

OFFERING MEMORANDUM

10752-10762 CHESTNUT AVE



STANTON, CA 90680

 Douglas Elliman

 Kidder Mathews

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

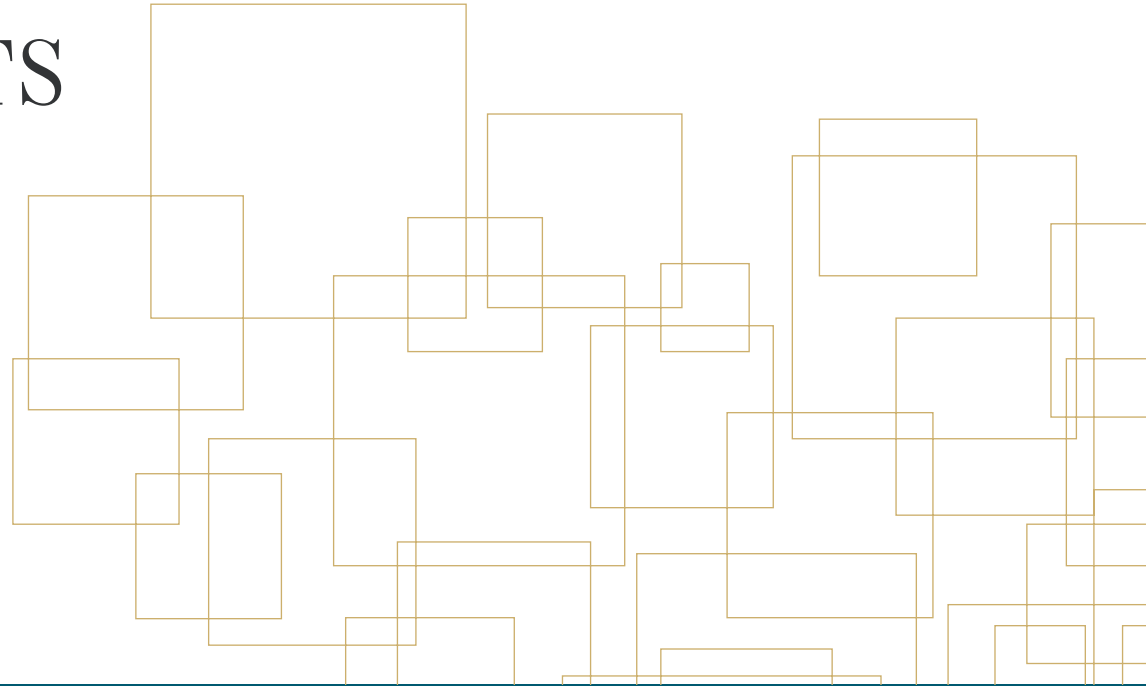
PROPERTY
OVERVIEW

03

FINANCIAL
ANALYSIS

04

MARKET
OVERVIEW



Exclusively Listed by

FRANCISCO WILLIAMS, CCIM

Kidder Mathews

213.880.8107

francisco.williams@kidder.com

LIC N° 01979442

LAURA MILSHTEYN

Douglas Elliman

310.400.0430

laura.milshteyn@elliman.com

LIC N° 01997655

KIDDER.COM

DOUGLASELLIMAN.COM

 Douglas Elliman

 **Kidder
Mathews**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



EXECUTIVE SUMMARY

PRIME INDUSTRIAL INVESTMENT OPPORTUNITY

Kidder Mathews and Douglas Elliman Commercial are pleased to present this investment opportunity at 10752-10762 Chestnut Ave, Stanton, CA an unparalleled prime industrial property with immense potential.

This remarkable property spans an impressive ±16,639 SF, perfectly situated on a sprawling lot of ±37,023 SF.

Strategically designed for industrial purposes, this property offers the ideal canvas for your business aspirations. Boasting an unbeatable location, with excellent access to major freeways including 91, 605, and 22, your operations will thrive with seamless connectivity to key markets and customers.

Unlocking this gem of an investment opens doors to a world of possibilities. With its generous building size and expansive lot, you'll have the space and

flexibility to build the facility of your dreams or expand your existing ventures.

Positioned in the heart of Stanton, CA, this industrial property places you at the epicenter of dynamic economic growth. Benefit from the city's business-friendly environment, supportive community, and proximity to major metropolitan areas.

Seize the opportunity to capitalize on Stanton's untapped potential, where limited inventory meets a high demand for industrial spaces. Secure your foothold in this thriving market, and witness exponential returns on your investment.



