

11643 TELEGRAPH

SANTA FE SPRINGS • CA



1 Building | 12,960 Square Feet | Flex Industrial Space

OFFERING MEMORANDUM - FOR SALE OR FOR LEASE

Marcus & Millichap

11643 TELEGRAPH

SANTA FE SPRINGS • CA

EXCLUSIVELY
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Marcus & Millichap

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www.marcusmillichap.com

Marcus & Millichap



INVESTMENT SUMMARY

Marcus & Millichap is pleased to offer, For Sale or For Lease, an ideal flex industrial opportunity located at 11643 E Telegraph Road in Santa Fe Springs (the “Property”). This asset provides an owner-user the rare opportunity to acquire a standalone flex industrial property, on a fee simple basis, with over half an acre of industrial land in an infill Santa Fe Springs location. This 12,960 SF flex industrial space boasts a strategic location at the convergence of the Los Angeles and Orange County markets, providing seamless access to a robust and high-income labor pool with over 575,000 people in a 5-mile radius. The Property also benefits from excellent connectivity to major highways, including I-605, I-5, and I-105. The Property enjoys substantial drayage savings as well being just 23 miles from the Ports of Los Angeles and Long Beach.

11643 TELEGRAPH

OFFERING OVERVIEW

Address	11643 E Telegraph Rd, Santa Fe Springs, CA 90670
Purchase Price	\$4,017,600 (\$310 PSF)
Lease Rate	\$1.35 NNN
Total Rentable Building Area	±12,960 SF
Office Area	± 9,760
Warehouse Area	± 3,200
Land Area	± 23,511 Square Feet (±0.54 Acres)
Stories	2
Number of Buildings	1
GL/DH Doors	1 Ground Level, 13' H x 12' W
Clear Height	20'
Power	400 Amps
Parking	3.50 per 1,000 (45 Stalls including 2 Handicap)
Year Built / Renovated	1968 2010 2021
County	Los Angeles
APN	8005-002-055
Zoning	Mixed-Use (MU) – The Mixed-Use (MU) zone district provides opportunities to create mixed-use corridors, such as Telegraph Road. The zone encourages mixed-use development along key frontages, with landscaped street edges designed to protect pedestrians and buildings from automobile and truck traffic. A mix of uses are permitted including multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, and small-scale entertainment.
Construction	Concrete Tilt-Up
HVAC	Rooftop Package Units





INVESTMENT HIGHLIGHTS



IMPECCABLE BUILD-OUT!

The entire facility underwent significant renovations in 2021, with both the office and warehouse spaces meticulously upgraded to the highest standards. The façade has been fully renovated and four electric car chargers have been installed. The interior office space features high-end creative finishes, including polished concrete flooring, glass entryways to the offices & conference rooms, skylights, upgraded lighting, and expansive window lines. 11643 Telegraph presents an outstanding plug-and-play opportunity for a future owner, offering a turnkey solution in a premier location.



FUNCTIONAL WAREHOUSE SPACE

The Property boasts 20' clear heights with a gated loading zone providing convenient access to the 13' H x 12' W ground level door. In addition, this warehouse space can be easily expanded with the potential to double its current footprint, from ±3,200 SF to ±6,400 SF.



IRREPLACEABLE LOCATION

This Property is ideally positioned just minutes from the I-605, I-5, and I-105 freeways, and within 23 miles of the Ports of Los Angeles and Long Beach, Downtown Los Angeles, and LAX. Its unincorporated LA County location provides a broader range of allowable uses compared to neighboring municipalities. Situated along the highly trafficked Telegraph Road, with visibility to 71,000 vehicles daily and convenient northbound and southbound access, the property enjoys excellent exposure. The surrounding area boasts a population of over 211,000, 58,000 households, a daytime population of 100,000, and an average household income exceeding \$93,000 within a three-mile radius.





