

1401 W WALNUT ST
COMPTON, CA 90220



CENTENNIAL
— ADVISERS —

**OFFERING
MEMORANDUM**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Centennial Realty Brokerage & Investment Corp in compliance

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PROPERTY INFORMATION

SECTION 1

EXECUTIVE SUMMARY /

1401 W Walnut St in Compton, CA is a premier industrial warehouse or manufacturing facility that any business owner or investor should want to target for their next acquisition. Totalling 50,252 square feet, 1401 W Walnut St is a concrete tilt up building with a clear height of 22', 3000 Amps, 480/277V of Power, 7 Loading Docks and 1 Ground Level Door. The warehouse space is maximized by having a 2-story office that totals 8,352 square feet of office space but a footprint of only 4,176 square feet. The office space comes with an open floor plan on the first floor, multiple conference rooms, private suites, CEO's office, and a large break room for the employees. The building benefits from a 91,476 Square Foot lot that sits on the corner of Walnut St and Walnut Park Way and comes with 76 parking spaces. 1401 W Walnut is the ideal property for a variety of uses, spanning from manufacturing to warehousing and distribution due to the zoning COMH (Compton Heavy Manufacturing). With the power being distributed throughout the facility and drops already in place, 1401 W Walnut is perfect for a manufacturing and production facility.

However, with the ceiling height, loading docks on either side of the property, and proximity to the 91 and other major freeways, Walnut makes for a great warehousing and distribution center. 1401 W Walnut has all the characteristics a business needs in a property to thrive, and the new owner can look forward to having a new headquarters they can operate out of for the next 20 years or a property that will have a long line of prospective tenants itching to call 1401 W Walnut St their new home.

1401 W Walnut St offers limitless potential for the next business owner or investor that acquires the property. With a favorable zoning on COMH, there won't be any zoning restrictions for either a manufacturing or distribution facility. With the location and proximity to freeways and major hubs in the area like the Ports and LAX, it is no wonder why the City of Compton has one of the lowest vacancy rates in the country. Major corporations like Ralphs Grocery and STG Logistics have called this pocket of Compton home for a number of years for these reasons. 1401 W Walnut St provides a unique chance to acquire a highly sought-after asset in a thriving industrial hub. Whether you're an investor seeking a safe and lucrative investment or an owner user looking to secure a top-tier facility to grow and take their business to new heights, 1401 W Walnut St is the property you need in your portfolio.



