

**FOR SALE:**  
**PRIME LONG BEACH INDUSTRIAL**  
**100% LEASED INVESTMENT WITH**  
**HD SUPPLY OWNED BY HOME DEPOT**  
*+/- 60,000 Square Feet | +/- 5.92 Acres*

**5950**

**N. PARAMOUNT BLVD**

*LONG BEACH, CA 90805*

***100% Leased for Distribution and Warehousing thru Oct 31, 2030***  
***Tremendous Location in Long Beach***

**EXCLUSIVELY OFFERED BY:**

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**NAI Capital** | **INVESTMENT**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE | SERVICES GROUP

## The Offering

NAI is excited to present a unique investment opportunity at 5950 N. Paramount Blvd, a +/- 60,000 square-foot Wholesale Retail Industrial property in the highly sought-after South Bay Industrial submarket of Long Beach, California. Currently fully leased to HD Supply, a subsidiary of Home Depot, this property guarantees a stable income stream. It is an exceptional asset situated on +/- 5.92 acres along the busy Paramount Blvd thoroughfare.

Built in 1973, 5950 N Paramount Blvd has been meticulously maintained, featuring recent upgrades such as a new roof and refreshed paving in the secured yard area. This offering includes multiple dock-high and ground loading positions. With limited industrial properties available for sale or lease in this prime market, this site represents a rare opportunity for investors and developers to capitalize on strong market fundamentals driven by historically low vacancy rates.

Strategically located just +/- 13.9 miles from the LA and Long Beach Port Complexes, this property offers unparalleled access to the nation's major gateway for international commerce and the busiest seaports in the Western Hemisphere. It is also conveniently situated near five key transportation routes: the 91, 710, 405, 105, and 605 freeways.

The property's location in Long Beach—known as “The International City” for its diverse cultural influences—adds further appeal, combining residential and industrial zones in a vibrant urban setting.

## BUILDING SUMMARY

<b>Rentable Square Feet:</b>	60,000 SF
<b>Land:</b>	258,090 SF
<b>Year Built:</b>	1973
<b>Zoning:</b>	LBIG
<b>Ceiling Height Range:</b>	22' to 24'
<b>Loading:</b>	Dock High & Grade
<b>Parking:</b>	157 Spaces
<b>Sub Market:</b>	Southern California South Bay
<b>Leased:</b>	100%
<b>APNs:</b>	7121-011-012
<b>Property Type:</b>	Industrial Wholesale Retail



# TRANSPORTATION MAP



# RETAIL MAP



# PROPERTY DETAILS



# PROPERTY OVERVIEW & LEASE ABSTRACT

OVERVIEW	
<b>Address:</b>	5950 N Paramount Blvd Long Beach, CA 90805
<b>Tenant:</b>	HD Supply Repair & Remodel, LLC owned by Home Depot
<b>Original Lease Date:</b>	Nov 1, 2015
<b>Current Lease Dates:</b>	Commencement – November 1, 2025 / Expiration – October 31, 2030
<b>Occupied Space:</b>	Entire building, +/- 60,000 RSF plus +/- 5.92 acres yard space
<b>Lease Form:</b>	NNN Lease*
<b>Pro Rata Share of Operating Costs</b>	Tenant's Pro Rata Share of Operating Costs is 100% and shall continue to be through the remaining term of the Lease.
<b>Option to Renew</b>	Three (3) five (5) year options to renew at 3% over prior years rent with an adjustment should CPI exceed 3% cumulatively.

