

LOS ANGELES, CA 90032

4790



CHANG
INVESTMENT
GROUP

VALLEY BOULEVARD



PLAY VIDEO



Rare 1999 Built/2008 Renovated Industrial/Warehouse on ± 2.14 Acres Lot in El Sereno, Los Angeles

4790 VALLEY BOULEVARD

OFFERING MEMORANDUM ■ LOS ANGELES, CA 90032

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial and it should not be made available to any other person or entity without the written consent of KW Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to KW Commercial.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical 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. KW Commercial 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, PCBs or asbestos, the compliance with local, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and KW Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

EXECUTIVE SUMMARY

01

PROPERTY SUMMARY

CONTACT LISTING AGENT FOR PRICING

TYPE ■ 3 Star Industrial Distribution

CLASS ■ A

RBA ■ ±41,449 SF

BUILT/RENOVATED ■ 1999/2008

TOTAL LAND SIZE ■ ±2.14 AC

PARCELS ■ 5223-001-019, 021, 023

ZONING ■ MR1 Los Angeles



DOCKS • 4

DRIVE INS • (2) 10' x 12', (1) 16' x 16'

CLEAR HEIGHT • 36'

FIRE SPRINKLERS • Yes

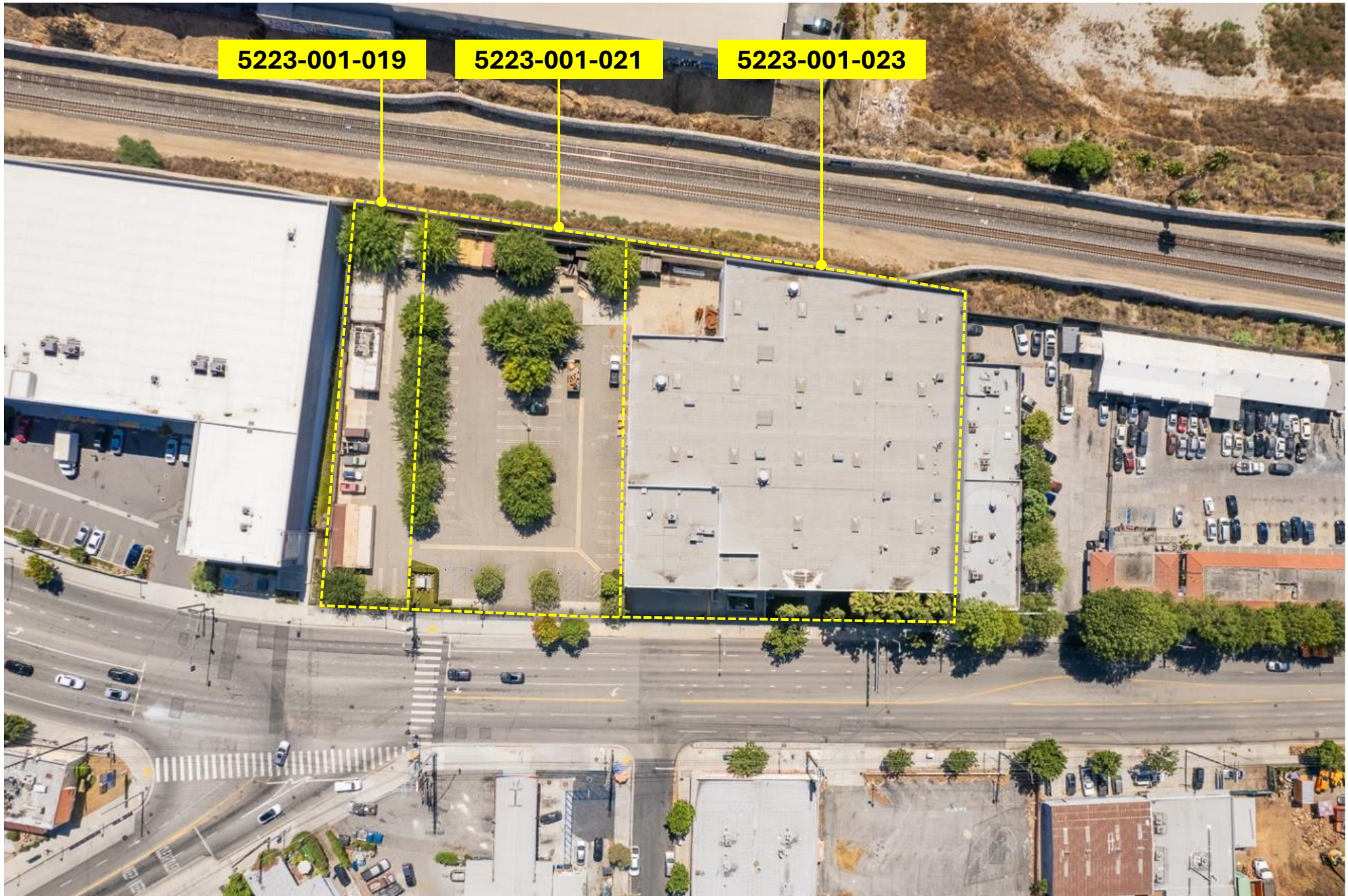
POWER • 1,600a/480v 3p 4w Heavy Power

PARKING • 100 Surface Spaces

MIX • Industrial 38,051 SF 91.8%
• Office 3,398 SF 8.2%



PROPERTY LAYOUT



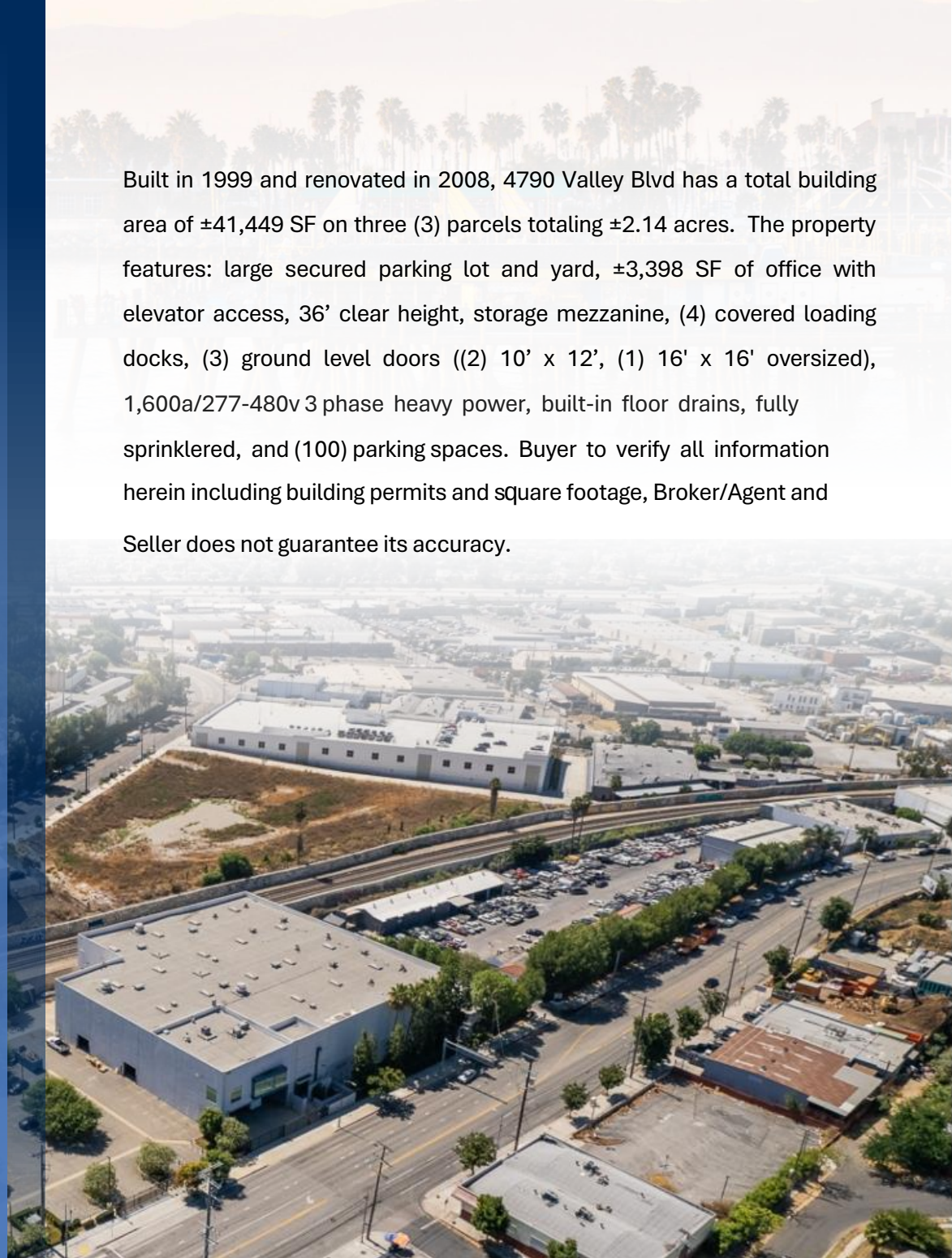