LEASE RATE
\$1.55 / SF NNN

PROPERTY PHOTOS /



INTERIOR PHOTOS /



INTERIOR PHOTOS /



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LOCATION INFORMATION

SECTION 2

AREA OVERVIEW 1 /



SOCAL HEADQUARTERS 

WEST RANCHO DOMINGUEZ

LINCOLN MEMORIAL PARK

DISTANCE TO LAX | 8.1 MILES ●

eCURE TREATMENT

STG LOGISTICS

S CENTRAL AVE

W WALNUT ST



AREA OVERVIEW 2 /

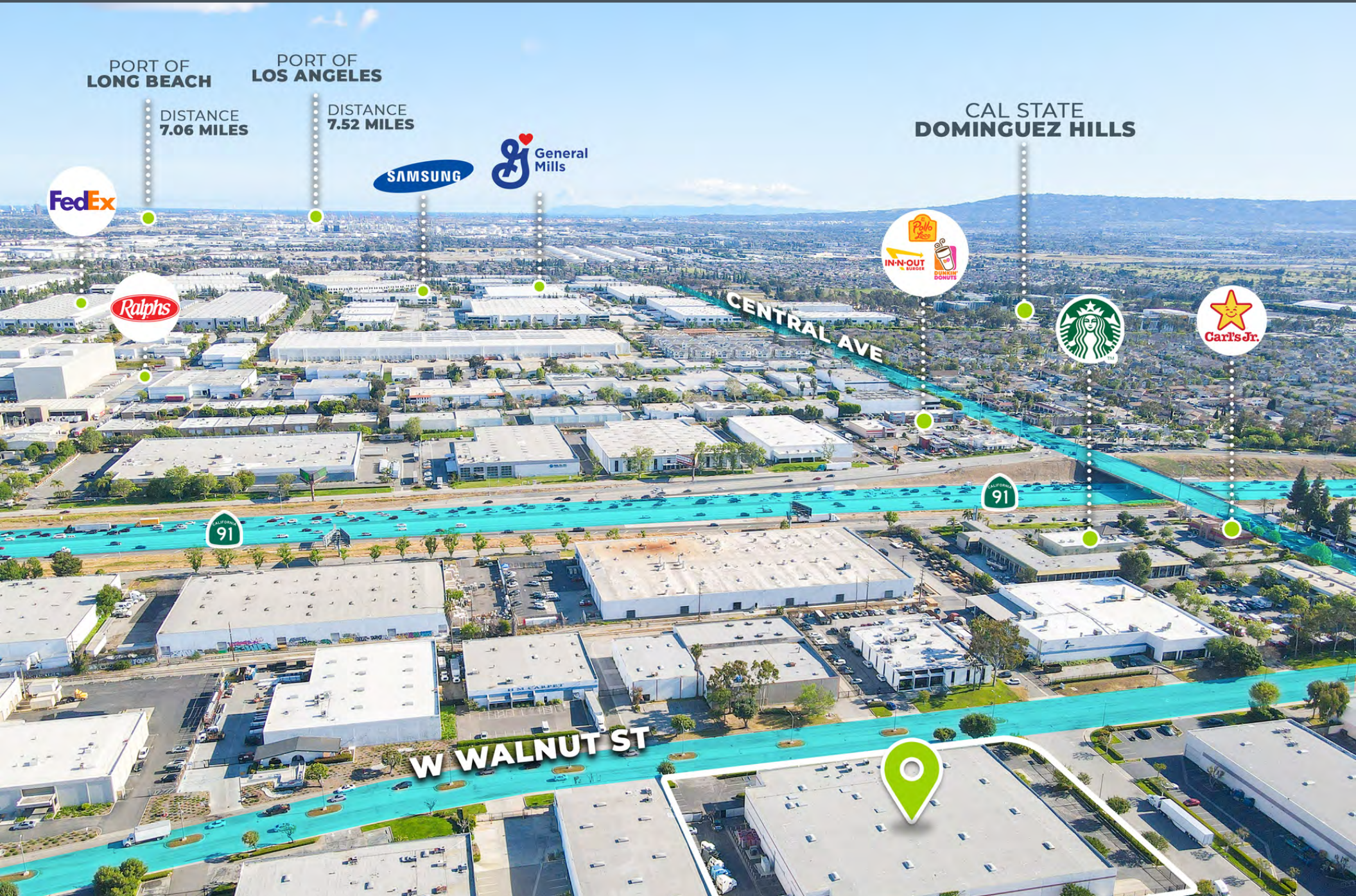
**DOWNTOWN
LOS ANGELES**

DISTANCE
10.4 MILES



W WALNUT ST

AREA OVERVIEW 3 /



PORT OF
LONG BEACH

PORT OF
LOS ANGELES

DISTANCE
7.06 MILES

DISTANCE
7.52 MILES

CAL STATE
DOMINGUEZ HILLS

FedEx

Ralphs

SAMSUNG

General
Mills

In-N-Out
BURGER

DUNKIN'
DONUTS

Starbucks

Carl's Jr.