INVESTMENT SUMMARY



SALES COMPARABLES

**Weighted Average
Price Per Square Foot** **\$307**



12848 IMPERIAL HWY

City	Santa Fe Springs
Purchase Price	\$5,000,000
Price / BSF	\$248
Building SF	20,139
Office %	3%
Year Built	1958
Date Closed	June 20, 2024



15520 CORNET AVE

City	Santa Fe Springs
Purchase Price	\$4,600,000
Price / BSF	\$291
Building SF	15,823
Office %	11%
Year Built	1966
Date Closed	June 10, 2024



12519 PUTNAM ST

City	Whittier
Purchase Price	\$3,000,000
Price / BSF	\$250
Building SF	12,000
Office %	17%
Year Built	1990
Date Closed	June 10, 2024



14107 DINARD AVE

City	Santa Fe Springs
Purchase Price	\$5,775,000
Price / BSF	\$347
Building SF	16,640
Office %	15%
Year Built	1978
Date Closed	April 29, 2024



12505-12507 E FLORENCE AVE

City	Santa Fe Springs
Purchase Price	\$6,600,000
Price / BSF	\$373
Building SF	17,690
Office %	20%
Year Built	1977
Date Closed	March 29, 2024



12414 WHITTIER BLVD

City	Santa Fe Springs
Purchase Price	\$3,500,000
Price / BSF	\$350
Building SF	10,000
Office %	25%
Year Built	1952
Date Closed	March 24, 2024



510 WASHINGTON BLVD

City	Montebello
Purchase Price	\$3,200,000
Price / BSF	\$200
Building SF	16,000
Office %	44%
Year Built	1,971
Date Closed	October 13, 2023