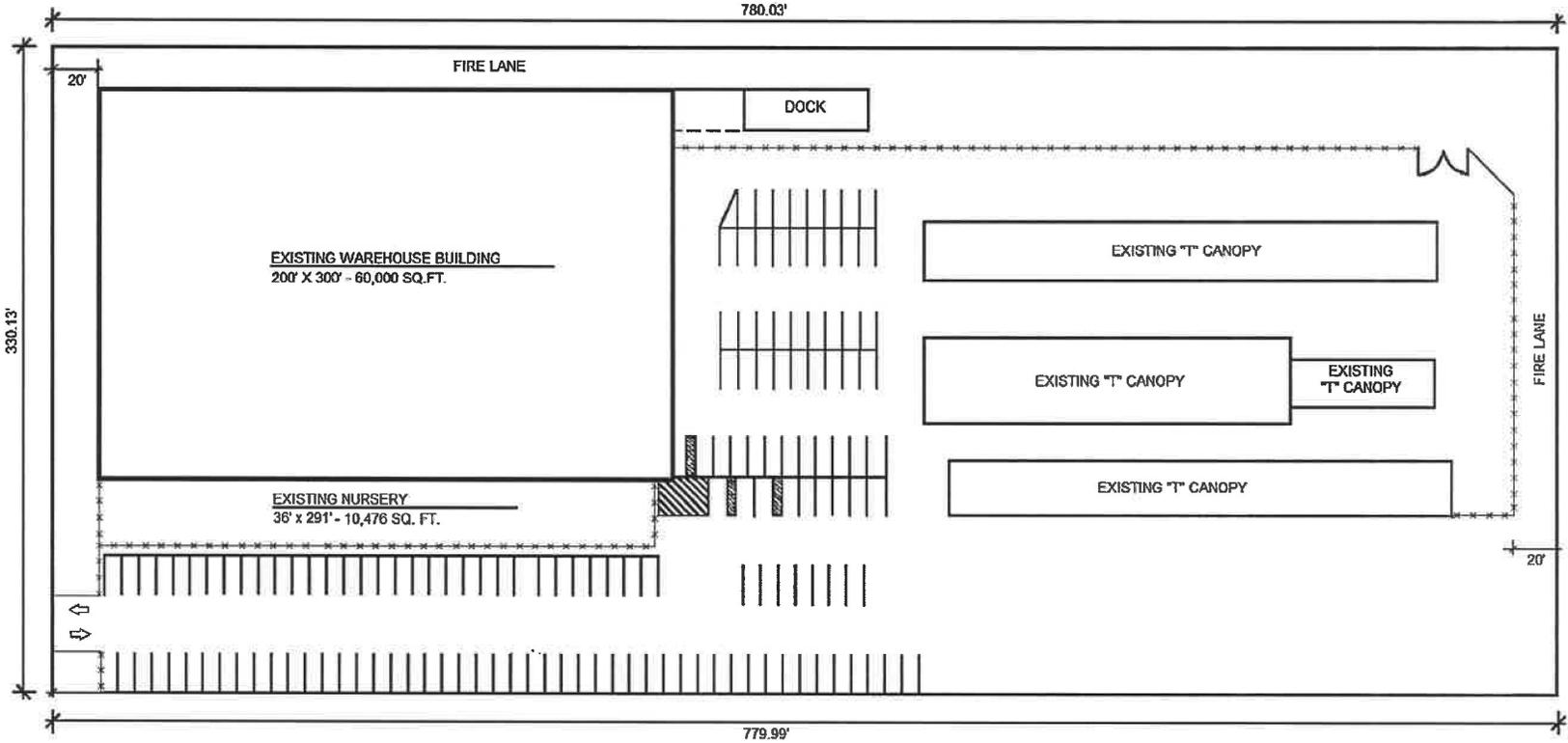
In the event Tenant exercises its Extension term, the Base Rent for the first year of such Extension Term shall increase by three (3.00%) over the Base Rent for the immediately preceding year; however, if the generally accepted rate of inflation as published by the federal government or other mutually approved agency for like property in the Long Beach area has risen at a rate greater than 3.00% then the adjusted rent shall be increased by 75% of the difference between the 3.00% adjustment rate and the higher inflation rate.

This adjustment will only occur at the first year of each exercised renewal term; subsequent years will remain at an increase of 3.00%. Base Rent shall continue to increase each year on the anniversary of the Commencement Date by three percent (3.00%) over the immediately prior year. Subsequent years will remain at an increase of 3.00% above the new base rent for the renewal term.

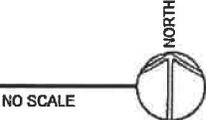
Current Base Rent							
Date	% Inc.	Base Rate	Monthly Rate Building	Monthly Rate Land	Total Monthly Rate	Total Annual Rate	Period
As of 10/31/2025		\$8.64	\$43,188.10	\$10,943.59	\$54,131.68		
11/1/2025 to 10/31/2026	7.82%	\$9.32	\$46,565.41	\$11,799.38	\$58,364.79	\$700,377.46	Year
11/1/2026 to 10/31/2027	3.00%	\$9.60	\$47,962.37	\$12,153.36	\$60,115.73	\$721,388.78	Year
11/1/2027 to 10/31/2028	3.00%	\$9.88	\$49,401.24	\$12,517.96	\$61,919.20	\$743,030.45	Year
11/1/2028 to 10/31/2029	3.00%	\$10.18	\$50,883.28	\$12,893.50	\$63,776.78	\$765,321.36	Year
11/1/2029 to 10/31/2030	3.00%	\$10.48	\$52,409.78	\$13,280.30	\$65,690.08	\$788,281.00	Year