ADDRESS	10752-10762 Chestnut Ave Stanton, CA
SUBMARKET	Los Alamitos/Stanton
PROPERTY TYPE	Industrial
YEAR BUILT	1953/1957
GROSS BUILDING AREA	±16,639 SF
LOT SIZE	±37,023 SF / 0.85 AC
ZONING	M, M1
PARCEL NUMBER	126-561-09/126-561-04
PARKING SPACES	± 41 Spaces

INVESTMENT HIGHLIGHTS

±16,639

SQUARE FEET
PROPERTY SIZE

±37,023

SQUARE FEET
LOT SIZE

20 FT

CLEAR HEIGHT

Building Height: 12" & 24"

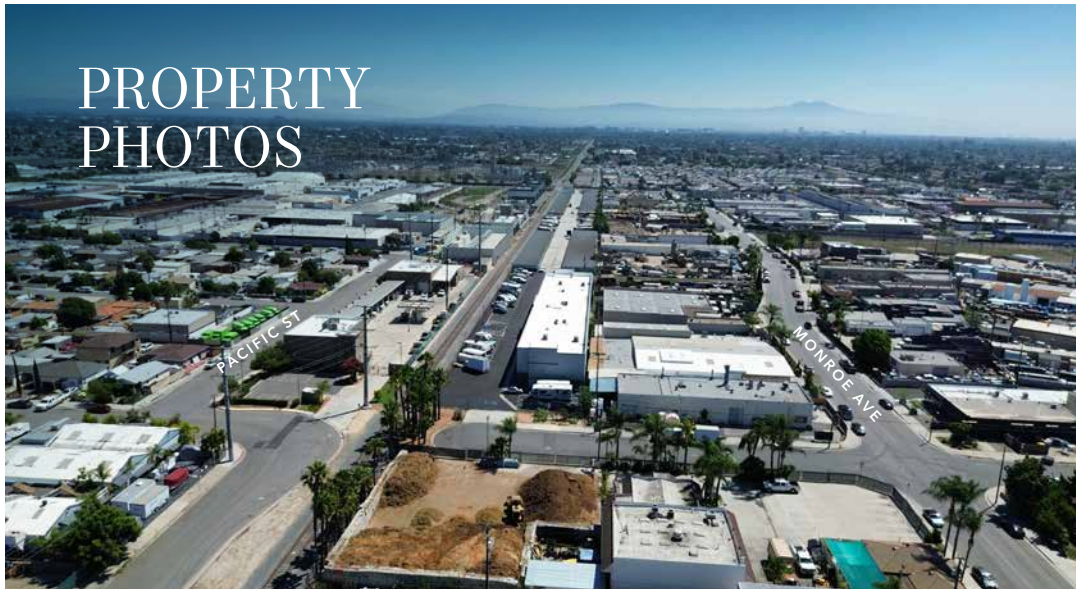
Strategically designed for industrial purposes with excellent freeway access (91, 605, and 22).

Stanton's growing economy and supportive business environment enhance investment prospects.

Rare investment opportunity in Stanton, CA, offering a substantial industrial property.