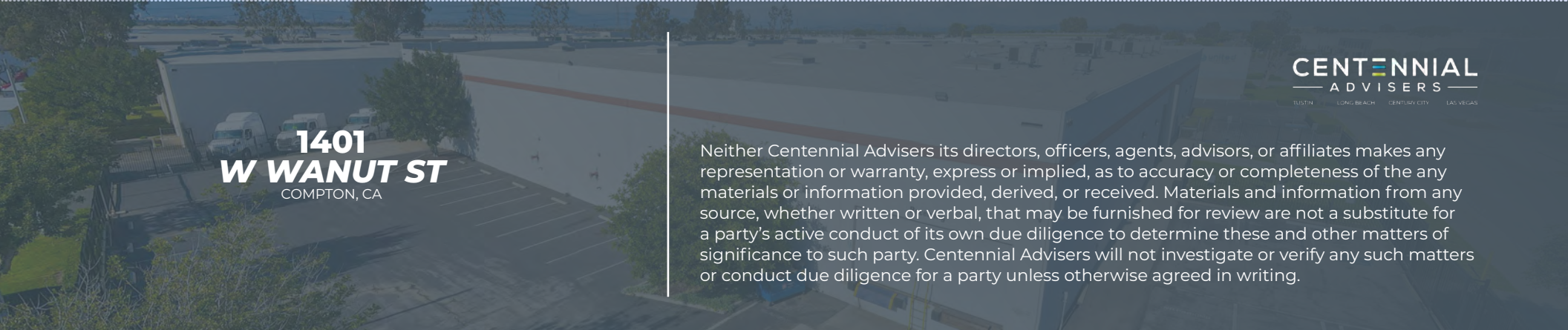
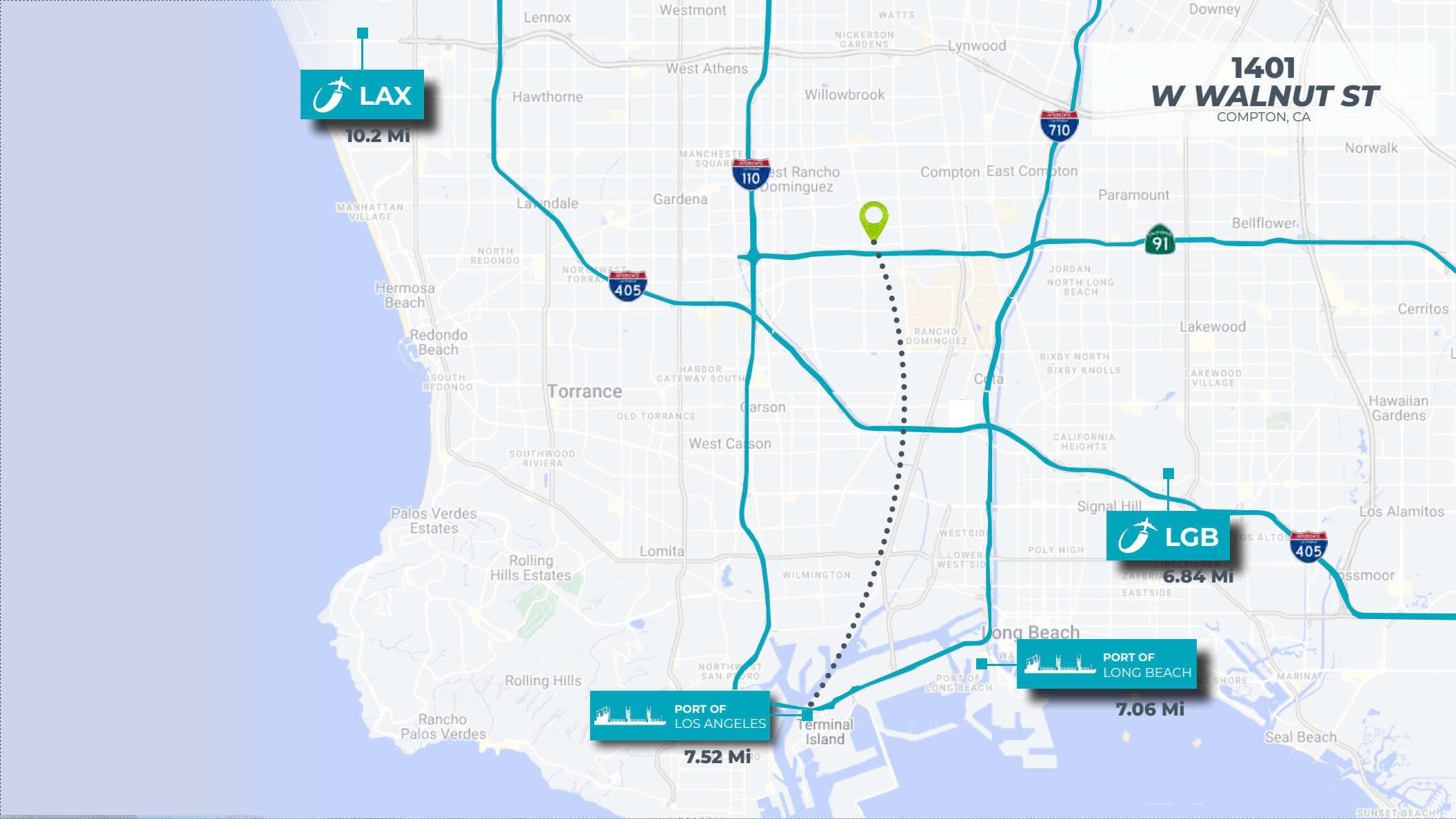
ALPINE
91