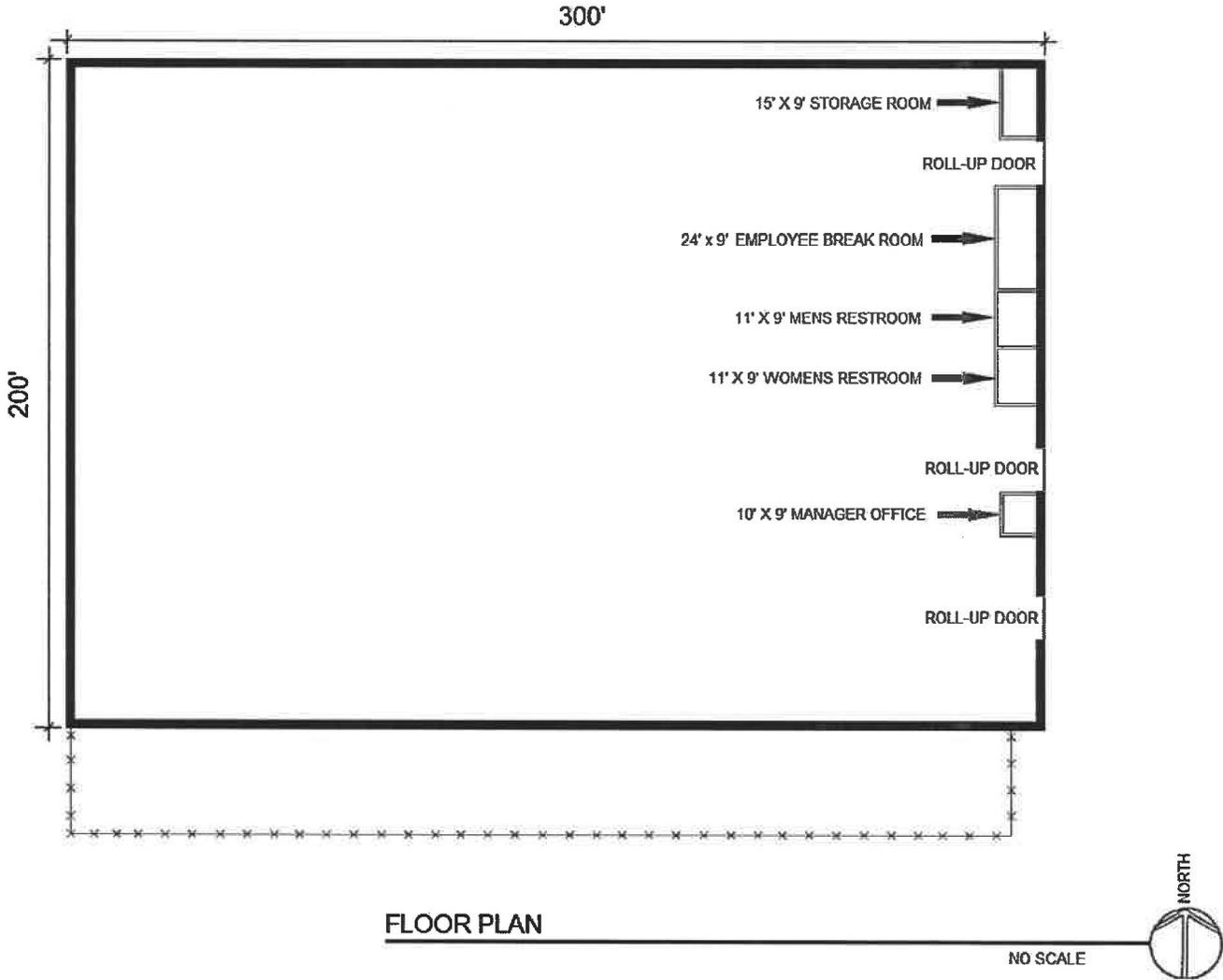


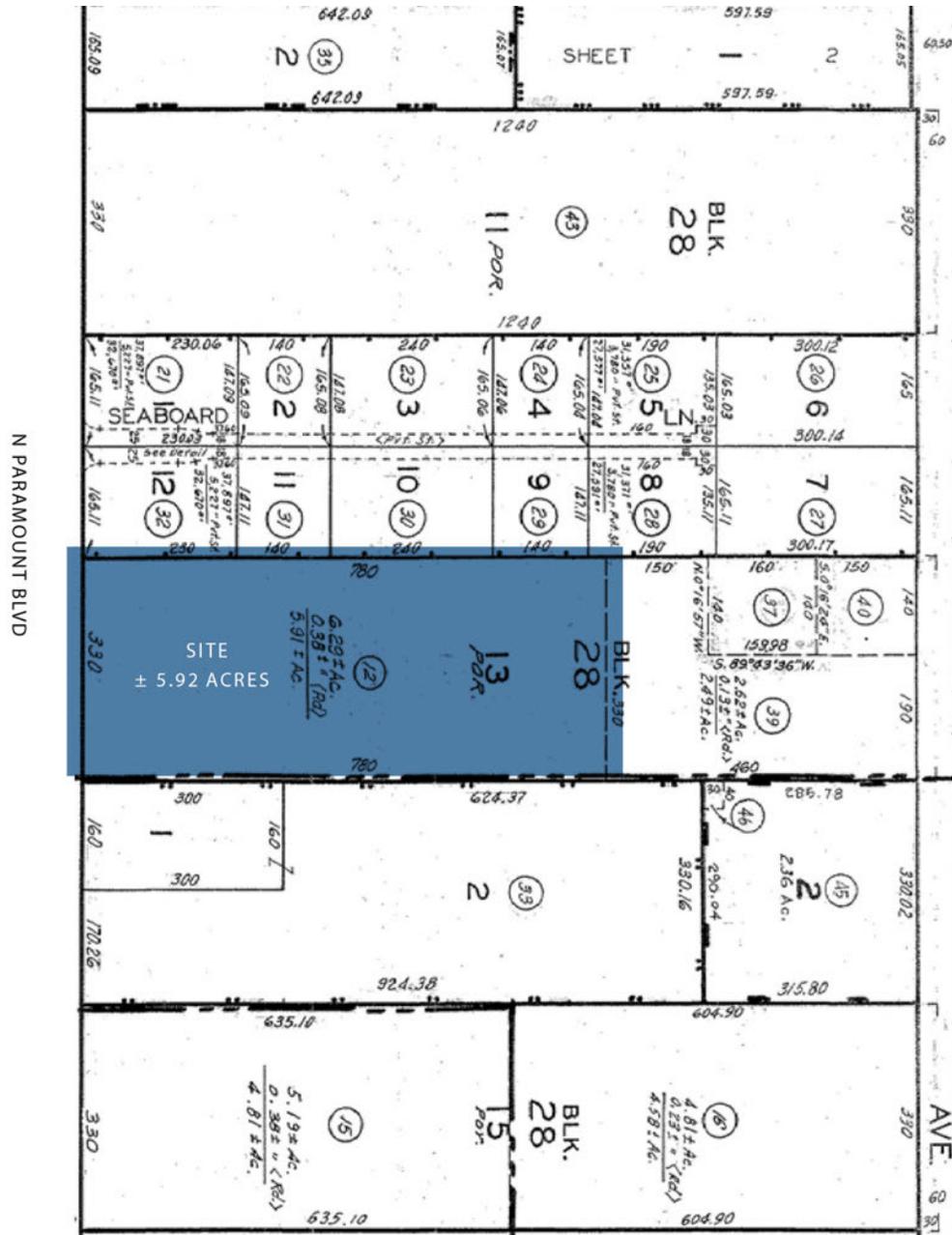




SITE PLAN







## Long Beach, CA Overview

Long Beach is a diverse city that blends influences from around the world, earning it the nickname “The International City.” It offers a unique combination of residential and industrial zones, urban and suburban areas, and a mix of historic and innovative spaces. Constantly evolving, Long Beach balances the energy of Los Angeles with the beach-town vibe of Orange County, nestled geographically between the two.

