



9110 Dice Rd, Santa Fe Springs, CA 90670



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01 Business Summary

Executive Summary

Property Images

INVESTMENT HIGHLIGHTS

Price

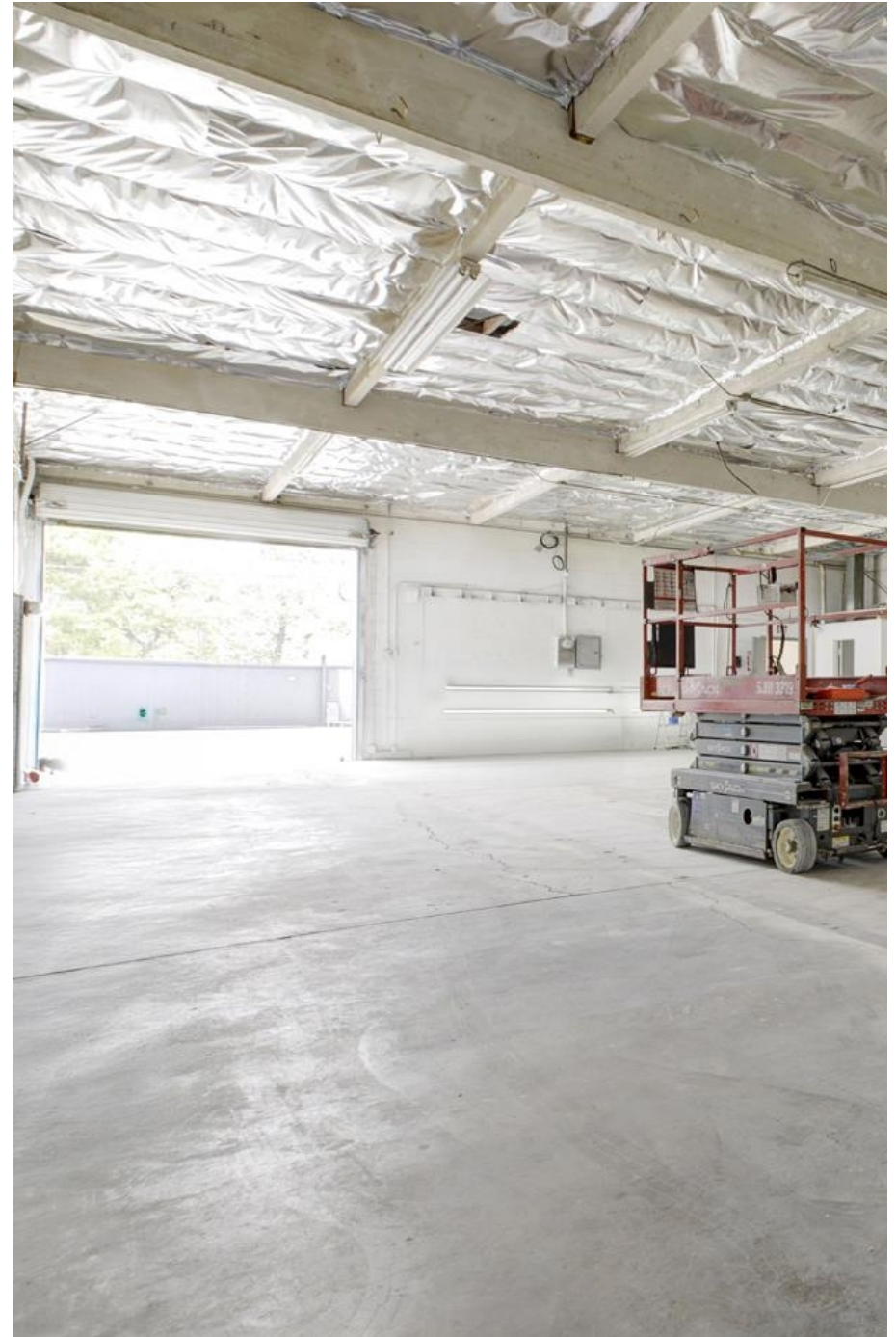
\$888,000

Investment Highlights

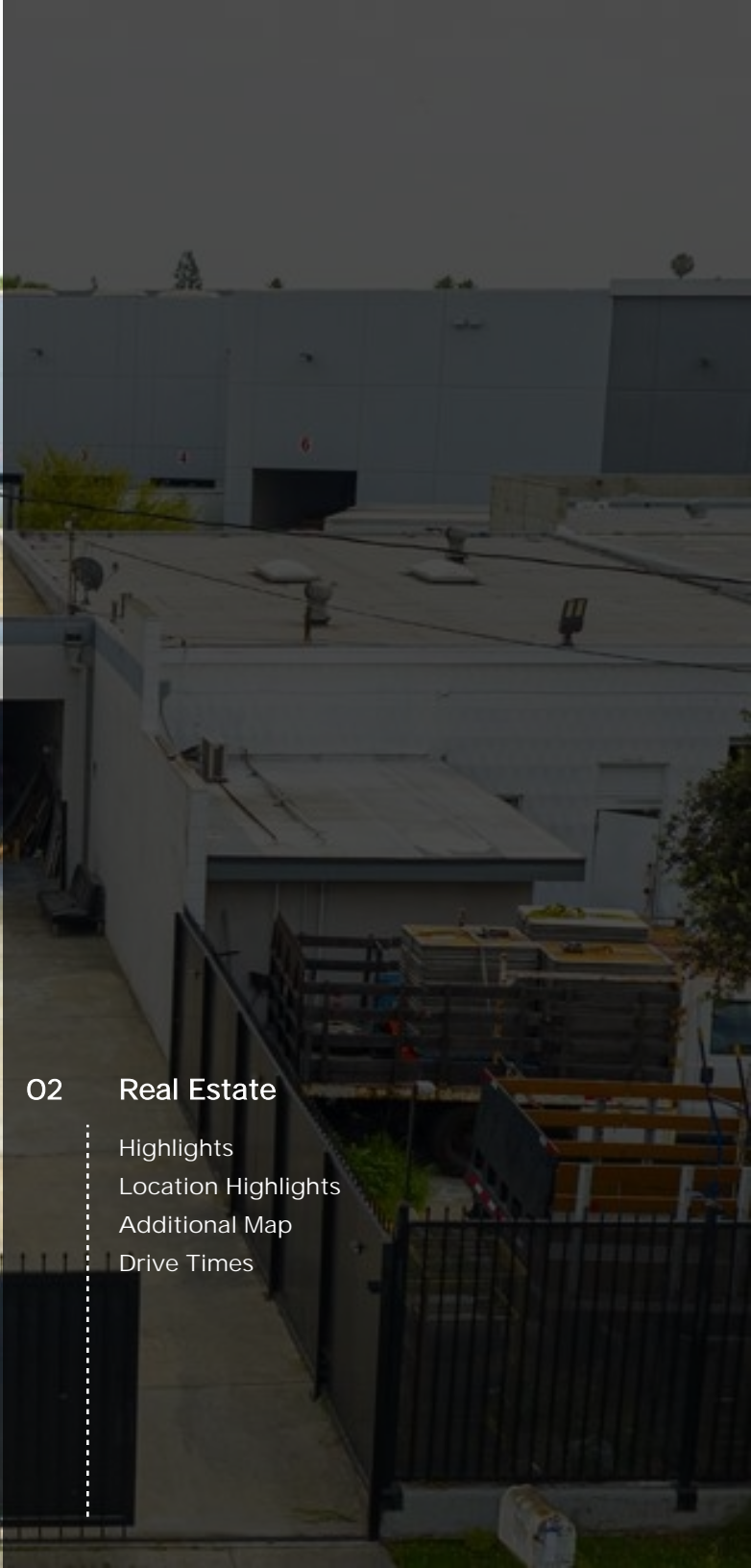
- Warehouses and distribution Manufacturing and fabrication Auto-related businesses Storage facilities Wholesale operations Contractor yards Film, production, or creative studio space Showrooms connected to industrial use Office space accessory to the industrial business Certain retail/commercial uses (limited)

Executive Summary

- This versatile industrial property offers a functional layout ideal for various business uses. The building includes an additional approximately 200 SF office space, providing a convenient administrative or management area. The gated front of the property accommodates parking for approximately 5–6 vehicles and offers easy access for employees and visitors. In the rear, the property features an approximately 800 SF covered area, ideal for storage, workspace, loading, or operational use and is secured with chain-link fencing for added security and controlled access. There is also potential to expand the existing building by enclosing the covered area, which allows an owner-user or investor the opportunity to increase usable square footage and maximize the property's functionality.







