



OLIVE TREE INDUSTRIAL

**AVAILABLE
FOR LEASE & SALE**

8226 Whittier Blvd, Pico Rivera, CA 90660
PRICE JUST REDUCED, MOTIVATED SELLER



CAPROCK
PARTNER



Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260



OLIVE TREE INDUSTRIAL

Olive Tree Industrial by CapRock Partners is a 3.1 acre industrial site located in Central Los Angeles, comprised of two buildings totaling ±31,236 SF providing functional warehouse and offices for a wide array of uses. This rare IOS (Industrial Outdoor Storage) facility has been recently updated and is available for immediate occupancy with potential to add up to 1,000 amps of power.

8226 Whittier Blvd, Pico Rivera, CA 90660

3.1
Acres

±31.2K
Building SF

±104K
Secured Yard SF

2
Buildings

Project Overview

Centrally located in Pico Rivera surrounded by the 5, 605 & 60 freeways, this property is fully fenced & secured and has three points of ingress/egress. Beautifully landscaped, abundant parking and less than 0.5 mile from multiple retail centers, restaurants and amenities makes it an ideal location for any business.



Building total:
±31,236 SF



Office total:
4,322 SF



IPD Zoning, city of
Pico Rivera



Huge secured
yard with 3
access points



Move-in ready
condition



3 dock high doors
5 grade level doors



Remodeled in
2011



Convenient access to
605 and 5 freeway



Potential to add
up to 1,000 amps
277/480 volts

Approved Uses Under CUP



Building
Materials
Storage



Contracting
Equipment Storage
and Rental Yard



General
Warehousing
and Storage



Manufacturing



Outdoor Storage

*Subject to approval with the City of Pico Rivera. Tenants/Buyers must independently verify their use with the city. CapRock & JLL make no guarantees on said approved uses.



Site Plan

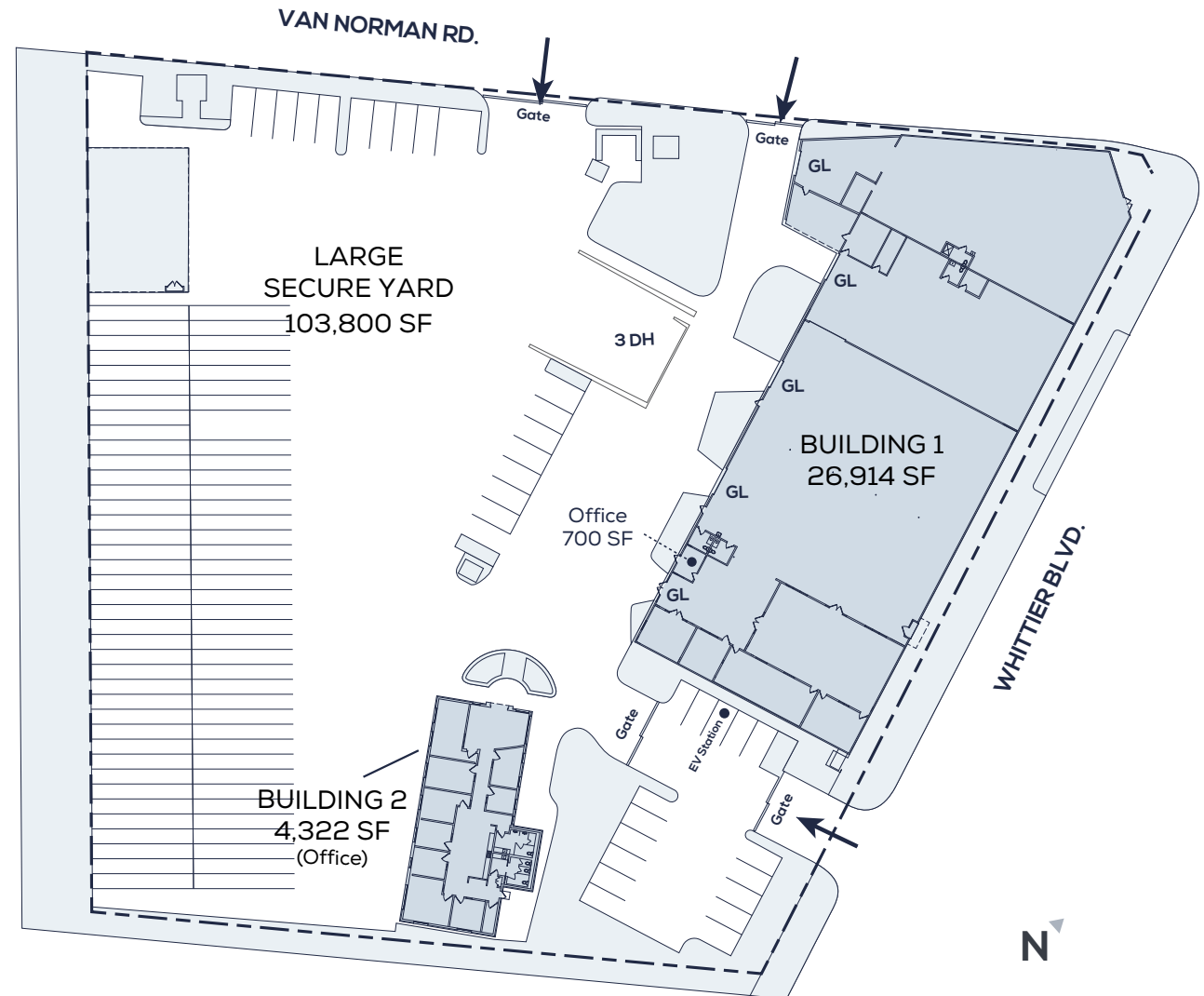
SPECIFICATIONS

Availability:	Now
Sale price:	\$12,500,000
Lease rate:	Call for pricing
Building total:	±31,236 SF
Site size (yard total):	±103,800 SF
Clear height:	14'
GL doors:	5
DH doors:	3
Yard:	Fenced/Paved
Zoning:	IPD
Spinklered:	Yes
Construction:	Tilt Up
Freestanding creative office:	4,322 SF
Intersection:	Whittier Blvd., Van Norman Rd.