4790 VALLEY BOULEVARD

PROPERTY OVERVIEW

CHANG INVESTMENT GROUP is proud to exclusively present the opportunity to purchase this rare 1999 built, 2008 renovated high-image industrial property at 4790 Valley Blvd, Los Angeles, California. Standing at 40' tall (36' clear) and sitting on three (3) parcels totaling ±2.14 acres, the property is well located in El Sereno, just northeast of Downtown LA and adjacent to affluent cities including South Pasadena, Alhambra, and Monterey Park. Furthermore, it is within minutes' drive to Downtown LA, Cal State LA, USC Health Sciences Campus, with easy access to the 10, 60, 5, and 710 freeways. The property has direct access via the 710 freeway to the Port of Long Beach and the adjacent Port of Los Angeles.

4790 Valley Blvd is perfect for an owner user, or an investor looking to generate excellent rental income and appreciation. The property was previously built/renovated for a food manufacturer, using LA County standards including floor drains and other improvements. The property's "MR1" (Restricted Industrial Zoning), provides a wide range of usage including manufacturing, warehousing, distribution, bakery, food processing, trucks and automotive, media production and related products and services, etc. Buyer to verify the property's zoning and land use with the City of Los Angeles.

Built in 1999 and renovated in 2008, 4790 Valley Blvd has a total building area of ±41,449 SF on three (3) parcels totaling ±2.14 acres. The property features: large secured parking lot and yard, ±3,398 SF of office with elevator access, 36' clear height, storage mezzanine, (4) covered loading docks, (3) ground level doors ((2) 10' x 12', (1) 16' x 16' oversized), 1,600a/277-480v 3 phase heavy power, built-in floor drains, fully sprinklered, and (100) parking spaces. Buyer to verify all information herein including building permits and square footage, Broker/Agent and Seller does not guarantee its accuracy.



INVESTMENT HIGHLIGHTS

4790 VALLEY BOULEVARD

❖ **1999 Built, 2008 Renovated High-Image Industrial/Warehouse**

❖ **Located in El Sereno, Adjacent to South Pasadena, Alhambra, Monterey Park**

❖ **MR1 Zoning Provides Versatile Usage Including Manufacturing, Warehousing, Distribution, Bakery, Food Processing, Trucks and Automotive, Media Production, etc.**

❖ **Easy Access to 10, 60, 5, and 710 Freeways; Direct Access to Port of Long Beach via the 710 Freeway**

❖ **Rare 40' Tall Building (36' Clear Height)**

❖ **±41,449 SF Building on (3) Parcels Totaling ±2.14 Acres**

❖ **Property Features: Large Secured Parking Lot and Yard, ±3,398 SF of Office with Elevator Access, 36' Clear Height, Storage Mezzanine, (4) Covered Loading Docks, (3) GL Doors, 1,600a/277-480v 3 Phase Heavy Power, Fully Sprinklered, Built-in Floor Drains, (100) Parking Spaces**