ALPINE
91

W WALNUT ST

CENTRAL AVE





**1401
W WALNUT ST**
COMPTON, CA

**CENTENNIAL
ADVISERS**
TUSTIN LONG BEACH CENTURY CITY LAS VEGAS

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LEASE COMPARABLES

SECTION 3

LEASE COMPS /

1

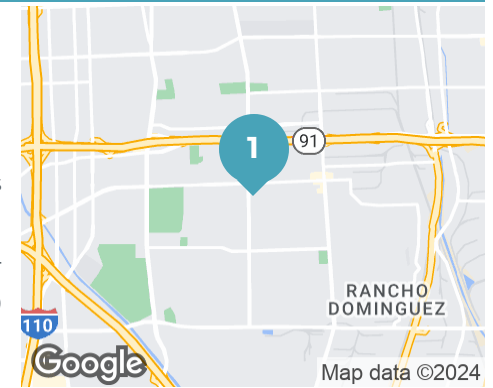


1351 CHARLES WILLARD ST

Carson, CA 90746

Lease Rate: \$1.90/SF/mo
Space Size: 51,382 SF
Ceiling Height: 32'
Parking: 190 Spaces

Lease Type: NNN
Lease Term: 5 years
Lease Start: May 2024
Lease Expiration: May 2029



2



2850 E EL PRESIDIO ST

Long Beach, CA 90810

Lease Rate: \$1.65 /SF/mo
Space Size: 87,725 SF
Ceiling Height: 24'
Parking: 95 Spaces

Lease Type: NNN
Lease Term: 5 years
Lease Start: Sep 2024
Lease Expiration: Sep 2029



3

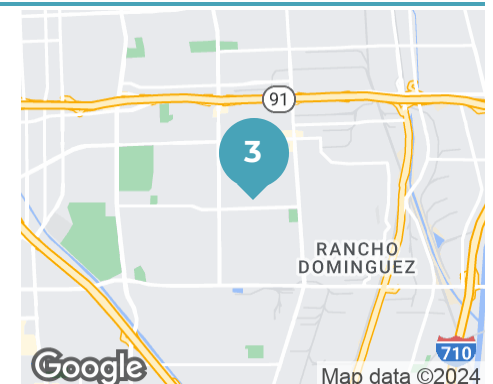


1500-1550 E GLENN CURTIS ST

Carson, CA 90746

Lease Rate: \$1.90 /SF/mo
Space Size: 48,330 SF
Ceiling Height: 24'
Parking: 470 Spaces

Lease Type: NNN
Lease Term: 5 years
Lease Start: May 2024
Lease Expiration: May 2029



LEASE COMPS /

4



3090 E VIA MONDO

Ranch Dominguez, CA 90221

Lease Rate: \$1.65/SF/mo

Space Size: 59,508 SF

Ceiling Height: 27'

Parking: 95 Spaces

Lease Type: Full Service

Lease Start: Sep 2024



5



3880 MCGOWEN ST

Long Beach, CA 90808

Lease Rate: \$1.95/SF/mo

Space Size: 43,782 SF

Ceiling Height: 30'

Parking: 66 Spaces

Lease Type: Gross

Lease Start: Feb 2024



6



16910 CHERIE PL

Carson, CA 90746

Lease Rate: \$1.85 /SF/mo

Space Size: 28,797 SF

Ceiling Height: 20'

