

# 4452 Union Pacific Ave

Commerce, CA 90023

**Industrial  
Property For Sale**  
Offering Memorandum



**MATTHEWS™**

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## Point of Contact



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# MATTHEWS™



# PROPERTY OVERVIEW

**4450 Union Pacific Ave**  
Los Angeles, CA 90023



# INVESTMENT HIGHLIGHTS

## Property Highlights

- $\pm 11,564$  SF Building Situated on  $\pm 0.44$  AC of Land
- Built in 1963 | 60.80% Lot Coverage
- Functional Open Layout Warehouse with Multiple Ground-Level Doors
- Private, Secured Yard
- Immediate Access to the I-5, SR-60, and I-710 Freeways
- Single Tenant on Month to Month Lease



# FINANCIAL SUMMARY

## Property Summary

|                 |                         |
|-----------------|-------------------------|
| For Sale Price  | \$2,660,000             |
| Price/SF        | \$230                   |
| Sale Type       | Investment / Owner User |
| Building RBA    | ±11,564 SF              |
| Building Height | 18'                     |
| Clear Height    | 13'-16'                 |
| Year Built      | 1963                    |
| Tenancy         | Single, Month To Month  |
| Loading         | 2 Oversized GL Doors    |
| Power           | 600 A/240 V             |