❖ **Minutes' Drive to Downtown LA, Cal State LA, USC Health Sciences Campus**





Alliance Marc & Eva Stern
Math and Science School

Hertzberg-Davis
Forensic Science Center

Target COSTCO WHOLESALE The Alhambra LAIFITNESS

GRIFOLS

Public Storage

US STORAGE Centers

4790
VALLEY BOULEVARD

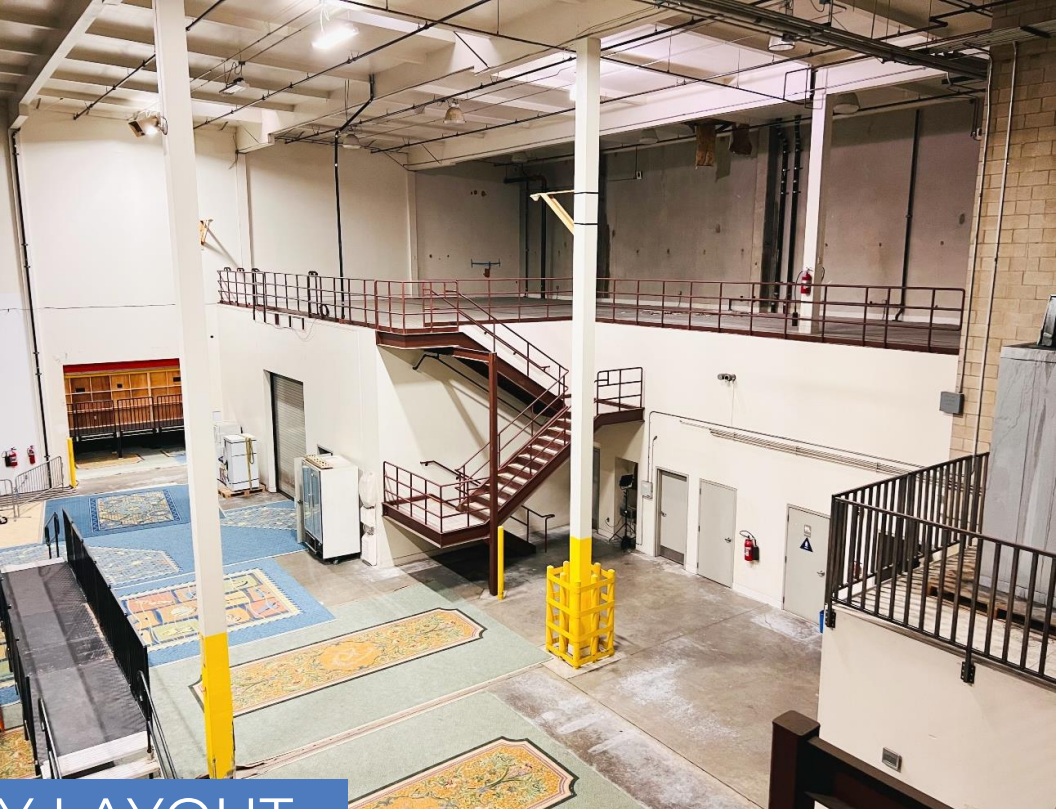
MARIANNA AVE

VALLEY BLVD

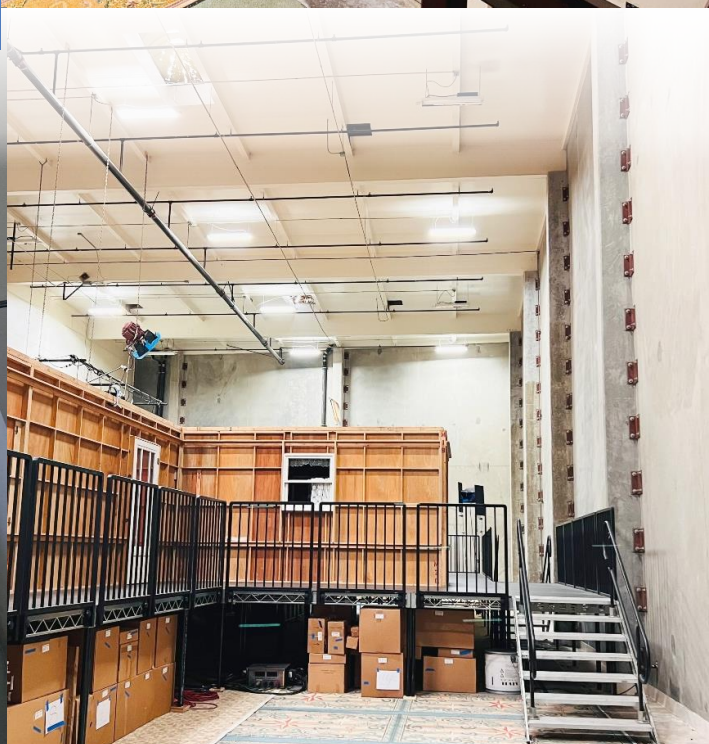


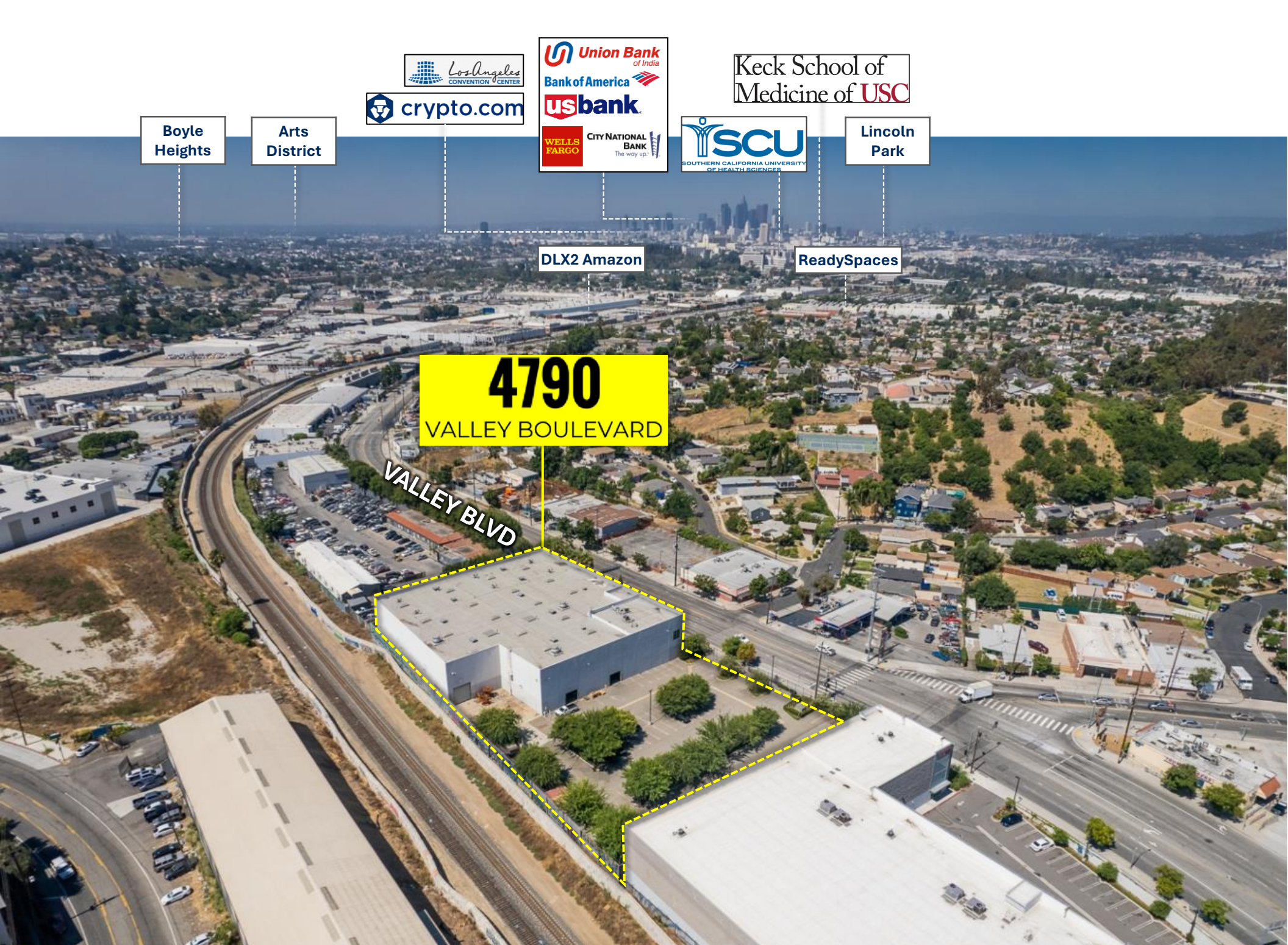
4790 Valley Boulevard

1999 Built/2008 Renovated Industrial/Warehouse



PROPERTY LAYOUT





Boyle Heights

Arts District

Los Angeles CONVENTION CENTER

crypto.com

Union Bank of India
Bank of America
usbank
WELLS FARGO
CITY NATIONAL BANK
The way up.

Keck School of Medicine of USC

SCU
SOUTHERN CALIFORNIA UNIVERSITY OF HEALTH SCIENCES

Lincoln Park

DLX2 Amazon

ReadySpaces

4790
VALLEY BOULEVARD

VALLEY BLVD

LOCATION OVERVIEW

02

EL SERENO

HISTORIC NEIGHBORHOOD

El Sereno is a neighborhood northeast of Downtown Los Angeles. One of LA's earliest settled areas, it features a number of historic buildings. Housing consists of single-family homes on decently sized properties and the occasional small apartment building. Since this is a hilly neighborhood, many of the homes have expansive views of El Sereno and its