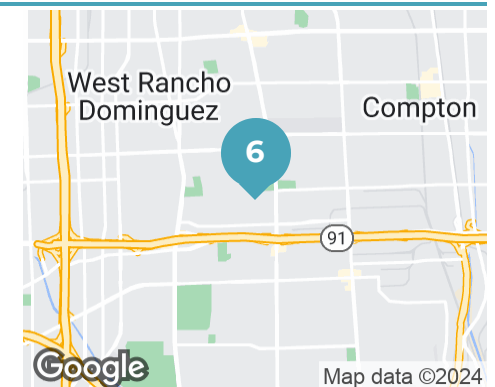
Parking: 20 Spaces

Lease Type: Full Service

Lease Term: 2 years

Lease Start: Aug 2024

Lease Expiration: Aug 2026



LEASE COMPS /

7



4401 E DONALD DOUGLAS DR

Long Beach, CA 90808

Lease Rate: \$1.95/SF/mo
Space Size: 53,371 SF
Ceiling Height: 24'
Parking: 28 Spaces

Lease Type: Modified Net
Lease Start: Aug 2024



8



2662 E DEL AMO BLVD

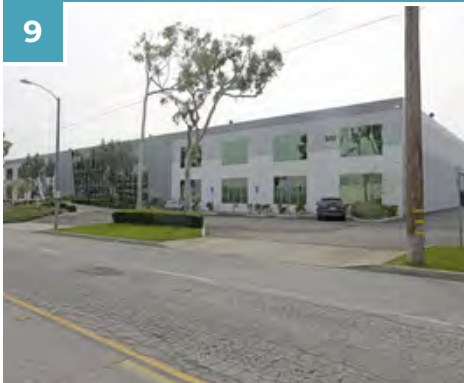
Carson, CA 90221

Lease Rate: \$1.39 /SF/mo
Space Size: 42,294 SF
Ceiling Height: 19'
Parking: 42 Spaces

Lease Type: Gross
Lease Start: Aug 2024



9



350 W APRA ST

Compton, CA 90220

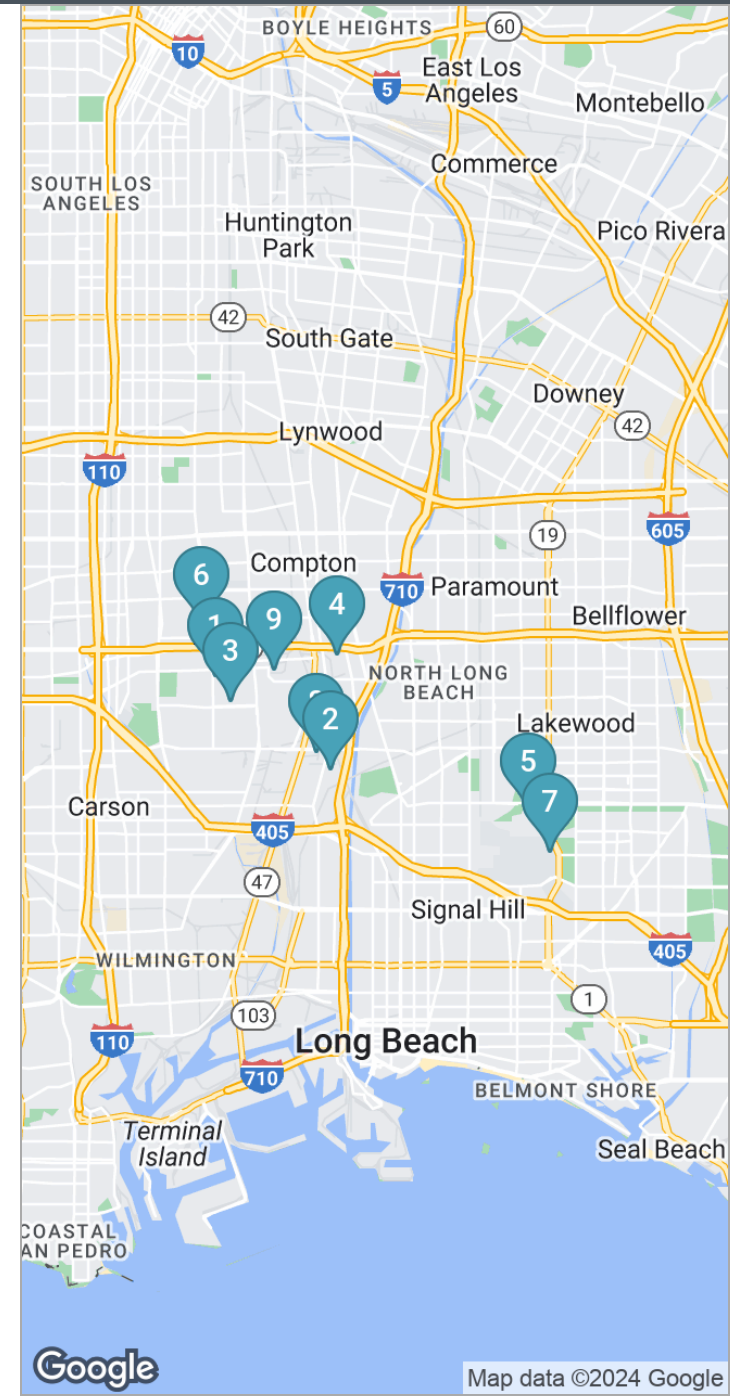
Lease Rate: \$1.89 /SF/mo
Space Size: 25,628 SF
Ceiling Height: 24'
Parking: 73 Spaces