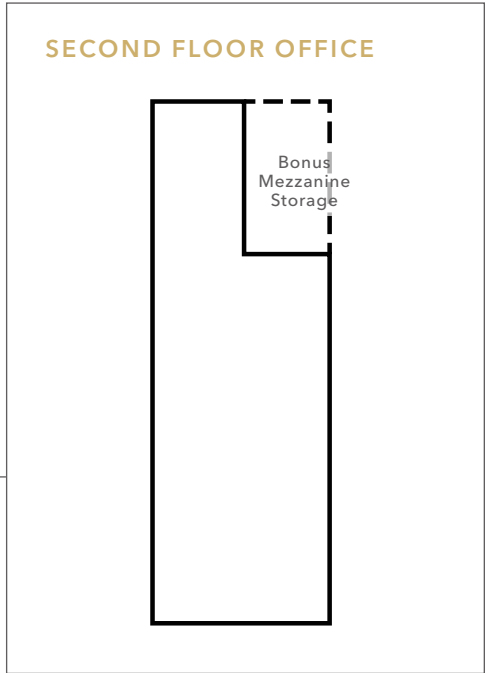
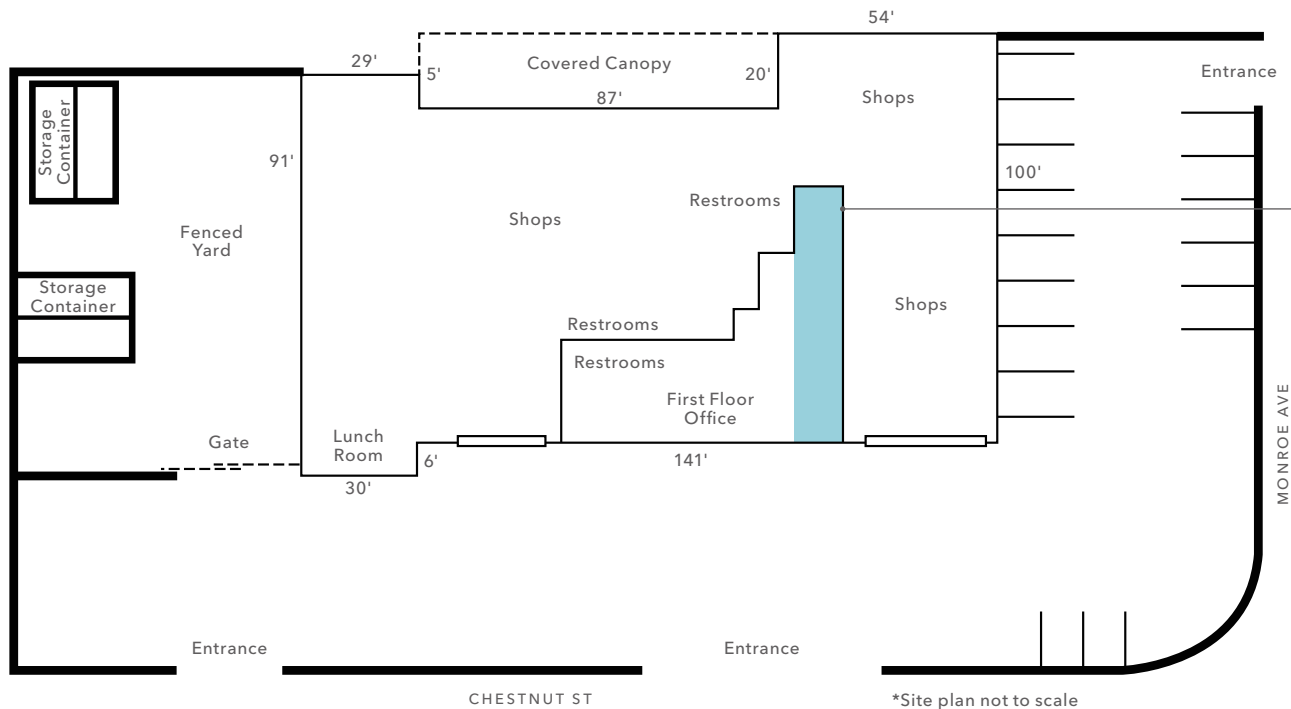
Strategically designed for industrial purposes, this property offers the ideal canvas for your business aspirations.