surrounding area. El Sereno is bordered on the north by Highland Park and South Pasadena, on the east by Alhambra, on the south by East Los Angeles, and on the west by Lincoln Heights and Montecito Heights.



44,421
POPULATION



24%
SOME COLLEGE+



\$78,706
AVG HH INCOME



VICINITY MAP



CAL STATE LOS ANGELES



CAL STATE LA

CALIFORNIA STATE UNIVERSITY, LOS ANGELES



26,342

STUDENTS



1,031

STAFF



\$46.2M

ENDOWMENT

California State University, Los Angeles (Cal State LA) is a public university in Los Angeles, California. It is part of the 23-campus California State University (CSU) system. Cal State LA offers 142 bachelor's degrees, 122 master's degrees, and four doctoral degrees: a Doctor of Philosophy (Ph.D.) in special education in collaboration with the University of California, Los Angeles (UCLA), a Doctor of Education (Ed.D.) in Educational Leadership, a Doctor of Nursing Practice (DNP) and a Doctor of Audiology (AuD). It also offers 22 teaching credentials. Cal State LA has a student body of 26,342 as of fall 2020, which includes 22,566 undergraduates, primarily from the greater Los Angeles area, and 3,776 graduate students.

LA COUNTY



9,721,138

POPULATION

\$807B

2022 GROSS PRODUCT

\$76,367

MEDIAN HH INCOME

Los Angeles County, officially the County of Los Angeles, in the Los Angeles metropolitan area of the U.S. state of California, is the most populous county in the United States, with more than 10 million inhabitants as of 2022. As such, it is the largest non-state level government entity in the United States. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km²), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically-diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the second most populous city in the U.S., with about 4 million residents.

L.A. County Overview

Los Angeles is on the leading edge of several growth industries. L.A. County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The L.A. five-county area also has more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace/technology.

The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be.

It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).



ECONOMIC DRIVERS

TOP EMPLOYERS

KAISER PERMANENTE	• 6,184
SONY PICTURES STUDIOS, INC.	• 4,600
CBS BROADCASTING	• 3,500
CALIFORNIA MEDICAL CENTER	• 3,000
HBO	• 1,650
CENTINELA HOSPITAL	• 1,500
TBWA/CHIAT/DAY	• 1,300
RALPHS	• 1,206
CEDARS-SINAI	• 1,201
JH DESIGN GROUP	• 1,000

OF EMPLOYEES

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