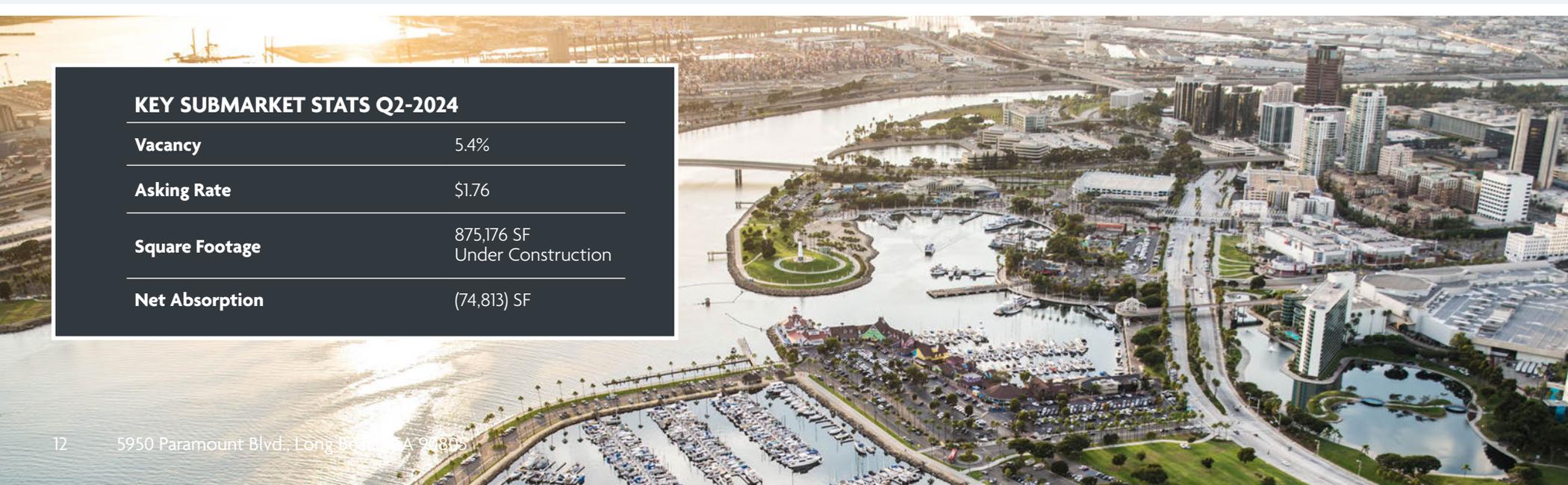
The city is bordered by San Pedro, Carson, and Compton to the west; Lakewood and Paramount to the north; and Bellflower, Cerritos, Hawaiian Gardens, Los Alamitos, and Seal Beach to the east. Downtown Long Beach is approximately 25 miles south of Downtown Los Angeles and shares its eastern edge with Orange County. The city is well-connected to the Greater Los Angeles Area through several major freeways, including the I-110 (Harbor Freeway), I-710 (Long Beach Freeway), I-605 (San Gabriel Freeway), CA-91, and I-405 (San Diego Freeway). Public transportation is accessible via the Los Angeles County Metropolitan Transportation Authority, Long Beach Transit, and local Long Beach Bus services.