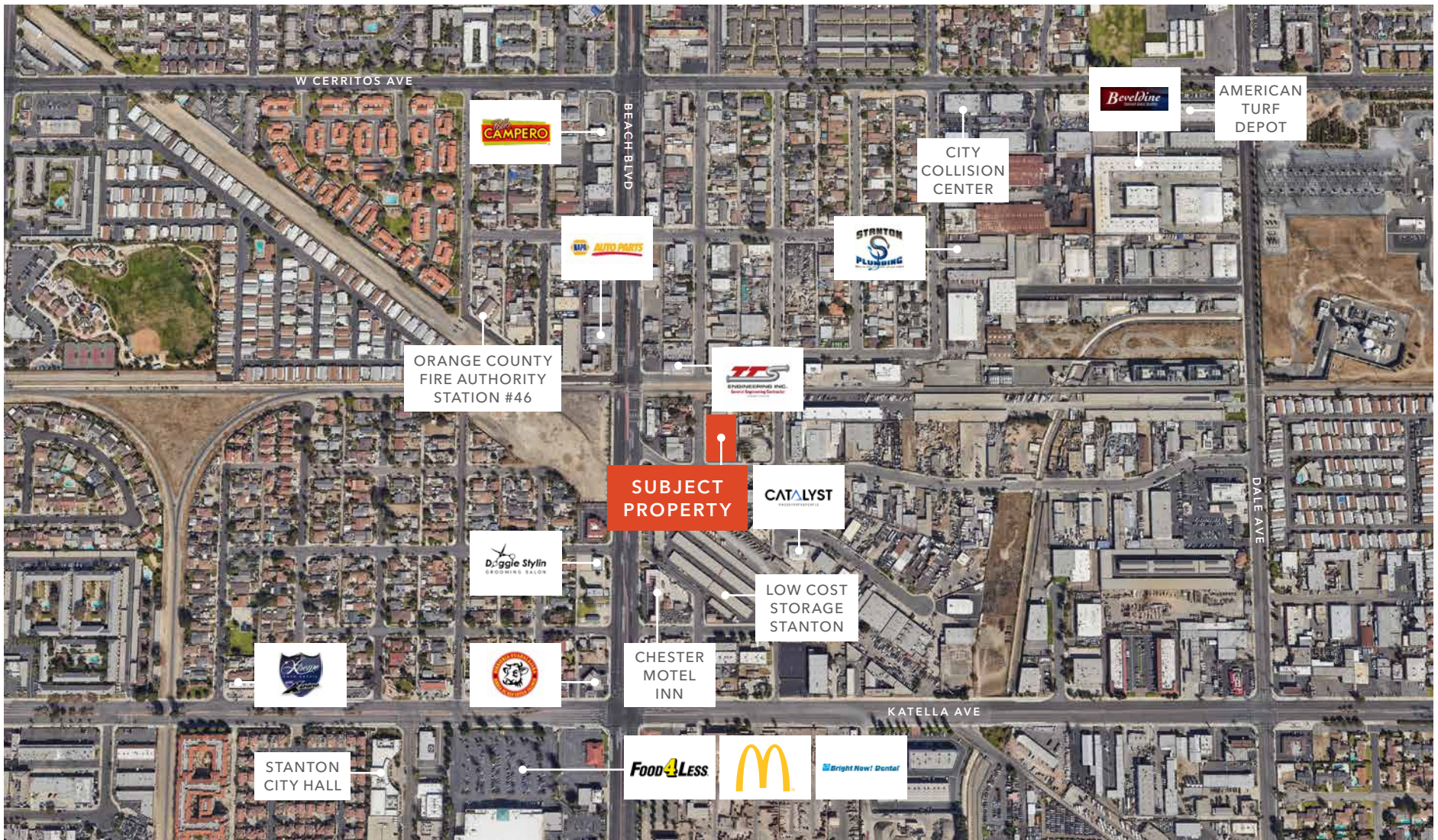


PROPERTY OVERVIEW

FLOOR PLAN



AMENITIES MAP





FINANCIAL ANALYSIS

FINANCIAL OVERVIEW

VALUATION

Suggested Asking Price	\$6,495,000
Current Cap Rate	5.85%
Pro Forma Cap Rate	6.28%
Gross Building Area	±16,639 SF
Building PSF	\$390.35
Lot Size	±37,023 SF
Land PSF	\$175.43

ANNUALIZED OPERATING DATA

	Current	Pro Forma
Potential Base Rent	\$455,185	\$482,905
Operating Expenses	(\$75,084)	(\$75,084)
Expense Ratio (EGI)	16.5%	15.5%
Net Operating Income	\$380,101	\$407,822

OPERATING EXPENSES

	Current	PSF	Pro Forma	PSF
Real Estate Taxes (1.08%)	\$70,365	\$4.23	\$70,365	\$4.23
Insurance	\$4,719	\$0.28	\$4,719	\$0.28
Total Operating Expenses	\$75,084	\$4.51	\$75,084	\$4.51

RENT ROLL

SF	Building Share	CURRENT					PRO FORMA			LEASE DETAILS			
		Base Rent	PSF	CAM	CAM PSF	Lease Type	Base Rent	PSF	Lease Type	Start	End	Options	Increase
16,639 SF	100.0%	\$37,932.06	\$2.28	\$0.00	\$0.00	MG	\$40,242.12	\$2.42	MG	8/1/2022	5/31/2024	1-3 year	3%
Monthly Total		\$37,932.06	\$2.28 Avg	\$0.00	\$0.00 Avg		\$40,242.12	\$2.42 Avg					
Annual Total		\$455,184.72	\$27.36 Avg	\$0.00	\$0.00 Avg		\$482,905.44	\$29.02 Avg					



