

Owner/User or
Investment Opportunity

13820 - 13824 SHOEMAKER AVE.

Norwalk, California



NEWMARK

FOR SALE | ±7,781 SF Multi-Tenant Industrial Building

13820 - 13824

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Property Summary

Rare opportunity to acquire a one-story, multi-tenant industrial asset on Shoemaker featuring a yard and signage potential. With short-term leases in place, an owner-user can occupy one or more units with in-place cash flow, or an investor can reset rents to market and benefit from an easy-to-manage, three-tenant income stream in Norwalk, part of the Gateway Cities of Southeast Los Angeles County known for strategic transport links.

Year Built:	1974
Building SF:	±7,781
Lot AC:	±0.37 (±16,048 SF)
APN:	8059-002-056
Zoning:	SSM2-P*
Submarket:	Santa Fe Springs/La Mirada
Building FAR:	0.48





Highlights

- 1 story
- 3 units
- 3 GL doors
- 2:1000 parking (14 spaces)
- 14' clear height
- Fenced yard
- Corner location

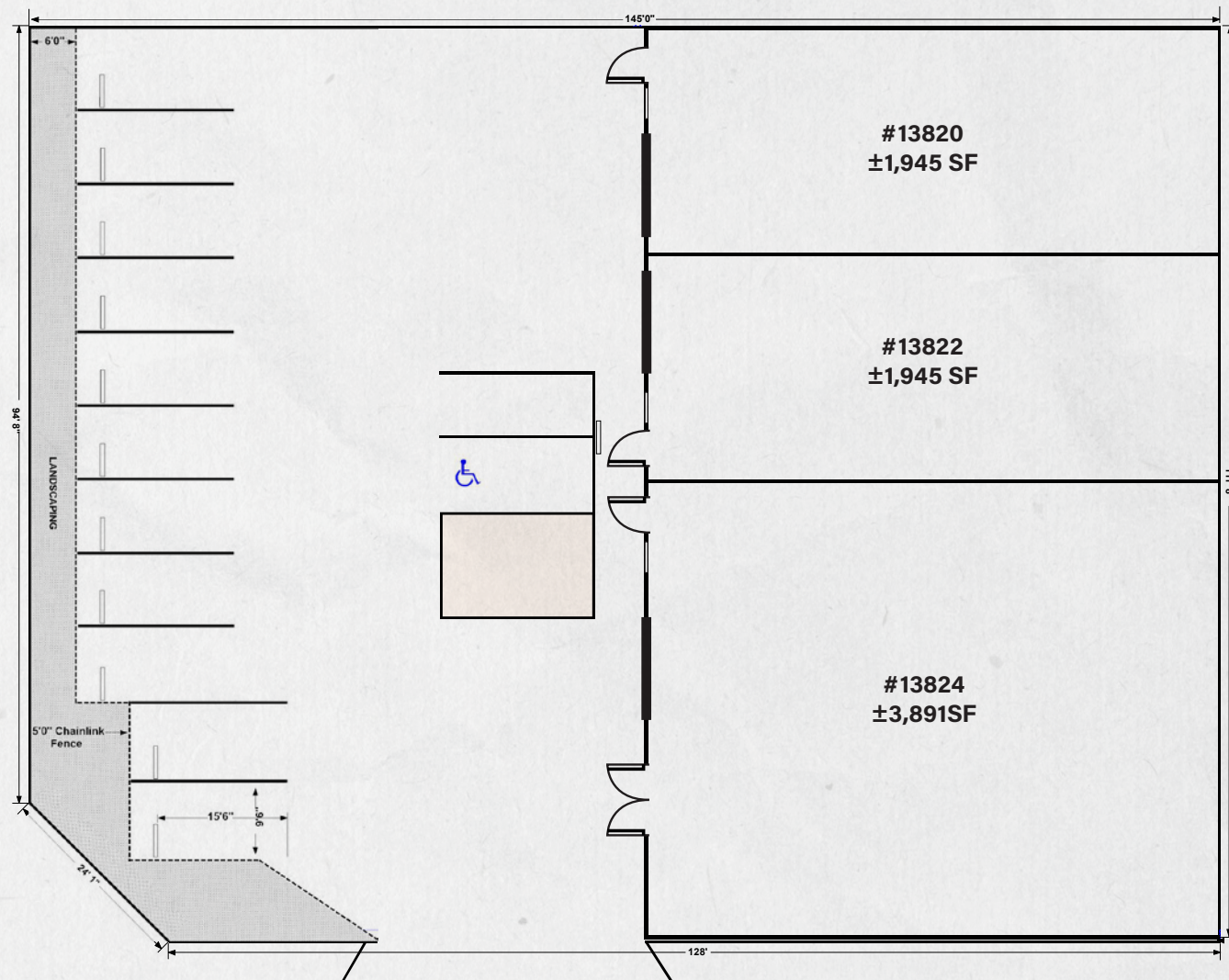
Rent Roll

Suite	Tenant	SF	LED	Monthly Rent	Rent PSF	Lease Agreement
13820	Daniel Ponce Hermanos Tires Automotive	±1,945	Mo-to-Mo	\$2,250	\$1.16	2nd Amendment (AIR Gross Lease)
13822	Thomas P. Martin Thomas P. Martin Shop and Storage	±1,945	7/31/2026	\$1,750	\$0.90	5th Amendment (AIR Gross Lease)
13824	Kevin Y. Ahn K-Tech Construction General Contractor	±3,891	Mo-to-Mo	\$3,500	\$0.90	3rd Amendment (AIR Gross Lease)
Total:		±7,781		\$7,500		

Site Plan



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Freeway Map

13820 - 13824 Shoemaker Avenue sits in a predominantly industrial and business-services corridor near the Santa Fe Springs and Cerritos borders. The area offers strong regional connectivity between Los Angeles County and northern Orange County, making it attractive for distribution, light manufacturing, and service-commercial uses.



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SHOEMAKER AVE.

Norwalk, California



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