02 Real Estate

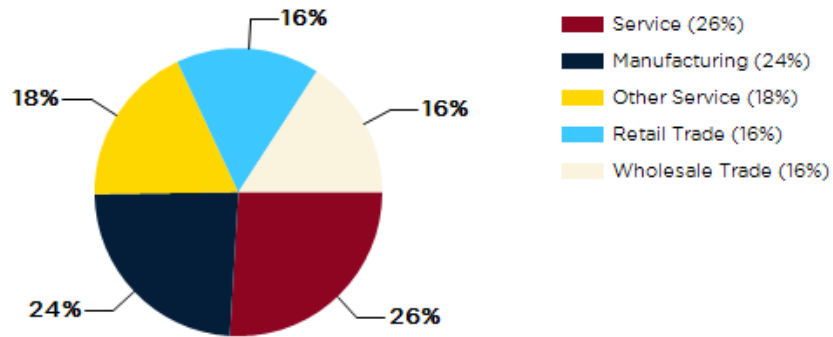
- Highlights
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PROPERTY FEATURES

PRICE	888,000
PRICE PER SQFT	370
PROPERTY SUBSTYLE	Warehouse
YEAR BUILT	1966
BUILDING CLASS	C
LOT SIZE	0.14 Acers
TENANCY	Single
NUMBER OF STORIES	1
ZONING TYPE	SSM2*
RANTABLE BUILDING AREA	2400 SQFT
CLEAR CILLING HEIGHT	12'
CAP RATE	5.91%
SALE CONDITION	Build to suit
PARKING RATIO	2.5/1,000SF
SALE TYPE	Investment or Owner User
NO. DRIVE IN/GRADE-LEVEL DOORS	2



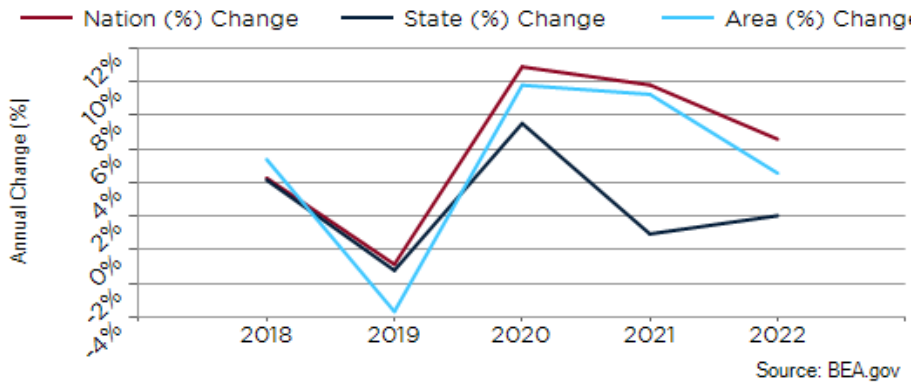
Major Industries by Employee Count



Largest Employers

McMaster-Carr	706
Vans	472
Southern Glazer's Wine and Spirits	389
Genesis Logistics/7-Eleven Distribution	387
Bumble Bee Foods	325
FedEx Ground	324
Shaw Industries	317
Walmart	308