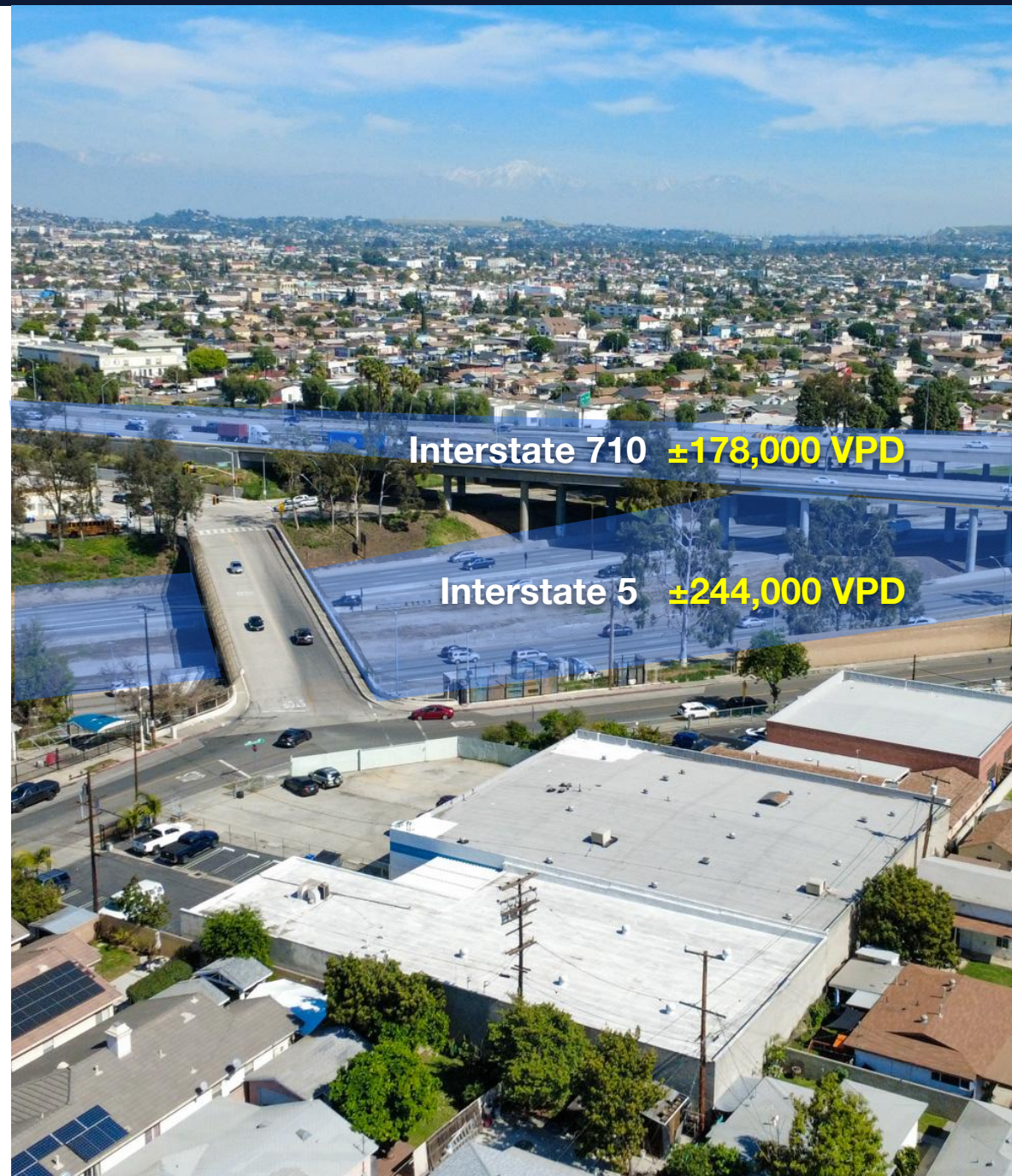


# EXECUTIVE SUMMARY

Free-standing  $\pm 11,564$  SF industrial building situated on a  $\pm 0.44$  AC lot and priced at \$2,660,000 (\$230/SF). The property includes a functional warehouse with multiple ground-level doors and features 60.80% lot coverage.

The site features a private, secured front yard for parking or outdoor storage and flexible CMM1 zoning suitable for a variety of uses. Ideally located in Commerce, the property provides immediate access to the I-5, SR-60, and I-710 freeways, and is in close proximity to the Ports of Los Angeles and Long Beach.

Matthews Real Estate Investment Services is pleased to present the exclusive offering of 4450 Union Pacific Avenue for sale, an industrial property located in Commerce. The property comprises an  $\pm 11,564$ -square-foot building situated on a  $\pm 19,166$ -square-foot parcel ( $\pm 0.44$  acres) with a private, secured front yard area for parking and loading. Originally built in 1963 and occupied by Master Glass Co, the building features multiple ground-level doors and flexible CMM1 zoning, making it adaptable for industrial, flex, or manufacturing uses. Its location provides immediate access to Interstate 5, State Route 60, and Interstate 710 freeways.