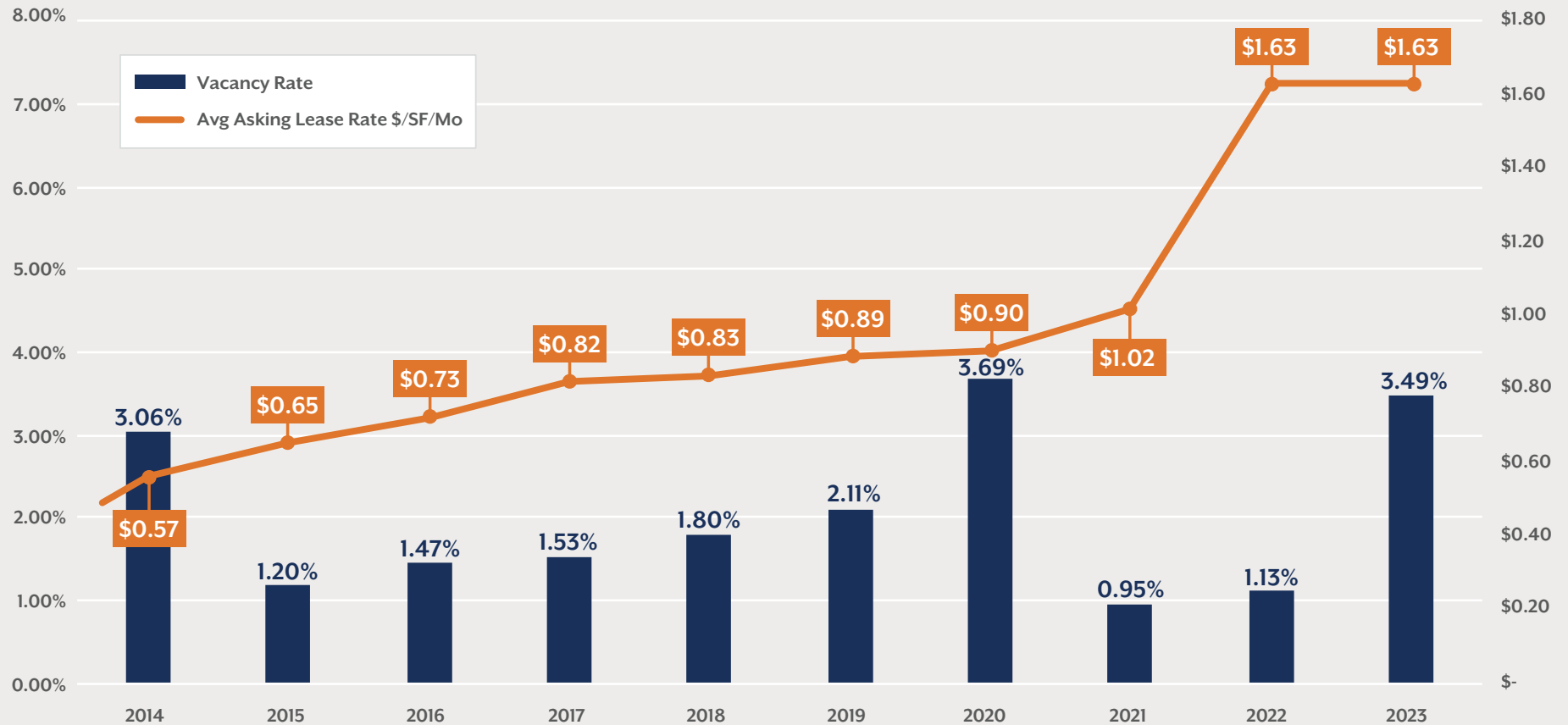
13233 FLORENCE AVE

City	Santa Fe Springs
Purchase Price	\$4,830,000
Price / BSF	\$276
Building SF	17,500
Office %	16%
Year Built	1,977
Date Closed	December 19, 2023

MID-COUNTIES SUBMARKET OVERVIEW

Located in the heart of Southern California, the Mid-Counties region occupies a strategic position within one of the nation's most densely populated areas. This area continues to draw businesses in need of last-mile, infill locations, thanks to its prime freeway access and proximity to key markets.

MID-COUNTIES HISTORICAL VACANCY & ASKING RENT GROWTH



MARKET OVERVIEW

Los Angeles County is the economic powerhouse of Southern California and the most populous county in the United States, with nearly 10.4 million residents—making it larger than 42 states. Its gross product approaches \$1 trillion, placing it among the top 20 economies in the world. Los Angeles County boasts one of the most dynamic and diverse economies globally, featuring a rapidly expanding high-tech sector, a world-leading creative economy, robust aerospace and advanced transportation industries, the nation's largest manufacturing base, the top international trade sector in the U.S., and growing venture capital investments in startups.

Orange County, a key part of the Los Angeles Metropolitan Combined Statistical Area, contributes to a total population of over 13.5 million, making it the second-largest metro area in the U.S. behind New York. Compared to national averages, Orange County has a younger, more affluent, and better-educated population. The average age is 37.3 years, and the median family income is approximately \$85,323, compared to the national figures of 38.3 years and \$36,530, respectively. Education levels are notably high, with 85% of the population having completed high school and 40.1% holding a four-year college degree or higher, compared to just 31.8% nationwide.

LOS ANGELES / ORANGE COUNTY MARKET STATISTICS

23.9M
POPULATION
(COMBINED)

