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***INTERNATIONAL FOOD COURT***  
**RANCHO TECH CENTER**  
**NWC of Victoria Street & Wilmington Avenue**  
**Rancho Dominguez, California (LA/ South Bay)**



## **AVAILABLE:**

- 1,637 s.f. fully entitled and operating restaurant w/ street frontage and patio dining.
- part of 14,000 s.f. food court
- Monthly- \$1.99 + NNN

## ***INTERNATIONAL FOOD COURT*** **RANCHO TECH CENTER** **NWC of Victoria Street & Wilmington Avenue** **Rancho Dominguez, California (LA/ South Bay)**

### **Project Features:**

- Freeway accessible major street corner, at 100% location, 1/4 mile south of the #91 freeway, accessible by seven freeways #91, #405, #110, #105, #710, #605, & #5.
- Opposite seven million square foot Foreign Trade Zone - Dominguez Tech Center, world class corporate neighbors: Federal Express, Northrop-TRW, Magnadyne, Spectrum Lab, Samsung, Kawaii, U.S. Dept. of Def., NEC, Dresser Rand, Multiquip, Bowne, LA Times, Dermalogica, Mid-America Overseas, Cancervax, etc.
- Near the Cal State Dominguez Hills campus with 14,000 students and faculty and the Dignity Health Sports Complex, home of LA Galaxy in Major League Soccer.

### **Traffic Count:**

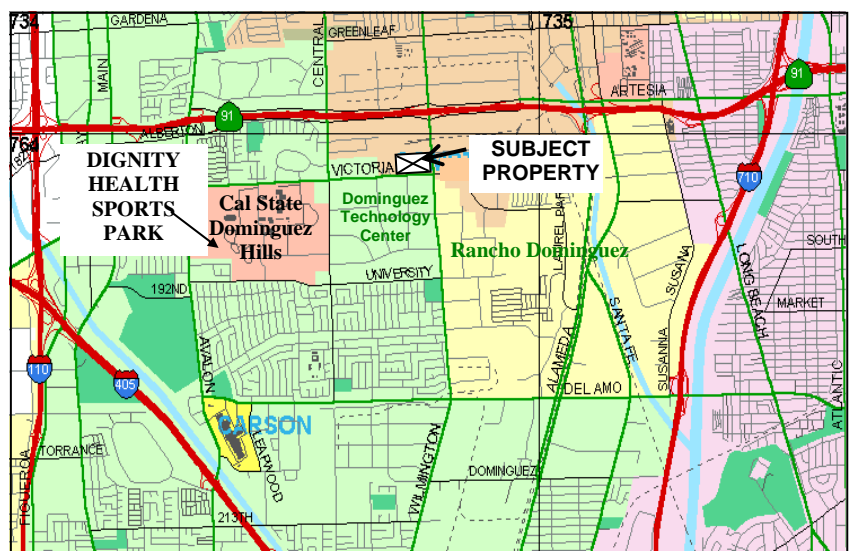
Victoria & Wilmington: est. 50,000 vehicles per day.

### **Demographics:**

	<b><u>1 Mile</u></b>	<b><u>3 Mile</u></b>
Employees	12,000	100,000
Daytime Population:	93,281	270,994
Average HH Income	\$76,887	\$75,588

**Jeffrey Perlman**  
TURNKEY HOLDINGS  
Office: 213/251-9405  
Cell: 213/514-0775  
IG- @ranchotechcenter

**Michael LeBeau**  
TURNKEY HOLDINGS  
Office: 213/251-9405  
Fax: 213/251-9409  
Cell: 310/908-5513  
TURNKEY HOLDINGS  
DRE #00983598  
PLEASE CLICK BELOW TO VIEW  
GOOGLE MAP  
[855 W Victoria St](#)  
RESTAURANT





# RANCHO TECH CENTER

The Food Court, the occupational medical clinic and the staffing agencies are part of coordinated approach to provide services for the 12,000-100,000+ employees in the surrounding area, especially for the Foreign Trade Zone.

Restaurant space is in demand as the fully occupied Foreign Trade Zone has no restaurant zoning. Three meals per day are possible, with catering, sit down and takeout options. Employees at the Project and the neighborhood especially like the on-site food court atmosphere with outside dining and other services within walking distance.

The Rancho Tech Center is located in the South Bay area of Los Angeles County at the northwest corner of West Victoria Street & S. Wilmington Ave. in Rancho Dominguez-Carson-Compton, Los Angeles County. The property offers 311 feet of frontage on Wilmington and 575 feet of frontage on Victoria, the two major five lane arteries in Rancho Dominguez.

The Rancho Dominguez area offers superior freeway accessibility via #91, #405, #110, #710, #105, #5 and #605 and minimal commuting times to LAX, Ports of Los Angeles and many areas of Los Angeles, Orange and Riverside counties.

The major economic spheres of influence in the area are the Dominguez Technology Center, the Dignity Health Sports Park, Cal State University Dominguez Hills, the Ports of Los Angeles and Long Beach and LAX International Airport.

The Dominguez Technology Center directly across the street from the Property is a Foreign Trade Zone, a world class 438 acre corporate business park, which contains about seven million square feet set aside for corporate headquarters, laboratories, technology, R&D, office, distribution and industrial usage. Many of the tenants here are leaders in their fields on an international basis.

The Ports of Los Angeles and Long Beach are the largest Ports in the U.S. and the third largest in the world. This economic powerhouse, the gateway from and to the Pacific Basin, is located seven miles to the south of Rancho Tech Center and generates about \$250 billion dollars in annual economic trade for our region.

**RANCHO TECH CENTER**  
**CORPORATE AND PUBLIC NEIGHBORS**

ATE GROUP  
ATHEANN  
BENNET DISTRIBUTION SERVICES  
BE ENGINEERING  
BIOCELL  
**BOWNE**  
CAL STATE-- DOMINGUEZ HILLS  
CAMFUL FARR  
**CANCERVAX**  
CAPLUGS  
COLOSSEUM  
CON WAY AIR EXPRESS  
CONTACT OFFICE SOLUTIONS  
COSMI  
DERMALOGICA – INTERNATIONAL  
DRESSER RAND  
E.V. ROBERTS  
EMERALD AIR EXPRESS  
**FEDERAL EXPRESS GROUND**  
FNS INC.  
**GALAXY SOCCER-HOME FIELD**  
**GENERAL MILLS**  
HANKYU CARGO  
**HITACHI TRANSPORT SYSTEMS**  
**HUFFY CORPORATION**  
HURCO  
KAWAI  
KINTETSU  
KOMOR  
LACLEDE INC. RESEARCH

**STUB HUB/OLYMPIC STADIUM**  
**LAUFEN**  
**MAGNADYNE**  
MCJUNKIN CORP.  
**MID AMERICA OVER SEAS**  
MITSUI SOKO (USA) INC  
**MONOGRAM SYSTEMS**  
**MULTIQUIP**  
NATIONAL FULFILLMENT INC.  
**NEC**  
NNR USA LOGISTICS  
NORCO  
**NORTHROP GRUMANN-TRW**  
OWENS  
PENTIUS AUTO PORTS  
**PITNEY BOWES**  
**RALPH'S DISTRIBUTION CENTER**  
RYDER  
**SAMSUNG**  
SANTA MONICA SEA FOOD  
SODEXHO  
**SPECTRUM**  
STORK  
TRIDUS INTERNATIONAL  
TURBO AIR  
TWO CHEFS ON A ROLL  
WEBER PRINTING  
YAMOTO TRANSPORT (USA) INC.