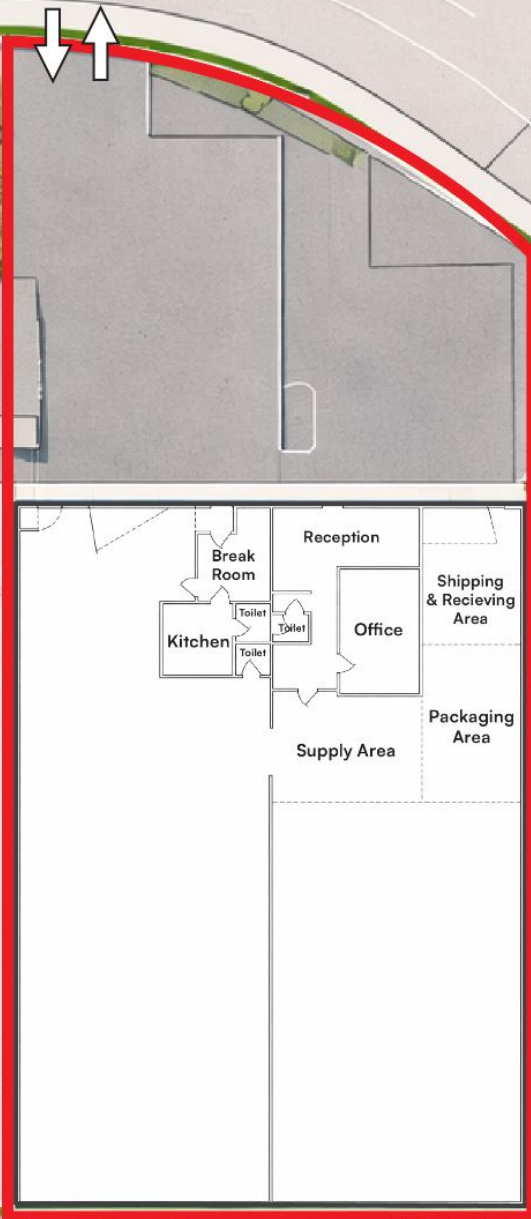
Union Pacific Ave

Interstate 5  $\pm 244,000$  VPD



S Eastern Ave  $\pm 15,500$  VPD

Interstate 710  $\pm 178,000$  VPD





Chinatown



±241,000 VPD



Downtown Los Angeles



California State University Los Angeles  
±22,740 Students



Monterey Park  
Golf Club

Monterey Park



University of Southern California Health Sciences  
±1,987 Students



Belvedere Park



±261,000 VPD



Monebello  
Country Club

Subject Property

±232,000 VPD

±244,000 VPD

Vernon Industrial Sector



Distribution Center  
Smart & Final



East Los Angeles

# MARKET OVERVIEW

**4450 Union Pacific Ave**  
Los Angeles, CA 90023



# LOS ANGELES, CA

The 90022 area of Los Angeles is positioned within the established East Los Angeles industrial corridor, strategically located near major transportation routes linking the Ports of Los Angeles and Long Beach to inland distribution hubs. The property at 4450 Union Pacific Avenue sits within a functional warehouse and light industrial pocket supported by access to Interstate 5, Interstate 710, and regional rail infrastructure, making it well-suited for logistics, storage, and last-mile operations.

Los Angeles remains one of the nation's premier industrial markets, driven by port activity, e-commerce distribution, and a dense consumer base. Industrial rental rates in the region have experienced approximately 4–6% average annual growth over the past several years, reflecting sustained tenant demand despite broader economic normalization. While vacancy has increased modestly from historic lows due to recent deliveries, long-term fundamentals remain supported by infill supply constraints, strong import volumes, and continued population and consumer base expansion across Southern California.