MARKET OVERVIEW



A *HIDDEN GEM* OF ORANGE COUNTY

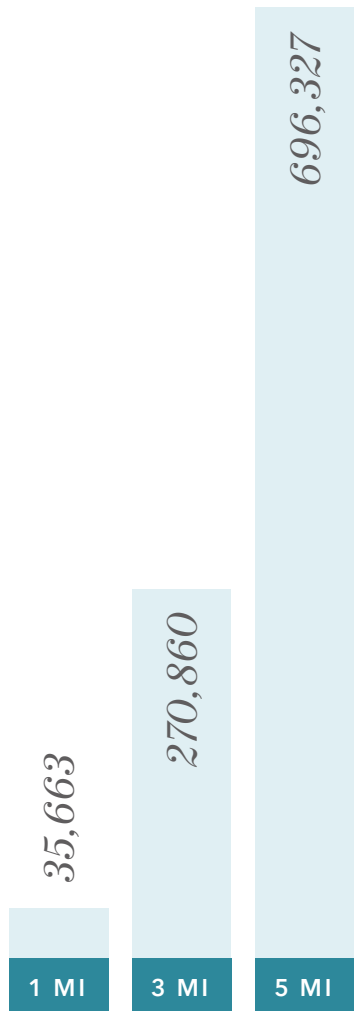
Stanton has experienced rapid growth in the commercial, industrial and residential sectors, creating a well-balanced community.

Stanton is a charming city located in Orange County that is home to around 39,000 residents. With an average income of \$74,975 and a median home value of \$677,500, the city offers a mix of affordability and comfortable living. Positioned in the northwestern part of Orange County, Stanton borders Anaheim to the east and Garden Grove to the south, granting residents easy access to world-renowned attractions like Disneyland, Knott's Berry Farm, and the stunning Orange County beaches. The city's economy thrives on diversity, with retail, hospitality, and manufacturing standing out as some of its strongest industries. This bustling community boasts several commercial centers and retail outlets, catering to the needs of its residents and providing ample job opportunities. Stanton's unique blend of small-town charm and exciting nearby attractions makes it an attractive destination for those seeking both a vibrant community and access to Southern California's iconic landmarks.

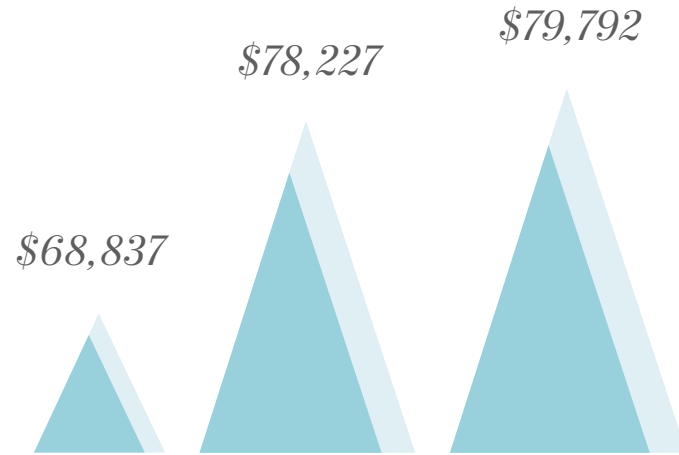
Sources: Wikipedia, Redfin, World Population Review