\$1 TRILLION
GROSS PRODUCT
LOS ANGELES COUNTY

TOP 20
ECONOMIES IN
THE WORLD
LOS ANGELES COUNTY

37.3 YR
AVERAGE AGE
ORANGE COUNTY

\$85,323
MEDIAN
FAMILY INCOME
ORANGE COUNTY

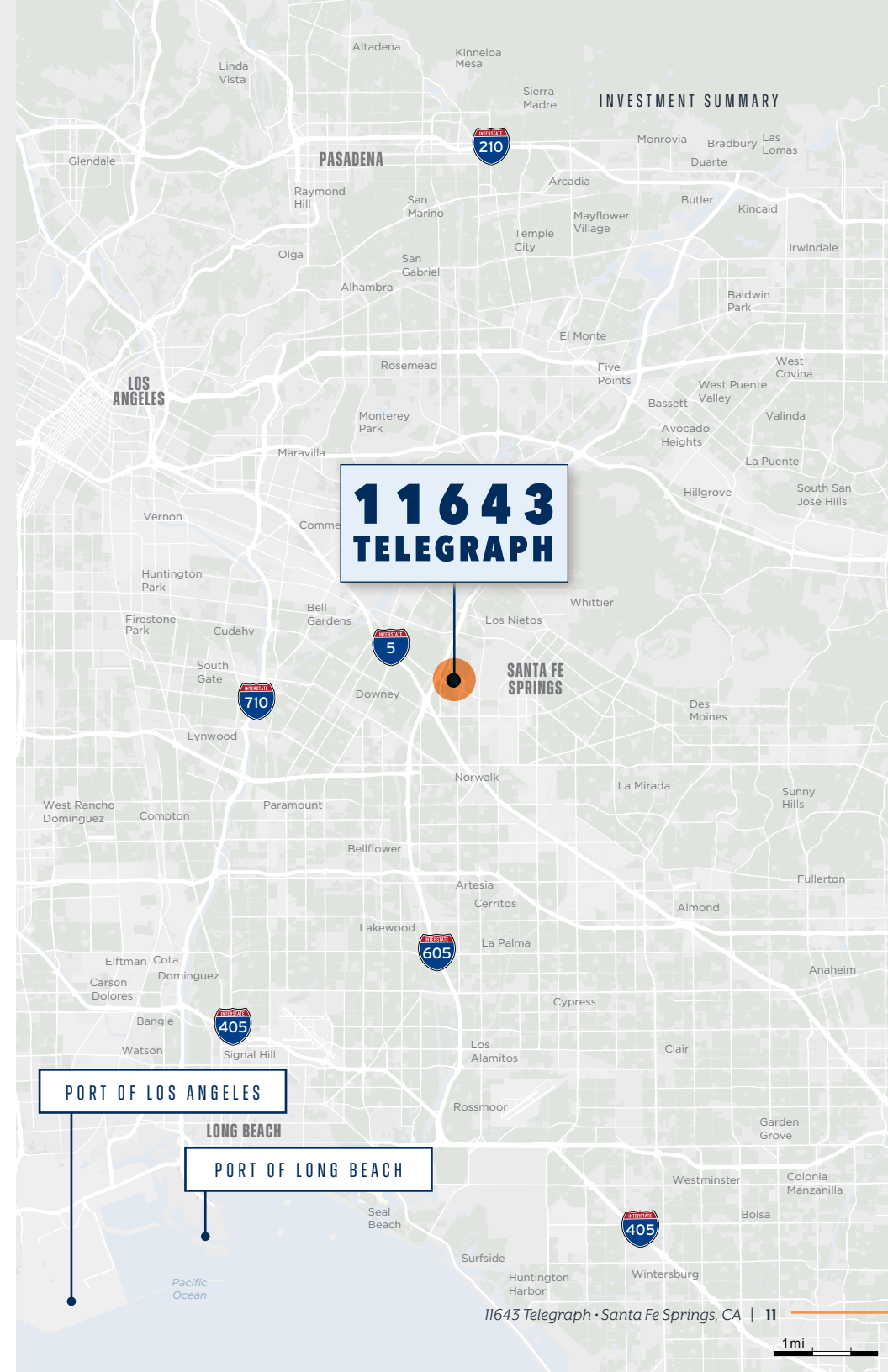
STRATEGIC PORT-SERVED LOCATION

Situated approximately 23 miles from the Ports of Los Angeles and Long Beach, this property is located within a high-barrier-to-entry infill market. The increase in global trade and port traffic, along with the growing emphasis on “last-mile” logistics, has made land in this area increasingly rare and valuable. The proximity to these major ports, which together form the San Pedro Port Complex, ranking 9th in the world in TEU (Twenty-Foot Equivalent Units) volume, enhances the strategic importance of this location.

The Property’s prime position extends beyond port access, benefiting from a comprehensive multimodal transportation network. It is adjacent to the I-605 freeway and in close proximity to other major freeways including the I-5, I-105, and SR-91.



PORT OF LOS ANGELES



INVESTMENT SUMMARY

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PORT OF LOS ANGELES

PORT OF LONG BEACH

SANTA FE SPRINGS, CALIFORNIA DEMOGRAPHICS - AT A GLANCE

	1-mile	3-mile	5-mile
Average Household Income	\$108,512	\$102,154	\$98,183
Total Population 2024 Est.	18,031	199,711	578,758
Median Age	39.7	38.1	37.9
Bachelor's Degree or Higher	20%	18%	19%