Los Angeles County GDP Trend



FREWAY ACCESS

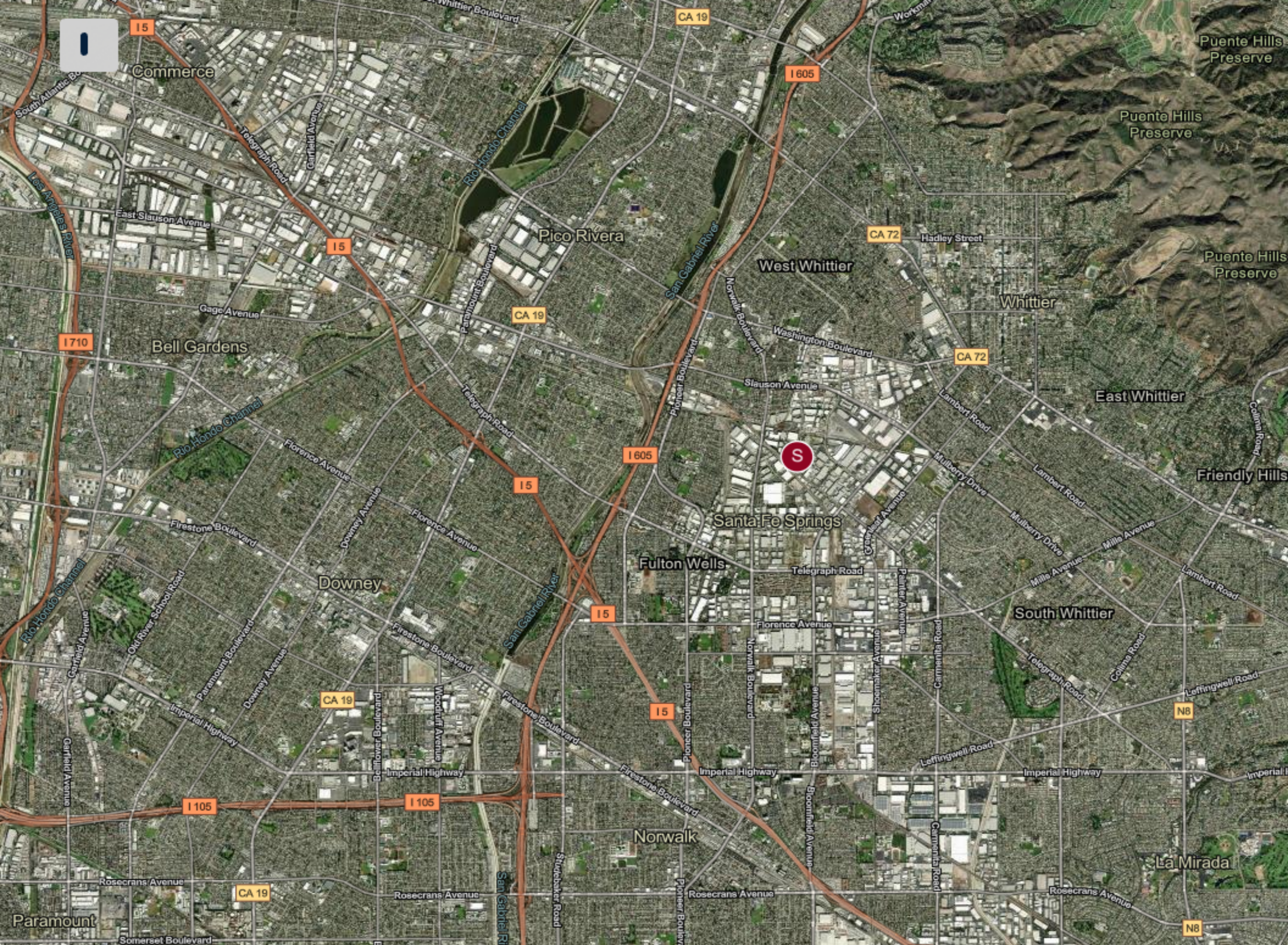


1.7 MILES

DICE RD

ALTAMAR PL





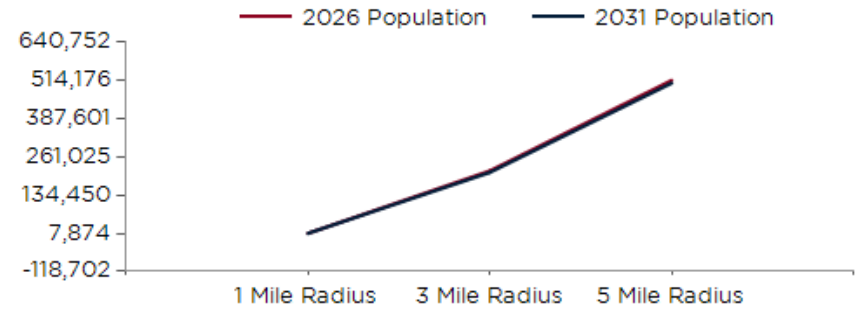
03 Demographics

General Demographics

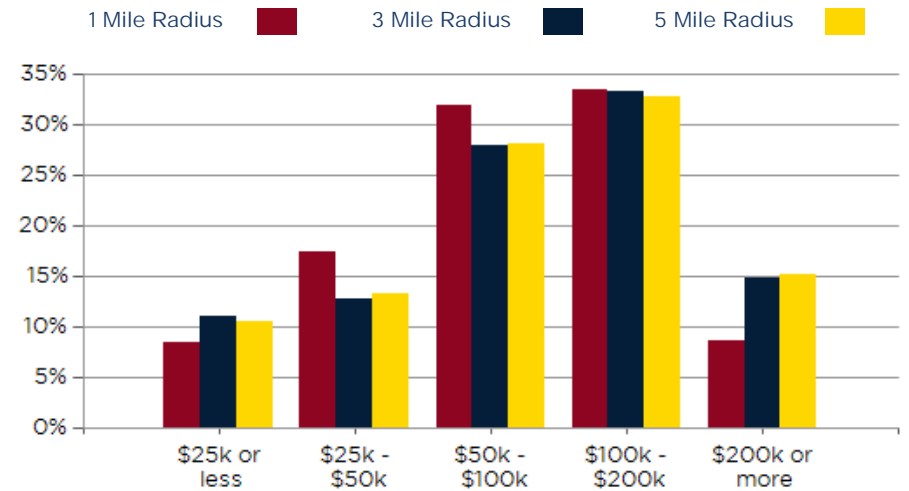
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,756	218,569	521,553
2010 Population	8,385	220,687	532,333
2026 Population	8,148	214,763	514,176
2031 Population	7,874	209,681	505,104
2026 African American	199	3,891	12,375
2026 American Indian	228	5,541	12,309
2026 Asian	195	11,196	38,983
2026 Hispanic	7,211	176,211	397,311
2026 Other Race	3,588	88,096	202,015