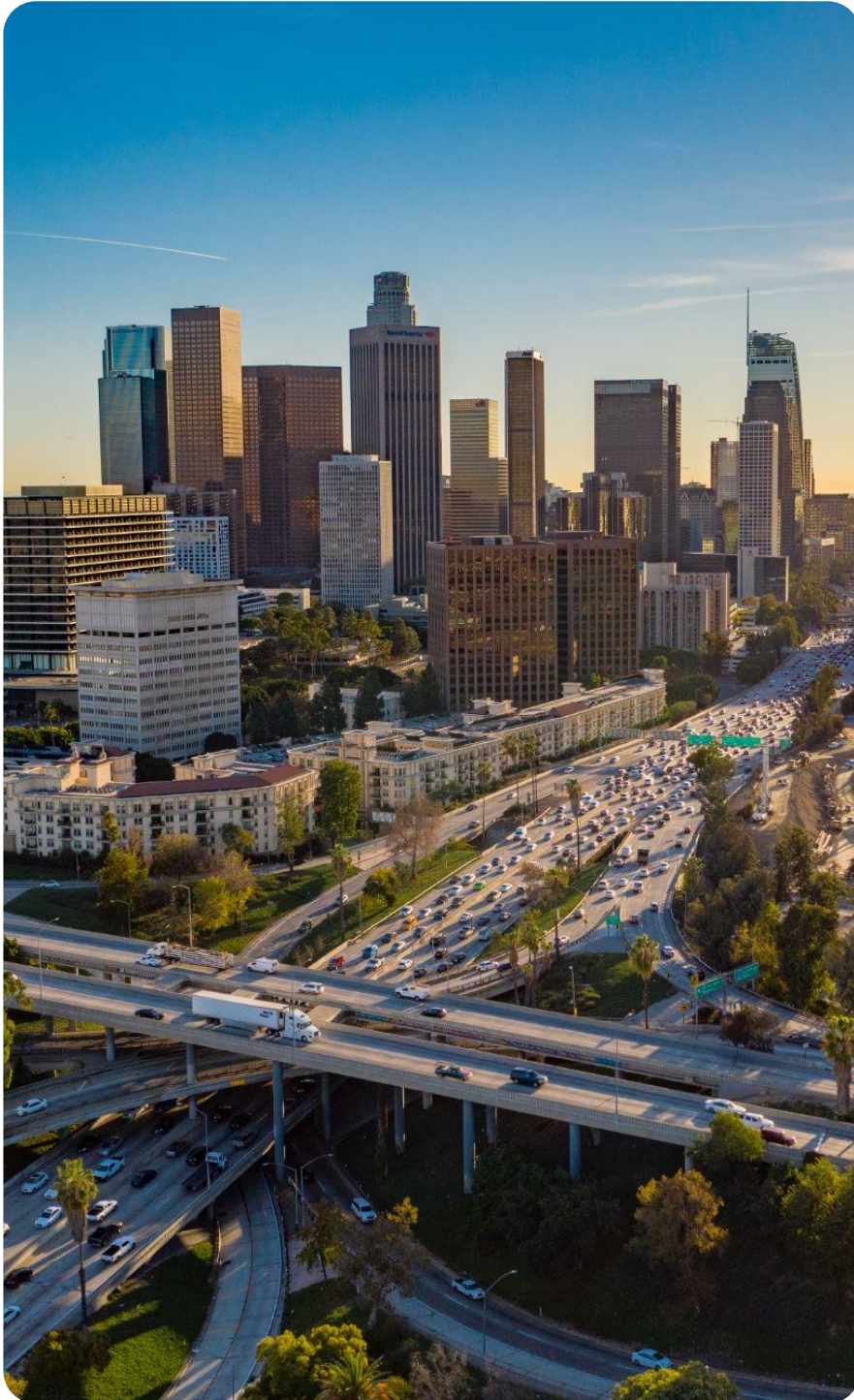


## Greater Los Angeles Industrial Market Overview

Greater Los Angeles remains one of the most strategically positioned industrial markets in the U.S., supported by a diverse economic base and a logistics system that connects Southern California to global supply chains. The region's industrial fundamentals are closely tied to international trade, population-driven consumption, and the demand for fast, efficient distribution across a large and dense metro area.

At the center of this activity is the Port of Los Angeles, the busiest container port in the country, which—alongside the Port of Long Beach—functions as the primary gateway for goods entering the U.S. from Asia and beyond. These ports feed a wide-reaching network of freight corridors, including major interstate highways and Class I rail infrastructure, enabling high-volume movement of cargo throughout the Inland Empire, the broader Southwest, and national distribution channels. This connectivity has cemented Los Angeles as a critical hub for import/export activity, as well as a key market for regional and last-mile logistics.

| Population                 | 1-Mile   | 3-Mile   | 5-Mile   |
|----------------------------|----------|----------|----------|
| 2020 Population            | 31,509   | 264,232  | 752,187  |
| 2025 Population            | 26,095   | 231,384  | 675,798  |
| 2030 Population Projection | 24,399   | 219,333  | 644,430  |
| Households                 | 1-Mile   | 3-Mile   | 5-Mile   |
| 2020 Households            | 8,336    | 73,253   | 215,096  |
| 2025 Households            | 6,803    | 63,574   | 192,123  |
| 2030 Household Projection  | 6,333    | 60,102   | 182,848  |
| Income                     | 1-Mile   | 3-Mile   | 5-Mile   |
| Average Household Income   | \$69,372 | \$75,137 | \$80,413 |



## Local Market Overview

Los Angeles anchors one of the largest metropolitan economies in the world, with more than 3.8 million residents in the city and nearly 13 million across the county. A diverse employment base spanning entertainment, trade, technology, healthcare, and professional services supports median household incomes above \$76,000. Strong international migration, sustained housing demand, and a dense urban core continue to drive long-term real estate activity across both infill and suburban submarkets.

The region's global connectivity is reinforced by its ports, airport system, and extensive freeway and transit network. Key districts including Downtown, Century City, Hollywood, and West Los Angeles continue to attract redevelopment and mixed-use investment. Supply constraints and high barriers to entry contribute to durable property fundamentals across asset classes despite periodic capital market fluctuations.

## Economic Drivers

Los Angeles benefits from one of the most diversified economies in the United States, led by global trade, entertainment, technology, healthcare, and advanced manufacturing. Positioned along the Pacific Rim, the region serves as a critical gateway for international commerce and cultural influence.

The Ports of Los Angeles and Long Beach form the busiest port complex in North America, supporting substantial logistics and distribution activity. Hollywood remains the center of the global entertainment industry, while Silicon Beach has expanded the region's technology footprint. Healthcare systems, universities, and aerospace firms further strengthen employment stability. With a regional GDP exceeding \$1 trillion, Los Angeles remains one of the most significant economic centers globally, supported by scale, diversification, and international connectivity.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 4450 Union Pacific Ave, Los Angeles, CA, 90023 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer** – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.