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JERSEY AVENUE

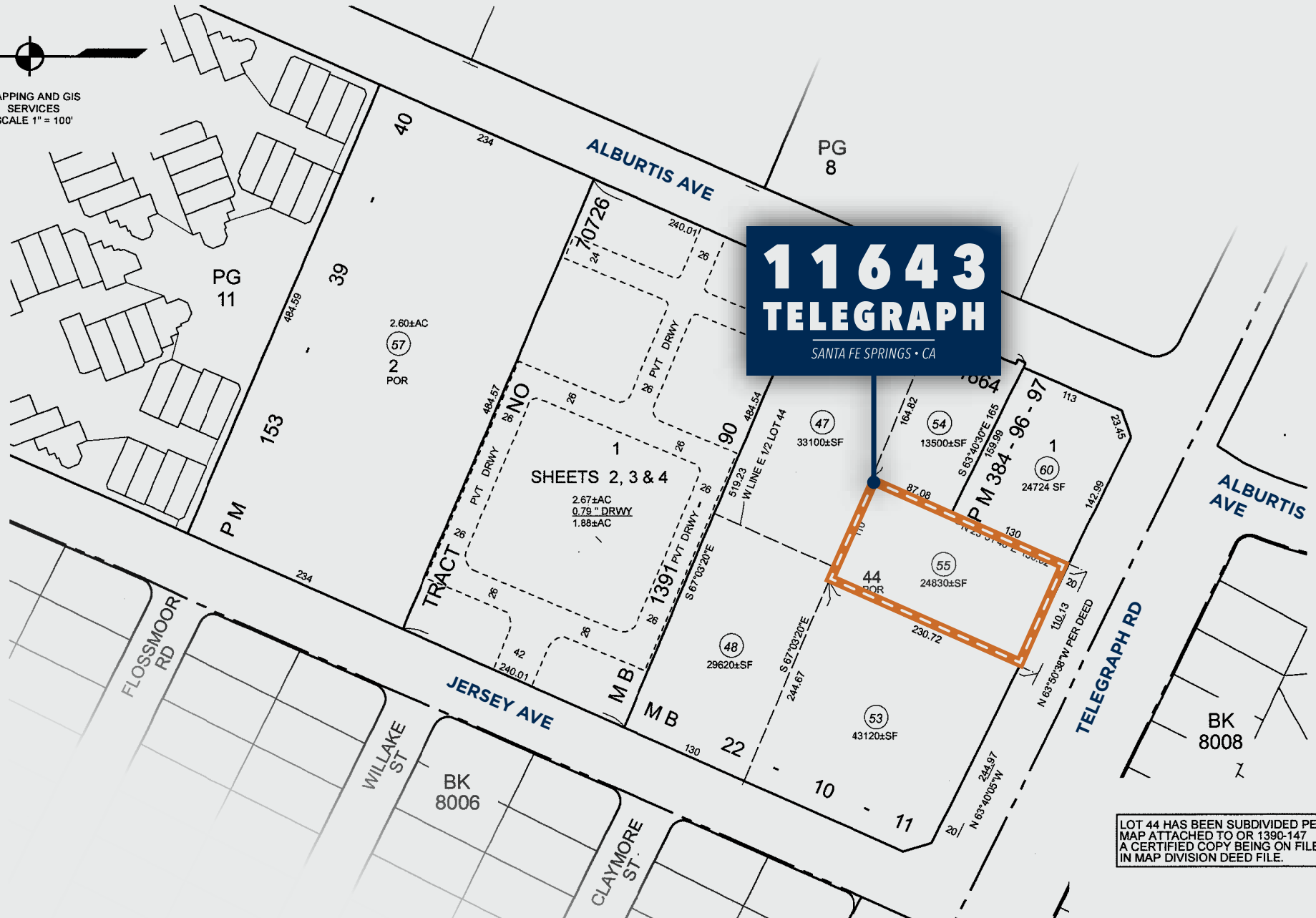
ALBERT'S AVENUE

TELEGRAPH ROAD

NEARLY **200,000** PEOPLE IN A 3-MILE RADIUS AND AN ASTOUNDING **580,000** IN A 5-MILE RADIUS!



MAPPING AND GIS SERVICES
SCALE 1" = 100'



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LOT 44 HAS BEEN SUBDIVIDED PER MAP ATTACHED TO OR 1390-147 A CERTIFIED COPY BEING ON FILE IN MAP DIVISION DEED FILE.

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