several retail centers, shopping malls, and commercial districts that cater to residents and visitors. These establishments offer a wide range of goods and services, contributing to the city's vibrant commercial landscape.
- Business Support Services:** Gardena provides various resources and support services for businesses, including networking opportunities, business incubators, and assistance with permits and licenses. The city's Chamber of Commerce and economic development department actively promote business growth and development.
- Corporate Presence:** Gardena is home to the regional offices or facilities of several large corporations, including those in the automotive, healthcare, and manufacturing sectors. These corporate entities contribute to the city's economic vitality and provide employment opportunities for local residents.



LOCATION



PORTS

Port of Los Angeles
30 min 15 mi

Port of Long Beach
32 min 16 mi

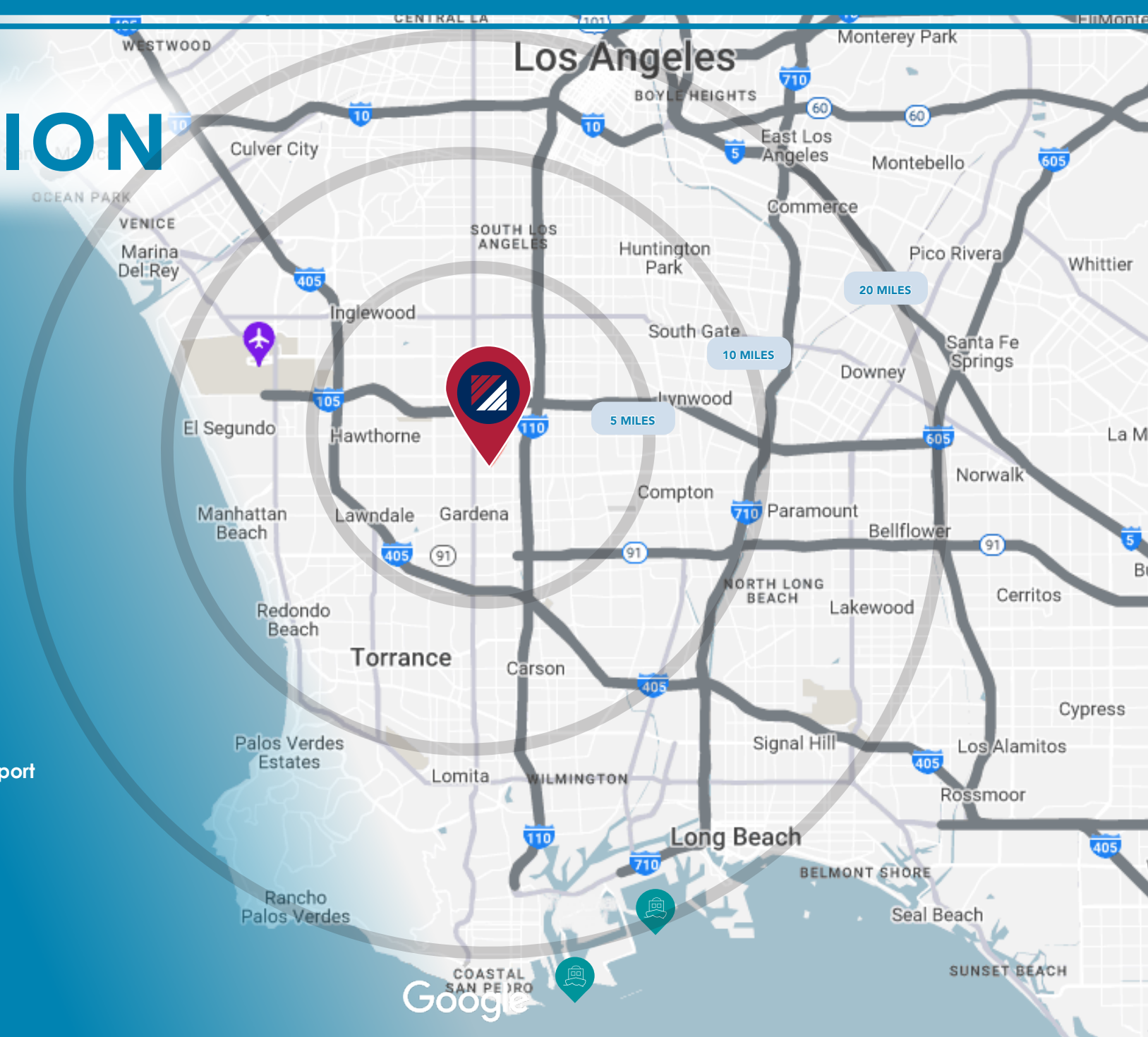


AIRPORTS

Los Angeles International Airport
22 min 10 mi

Long Beach Airport
43 min 14 mi

Bob Hope Airport- Burbank
60+ min 26 mi



Google

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