Lease Type: Gross
Lease Term: 4 years
Lease Start: Jul 2023
Lease Expiration: Jul 2028



LEASE COMPS MAP & SUMMARY /

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE
1	1351 Charles Willard St Carson, CA	\$1.90 /SF/mo	NNN	51,382 SF
2	2850 E El Presidio St Long Beach, CA	\$1.65 /SF/mo	NNN	87,725 SF
3	1500-1550 E Glenn Curtis St Carson, CA	\$1.90 /SF/mo	NNN	48,327 SF
4	3090 E Via Mondo Rancho Dominguez, CA	\$1.65 /SF/mo	Full Service	59,508 SF
5	3880 McGowen St Long Beach, CA	\$1.95 /SF/mo	Gross	43,782 SF
6	16910 Cherie Pl Carson, CA	\$1.85 /SF/mo	Full Service	28,797 SF
7	4401 E Donald Douglas Dr Long Beach, CA	\$1.95 /SF/mo	Modified Net	53,371 SF
8	2662 E Del Amo Blvd Carson, CA	\$1.39 /SF/mo	Gross	42,294 SF
9	350 W Apra St Compton, CA	\$1.89 /SF/mo	Gross	25,628 SF
	AVERAGES	\$1.79/SF/MO		48,979 SF



DEMOGRAPHICS

SECTION 4

DEMOGRAPHICS MAP & REPORT /

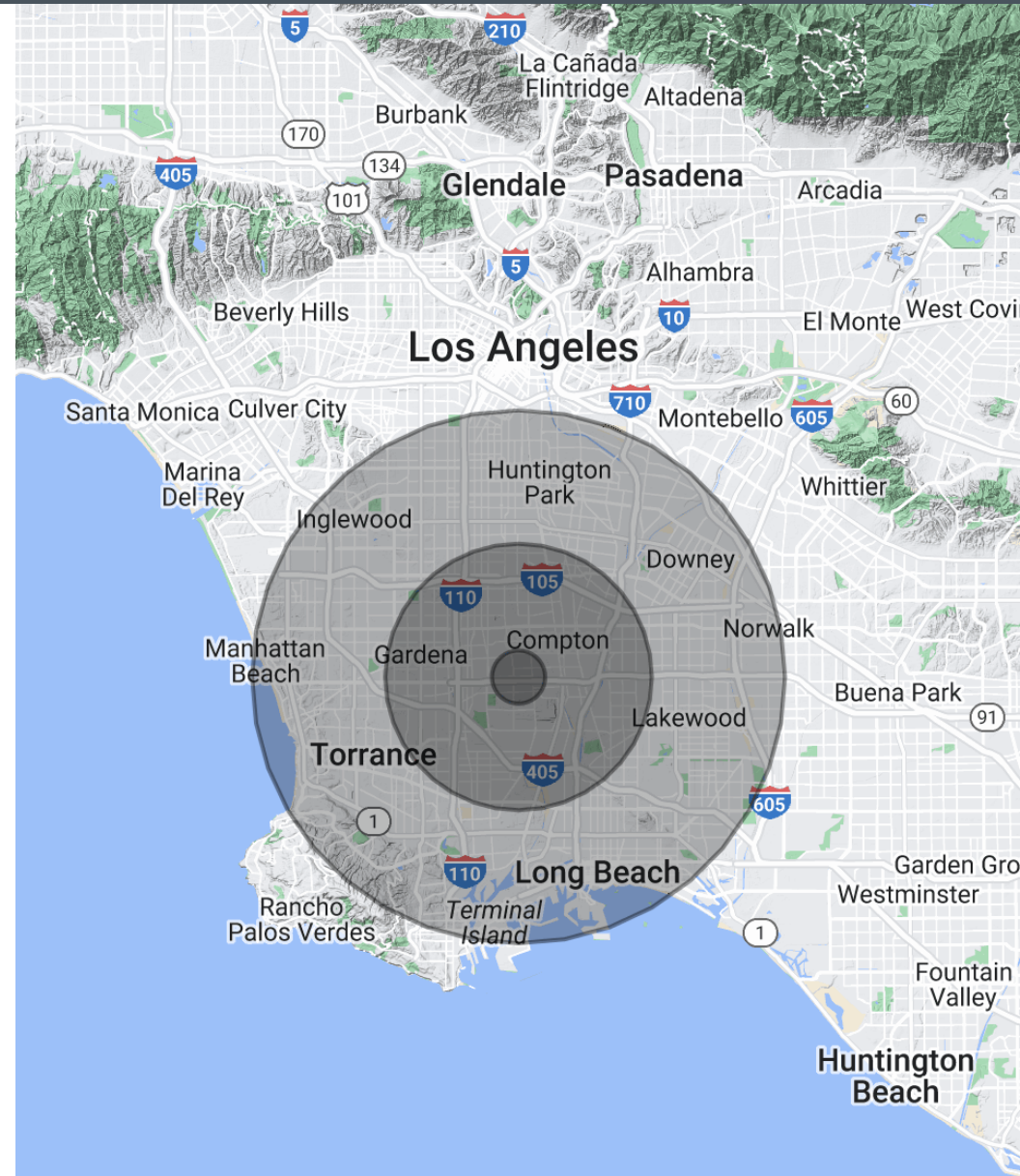
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	15,536	692,546	2,930,354
Average Age	36.5	34.7	35.3