2026 White	1,707	51,662	124,142
2026 Multiracial	2,212	53,860	123,056
2026-2031: Population: Growth Rate	-3.40%	-2.40%	-1.80%

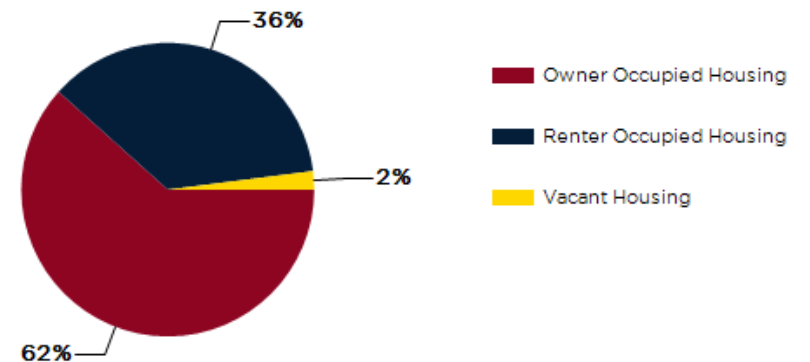
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	114	4,345	9,704
\$15,000-\$24,999	67	2,942	6,950
\$25,000-\$34,999	123	3,227	7,656
\$35,000-\$49,999	248	5,162	13,191
\$50,000-\$74,999	338	9,740	23,414
\$75,000-\$99,999	343	8,584	20,849
\$100,000-\$149,999	361	12,858	30,819
\$150,000-\$199,999	352	9,023	20,706
\$200,000 or greater	187	9,728	23,963
Median HH Income	\$85,928	\$95,652	\$95,311
Average HH Income	\$108,325	\$119,668	\$120,101