Building 1
Warehouse
26,914 SF

Building 2
Creative office
4,322 SF

Large
Secured yard
103,800 SF



Energy Ready

AVAILABLE FOR IMMEDIATE OCCUPANCY

Olive Tree Industrial is a unique IOS (Industrial Outdoor Storage) with useful improvements that can support a multitude of industries from a contractors yard, equipment rentals/sales, raw material storage, renewable energy operations from energy storage to a fleet charging facility. With potential to add up to 1,000 amps of power, this property is perfect for companies looking to expand their ESG goals.

*Note: 53' truck & trailers & trailer storage is not allowed per City of Pico Rivera.



Lease vs. Own comparison

Own

Purchase assumptions:

	Per SF	Total
Purchase price	\$92.56	\$12,500,000
SBA fees (financed)		\$136,000

Total Project Cost		\$12,636,000
---------------------------	--	---------------------

Start-up costs:

Cash down payment (10%)		\$1,250,000
-------------------------	--	-------------

Monthly costs:

		Amount
Monthly payment	\$0.53	\$71,842
Property taxes	\$0.093	\$12,500
Insurance	\$0.019	\$2,604

Total Monthly Cost	\$0.64	\$86,946
---------------------------	---------------	-----------------

Monthly ownership benefits (estimate):

		Amount
Monthly depreciation	\$0.083	\$8,547
Property tax benefit	\$0.063	\$5,000
Interest deduction	\$0.037	\$21,676
Average appreciation (2%)	\$0.161	\$20,833
Average principal reduction	\$0.154	\$19,647

Total ownership benefits	\$ 0.560	\$75,703
---------------------------------	-----------------	-----------------

Total effective monthly cost		\$11,243
-------------------------------------	--	-----------------

Lease

Lease assumptions:

	Per SF	Total
Lease rate per month	\$0.75	\$101,277

Start-up costs:

Prepaid lease payment & security deposit		\$202,554
--	--	-----------

Monthly costs:

Lease payment	\$0.75	Amount \$101,277
---------------	--------	------------------

Total monthly cost	\$0.75	\$101,277
---------------------------	---------------	------------------

Monthly lease benefits:

Rent deduction tax savings		Amount \$40,511
----------------------------	--	-----------------

Total lease benefits		\$40,511
-----------------------------	--	-----------------

Total effective monthly cost		\$60,766
-------------------------------------	--	-----------------

Ownership analysis summary:

Annual effective cost difference	594,282
----------------------------------	---------

15 Year wealth creation	8,914,223
--------------------------------	------------------

For more information please contact: Lisa Matta
 951-400-2213/ lisa@bfcfunding.com

SBA 504 Financing program

SBA financing

	1st Mortgage by bank	2nd Mortgage by SBA
Loan Amount	\$6,386,000	\$4,864,000
Interest Rate	5.75% (estimate)	5.82% (Dec '25)
Amortization in Years	25 year amortization	25 year amortization
Percent of Total Loan Amount	50% of total	40% of total
Loan Fee	\$63,860 1.00% (estimate)	\$136,000 2.65% + \$6,000 legal fee
Monthly Payment	\$40,175	\$31,667 (includes SBA fees)

Los Angeles

OLIVE TREE INDUSTRIAL

Location	Distance (mi)	Travel Time
Port of Los Angeles	23	55min
Port of Long Beach	23	55min
LAX International Airport	26	1hour

The map displays the Los Angeles metropolitan area and surrounding regions, including Burbank, Hollywood, Beverly Hills, Santa Monica, Central Los Angeles, DTLA, East Los Angeles, City of Industry, Whittier, Pico Rivera, Santa Fe Springs, Downey, Cerritos, Anaheim, Long Beach, Carson, Torrance, and San Pedro. Major highways are shown with their respective shields (e.g., 5, 10, 15, 60, 710, 105, 110, 164, 19, 213, 22, 405, 90, 91, 107). The Olive Tree Industrial site is marked with a red dot in the City of Industry area. A red dotted line connects the site to the Port of Long Beach/Long Beach area, and another red dotted line connects it to LAX International Airport.



OLIVE TREE INDUSTRIAL



8226 Whittier Blvd, Pico Rivera, CA 90660

Jon R. Reno, SIOR, CCIM

Managing Director
Lic. #01277642
jon.reno@jll.com
+1 213 271 1508

Mark Vanis

Managing Director
Lic. #01305617
mark.vanis@jll.com
+1 213 395 5908

Trevor Gale, SIOR

Managing Director
Lic. #01452957
trevor.gale@jll.com
+1 213 239 6256

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved.