

COMMERCE, CA

5100 Triggs Street

INVESTMENT
PROPERTY
FOR SALE

60,019 SF

NEWMARK

PrincipalSM



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5100 TRIGGS STREET | COMMERCE, CA 90022

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01 EXECUTIVE SUMMARY

**5100
Triggs
Street**

EXECUTIVE SUMMARY

The McMillan Team is pleased to present the opportunity to acquire a recently renovated, institutional-grade industrial property located at 5100 Triggs Street in Commerce, California.

This highly functional 60,019 square foot facility has undergone over \$700,000 in recent capital improvements, enhancing both operational efficiency and long-term value. Situated on 2.55 acres, the property features six front-loading dock-high doors, heavy power capacity, and zoning that supports the widest range of industrial uses.

This is a rare opportunity to acquire a 100% leased asset with two years remaining on the current lease term—ideal for investors seeking immediate cash flow with long-term upside potential.

Strategically positioned in the heart of one of Los Angeles' premier industrial hubs, this property provides unimpeded (I-5) freeway frontage and exceptional connectivity via the Long Beach (I-710) and Santa Ana (I-5) freeways. Its prime location makes it an ideal site for logistics and distribution operations.

5100 TRIGGS STREET | COMMERCE, CA 90022

APN	5244-006-002
Tenancy	Single
Building SF	60,019
Land SF	111,017
Coverage	54%
Acres	2.55
Office SF	13,415
Office %	16.7%
Docks	6 Positions
Drive Ins	0
Clear	17'
Power	1,200a/120-208v 3p 4w Heavy
Construction	Reinforced Concrete
Sprinklered	Yes
Parking	70+
Built	1963 (Refurb 2025)
Zoning	M2



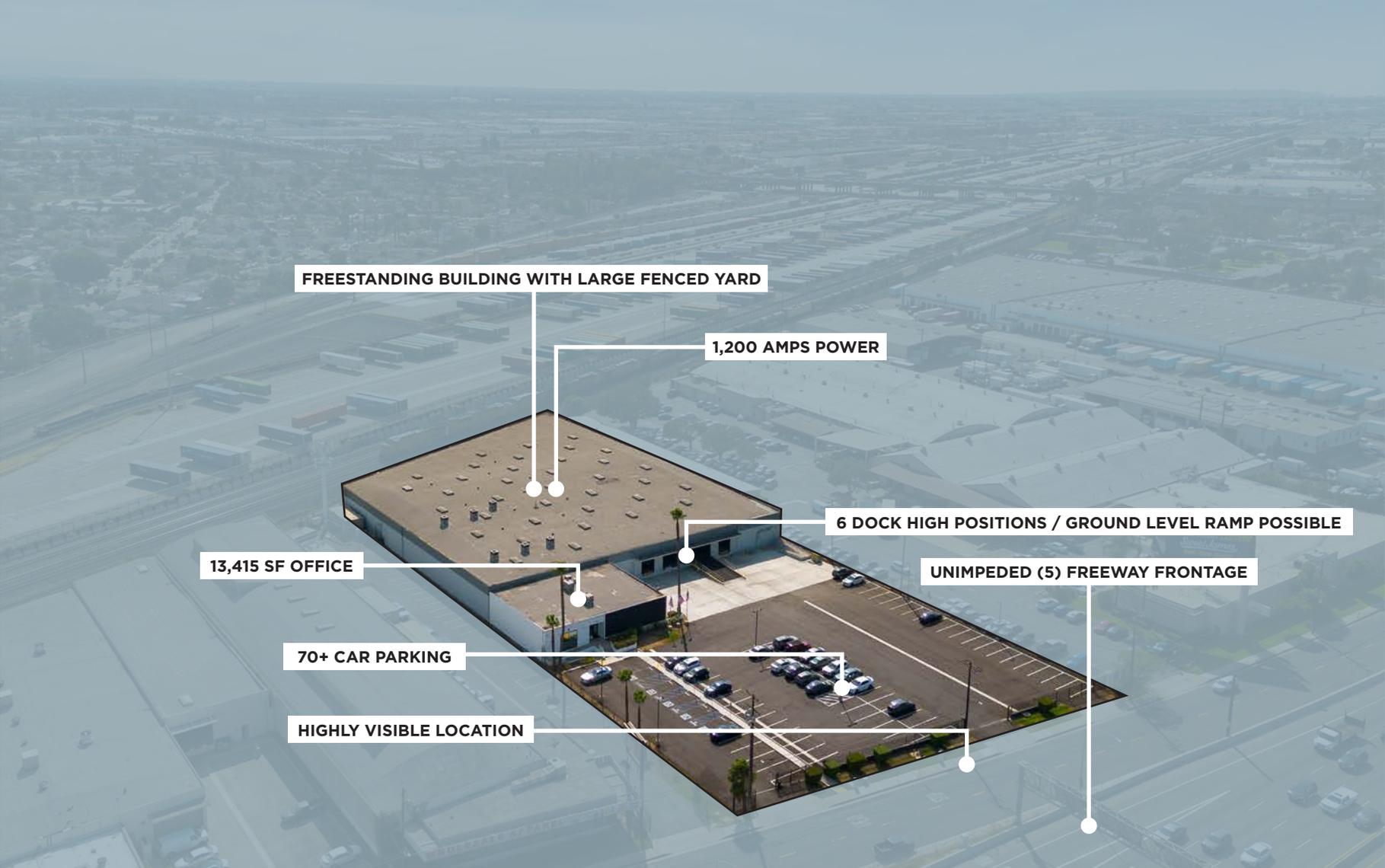
02 PROPERTY OVERVIEW

**5100
Triggs
Street**



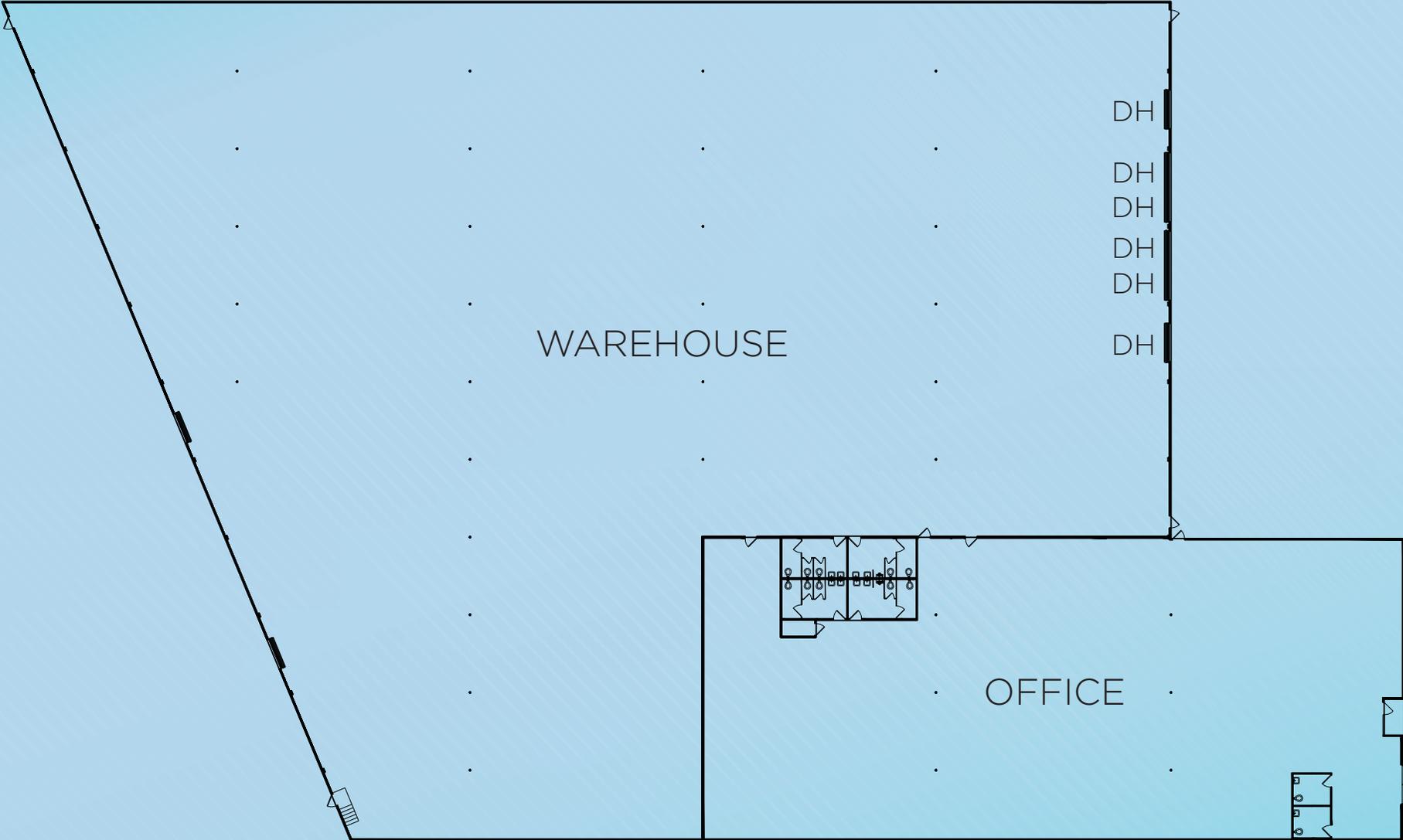
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