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

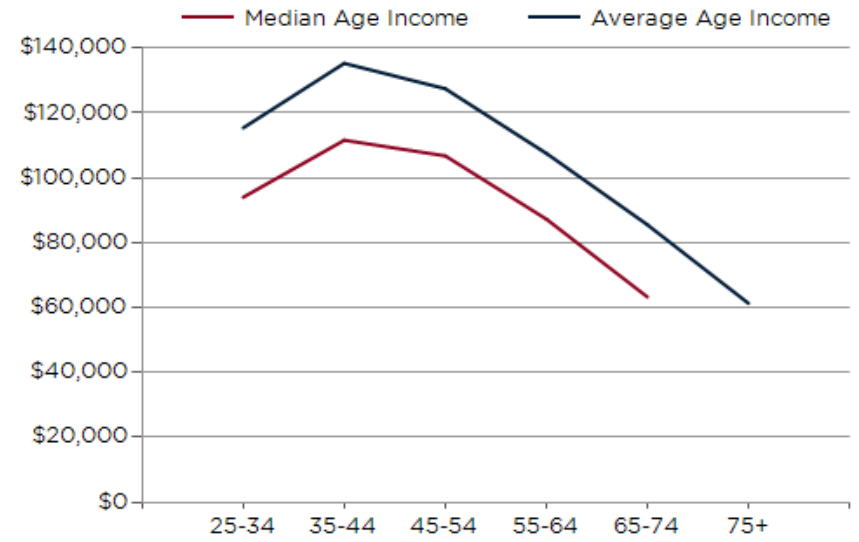
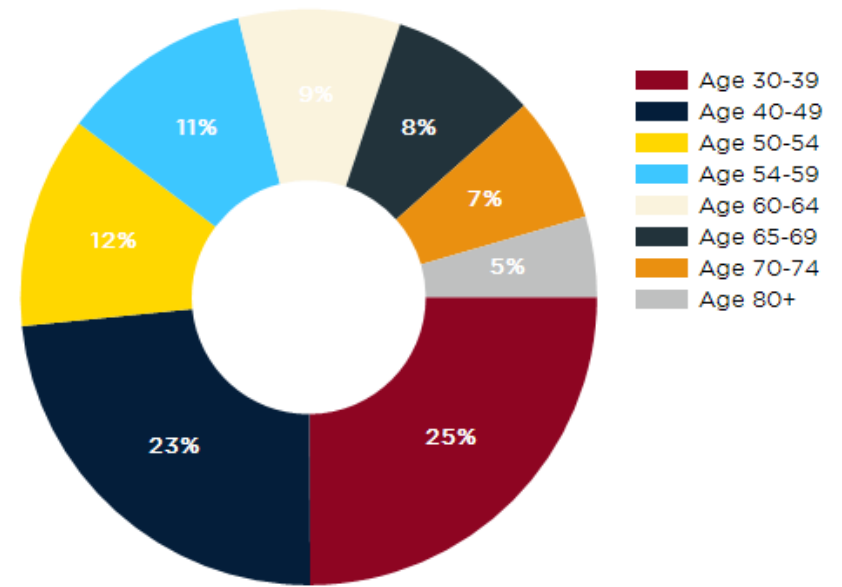


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	651	17,228	41,234
2026 Population Age 35-39	545	15,542	36,307
2026 Population Age 40-44	568	15,111	35,018
2026 Population Age 45-49	559	13,957	32,753
2026 Population Age 50-54	572	14,084	33,515
2026 Population Age 55-59	516	12,994	31,135
2026 Population Age 60-64	436	12,202	29,426
2026 Population Age 65-69	397	10,841	26,090
2026 Population Age 70-74	339	8,931	21,313
2026 Population Age 75-79	217	6,209	15,208
2026 Population Age 80-84	129	3,795	9,494
2026 Population Age 85+	146	3,764	9,452
2026 Population Age 18+	6,488	170,414	408,946
2026 Median Age	38	38	38
2031 Median Age	39	40	39