Average Age (Male)	34.8	33.2	34.2
Average Age (Female)	38.0	36.1	36.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,266	199,716	929,185
# of Persons per HH	3.6	3.5	3.2
Average HH Income	\$96,011	\$75,017	\$83,630
Average House Value	\$439,395	\$437,183	\$541,426

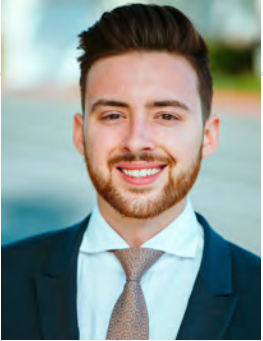
2020 American Community Survey (ACS)



ADVISER BIOS

SECTION 5

ADVISER BIO /



DANIEL ROLAND

Senior Adviser

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Direct: **562.513.1619**

CaIDRE #02057043

PROFESSIONAL BACKGROUND

Daniel Roland has been in the Investment Real Estate Industry for 3 and a half years with Centennial Advisers. Daniel's interest in real estate stems from his family's involvement in the industry for over 40 years. From running Open Houses to designing and executing marketing campaigns for new listings, Daniel came into the industry equipped with many of the skills needed to succeed as a broker. He quickly climbed the ranks and earned the title of Senior Adviser in 2020.