DEMOGRAPHICS

ESTIMATED POPULATION



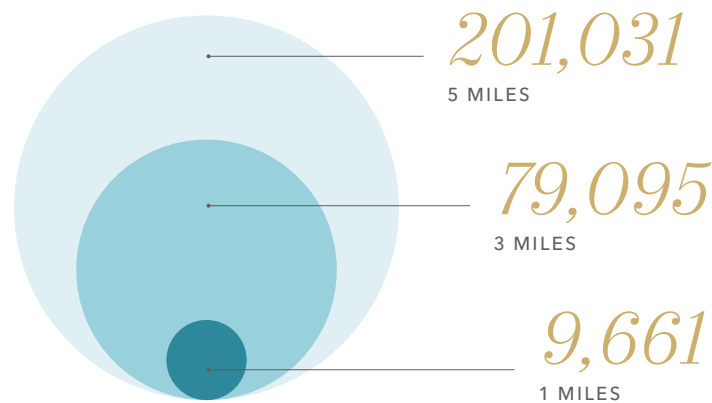
MEDIAN HOUSEHOLD INCOME



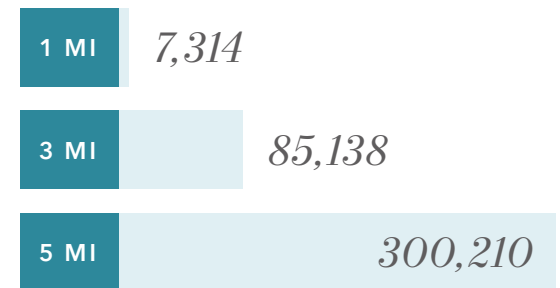
MEDIAN HOUSEHOLD SIZE



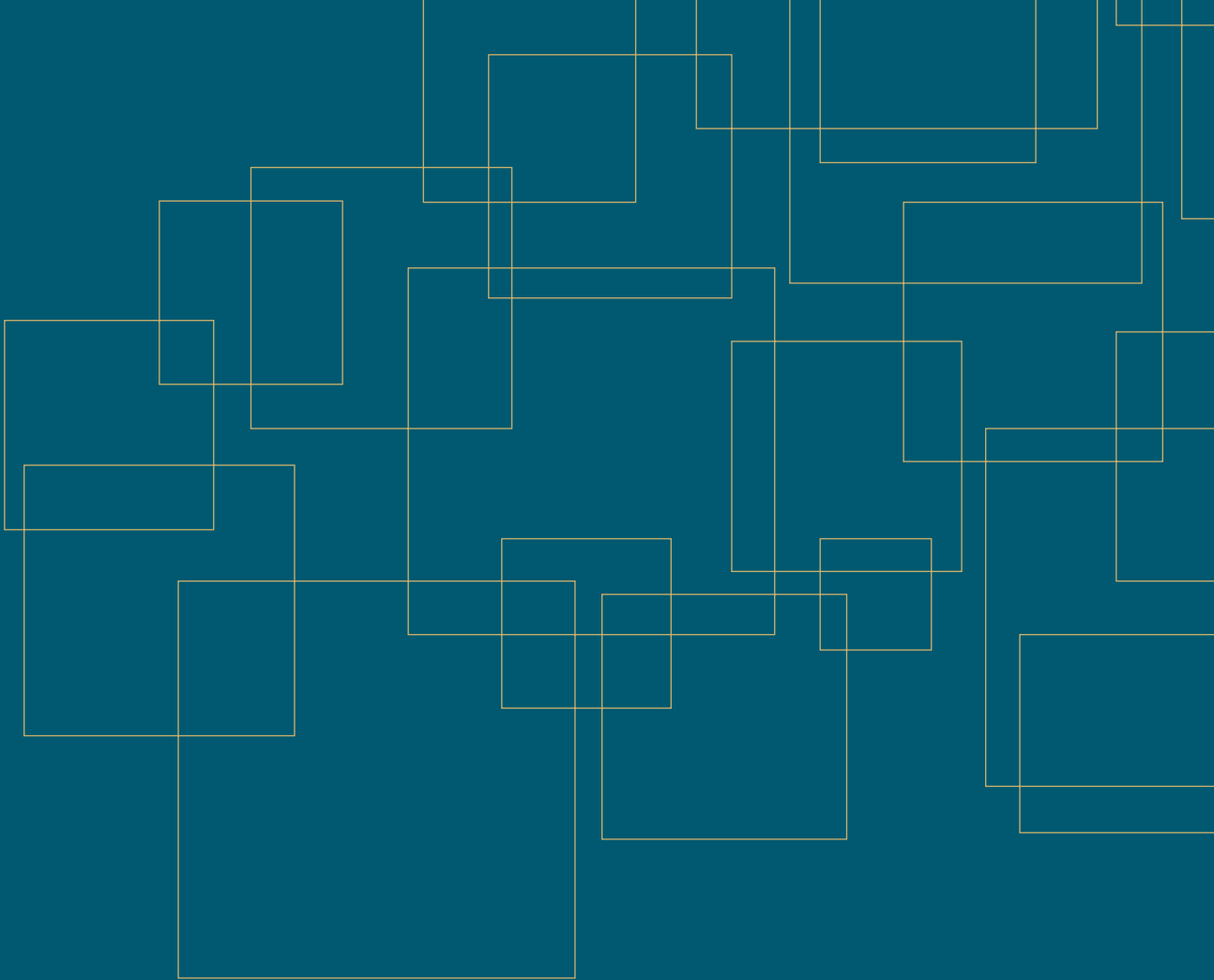
ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: Costar



Exclusively listed by

FRANCISCO WILLIAMS, CCIM
Kidder Mathews
213.880.8107
francisco.williams@kidder.com
LIC N° 01979442

KIDDER.COM

LAURA MILSHTeyN
Douglas Elliman
310.400.0430
laura.milshiteyn@elliman.com
LIC N° 01997655

DOUGLASELLIMAN.COM

 **DouglasElliman**

 **Kidder
Mathews**