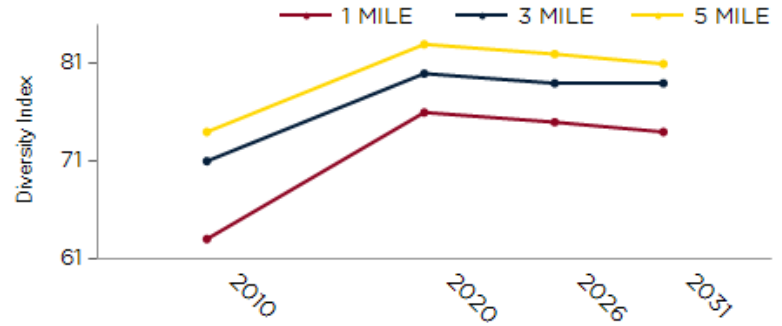
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,011	\$98,308	\$96,031
Average Household Income 25-34	\$115,422	\$120,803	\$118,637
Median Household Income 35-44	\$111,612	\$119,148	\$117,101
Average Household Income 35-44	\$135,309	\$142,926	\$142,295
Median Household Income 45-54	\$106,773	\$118,502	\$117,545
Average Household Income 45-54	\$127,488	\$143,622	\$143,542
Median Household Income 55-64	\$87,280	\$104,028	\$104,436
Average Household Income 55-64	\$107,558	\$127,586	\$128,611
Median Household Income 65-74	\$63,274	\$70,629	\$74,669
Average Household Income 65-74	\$85,534	\$94,462	\$98,070
Average Household Income 75+	\$61,319	\$66,053	\$68,610

Population By Age

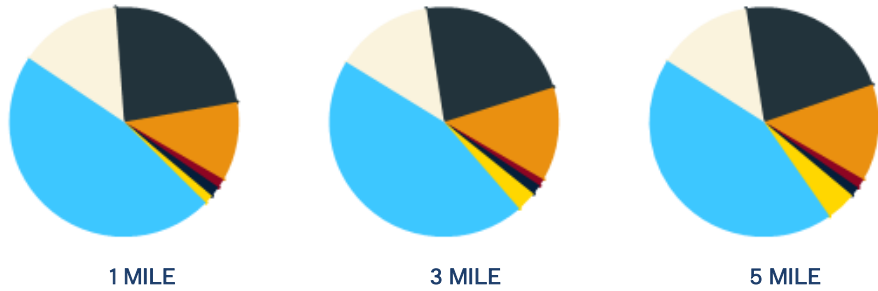


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	74	79	81
Diversity Index (current year)	75	79	82
Diversity Index (2020)	76	80	83
Diversity Index (2010)	63	71	74