Daniel joined Centennial Advisers in February of 2018 as a sales agent specializing in the sale and leasing of Industrial real estate in Long Beach and Signal Hill. Daniel has both contributed to and completed a number of transactions in his first 3 years. These transactions have helped owners find new space for their business that allows them to take it to the next level and helped investors perform a seamless 1031 Exchange to significantly improve their investment portfolio. He loves to be a trusted resource and find solutions to complex problems with their real estate. Recently, Daniel helped third-generation owners of a business in Wilmington sell their 36,000 sq ft property. He was able to earn market value for the property and negotiate terms that helped the owners feel comfortable with the crucial decision to sell their family business and property after 90 years of ownership. This transaction included generating over ten offers, negotiating multiple extensions, and a long timeline to ensure the owners had more than enough time to get ready to sell a building they had grown up in and find their next property for their retirement.

Daniel chose Centennial Advisers because he understood what makes the firm stand apart from the rest. In their own words, Centennial Advisers "provides a Nordstrom-like experience for clients and puts them first throughout the entire transaction. Everyone who works at Centennial genuinely cares for their clients and wants to see them do better than they ever thought they could with their real estate."

Daniel Roland was born and raised in Long Beach, CA. Upon graduating from Woodrow Wilson High School in 2013, Daniel proudly attended the University of Oregon where he received a degree in Economics with a concentration in Finance and Banking, and a Minor from the Lundquist College of Business.

Centennial Advisers

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ADVISER BIO /



EDAN SHALOM

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CaIDRE #02033047

PROFESSIONAL BACKGROUND

Edan Shalom has been an award-winning and innovative salesman for over 20 years. Whether as a nationally sought after consultant to a Fortune 500 company, or an investment advisor in everything from fine art to real estate, Edan is a consummate student of people and human behavior. His ability to pay caring attention to the needs and desires of his clients guides every aspect of his work.

Edan has closed over tens of millions of dollars in transactions since the COVID-19 shutdown began alone, proving that not even a global pandemic could stop him from getting the job done for his clients. Specializing in simultaneous 1031 exchanges, Edan maintains a 100% success rate and a 97% list-to-close rate. Ever a rhino, he is always charging forward with an inventory in the 10s of millions, so don't wait to do business with him!

Edan built his bulldog work ethic young, beginning his career as a child film, tv, and voice actor in Hollywood in the 80s and 90s. You may remember him from any number of guest roles on hit sitcoms such as Cheers, Murphy Brown, The Golden Girls, Empty Nest, Newhart, Highway to Heaven, Married... with Children, Northern Exposure, and Herman's Head. Or perhaps his iconic voice sent shivers down your spine when you heard him say, "Hi, I'm Chucky, wanna play?" in the "Child's Play" horror series.

After attending UC Berkeley, Edan joined a global Fortune 500 company in their sales department and excelled immediately. His 18 years there was marked with numerous awards and national sales records as he advanced through every field position. The experience fine-tuned his direct sales, consultative sales, and overall leadership skills, resulting in a successful management tenure, including many years as a well-respected and highly sought after consultant, sales manager, and franchise owner. In addition, he served on the Divisional Board as a Member and then as Vice President.

Edan's interest in real estate began as a young professional when he was mentored by a successful investor and California property owner. He learned the basics and fundamentals of sound real estate investing and how to utilize proper strategies at different times in the market cycle. He continued his real estate education over the years by closely aligning with investors in the multifamily and commercial properties space, working to uncover opportunities not available on the open market.

Edan became an agent in 2017 when he began working with Justin White. He then joined Centennial Advisers as an Adviser, using his expertise and knowledge of the San Fernando Valley (where he grew up) and Los Angeles Markets to help clients maximize the performance of their assets and navigate through complex transactions and strategies with their investment portfolios. As Regional Vice President of Investments, Edan assists in the growth of Centennial's Los Angeles market share through the recruitment of new agents, training and developing their brokering skills, and leading from the frontline, all skills he has mastered throughout his career.

If you're lucky, you may even learn some invaluable skills from this master salesman while he's busy earning you money.

Centennial Advisers

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