SITE PLAN



03 PRICING / LEASE DETAILS

**5100
Triggs
Street**

PRICING

List Price	\$17,940,000
PSF	\$298.91
PLSF	\$161.60

LEASE DETAILS

Tenant	ZZ Fashion (dba. Daniel Rainn)
Address	5100 Triggs Street, Commerce, CA 90022
Building SF	60,019
Lease Term	±2 Years Remaining
Lease Commencement	10/1/2024
Lease Expiration Date	9/30/2027
Options	1 - 5yr @ FMV
Rent Increases	3%
Lease Type	AIR Gross
Tenant Responsibilities	Increase in Tax & Insurance, roof maintenance, utilities
LL Responsibilities	Base Tax, Base Insurance



04 LOCATION OVERVIEW

An aerial photograph of a large industrial facility. The main building is a long, single-story structure with a grey roof and white walls. It has several large loading docks and a central entrance. In front of the building is a large asphalt parking lot with many cars parked in rows. To the left, there's a smaller building with a sign that says "AMERICAN". In the background, there are more industrial buildings, a railway track, and a residential area with houses and trees. The sky is clear and blue.

**5100
Triggs
Street**

LOCATION OVERVIEW

5100 TRIGGS STREET | COMMERCE, CA 90022



LOCATION OVERVIEW



DOWNTOWN LOS ANGELES **6 Miles**

PORT OF LOS ANGELES /
PORT OF LONG BEACH **20 Miles**

LOS ANGELES
INTERNATIONAL AIRPORT **23 Miles**



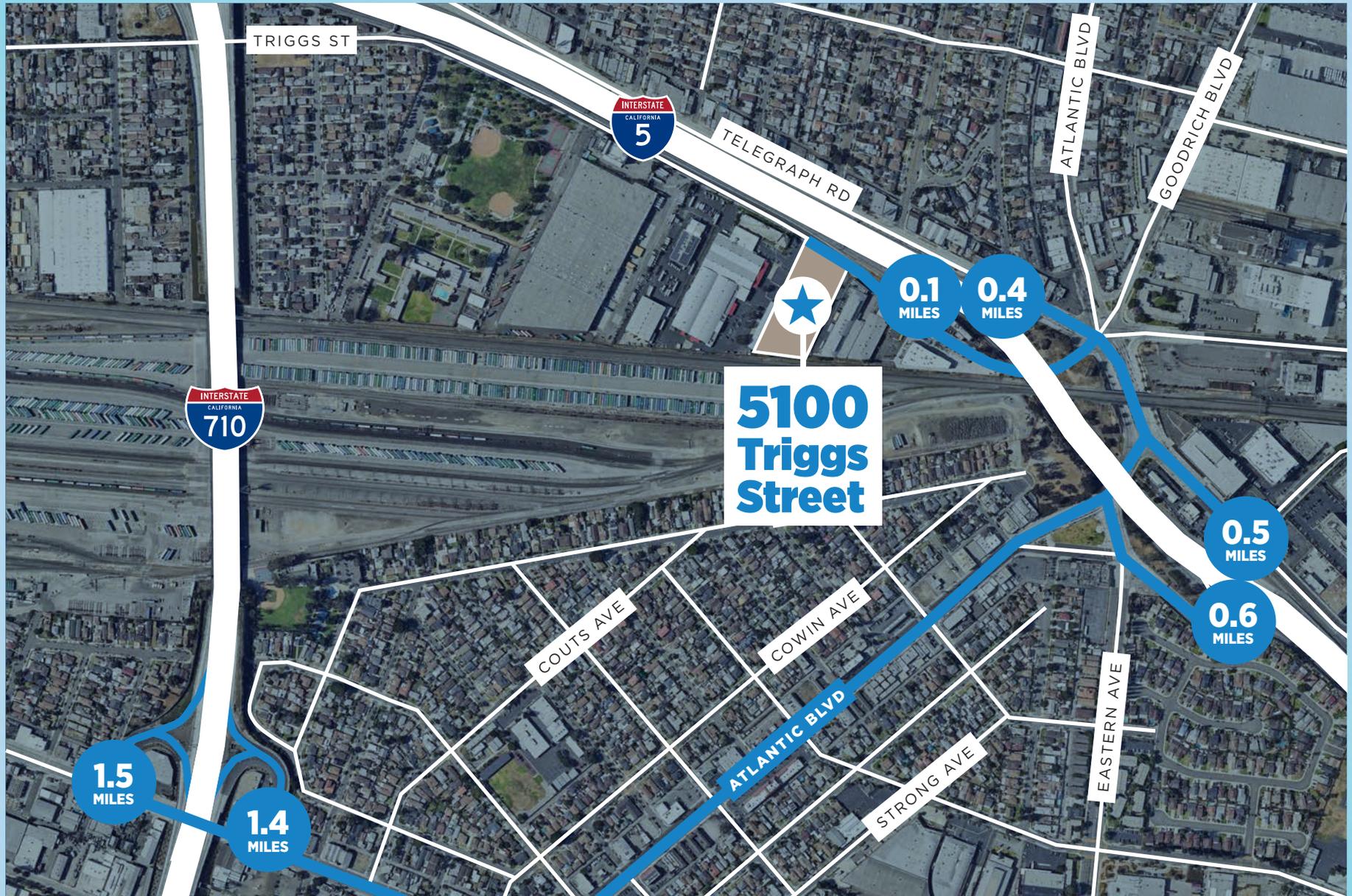
LOCATION OVERVIEW

5100 TRIGGS STREET | COMMERCE, CA 90022

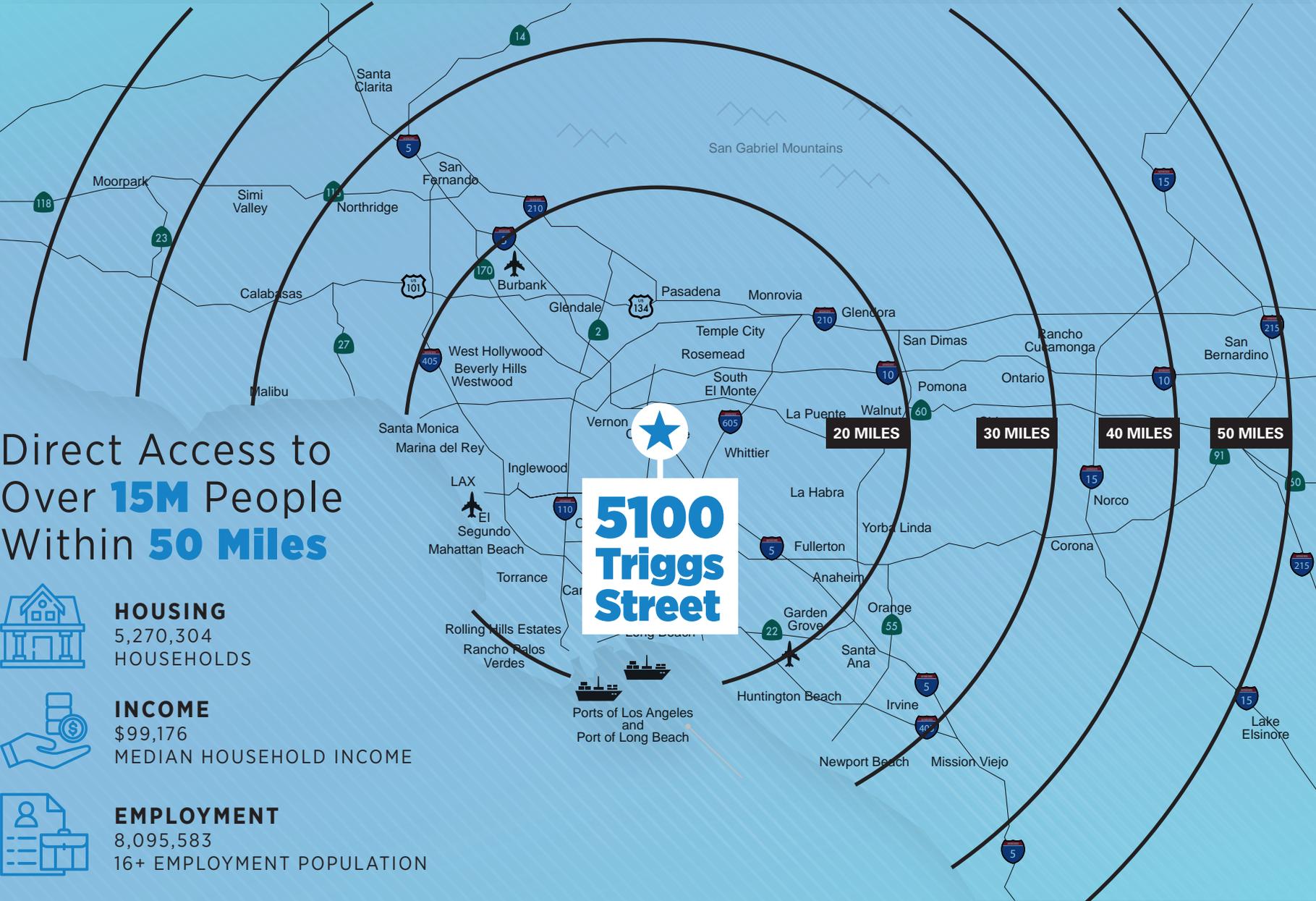


LOCATION OVERVIEW

5100 TRIGGS STREET | COMMERCE, CA 90022



LOCATION OVERVIEW



Direct Access to
Over **15M** People
Within **50 Miles**



HOUSING
5,270,304
HOUSEHOLDS



INCOME
\$99,176
MEDIAN HOUSEHOLD INCOME



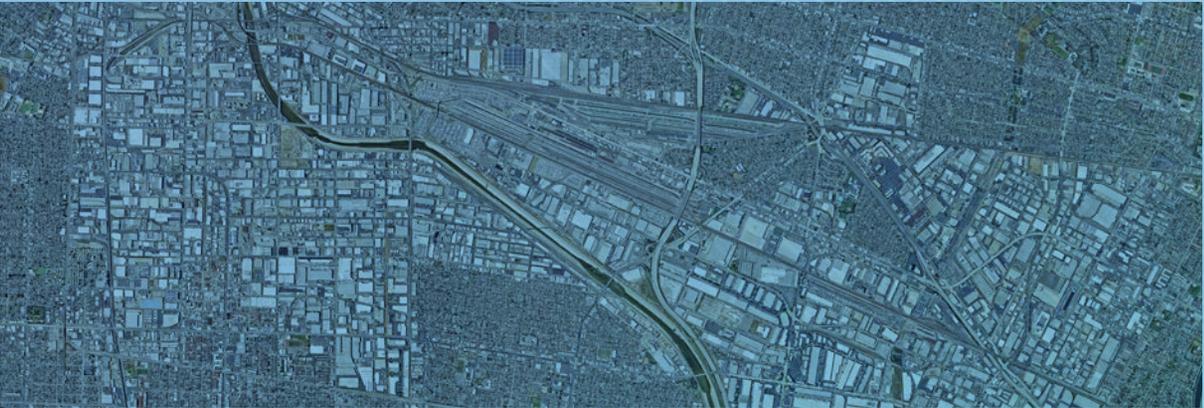
EMPLOYMENT
8,095,583
16+ EMPLOYMENT POPULATION

LOCATION OVERVIEW

CENTRAL INDUSTRIAL MARKET OBSERVATIONS | 3Q25

LEASING MARKET FUNDAMENTALS

- Most of Central's inventory is in Downtown Los Angeles, Commerce and Vernon.
- Union Pacific and BNSF have Class 1 freight railyards in the City of Commerce, which connect to the Alameda Corridor.
- The submarket retains a strong manufacturing presence, especially in food production. Warehouse occupiers across all industry segments are also present.
- Vernon offers competitive electric rates (good for cold storage operators), while Commerce has no municipal property tax, no utility tax and low business license fees.
- Vacancy fell 30 basis points quarter-over-quarter to 4.1%.
- Net absorption totaled 1.1 MSF in the third quarter. Big-box move-ins by tenants such as Million Dollar Baby (336 KSF), UniUni Logistics (210 KSF) and Moreno Bathroom Vanity (200 KSF) helped fuel absorption gains.
- Sublease availability fell 16.3% in the third quarter to reach 1.3 MSF, the lowest amount of available sublease space since the first quarter of 2023.
- At 3.0 MSF, third-quarter leasing exceeds the 2012-2019 quarterly average of 2.8 MSF. Overall submarket leasing volume increased 7.1% from the second to the third quarter of 2025; leasing volume for the broader market increased by 17.5% during the same period.
- Under-construction activity includes four unleased buildings, totaling 486 KSF.



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