POPULATION DIVERSITY



POPULATION BY RACE

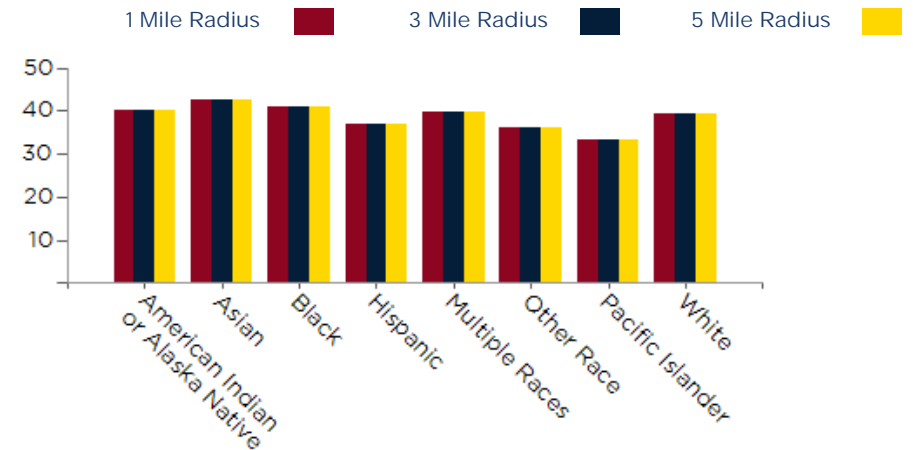


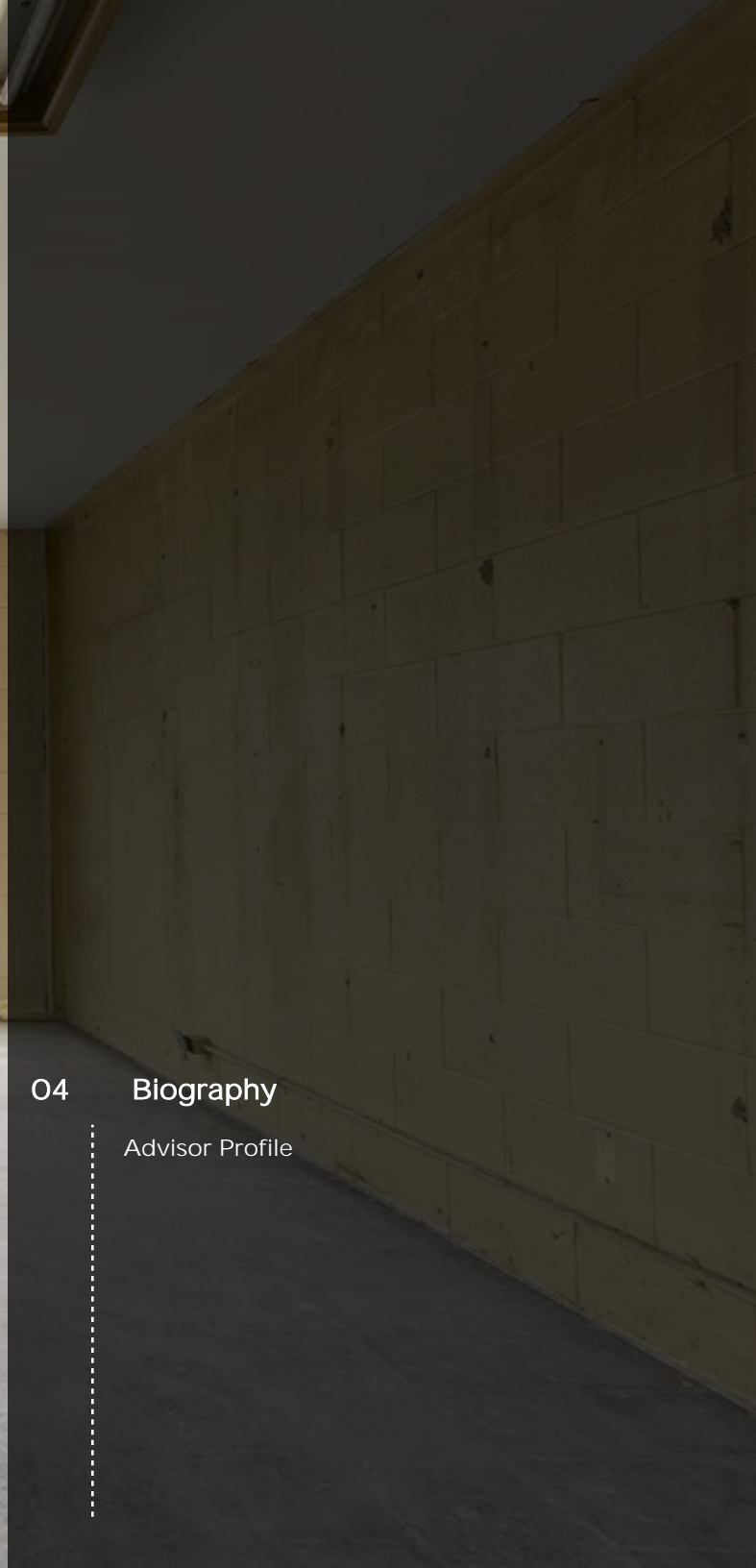
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	1%	1%	1%
Asian	1%	3%	4%
Hispanic	47%	45%	44%
Multiracial	14%	14%	14%
Other Race	23%	23%	22%
White	11%	13%	14%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	40	40
Median Asian Age	43	44	45
Median Black Age	41	39	38
Median Hispanic Age	37	36	36
Median Multiple Races Age	40	38	38
Median Other Race Age	36	36	35
Median Pacific Islander Age	33	35	34
Median White Age	39	42	43

2026 MEDIAN AGE BY RACE





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