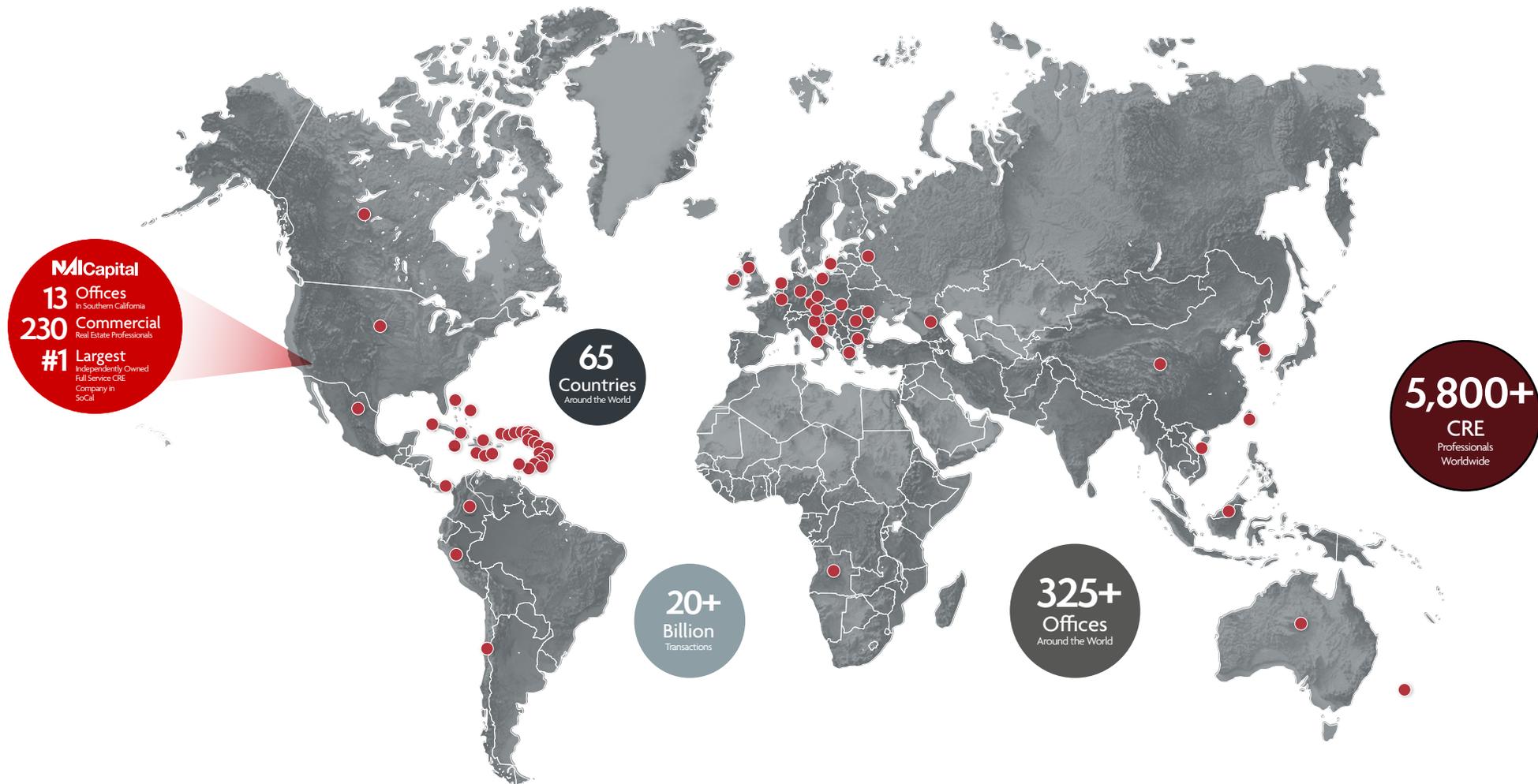
Long Beach is a dominant maritime hub, home to the Port of Long Beach, the second busiest container port in the U.S. and one of the largest globally. The city also boasts a robust manufacturing sector, specializing in industries like aerospace, automotive, electronics, audiovisual equipment, and home furnishings. Major companies such as Epson America, Inc., Pioneer Electronics, SCAN Health Plan, and Molina Healthcare, Inc. are headquartered here, contributing to the city’s thriving business environment.

Industrial properties remain in high demand as market fundamentals hold strong. The industrial market in Long Beach spans 32,941,757 square feet, with a low vacancy rate of 5.4% as of Q2 2024—down 60 basis points from Q2 2023. The average asking rental rate for industrial space is \$1.76/SF NNN, reflecting a modest decline of 3 cents compared to a year ago. Strong demand and limited supply have spurred new construction activity, with 875,176 square feet currently under development, more than triple the volume from last year.

### KEY SUBMARKET STATS Q2-2024

<b>Vacancy</b>	5.4%
<b>Asking Rate</b>	\$1.76
<b>Square Footage</b>	875,176 SF Under Construction
<b>Net Absorption</b>	(74,813) SF





## THE POWER OF OUR GLOBAL NETWORK

NAI Capital leverages the power of NAI Global’s network; NAI Global is a leading global commercial real estate brokerage firm. NAI Global offices are leaders in their local markets and work in unison to provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 325 offices strategically located throughout North America, Latin America, Europe, Africa and Asia Pacific, with over 5,800 local market professionals, managing in excess of 1.1 billion square feet of property and facilities. Annually, NAI Global completes in excess of \$20 billion in commercial real estate transactions throughout the world.

What makes NAI Capital different? It’s the way we bring people and processes together within a collaborative and entrepreneurial network. It is a strategy that we use to exceed our clients’ expectations. Whatever your real estate needs, we are ready to implement a powerful network, built around you.

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